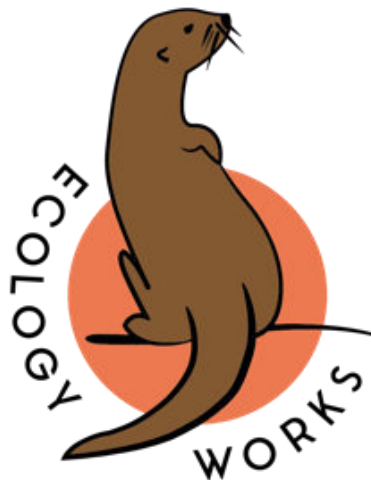


Preliminary Ecological Appraisal

Land at Westwood Cottage, Sheerlands Road, Arborfield,
Berkshire, RG40 4QX

August 2026



Ecology Works Limited, 136 The Causeway, Petersfield, Hampshire GU31 4LL

07881 410555 info@ecology-works.co.uk www.ecology-works.co.uk

Ecology Works Limited is a registered company in England and Wales. Company Number: 14215199
Registered Office: School Master's House, 39 College Street, Petersfield, Hampshire GU31 4AG

Report Conditions

The methods and recommendations set out in this report are based on the following guidance:

- CIEEM Guidelines for Ecological Report Writing 2024 (CIEEM, 2024)
- CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018)
- Surveys have been carried out following the guidance sources set out in CIEEM's Good Practice Guidance for Habitats and Species (CIEEM, 2021), which include:
 - JNCC Handbook for Phase 1 Habitat Survey: A technique for environmental audit (Joint Nature Conservation Committee (JNCC), 2010)
 - UK Habitat Classification (UKHab) Version 2 (Butcher et al, 2023)
 - CIEEM Guidelines for Preliminary Ecological Appraisal, Second Edition (CIEEM, 2017)
 - Bat Conservation Trust Bat Surveys for Professional Ecologists: Good Practice Guidelines (BCT, 2023)
 - Great Crested Newt Mitigation Guidelines (English Nature (now Natural England), 2001)

Site	Land at Westwood Cottage, Sheerlands Road, Arborfield, Berkshire, RG40 4QX
Client	Mr J. Ray
Report	Preliminary Ecological Appraisal
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Author	 Chris Bawler BSc (Hons) ACIEEM Senior Ecologist
Technical reviewer	 Frances King-Smith BSc (Hons) CEcol MCIEEM Founder & Principal Ecologist
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Executive summary

Ecology Works Limited was commissioned by Mr J. Ray to undertake a Preliminary Ecological Appraisal of an area of land at Westwood Cottage, Sheerlands Road, Arborfield, Berkshire, RG40 4QX. The PEA is required in support of a planning application for a new outbuilding.

This report is based on the findings of the survey work carried out in May 2026 and is supported by a comprehensive desk study. It details the level of suitability for protected and notable species and provides an assessment of the potential ecological constraints to the proposed development. The report includes recommendations for measures to avoid, mitigate or compensate for impacts to protected or notable species, in line with the Mitigation Hierarchy. It also details specific enhancement measures required to deliver Biodiversity Net Gain, in line with policy.

Taken together, the desk study and PEA made the following findings:

- No statutory designated nature conservation sites were recorded within a 1km radius of the site.
- The site falls within the IRZ of Bramshill SSSI.
- Four Priority Habitats were recorded within 1km of the site.
- 17 EPS licences for bats have been granted within 2km of the site.
- The site is assessed as having:
 - Widespread on-site habitats including modified grassland, ruderal/ephemeral and developed land;
 - Negligible suitability for roosting bats within four immature trees;
 - Suitability for foraging/commuting bats, breeding birds, foraging/commuting [REDACTED] reptiles, hedgehog, and common invertebrates;
 - Likely absence of great crested newt within the application boundary; and
 - Likely absence of otter, water vole, hazel dormice and notable invertebrates or important assemblages. These species are not given further consideration.

