

Desk Study Biodiversity Survey and Report

Proposed Works @ 1 Wyvols Cottages, The Street, Swallowfield, Reading RG7 1RH
August 2025

Introduction

This report accompanies a planning application for a detached garden room within the side garden of 1 Wyvols Cottages, Swallowfield. It assesses potential ecological impacts and opportunities for biodiversity associated with the proposal.



Photo of front elevation

Methodology

The assessment is based on a desk study of the site and its surroundings, site photographs and the measured survey. The garden comprises maintained lawn, flower beds and ornamental shrubs with boundary hedges and mature trees. There are no ponds, watercourses or semi natural habitats within the site.

Baseline Conditions

The site is a domestic garden serving a semi detached cottage. Habitats present include amenity grassland, ornamental planting and hedgerow. The mature trees and hedges provide potential for nesting birds and foraging bats, but no evidence of roosts or protected species was observed.

Assessment of Proposals

The garden room will occupy a small area of lawn. No trees or hedgerows will be removed or pruned. The outbuilding is single storey and will not obstruct bat flight paths. Construction will not adversely affect protected species or important habitat

Mitigation and Enhancement

Works to hedgerows should avoid the bird nesting season (March August). External lighting should be low level and directed downward. Native planting, bird boxes and bat roosting features could be incorporated to enhance biodiversity.

Conclusion

The site is of low ecological value and the development will not have a significant adverse effect on biodiversity. With the adoption of the recommended mitigation and enhancement measures, the proposal complies with national and local policy requirements to conserve and enhance the natural environment.