



Preliminary Ecological Appraisal & Preliminary Roost Assessment

Survey site:

Kingsbridge Farm, Lambs Lane, Spencers Wood, Reading RG71JE

Client:

Duncan Reynolds

Survey date:

19/02/2026

Project:

This report is prepared to inform a planning application with Wokingham Borough Council. This proposal can be described as the construction of a new dwelling

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion

Executive Summary

The following is work you will need to commission to obtain planning permission and to comply with legislation. Further information, along with opportunities for biodiversity enhancement, are outlined in Tables 1, 3 & 4 of this report.

Survey Results Summary

Precautionary working methods have been recommended for amphibians, bats, badgers, small mammals and reptiles as the site offers suitable commuting and foraging habitat for these species, especially due to the optimal surrounding habitats.

Additionally, enhancements for the above-mentioned species, as well as for invertebrates, have been recommended.

No further surveys are required.

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Introduction and Context

Introduction

The aim of the PEA was to obtain data on existing ecological conditions, and to conduct a preliminary assessment of the likely significance of ecological impacts on the proposed development. The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting.

A Preliminary Roost Assessment (PRA) was completed by Arbtech on the 5th of October 2020. The buildings on site were found to be negligible for roosting bats and no further works and surveys were required.

Methodology

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024.](#)

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

Limitations

Whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report is a preliminary assessment and does not provide a complete characterisation of the site. Nor does it represent a full botanical assessment. It assesses the likelihood of protected, notable and important habitats and species being present, based on a site and landscape level habitat value-based risk assessment. This is based upon the ecology, biology and known distribution of species as currently understood.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

The survey was completed outside of the optimal survey period (April to October) for ground flora, and as such the accuracy of botanical assessment and condition assessment data may be limited in terms of species visible and ground conditions at the time of survey.

Results, Impacts and Recommendations

Site Location and Landscape Context

Table 1: Site location and landscape context

Site Location					
The site is located at National Grid Reference SU 71053 64863 and has an area of approximately 0.097ha comprising two buildings, twelve scattered trees, developed land; sealed surface, bramble scrub, modified grassland, artificial unvegetated, unsealed surface, bare ground and non-native and ornamental hedgerow.					
Priority Habitats and Designated Sites					
Summary of Survey Findings <u>Priority Habitats</u> There are 8 priority habitats located within 2 km of the site, including deciduous woodland, which is adjacent to the site. These comprise deciduous woodland, coastal and floodplain grazing marsh, traditional orchard, lowland meadows, purple moor grass and rush pastures, ancient replanted woodland, ancient & semi-natural woodland and wood pasture and parkland. The site is well connected to nearby habitats via hedgerows and tree lines, particularly on the eastern side, where a new line of cypress has been recently planted. Additionally, the site is immediately adjacent to a parcel of deciduous woodland. <u>Designated Sites</u> There are 2 statutory sites within 2 km of the site. There is 1 statutory site within 10 km of the site. These are listed below: <i>Table 1a: Statutory sites within 2km of the site.</i> <table> <tr> <th>Designation</th><th>Reason for designation</th><th>Distance from site</th></tr> </table>			Designation	Reason for designation	Distance from site
Designation	Reason for designation	Distance from site			

Stanford End Mill and River Loddon SSSI	The River Loddon is a naturally base-rich stream originating from sources in the chalk of the North Downs. This section, which lies approximately mid-way between source and confluence, follows a gentle gradient on flat land and is rather slowflowing. The Loddon pondweed forms dense mats of floating and submerged leaves, especially where there is less shading from the banks and adjacent trees or woodland. The banks support a thick-growing, mixed tall fen vegetation dominated by species such as great willowherb, hemp-agrimony, common comfrey, purple loosestrife and meadowsweet, with butterbur <i>Petasites hybridus</i> occurring locally. The river is only moderately shaded by trees in places; oak, ash and alder occurring sparingly along the banks, together with numerous cricket-bat willows (a variety of the white willow) <i>Salix alba</i> , which are grown commercially. The river supports a variety of coarse fish species, water voles and nesting birds, including little grebe, moorhen, coot, mute swan and kingfisher.	185m South of the site.
Swallowfield Meadow Local Nature Reserve	Swallowfield Meadow is a 0.7-hectare Local Nature Reserve. The reserve features meadows, native hedgerows, a small copse, ditches, and seasonal ponds as well as the meadows themselves. They are home to a wide array of species including the water vole.	1410m East of the site.

Table 1b: Statutory sites within 10km of the site.

Designation	Reason for designation	Distance from site
Thames Basin Heaths SPA 10km	The Thames Basin Heath Special Protection Area is an internationally important habitat that is home to 3 rare species of ground nesting birds - the Dartford Warbler, Nightjar, and Woodlark. To protect these, the government has designated the Thames Basin Heaths as a Special Protection Area (SPA) under the European Commission Birds Directive and placed mitigation zones around the heaths to lessen the impact of human activity on them.	3590m Southeast of the site.

The site does fall within the impact risk zone for Stanford End Mill And River Loddon SSSI however, the proposed development type is not listed as possible high risk with regard to this designation.

The presence of non-statutory designated sites within 2km of the site cannot be established without data from the Thames Valley Environmental Records Centre (TVERC). Whilst some habitats in the wider landscape may host designations, the immediate environs of the site do not host habitats likely to be of designable quality.