The survey work undertaken has confirmed that the site supports common habitats and provides suitability for foraging and commuting bats, breeding birds, foraging/commuting [REDACTED] reptiles, terrestrial great crested newt, hedgehog and common invertebrates. There is a likely absence of otter, water vole, hazel dormice and notable invertebrates or important assemblages. No other protected or notable species are likely to be impacted by the work and there are no other ecological constraints to the proposals.

A range of precautionary measures and mitigation has been recommended in this report in respect of bats, birds, [REDACTED] reptiles, great crested newt and hedgehog to ensure there are no impacts to these species.



Enhancement measures are proposed in this report which, once delivered, will ensure the proposed development will result in a net gain for biodiversity in line with the NPPF. Taking this into account, as no designated sites or protected species will be significantly impacted once these measures are in place, the local planning authority can be assured that the proposal will be compliant with relevant legislation, the NPPF and Policy SP11 of the West Berkshire Local Plan Review 2023-2041 (adopted June 2025).

1 Introduction

1.1 Background

Ecology Works Limited was commissioned by Mr J. Ray to undertake a Preliminary Ecological Appraisal (PEA) at Land at Westwood Cottage, Sheerlands Road, Arborfield, Berkshire, RG40 4QX. The PEA is required in support of a planning application for a new outbuilding.

This report is based on the findings of the survey work carried out in May 2026 and is supported by a comprehensive desk study. It details the level of suitability for protected and notable species and provides an assessment of the potential ecological constraints to the proposed development. The report includes recommendations for measures to avoid, mitigate or compensate for impacts to protected or notable species, in line with the Mitigation Hierarchy. It also details specific enhancement measures required to deliver Biodiversity Net Gain, in line with policy.

1.2 Site description

The site comprises three buildings, modified grassland and ruderal/ephemeral surrounded by other developed land. The site is located in the village of Arborfield Green, Berkshire at National Grid Reference SU 76419 64688.

The site is bound by residential developments to the north and east, by a residential property to the south, and by Reading Road to the west. The site lies approximately 9.8 kilometres (km) south-east of Reading town centre. The local area is characterised by a mix of rural villages and rolling countryside.

A site location plan is provided in Appendix 1.

1.3 Site proposals

The development proposal entails the construction of a commercial outbuilding, approximately 25 metres (m) x 10m.

The proposal will require the demolition of the barn and possible impacts to the other buildings within the site. While these have been mapped in accordance with UKHab in this PEA, they have been assessed for bats separately. Therefore a Preliminary Roost Assessment and bat emergence survey of buildings are not part of the work completed by Ecology Works and are therefore not covered in this report. The separate Bat Survey Report should be referred to as part of this planning application.

Site proposals are provided in Appendix 2.



2 Policy and legislation

2.1 Planning policy

2.1.1 National planning policy

Requirements of planning decisions in respect of biodiversity in England are laid out in the National Planning Policy Framework (NPPF) 2024¹, which states that the presence of a protected species is a material consideration when a planning authority is considering a development proposal. Other relevant excerpts are listed below:

Paragraph 11 states that *“Plans and decisions should apply a presumption in favour of sustainable development”*. However, Paragraph 195 explains that *“The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site”*.

Paragraph 187 states that the planning system should both contribute to and enhance the natural environment by *“minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs”*.

Paragraph 193 details biodiversity principles for local planning authorities to apply, including:

- a) *if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- b) *development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- c) *development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*

¹ HM Government (2024) *National Planning Policy Framework*. Department for Communities and Local Government. HMSO



d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Paragraph 194 states that the following should be given the same protection as habitats sites:

- a) potential Special Protection Areas and possible Special Areas of Conservation;*
- b) listed or proposed Ramsar sites; and*
- c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.*

Circular 06/05² offers guidance on interpretation of planning and nature conservation law in England. Paragraph 98 states “the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat”. Paragraph 99 states “it is essential that the presence or otherwise of a protected species, and the extent that they may be affected by the Proposed Project Development, is established before planning permission is granted”.

