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Report prepared for: Mrs Price

For the Site of: Treetops, Fleet Hill, Finchampstead, Berkshire RG40 4LE

Version:	Written by:	Checked by:	Final:
Draft	Heather Stuckey 16/09/2025	Martin O'Connor 16/09/2025	Heather Stuckey 16/09/2025
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Ecological reports are limited in shelf life, Natural England usually expect reports for licences to be no more than 12 months old and therefore should the project not proceed within 12-18 months of this report an updated survey should be undertaken in order to check for changes that may have occurred on site. Information is believed to be accurate at the time of the survey; recommendations are made without bias based on good practice guidelines within the industry. However, species presence and ecological parameters can change over time.

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Ecological Enhancement Plan

1.0 Introduction

The client, Mrs Price, has asked that an ecological enhancement plan be drawn up for the site of Treetops, Fleet Hill, Finchampstead, Berkshire RG40 4LE.

The resulting enhancements and plans are based on general good practice.

The planning permission detailed the following condition(s):

'Condition 3:

Ecological Enhancements – Prior to occupation of any part of the building a strategy for biodiversity enhancements to the site shall be provided to the local authority for its approval. This strategy shall be prepared by a suitably qualified ecologist and in provide enhancements for bats and birds. The Development shall not be carried out other than in accordance with the so-approved details.

Reason: To ensure that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance), and complies with Planning Policies for Wildlife including CP7 of the Wokingham Borough Core Strategy (2010), and the National Planning Policy Framework which requires consideration of the potential biodiversity gains that can be secured within developments.'

2.0 Site Context

2.1 Proposed Works

Planning permission has been granted (planning consent 220792, with application to vary conditions granted under 250957) for the erection of a detached 4 no. bedroom dwelling following the demolition of the workshop and recently demolished dwelling at Fleet Rise. (Part Retrospective).

The proposed site layout and design can be found in Figure 1.

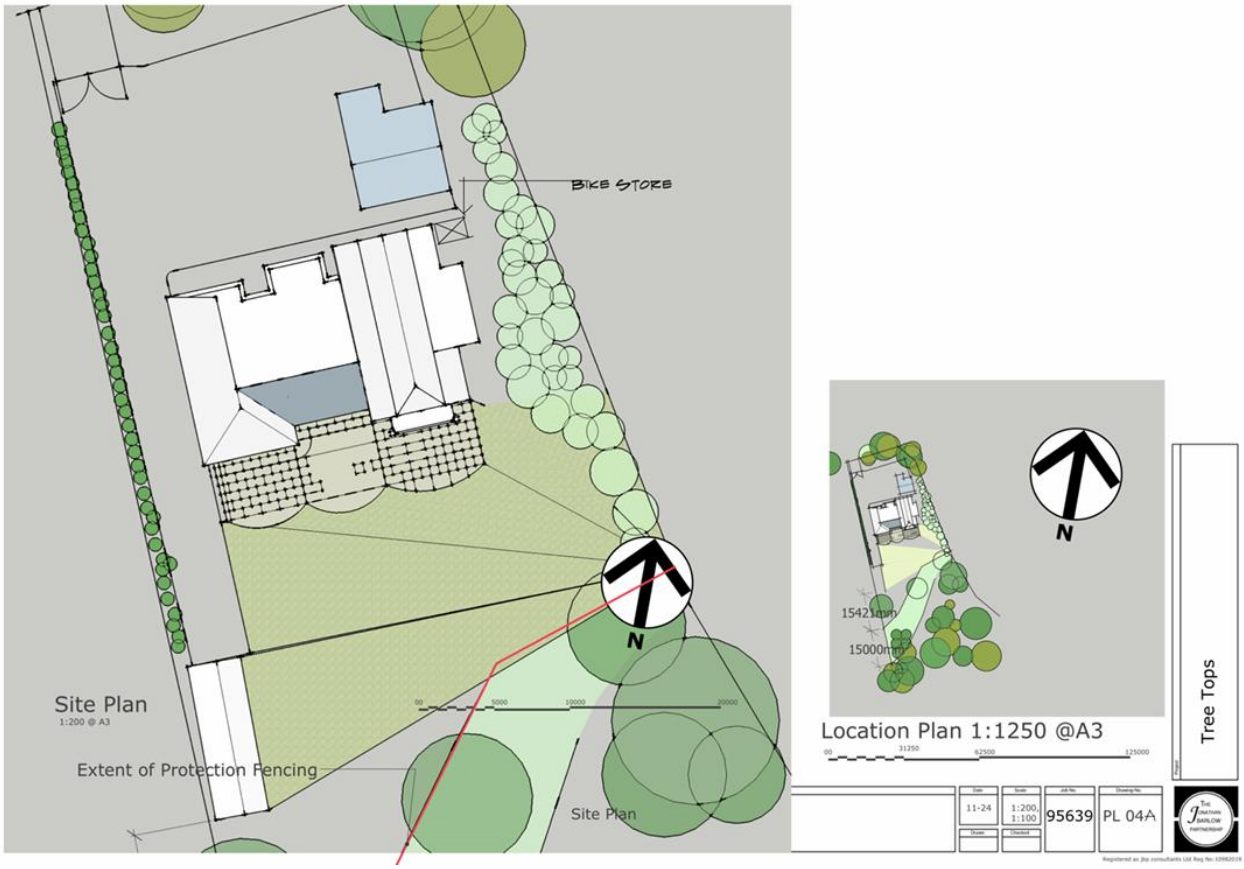

Figure 1: Proposed Layout (JPB Consultants, 2024)

2.2 Site Baseline

An initial preliminary roost assessment (PRA, John Wenman Ecological Consultancy, 2021) of the central workshop found 3 suspected brown long eared droppings. Following emergence surveys (John Wenman Ecological Consultancy, 2021) the building was found to support a day roost for soprano pipistrelle. No brown long-eared bats were found to be roosting within the building, and it was concluded that they entered briefly through openings during flight.