Impacts

No direct impacts to any designated sites will occur as a result of the proposed development, due to the small scale and low overall impact of the development from such sites (where known).

Recommendations

No recommendations.

Habitats and Flora

The site survey was undertaken by Beth Ellison-Perrett BSc (Hons), MSc, MRSB, Senior Ecologist an ecologist with four years of experience, and holder of Natural England survey licences for bats [2025-86142-CL17-BAT] and great crested newt [2025-83625-SCI-CL08].

Table 2: Survey weather conditions

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
19/02/2026	5	87	100	16.7	None

Table 3: Habitats and flora

Habitats and Flora: Conclusion, Impact or Recommendations <i>This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.</i>
Onsite habitats
Summary of Survey Findings <u>Developed land: sealed surface (u1b)</u> There are two barns on site, B1 and B2. For more detail please see the building section of this report. Additionally, to the rear of B2 there is a small parcel of hardstanding. In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, this habitat is not subject to a condition assessment and is automatically assigned a poor condition. <u>Bramble scrub (h3d)</u>

There is a small parcel of scrub, dominated by bramble to the north of B1. Species present within this habitat include bramble (*Rubus fruticosus*), common nettle (*Urtica dioica*), hawthorn (*Crataegus monogyna*) and red-berried elder (*Sambucus racemosa*).

In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, this habitat is not subject to a condition assessment and is automatically assigned a poor condition.

Modified grassland (g4)

The majority of the site surrounding the building is dominated by modified grassland. It contains <6 species of vascular plant per m2 and does not have a varied sward height (likely as it is subjected to a cutting regime). It is also grazed upon by sheep. There is a small area of this habitat that is bramble scrub and no bracken or invasive species were observed. The cover of bare ground exceeds 10%.

In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, the modified grassland was assessed to have a poor condition value.

Table 3a: Modified grassland species abundance.

Abundance	Species
Dominant	Perennial rye-grass (<i>Lolium perenne</i>)
Abundant	-
Frequent	Ground-ivy (<i>Glechoma hederacea</i>), small-flowered crane's-bill (<i>Geranium pusillum</i>)
Occasional	-

Rare	Creeping cinquefoil (<i>Potentilla reptans</i>), common nettle (<i>Urtica dioica</i>), thistle sp. (<i>Cirsium sp.</i>), common ragwort (<i>Jacobaea vulgaris</i>), yarrow (<i>Achillea millefolium</i>), lesser & wood burdock (<i>Arctium minus</i>), lords-and-ladies (<i>Arum maculatum</i>), green alkanet (<i>Pentaglottis sempervirens</i>), cow parsley (<i>Anthriscus sylvestris</i>), common chickweed (<i>Stellaria media</i>)
<u>Artificial unvegetated, unsealed surface (u1c)</u>	
There is gravel driveway which connects the site to the main road.	
In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, this habitat is not subject to a condition assessment and is automatically assigned a poor condition.	
<u>Modified grassland (g4) - Bare ground (510)</u>	
Plants found within this parcel of bare ground are similar to those found in the modified grassland.	
In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, the bare ground was assessed to have a moderate condition value.	
<u>Non-native and ornamental hedgerow (h2b)</u>	
There is a non-native ornamental hedgerow present on the eastern boundary of the site. The hedgerow is entirely dominated by leyland cypress (<i>Cupressus x leylandii</i>) and was recently planted. It extends along the eastern boundary of the site and into the wider woodland habitat.	
In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, this habitat is not subject to a condition assessment and is automatically assigned a poor condition.	

Scattered Trees (32)

T1-T5 were felled prior to the survey and only the base of the tree trunk was present. As a result, in line with the BNG guidelines, a precautionary approach has been taken and all the trees were assessed to be in good condition.

T6-T11 are all small elders. T6-T9 are located between B1 and B2 whilst T10, T11 and T12 are scattered throughout the site.

Table 3b: The individual condition scores of each tree on site.

No.	Tree	Condition Score
#1	Western Red Cedar (<i>Thuja plicata</i>)	Good
#2	Western Red Cedar (<i>Thuja plicata</i>)	Good
#3	Western Red Cedar (<i>Thuja plicata</i>)	Good
#4	Western Red Cedar (<i>Thuja plicata</i>)	Good
#5	Western Red Cedar (<i>Thuja plicata</i>)	Good
#6	Elder (<i>Sambucus nigra</i>)	Moderate
#7	Elder (<i>Sambucus nigra</i>)	Moderate
#8	Elder (<i>Sambucus nigra</i>)	Moderate
#9	Elder (<i>Sambucus nigra</i>)	Moderate
#10	Elder (<i>Sambucus nigra</i>)	Moderate

#11	Elder (<i>Sambucus nigra</i>)	Moderate
#12	Hawthorn (<i>Crataegus monogyna</i>)	Moderate

Building (u1b5)

There are two buildings on site, both of them are barns. Full details for buildings on site are included within Table 4.

Impacts

The proposed development will result in the loss of buildings, unsealed surface and a small area of modified grassland. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats. However, this could lead to a net loss in biodiversity at the site.