2.1.2 Local planning policy

Local planning policy is provided by the Wokingham Borough Council

The application site falls within the administrative boundary of Wokingham Borough Council (WBC), which is the Local Planning Authority for this application. The adopted development plan for the Borough comprises the Core Strategy (WBC, 2010) and the Managing Development Delivery Document (MDD) (WBC, 2014).

Policy CP7 (Biodiversity) of the Core Strategy requires that planning permission be granted for development proposals that protect features of ecological importance, avoid harm to protected species and their habitats, and, where opportunities exist, secure enhancements to biodiversity.

Policy TB23 (Biodiversity and Development) of the MDD supplements Policy CP7. It requires the incorporation of new biodiversity features into development proposals, the provision of buffers between habitats and species of importance, and integration with the wider green infrastructure network.

WBC is in the process of preparing a Local Plan Update (2023–2040), which is currently under examination and has not yet been adopted. It therefore carries limited weight in the determination of planning applications at this time. This report has been prepared having regard to the above policies and to support the planning application for the proposed development.

² HM Government (2005) ODPM Circular 06/05 Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System. HMSO.



2.2 Legislation

2.2.1 European Protected Species

British bats, otter *Lutra lutra*, dormouse *Muscardinus avellanarius* and great crested newt *Triturus cristatus* are afforded full protection under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). In addition, these species are protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2017. Schedule 2 defines European Protected Species (EPS). These animals and their habitats receive additional protection via the Countryside and Rights of Way (CROW) Act, 2000, and under the Bonn Convention, of which the UK is part. Taken together, these make it an offence to:

- kill, injure or take such an animal
- possess any part of such an animal (alive or dead)
- intentionally or recklessly damage, destroy or obstruct access to any place or structure used by these species for shelter, rest, protection or breeding
- intentionally or recklessly disturb these species whilst using any place of shelter or protection
- deliberately disturb these species in such a way as to be likely to impair their ability to:
 - survive, to breed or reproduce, or to rear or nurture their young
 - in the case of animals of a hibernating or migratory species, to hibernate or migrate
 - to significantly affect the local distribution or abundance of the species in question (this is therefore interpreted to protect the foraging, commuting, breeding and terrestrial habitat of these species)
- keep (possess), transport, sell or exchange, or offer for sale or exchange, any live or dead animal of these species, or any part of, or anything derived from them

A bat roost is considered any structure or place which a bat uses for shelter or protection. Bats can be loyal to roosts, returning year on year; legal opinion is therefore that protection of roosts applies whether or not bats are present at the time of survey or construction work. There is no definition of the timescale for how long a disused bat roost remains a roost.

If an offence outlined in the list above may be committed as a result of planned works, such as re-roofing, extension or demolition for bats, or habitat removal for otter, dormouse and great crested newt, such work would need to be carried out under licence from Natural England. Works or mitigation activities involving interference with these species must be carried out by a suitably-licensed individual (with a current Natural England bat/dormouse/great crested newt licence).



2.2.2 Birds

In the UK, all wild birds are afforded protection under Section 1 of the Wildlife and Countryside Act 1981 (as amended), making it an offence to intentionally kill, injure or take any wild bird or to take, damage or destroy a nest (while in use or during its construction) or eggs. Some species receive further protection via inclusion in Schedule 1 of the Act, which makes it an offence to intentionally or recklessly disturb these birds whilst building a nest or in, on or near a nest containing eggs/young; or to disturb dependent young. Schedule 1 species include barn owl *Tyto alba*.

2.2.3 Reptiles

British reptile species are included in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and are therefore protected from intentional killing or injury. This includes the widespread species: adder *Vipera berus*, grass snake *Natrix Helvetica*, slow-worm *Anguis fragilis* and common lizard *Zootoca vivipara*.

Smooth snake *Coronella austriaca* and sand lizard *Lacerta agilis* are classed as rare reptiles and are afforded full protection under the Act. This makes it an offence to intentionally or recklessly kill, injure, disturb, take, possess or sell these species (of any life stage). It is also illegal to damage, destroy or obstruct access to places they use for breeding, resting, shelter and protection. These species are confined to suitable habitat, often comprising a mosaic of heathland and woodland. All species of reptile are listed as Species of Principal Importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006, and must therefore be taken into consideration as part of planning for any development.