A full Ecological Appraisal was conducted in November 2021 (Cherryfield Ecology) which found the site to consist of a series of outbuildings, hard-standing, bare ground, amenity grassland, scattered trees, introduced shrub, tall ruderal and ancient woodland to the rear of the site.

A 15m buffer from the woodland has been included within the proposed plans and planting will be undertaken to enhance the woodland edge. Please refer to the 'Proposed Rear Protection Plan' and the 'Planting Schedules and Maintenance' for more information (JPB Consultants).

In regards to protected species, the site provided:

- **Confirmed** presence of roosting bats within the central workshop (referred to as B3). This building has since suffered significant storm damage and has been removed. The remaining buildings provided negligible potential for roosting bats.
- **Low** potential for badger, great crested newt (GCN) & reptile fur to the limited suitable terrestrial habitat on site.
- **High** potential for any breeding birds.

Figure 2: Baseline Site Plan (Cherryfield Ecology, 2021)

3.0 Ecological Enhancement

Table 1: Specification for Enhancement (see Figure 8 for Proposed Locations of Enhancements)

Work	Specification	Management
General Information **Including: Specification, Location, Timing, Implementation Programme, Maintenance, and Monitoring.**	• The owner is responsible for installing and maintaining all boxes and other measures. • The building on site has already been built, therefore, built in bat and bird boxes will not be possible. • Instead, bat boxes and swift boxes will be mounted after the construction of the building. • All other boxes and measures based in the surrounding area will be installed when the final landscaping is undertaken or when works are complete on the building. • Boxes will not require monitoring in this case; the woodcrete boxes have been chosen for their longevity. • All enhancement measures outlined below are to be in addition to any mitigation measures required on site.	n/a
Lighting	Lighting will be in line with the new bats and lighting guidelines, thus protecting commuting and foraging routes. Lighting should be in line with the BCT lighting guidelines (Bat Conservation Trust, 2023) *https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/* This lighting should be of low level, be on downward deflectors and, ideally, be on PIR sensors. Using LED directional lighting can also be a way of minimising the light spill affecting the habitat. No up-lighting should be used.	n/a

	This will ensure that any roosting and commuting resources that the bats are likely to be using are maintained.	
Enhancement (all boxes included in this section must be of a woodcrete type as detailed, meaning little to no maintenance is required)	**Bat Enhancement** Four bat boxes have already been erected within the woodland area to the rear of the plot.  Figure 3: Example of bat box already installed on site	**Ecologist:** If external boxes are used then biannual checks (via observation from a distance) are required to check the box is still in usable condition. If any damage is observed then an ecologist must be consulted.
	Enhancements for Breeding Birds Bird boxes provide excellent, safe opportunities for species which may be present in the area. They are frequently used and therefore provide significant benefits to the bird assemblage.	**Owner:** Biannual checks of the boxes outside of the breeding bird season to remove debris and

	Three bird boxes have been installed on site. One is located near to the front of the plot and two are located within the woodland area.  Figure 4: Example of bird boxes installed on site As owls have been observed passing through the site, a twany owl box will be installed within the woodland area. This will be installed upon a mature tree within the woodland at a height of approx. 4m. The box should face away from prevailing winds (generally this means avoiding the west or south-west).	check the box is still in usable condition.

	 Figure 5: Example of tawny owl box	
	Enhancements for Hedgehogs The eastern side of the woodland is fenced with trellis which provides numerous access points for hedgehogs onto the site. An additional hedgehog highway will be installed along the front end of the western boundary, to create a continuous corridor across the site and to other gardens and green spaces.	**Owner:** Biannual checks of the access points to ensure they are clear of debris.

	A 13cm x 13cm is sufficient for any hedgehog to pass through. This will be too small for nearly all pets (Figure 7). Either: • Remove a brick from the bottom of the wall, creating a 13cm x 13cm hole. • Cut a small hole in your fence if there are no gaps. • Dig a channel underneath your wall, fence, or gate. Ideally, rather than walls or fences, a hedge will provide foraging, shelter, and a route along as well as through the site.  Figure 6: Hedgehog Highway, *Source – Wildlife Trust* - *http://7474fab53f1b6ee92458-8f3ac932bad207a00c83e77eaee8d15c.r12.cf1.rackcdn.com/Hedgehog%20Highway.jpg*	
	Enhancements for Reptiles and Amphibians Log and brash piles can enhance the existing habitat by providing cover for reptiles, as well as enhancing prey availability (Edgar *et al.*, 2010) and several log piles have been created within the woodland area to the rear of the site.	**Landscaper/ Owner:** Top up of log piles as and when needed

Figure 7: Example of log piles created on site

Figure 8: Locations of Enhancements (indicative)

4.0 References

BCT/ILP (2023), Bats and artificial lighting at night, https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/ accessed on Dec 2023

Cherryfield Ecology (2022), Ecological Appraisal Report

Gardener's World (2020), https://www.gardenersworld.com/ Accessed 20/07/2020

Google Earth, (2025), Image from site location

John Wenman Ecological Consultancy (2021) Preliminary Roost Assessment

John Wenman Ecological Consultancy (2021) Bat Emergence & Re-Entry Survey

The Wildlife Trusts (2016) How to make a hedgehog highway. (Online) http://7474fab53f1b6ee92458-8f3ac932bad207a00c83e77eaee8d15c.r12.cf1.rackcdn.com/Hedgehog%20Highway.jpg Accessed at time of the report.