Recommendations

Best practice measures to minimise the possibility of pollution must be implemented during construction. This should include the following measures:

- Remove only the minimum of habitat required to facilitate the development. Use of Heras or other appropriate fencing to prevent encroachment by contractors onto retained habitats.
- Protect retained turf and soil resource from destruction and compaction using plastic matting and wooden boarding. Do not store skips and other heavy materials on retained turf.
- Grasscrete, cell web or any other porous surface treatment facilitating recovery of vegetation is preferred to hard standing.

A Construction Ecological Management Plan (CEMP) will be required, outlining best practice measures delineate the construction zone and to minimise the possibility of pollution and habitat damage during construction.

The proposed development is unlikely to trigger the requirement for a Biodiversity Net Gain (BNG) assessment, as it falls under one of the exemptions (state exemption e.g. self-build, less than 25m² of habitat being impacted etc).

Invasive / Non-native species

Summary of Survey Findings

No non-native invasive or otherwise problematic plants were recorded on site.

Impacts

None impacts anticipated.

Recommendations

None but stay vigilant.

Fauna

Table 4: Fauna

Fauna: Conclusion, Impact or Recommendations <i>This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.</i>
Invertebrates
Summary of Survey Findings The site provides limited habitat value for a variety of commonplace species but is unlikely to support important species and assemblages. Impacts The proposed development will result in the loss of ~ 0.0025 ha of modified grassland. The loss of such habitats is likely to be inconsequential to local invertebrate populations owing to the presence of more extensive habitat locally. Deciduous and ancient woodland are located in close proximity of the site and provide optimal habitat for invertebrates. Recommendations The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for invertebrates: • Planting of pollinator friendly grassland species. • Installation of insect hotels. • Incorporation of log piles/dead wood from felled trees.

- Incorporation of bee bricks into the fabric of the new building. These should be installed 0.5m above ground level on a south-facing elevation with no obscuring vegetation.
- Creation of rock and brash piles.

Roosting Bats

Summary of Survey Findings

A review of the MAGIC database for European Protected Species Licences (EPSL) for bats within a 2km radius of the site has been completed. 6 EPSL were identified, as detailed below:

Table 4a: EPSL records within 2km of the site - bats

EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence
EPSM2013-5997	Common Pipistrelle and Soprano pipistrelle	~ 840 m southeast	Destruction of a resting place.
EPSM2010-1956	Common Pipistrelle and Soprano pipistrelle	~ 1300 m east	Destruction of a resting place.
2015-7206-EPS-MIT	Common Pipistrelle, Soprano pipistrelle and Brown long-eared bat	~ 1890 m east	Destruction of a resting place.
EPSM2013-6319	Common Pipistrelle	~ 1900 m northeast	Destruction of a resting place
EPSM2013-6668	Brown long-eared bat	~ 1920 m west	Destruction of breeding place and of a resting place
EPSM2009-1397	Brown long-eared bat	~ 1990 m northeast	Destruction of a resting place

There are two buildings present on site. One is a wooden barn (B1) whilst the other is a steel barn/building (B2). Both were assessed to provide negligible roosting habitat for bats due to the lack of suitable roosting features present within the building.

Buildings

Building B1 Description

B1 is a single-storey, detached barn with a timber-framed structure. The building features a gabled roof clad with tiles. There is no basement. No roosting features or bat evidence were identified within the walls, eaves and soffits, windows and doors, roof, or any internal voids.

In line with Good Practice Guidelines (Collins, J (Ed) 2023), B1 is assessed to have negligible habitat value for roosting bats due to the absence of suitable roosting features.



Photo 11a. Showing the entrance to B1.



Photo 11b. Showing the woodend cladding of the building with no gaps present.



Photo 11c. Showing the roof of B1 with no missing tiles or tile gaps.



Photo 11d. Showing the interior of B1



Photo 11e. Showing the nest found on the eastern side.

Building B2 Description

B2 is a single-storey, detached barn. The structure is metal-framed with a gabled roof clad in wooden sheeting. There is no basement. No internal voids were identified. No roosting features or bat evidence were noted within the walls, eaves and soffits, windows and doors, roof, or internal voids.

In line with Good Practice Guidelines (Collins, J (Ed) 2023), B2 is assessed to have negligible habitat value for roosting bats due to the absence of suitable roosting features.



Photo 12a. Showing the exterior of B2.



Photo 12b. Showing the interior of B2.

Trees

The trees present on site are unsuitable for roosting bats as none of them present features that could be used for roosting (absence of loose/lifted bark, no holes in the trees).

Impacts

No impacts anticipated for roosting bats

Recommendations

No recommendations. However, in the unlikely event that a bat is found during the works, these must cease and advice must be sought from a suitably qualified ecologist.

Enhancements

The installation of two bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be incorporated into the surrounding trees. They will be suitable for pipistrelles (which have been identified locally through EPSL data). Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.

Foraging and Commuting Bats

Summary of Survey Findings

The line of cypress trees could be used by local bat populations for foraging and commuting. In addition, the site is well connected to more suitable habitats in the wider landscape such as the parcels of deciduous and ancient woodland located near the site and a tributary of the river Loddon located ~ 100 m south of the site. Bats are known to use linear features as corridors to commute.

Impacts

The proposed development will result in the loss of a small parcel of modified grassland. Given the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats. Deciduous and ancient woodland are located in close proximity of the site and provide optimal habitat for foraging and commuting bats.