2.2.4 Other species and habitats

The NERC Act 2006 requires due consideration be given to biodiversity as part of the planning process. Section 41 of the Act defines a number of Species and Habitats of Principal Importance for consideration during planning, which include several bat species, dormouse and a number of species which are not strictly legally protected, such as hedgehog *Erinaceus europaeus*, common toad *Bufo bufo* and stag beetle *Lucanus cervus*, along with Priority Habitats such as ponds that meet the relevant criteria (in this instance, by supporting notable species common toad, and potentially great crested newt). While stag beetles are also protected from sale under Schedule 5 of the Wildlife and Countryside Act 1981, there is no further protection on individuals or their habitat, beyond consideration in the planning process. Hedgehog are listed on schedule 6 of the Wildlife and Countryside Act (1981), making it illegal to kill or capture wild hedgehog with certain methods.

All wild mammals, including hedgehog, fox *Vulpes vulpes* and rabbit *Oryctolagus cuniculus*, receive protection from harm with intent to inflict unnecessary suffering, including crushing and asphyxiation, under the Wild Mammals (Protection) Act 1996. This is relevant where burrows need to be removed as a normal part of construction activity.



2.2.5 Biodiversity Net Gain

The Environment Act 2021³ states that there is a duty on local authorities to publish biodiversity reports and secure mandatory biodiversity net gain. Part 6 (Nature and Biodiversity) sets out the following key elements relating to Biodiversity Net Gain (BNG):

- The Act amends the Town & Country Planning Act
- A minimum 10% BNG is required, calculated with the Biodiversity Metric, supported by a BNG assessment
- BNG habitat must be secured for at least 30 years via planning obligations or conservation covenants
- This can be delivered on- or off-site, or via the statutory biodiversity credits scheme
- Off-site BNG land will be recorded on a national register

The Act does not affect existing legal protection for habitats and species. It maintains the mitigation hierarchy of: avoid impacts first, then mitigate and only compensate as a last resort. The 10% BNG requirement became mandatory on 12th February 2024. The site area is less than 0.2 hectares (ha) and the proposals do not affect any priority habitat; the development is therefore exempt from the mandatory Biodiversity Net Gain requirement in accordance with the amendments to BNG regulations confirmed by Defra in April 2026, which apply to planning applications submitted on or after 6th August 2026.

2.2.6 Local Nature Recovery Strategies

Local Nature Recovery Strategies (LNRS) are a key component of the Environment Act 2021 in England. This legislation requires responsible authorities, typically local authorities, to develop and publish LNRSs with the aim of identifying priorities and opportunities for nature recovery in their areas. These strategies will be evidence-based, map the most valuable natural habitats, and set out proposals for improving biodiversity. LNRSs are designed to support the broader goal of halting biodiversity loss and contributing to the national Nature Recovery Network, ensuring coordinated and targeted conservation efforts across the country.

The [Berkshire LNRS](#) was published on 7th October 2025. The LNRS sets out a comprehensive strategy based on a wide range of evidence, and has various focuses, such as habitat creation and management measures, and rare species. The strategy is landscape-level, it does not specifically relate to small-scale development proposals, however there are general high-level principles relevant to this assessment such as consideration of bat flight lines in the landscape.

³ <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>



3 Methods

3.1 Desk study

3.1.1 Zone of influence

The desk study was carried out within the zone of influence, which is an area around the site set by the assessor that may be affected by the proposals because of factors such as alterations to habitats, lighting, noise, the water table or human presence. For the purpose of the PEA, the zone of influence has been set at a 1km radius around the site. This is increased to 2km for bats, which are highly mobile, and is increased further where the site falls within any impact zones of European sites, which have radiuses of several kilometres or more.

