

Biodiversity survey and report

Site address –

**33 Readwin Crescent
Wokingham
RG40 5BD**

Proposal - Proposed part rear single storey rear infill extension

Biodiversity Checklist - Part 1 - PART 1 – Designated Sites and Priority Habitats Checklist

The following checklist identifies scenarios where development proposals may impact on Designated Sites and Priority Habitats and where survey information may reasonably be required.

1	Is the application site on or within 50m of a nationally or internationally designated site, SSSI, SAC, SPA or Ramsar site? (see Note 1)	No
2	Are any of the following present on or within 50m of the application site?	
2.1	Site of Importance for Nature Conservation (SINC) (see Note 1)	No
2.2	Local Nature Reserve (LNR) (see Note 1)	No
2.2	Native woodland including ancient semi-natural and replanted woodland	No
2.3	Veteran (particularly old / large) trees	No
2.4	Water courses (rivers or streams)	No
2.5	Lakes or ponds	No
2.6	Wetlands or marshes	No
2.7	Species-rich meadow / grassland	No
2.8	Heathland/acid grassland/mire/scrub	No

2.9	Hedgerows supporting mainly native species	No
3	Will the development affect or involve the removal of:	
3.1	Field hedgerows or mature tree-lines, more than 30 m long, consisting mainly of native species?	No
3.2	Parkland with mature trees?	No

Biodiversity Checklist - Part 2

Part 2 - Protected and Priority Species Checklist			
The following checklist identifies scenarios where development proposals may impact on protected / priority species and where survey information may reasonably be required.			
Does the development involve?:		Please tick as appropriate	If you have answered 'YES' to any question you will need to consider potential impacts to the following species:
1	The conversion, modification, demolition or removal of any building (including houses, flats, hotels, schools, hospitals, churches, commercial premises and derelict buildings) which are: Houses / flats in a rural location or agricultural buildings (e.g. barns and outbuildings) of traditional brick or stone construction and/or with exposed wooden beams;	No	- Bats - Breeding birds

	• Buildings with weatherboarding and/or hanging tiles that are within 200m of woodland and/or water; • Pre-1960 detached buildings and structures within 200m of woodland and/or water; • Pre-1914 buildings within 400m of woodland and/or water; • Pre-1914 buildings with gable ends or slate roofs, regardless of location; • Located within 50m of woodland, parkland or water.		
2	Any development affecting built structures: • Tunnels, mines, kilns, ice-houses, adits, military fortifications, air raid shelters, cellars and similar underground ducts and structures; • Unused industrial chimneys that are unlined and of brick/stone construction; • Bridge structures, aqueducts and viaducts or other structures over or near water.	No	• Bats • Breeding birds
3	Floodlighting or Lighting (excluding domestic lighting) of: • Woodland, parkland, mature trees, river corridors, waterbodies; • Green space (e.g. sports pitches) within 50m of woodland, water, field hedgerows or lines of trees	No	• Bats • Badgers • Birds • Otters

	with connectivity to woodland or water; • Churches, Listed buildings or any building meeting the criteria listed in (1) above; • Caves or built structures listed in (2).		
4	Felling, removal or lopping of: • Woodland (either broadleaved or conifer); • Field hedgerows or lines of trees >1m high and 0.5m wide. • Mature trees; • Areas of scrub, including gorse.	No	• Bats • Badgers • Birds • Otters • Red squirrel • Smooth newt • Protected Plants
5	Development affecting or within 50m of: • Semi-natural woodland (broadleaved trees); • Rivers or streams;	No	• Bats • Badgers • Birds • Common Lizard • Butterflies & Invertebrates • Fish & freshwater species • Protected plants • Water voles • Slow Worms
6	Development affecting or within 25m of: • Any woodland (including broadleaf or conifer plantation); • Parkland or demesnes;	No	• Bats • Badgers • Birds • Otters • Water Voles • Smooth Newt

	- Field hedgerows (>1m high and 0.5m wide), particularly near woodland or water bodies; - Areas of scrub, including gorse, particularly near woodland, field hedgerows or waterbodies. - Ponds or field drains (with slow moving water); - Railway embankments (used or disused).		- Common Lizard - Butterflies & Invertebrates - Protected Plants - Slow Worms - Stag Beetle
7	Development within or involving the modification, disturbance or removal of: - Mature or overgrown gardens, particularly those adjacent to woodland, parkland, field hedgerows or waterbodies; - Previously developed, derelict or brownfield land which is overgrown or flower rich; - Arable fields with hedgerows or grass margins; - Flower rich meadows / rough or wet grasslands.	No	- Bats - Badgers - Birds - Smooth Newt - Butterflies & Invertebrates - Protected Plants - Slow Worms - Stage Beetles
9	Renewable Energy development, particularly: - Wind Turbines; - Solar Farms; - Hydroelectric Schemes.	No	- Bats - Badgers - Birds - Otters - Butterflies & Invertebrates - Fish & freshwater species
10	Any development within or adjacent to a site where	No	All species

	protected or priority species are known to be present? Confirmed as present by either a data search (for example through Greenspace Information for Greater London CIC) https://www.gigl.org.uk/) or as notified to the developer by the planning authority.		
If you have answered YES to any of the above questions Part 3 must be completed by an ecologist or other suitably qualified person¹. If you have answered NO to all questions in Part 1 and Part 2 you can go straight to Part 4.			

¹ A suitably qualified person may be a planning consultant with an environmental qualification and experience of dealing with ecological issues in development proposals.

Biodiversity Checklist - details of proposal and signed declaration

This section must be completed for any checklist submitted to the planning authority with a planning application.

If only Part 1 and Part 2 of the checklist have been completed and all questions have been answered NO this declaration can be completed by the applicant or their agent.

If any questions have been answered YES this declaration must be completed by the ecologist or suitably qualified person who has completed the Ecological Statement in Part 3.

Proposal (description of development)	Proposal - Proposed part rear single storey rear infill extension
Location (address or location of development)	33 Readwin Crescent Wokingham RG40 5BD
Area of Site (hectares)	0.1
Planning Reference (if known)	
Name of Applicant / Agent / Ecologist* (*delete as appropriate)	Sunny bahia
Relevant Qualifications / Experience (if applicable)	Ba architecture / Masters in architecture and diploma

I declare that this Checklist has been completed accurately to the best of my knowledge	
Signed:	asbahia
Date:	22/04/2026