Recommendations

A low impact lighting strategy will be adopted for the site during and post-development, which will be designed to incorporate the measures laid out in the latest (2023) bat lighting guide Guidance Note 8 Bats and Artificial Lighting.

The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for foraging bats:

- Planting of locally characteristic tree, shrub and hedgerows to increase foraging opportunities.
- Bat boxes could be incorporated into surrounding trees or within the newly built buildings.

Birds

Summary of Survey Findings

Evidence of nesting birds was identified within B1 and B2 in the form of two nests, and the hedgerow on the eastern boundary provides suitable shelter and could be used by common nesting birds. The site is located near parcels of deciduous woodland and a river to the north and south (respectively), which are likely to host a wide assemblage of bird species, and may, on occasion use the site. During the survey common birds such as the common wood pigeon, european robin, red kites and crows were observed commuting over the site.

Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.

Impacts

Modified grassland and the two buildings on site will be removed during construction. The loss of such habitats is likely to be inconsequential to local bird populations owing to their low value and the presence of more extensive habitat locally. However, the proposed development could result in the destruction or disturbance and subsequent abandonment of active bird nests.

Recommendations

Any building and vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building and vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.

Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests, depending on species present, until the young have fledged.

Enhancements

The installation of a minimum of two bird boxes on mature trees around the site boundaries or in surrounding hedgerows will provide additional nesting habitat for birds e.g.

- Schwegler 1B Nest Boxes (trees)
- Schwegler 2H Robin Boxes (trees)
- Woodstone Nest Box (buildings or trees)
- Or a similar alternative brand.

Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole.

Reptiles

Summary of Survey Findings

The modified grassland and small parcel of bramble scrub on site provide suitable shelter and foraging opportunities for reptiles, albeit suboptimal due to the active management and short sward of the grassland. The wider landscape is more suitable habitat in the form of deciduous woodland (adjacent to the site), ancient woodland, rush pastures and lowland meadows. As such, the presence of reptiles on site cannot be discounted.

Impacts

The proposed development will result in the loss of ~ 0.0025 ha of modified grassland. The loss of such habitats is likely to be inconsequential to local reptile populations owing to their low value and the presence of more suitable habitat locally such as the adjacent parcels of deciduous woodland. However, site clearance could result in the death or injury of reptiles, if present.

Recommendations

Owing to the nature of the proposed development and the low potential for impacts to reptiles, further surveys are considered to be disproportionate. A precautionary working method will be implemented for widespread reptiles during construction, including the following measures:

- A staged approach will be adopted for vegetation clearance, whereby the vegetation will be strimmed to 15cm and left overnight to allow any reptiles to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter reptiles from the working area.
- Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent reptiles from utilising these areas.
- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.
- If any reptiles are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.

Enhancements

The site could be enhanced for reptiles post-development with the inclusion of log piles (created from felled materials) to provide sheltering opportunities.

Amphibians

Summary of Survey Findings

A review of MAGIC database found one granted EPSL for great crested newts (GCN) within 2km of the site. Additionally, a GCN class survey license return and a GCN pond survey were also found within 2km of the site.

Aquatic habitat suitability (including ponds within 500m)

Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001).

No ponds are located on, or adjacent to, the site. A review of Aerial imagery shows that there are 5 ponds within 500 m of the site. P1 located ~ 50 m north of the site, P2 located ~ 120 m northeast of the site, P3 located ~ 170 m northeast of the site, P4 located ~ 320 m southeast of the site and P5 located ~ 420 m northwest of the site. All the ponds are suitable connected to the site as there are no major barriers for GCN dispersal.

Terrestrial habitat suitability

The habitats on site offer limited and suboptimal foraging, breeding and commuting habitat for great crested newts in the form of modified grassland, sealed and unsealed surface. However, the small parcel of bramble scrub and the hedgerow bordering the site may offer refuge for these species. Additionally, the wider landscape offers suitable terrestrial habitat in the form of deciduous woodland, ancient woodland and lowland meadows.

Impacts

The proposed development will result in the loss of ~0.0025 ha of modified grassland within 100m of a potential breeding pond, if great crested newts are present. When completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces a 'green' risk score, which states: 'offence highly unlikely'.

Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score
Great crested newt breeding pond(s)	No effect	0
Land within 100m of any breeding pond(s)	0.001 - 0.01 ha lost or damaged	0.05
Land 100-250m from any breeding pond(s)	0.001 - 0.01 ha lost or damaged	0.005
Land >250m from any breeding pond(s)	0.001 - 0.01 ha lost or damaged	0.0005
Individual great crested newts	No effect	0
		Maximum: 0.05
Rapid risk assessment result:	GREEN: OFFENCE HIGHLY UNLIKELY	

Recommendations

Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. A precautionary working method will be implemented for common amphibians during construction, including the following measures:

- A staged approach will be adopted for vegetation clearance, whereby the vegetation will be strimmed to 15cm and left overnight to allow any amphibians to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter amphibians from the working area.
- Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas.
- Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.
- If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.
- In the unlikely event that a great crested newt is identified, works must cease and advice must be sought from a suitably qualified ecologist.