3.1.2 MAGIC data search

The Multi-Agency Geographic Information for the Countryside⁴ (MAGIC) online resource was accessed on 25th June 2026 to search for the following features:

- Internationally and nationally designated sites: SPAs, potential SPAs, SACs, possible SACs, Wetlands of International Importance (Ramsar sites), Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs) and Local Nature Reserves (LNRs) within 1km of the site
- European Protected Species (EPS) bat licences granted within 2km
- EPS hazel dormouse and great crested newt licences granted within 1km
- Natural England great crested newt class licence returns submitted within 1km
- Ponds shown on Ordnance Survey mapping within 500m of the site

3.2 Field surveys

3.2.1 Survey area

The field survey encompassed land within the red line boundary affected by the proposal.

3.2.2 Preliminary Ecological Appraisal

The habitat survey was undertaken following the user manual, habitat key and definitions for UK Habitat Classification (UKHab)⁵, and entailed a detailed survey of on-site vegetation to identify key plant species present and to categorise the primary habitats and define them further using the UKHab secondary codes, where appropriate. Guidelines for Preliminary Ecological Appraisal were also followed⁶. Where relevant, dominance was noted based on the DAFOR

⁴ MAGIC Map Application. <https://magic.defra.gov.uk/MagicMap.aspx>.

⁵ UK Habitat Classification User Manual V2.01 (July 2023) UKHab; UKHab Field Key V2.1 (September 2020) UKHab; UK Habitat Category Definitions V1-1 (September 2020) UKHab

⁶ CIEEM Guidelines for Preliminary Ecological Appraisal, Second Edition (CIEEM, 2017)



scale⁷. Target notes were made to identify particular features/species within the site. The habitats are described in the Results section and examples of habitats present are shown in photographs. A UKHab habitat map is provided in Appendix 3.

The site visit also included an assessment of the suitability of habitats present to support protected or notable species. These methods are detailed in Table 1.

Table 1. Methods used for establishing site suitability for protected and notable species

Species/ species group	Details
Bats	<u>The on-site buildings have been surveyed separately and is not included in this Preliminary Ecological Appraisal.</u> Roosting opportunities for bats are referred to as Potential Roosting Features (PRFs) and can take the form of a wide range of features within trees, such as loose or peeling bark, splits, cracks, woodpecker holes, callous rolls, snags and hazard beams. The presence of dense ivy on trees can both conceal and create suitable roosting features. Trees were assessed as 'None' (no PRFs), 'FAR' (Further Assessment Required to establish presence of PRFs) or 'PRF' (at least one PRF present). The latter category is further broken down into PRF-I (the PRF is suitable for individual bats or very small numbers) and PRF-M (suitable for multiple bats and therefore could support a maternity colony). These categories for trees are in line with the criteria set out in the Bat Conservation Trust (BCT) Bat Surveys for Professional Ecologists Good Practice Guidelines. These guidelines were also used to assess the suitability of the surrounding habitats and landscape for foraging and commuting bats.
Otter	The site was assessed for its suitability for otter <i>Lutra lutra</i> , predominantly based on the presence of ditches, streams, rivers or other waterbodies. Where present, areas in and around waterbodies were searched for holts, couches, lie-ups, feeding remains and spraints (otter droppings).
Water vole	Any waterbodies present were also searched for evidence of water vole, such as burrows, latrines, tracks and feeding lawns.
Hazel dormouse	The habitat on and adjacent to the site was assessed for its suitability to support hazel dormouse, indicated by the presence of woodland, scrub or hedgerows with food plants such as hazel <i>Corylus avellana</i> , bramble <i>Rubus fruticosus</i> aggregate (agg.) and honeysuckle <i>Lonicera periclymenum</i> , which are able to provide a food contingent throughout the active season.
Birds	Vegetation, buildings and other structures on the site were broadly assessed for their suitability for breeding birds. The following evidence was noted: • Nests • Nesting material • Calls of chicks and young • Repetitive entry into suitable features and carrying of food and nesting materials by adult birds • Accumulations of bird droppings on brickwork, tiles or soffits

⁷ The DAFOR scale was used to note levels of dominance within habitats present for each plant species, from Dominant, Abundant, Frequent, Occasional or Rare.