Enhancements

The site could be enhanced for amphibians post-development through creation of amphibian hibernacula using rubble and logs from site clearance. Information on how to construct a hibernaculum can be found here: <https://www.wiltshirewildlife.org/hibernaculum>

Badgers

Summary of Survey Findings

The site is relatively flat and open, limiting excavation opportunities. No badger setts were noted on site or within a 30m radius of the site, where accessible. No evidence of badgers was found on site. However, there is optimal habitat in the form of pockets of deciduous and ancient woodland adjacent to the site, as well as various grassland types, which can provide sheltering, commuting and foraging opportunities for badgers. As a result, the presence of commuting and/or foraging badgers using the site cannot be discounted.

Impacts

No works will be undertaken within 30m of a known badger sett. The proposed development will result in the loss of a small parcel of modified grassland. The loss of such habitats is likely to be inconsequential to local badger populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of badgers, if present.

Recommendations

Owing to the nature of the proposed development and the low potential for impacts to badgers, further badger surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures:

- Heras fencing will be erected around the working area to prevent encroachment into retained habitats where badger setts could be present.
- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- Any pipework exceeding 150mm will be capped overnight.

- The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which badgers could use.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.
- In the unlikely event that a badger sett is identified, works must cease and advice must be sought from a suitably qualified ecologist

Riparian animals

Summary of Survey Findings

There are no riparian habitats on or adjacent to the site. The river Loddon SSSI is located > 100 m south of the site. Therefore, no works will be occurring within 8 m or 5 m of the watercourse.

Impacts

Otters

No impacts are anticipated on riparian animals as a result of the proposed development.

Water Vole

No impacts are anticipated on riparian animals as a result of the proposed development.

Recommendations

Otters

None.

Water Vole

None.

Hazel dormouse

Summary of Survey Findings

There are no suitable habitats on site to support hazel dormice. There is suitable habitat present locally in the form of both ancient and deciduous woodland.

Impacts

No impacts are anticipated on hazel dormice as a result of the proposed development.

Recommendations

None.

Other e.g. small mammals

Summary of Survey Findings

The modified grassland and small parcel of bramble scrub on site offers suitable foraging, sheltering and commuting opportunities for small terrestrial mammals such as rabbits, hares and hedgehogs. Additionally, the presence of rabbit warrens was confirmed on site via the presence of rabbit holes and droppings. The site is well connected to more extensive habitats such as deciduous and ancient woodland, which are likely to host established populations. Moreover, the site is connected to more extensive habitat via line of cypress trees. As such, the presence of foraging, sheltering and commuting small mammals on site cannot be discounted.

Impacts

The proposed development will result in the loss of ~ 0.0025 ha of modified grassland. The loss of such habitats is likely to be inconsequential to local small mammal/hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.

Recommendations

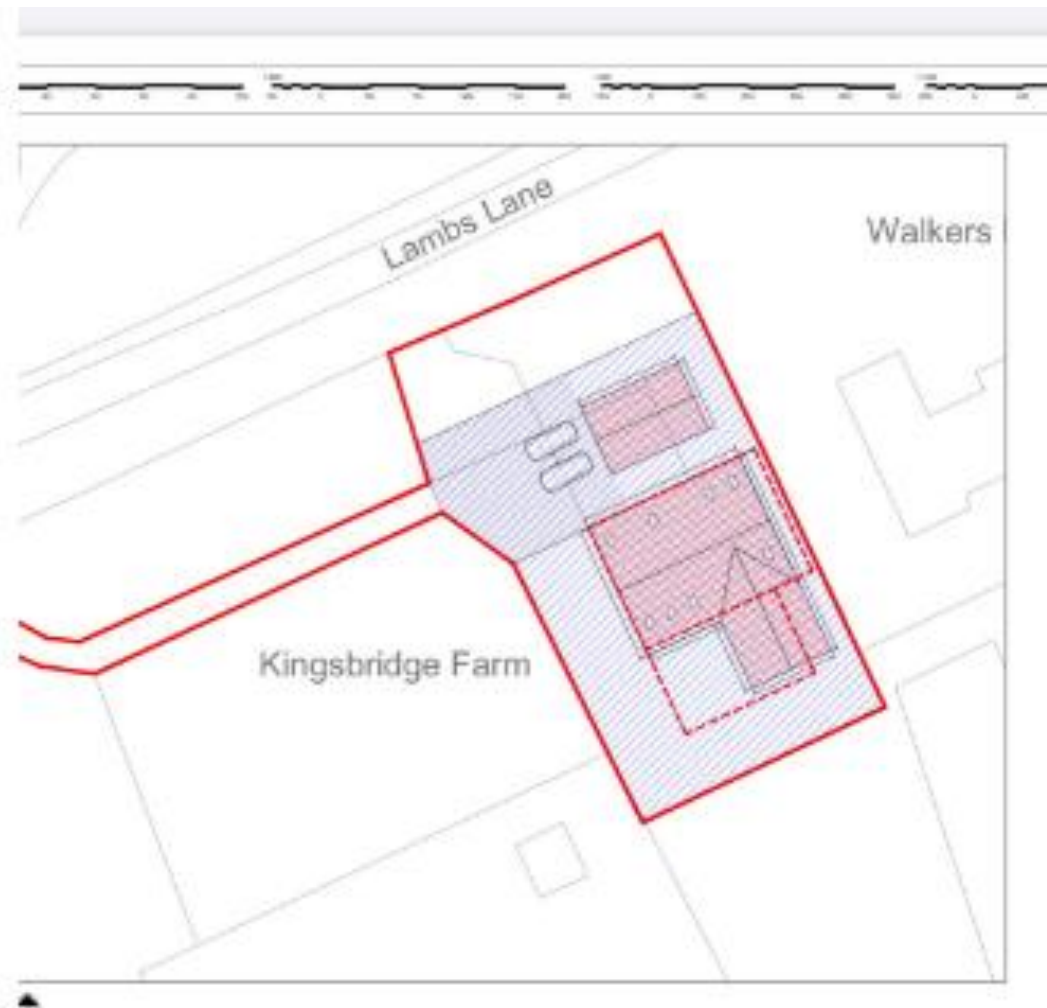
A precautionary working method will be implemented during construction, including the following measures:

- Where possible, damage to warrens will be avoided. Where avoidance of damage is not possible, works must proceed under the understanding that rabbits are protected from unnecessary suffering under the wild mammals Protection Act (1996) and as such must not be deliberately or intentionally caused to suffer via injury, entombment or the estrangement of dependent young.
- Destruction of any warren will take place using shovels in the intent of flushing out any remaining mobile rabbits or locating any abandoned dependant litters, which will be humanely despatched by the pest controller. The warren will be immediately destroyed via ripping by digger bucket to prevent re-occupation. Should an evening elapse between evacuation and ripping out, the process must be repeated as rabbits may return.
- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- Any pipework exceeding 100mm will be capped overnight.
- The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.
- If any small mammals are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.

The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs:

- Creation of fence gaps (14cm x 14cm) to enable small mammals to travel freely through the site.
- Creation of brash piles.
- Installation of hedgehog houses in shady areas.

Appendix 1: Proposed Development Plan



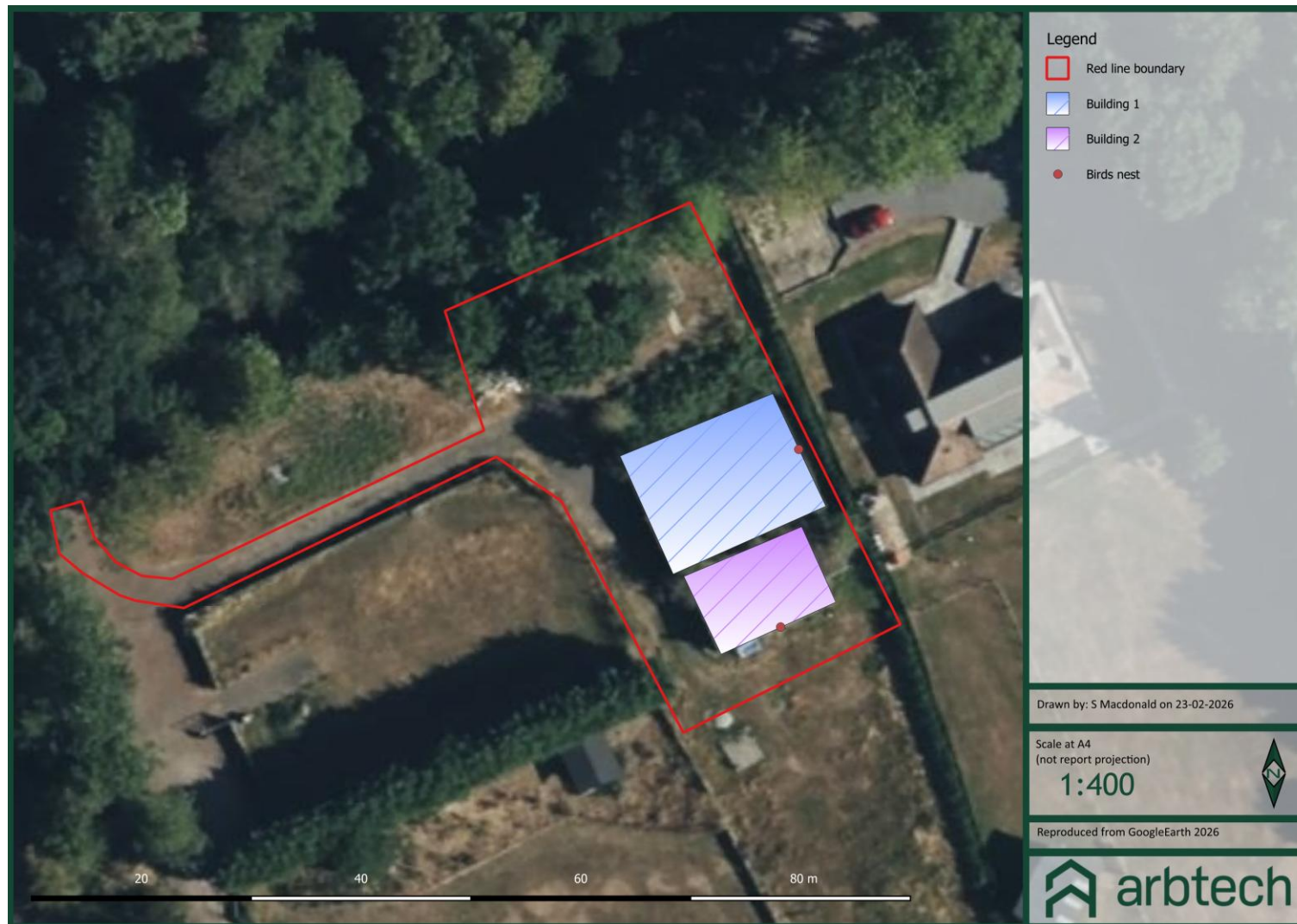
Appendix 2: Site Location Plan



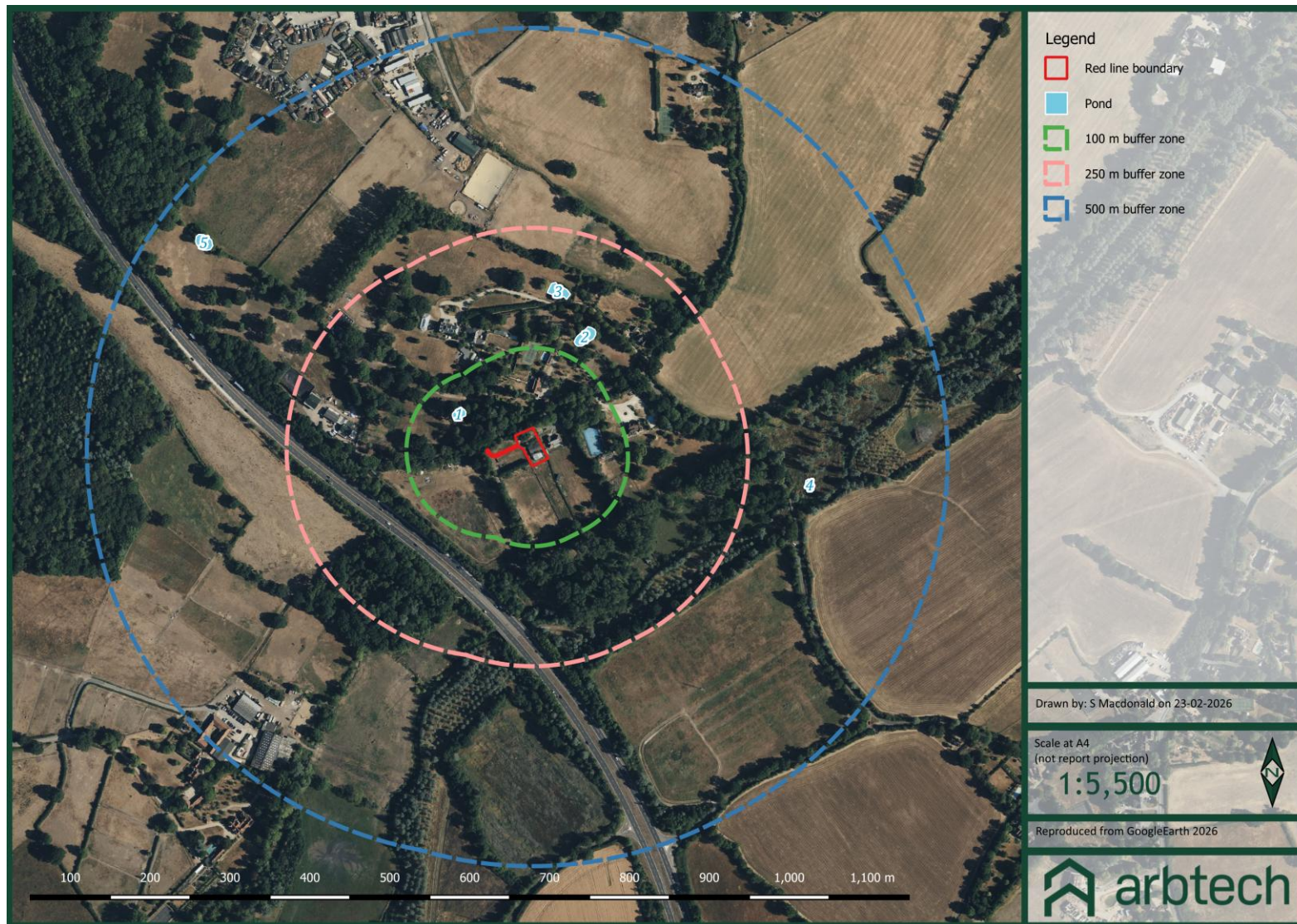
Appendix 3: Habitat Survey Plan



Appendix 4: PRA Plan



Appendix 5: Pond Plan



Appendix 6: Site Photographs



Photo 1: Showing the hard standing located to the east of the building.



Photo 2: Showing the parcel of Bramble scrub



Photo 2b: Showing the parcel of Bramble scrub



Photo 3: Showing the entirety of the site dominated by modified grassland.



Photo 4: Artificial unvegetated, unsealed surface



Photo 5: Showing the parcel of bare ground adjacent to the driveway into the site.



Photo 6: Showing the non-native ornamental hedgerow along the eastern boundary.



Photo 7: Showing the five felled trees (T1-T5) on the site.



Photo 8: Showing the 4 individual elder trees (T6-T9) located between B1 and B2.



Photo 9: Showing T10 scattered on the site.



Photo 10: Showing T11 adjacent to the eastern side of B2.



Photo 11: Showing the location of T12.



Photo 12a: Showing the entrance to B1.

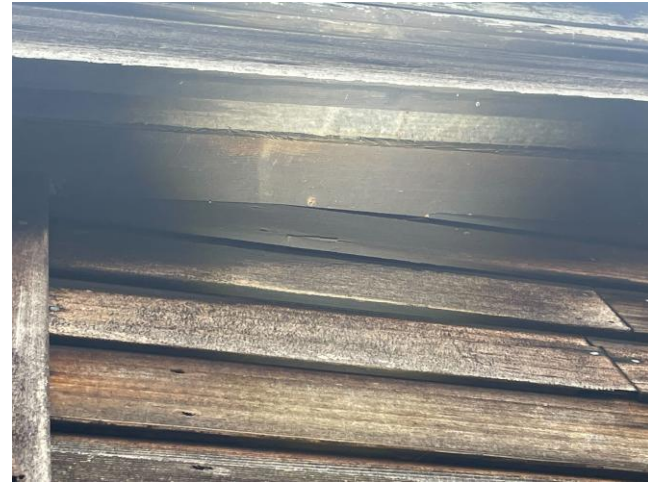


Photo 12b: Showing the wooden cladding of the building with no gaps present.



Photo 12c: Showing the roof of B1 with no missing tiles or tile gaps.



Photo 12d: Showing the Interior of B1.



Photo 12e: Showing the birds nest found on the eastern side of B1.



Photo 12a. Showing the exterior of B2.



Photo 17: Photo 12b. Showing the interior of B2.

Appendix 8: Baseline Condition Assessments

Table 8a: Modified grassland condition assessment.

	Criteria Description	Criteria Passed?
A	There are 6-8 vascular plant species per m2 present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition.	N
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble Rubus fruticosus agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	N
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens). For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.	N
F	Cover of bracken Pteridium aquilinum is less than 20%.	Y
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y
		Total 3/7
	Condition Poor due to failing one or more essential criteria.	

Table 8b: Bare ground condition assessment.

	Criteria Description	Criteria Passed?
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	N
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Y
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area.	Y
BONUS	There is a complete absence of invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement). Note - this criterion is essential for achieving Good condition.	Y
		Total 2/3
	Condition Moderate due to passing 2 of 3 criteria and all essential criteria.	

Table 8c: Scattered trees - #1 Western Red Cedar (*Thuja plicata*) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	N
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y
C	The tree is mature (or more than 50% within the block are mature).	Y
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
		Total 5/6
	Condition Good due to passing 5 of 6 criteria and all essential criteria.	

Table 8d: Scattered trees - #2 Western Red Cedar (*Thuja plicata*) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	N
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y
C	The tree is mature (or more than 50% within the block are mature).	Y
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
		Total 5/6
	Condition Good due to passing 5 of 6 criteria and all essential criteria.	

Table 8e: Scattered trees - #3 Western Red Cedar (*Thuja plicata*) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	N
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y
C	The tree is mature (or more than 50% within the block are mature).	Y
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
		Total 5/6
	Condition Good due to passing 5 of 6 criteria and all essential criteria.	

Table 8f: Scattered trees - #4 Western Red Cedar (*Thuja plicata*) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	N
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y
C	The tree is mature (or more than 50% within the block are mature).	Y
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
		Total 5/6
	Condition Good due to passing 5 of 6 criteria and all essential criteria.	

Table 8g: Scattered trees - #5 Western Red Cedar (*Thuja plicata*) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	N
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y
C	The tree is mature (or more than 50% within the block are mature).	Y
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
		Total 5/6
	Condition Good due to passing 5 of 6 criteria and all essential criteria.	

Table 8h: Scattered trees - #6 Elder (*sambucus nigra*) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y
C	The tree is mature (or more than 50% within the block are mature).	N
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N
		Total 3/6
	Condition Moderate due to passing 3 of 6 criteria and all essential criteria.	

Table 8i: Scattered trees - #7 Elder (*sambucus nigra*) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y
C	The tree is mature (or more than 50% within the block are mature).	N
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N
		Total 3/6
	Condition Moderate due to passing 3 of 6 criteria and all essential criteria.	

Table 8j: Scattered trees - #8 Elder (*sambucus nigra*) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y
C	The tree is mature (or more than 50% within the block are mature).	N
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N
		Total 3/6
	Condition Moderate due to passing 3 of 6 criteria and all essential criteria.	

Table 8k: Scattered trees - #9 Elder (*sambucus nigra*) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y
C	The tree is mature (or more than 50% within the block are mature).	N
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N
		Total 3/6
	Condition Moderate due to passing 3 of 6 criteria and all essential criteria.	

Table 8l: Scattered trees - #10 Elder (*sambucus nigra*) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y
C	The tree is mature (or more than 50% within the block are mature).	N
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
		Total 4/6
	Condition Moderate due to passing 4 of 6 criteria and all essential criteria.	

Table 8m: Scattered trees - #11 Elder (*sambucus nigra*) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y
C	The tree is mature (or more than 50% within the block are mature).	N
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
		Total 4/6
	Condition Moderate due to passing 4 of 6 criteria and all essential criteria.	

Table 8n: Scattered trees - #12 Hawthorn (*crataegus monogyna*) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y
C	The tree is mature (or more than 50% within the block are mature).	N
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
		Total 4/6
	Condition Moderate due to passing 4 of 6 criteria and all essential criteria.	

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