Species/ species group	Details
Reptiles	Grassland, scrub, woodland edges and garden habitats within the site, if present, were appraised for their suitability for providing opportunities for basking, breeding, foraging and hibernating by widespread reptile species, such as grass snake and slow-worm. Materials resting on the ground, referred to as refuges, are routinely lifted to check for reptiles.
Great crested newt	Supported by the desk study for this species, waterbodies and terrestrial habitats on the site were assessed for their suitability for supporting great crested newt. Refuges, including logs, were routinely lifted to check for sheltering newts. The pond adjacent to the site underwent a great crested newt Habitat Suitability Index (HSI) assessment ⁸ , to enable rapid assessment of how suitable the pond is for this species. Ponds with a score of 'below average' or lower are not routinely surveyed for great crested newt, as the species is unlikely to be present.
Invertebrates	The habitats on and adjacent to the site were broadly assessed for their suitability to support rare or notable invertebrates or important assemblages.
Invasive plant species	Where observed, the presence of invasive plants listed on Schedule 9 of the Wildlife and Countryside Act 1981, such as Japanese knotweed <i>Fallopia japonica</i> , was noted during the survey. Please note, this does not represent an exhaustive search of the site for invasive non-native species.
Other species	As well as the species above, the PEA included an assessment of the site's suitability to support Species of Principal Importance defined under the NERC Act 2006, such as hedgehog <i>Erinaceus europaeus</i> and brown hare <i>Lepus europaeus</i> .

The PEA was carried out in the daytime on 12th May 2026 by licensed bat ecologist and Natural England Registered Consultant Frances King-Smith BSc (Hons) CEcol MCIEEM (Natural England Level 2 Class Licence ref. 2026-88982-CL18-BAT, RC152). Frances is a Chartered Ecologist and full member of the Chartered Institute of Ecology and Environmental Management, and has 19 years' experience in bat surveys, licensing and mitigation. She is also a Registered Bat Carer.

The survey was conducted using a 1,400 lumen LED Lenser P7R Core torch, 8x42 binoculars and a ladder. Weather conditions during the PEA were 12°C, 10% cloud cover, dry and a Beaufort Scale 2 (BF2) southerly wind.

3.3 Limitations

3.3.1 Preliminary Ecological Appraisal

The PEA was undertaken by an experienced and suitably qualified ecologist, who was able to access all necessary areas of the site using suitable equipment. Therefore there are no significant limitations to the survey.

⁸ Oldham R.S., Keeble J., Swan M.J.S. & Jeffcote M. (2000). Evaluating the suitability of habitat for the Great Crested Newt (*Triturus cristatus*). Herpetological Journal 10(4), 143-155



4 Results

4.1 Designated sites

4.1.1 Statutory designated sites

There are no statutory nature conservation sites located within a 1km radius of the site. The site is within the 5km to 7km Zone of Influence (Zol) for recreational pressure impacts to Thames Basin Heaths Special Protection Area (SPA). However, as there is no new housing proposed and no increase in recreational impacts on the SPA, this is not relevant to the proposal and is not considered further.

The site falls within the Impact Risk Zone (IRZ) of Bramshill SSSI, located 1.8km south of the site, and accordingly the [Natural England IRZ](#) questionnaire was completed and concluded:

"The Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs) indicate that at the location selected, the proposed development is unlikely to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.

Therefore, you do not need to consult Natural England on the likely impacts of development on terrestrial SSSIs and the SACs, SPAs or Ramsar sites that they underpin."

4.1.2 Priority Habitats

Four Priority Habitats were recorded within 1km of the site, including woodpasture and parkland, traditional orchard, deciduous woodland and ancient woodland.

These habitats are not present within the site and therefore the site does not comprise an area formally identified in a local strategy. The nearest Priority Habitat is a parcel of deciduous woodland located 40m to the east. This parcel is functionally linked to the site.

4.2 Habitats

The habitats on the site are mapped in Appendix 3 according to UKHab and are detailed below.

Modified grassland/scattered trees g4/32

A small area of modified grassland is present on the southern boundary of the site (Photographs 1 & 2). The modified grassland had an average sward height of approximately 30 centimetres (cm). Species present include dominant Yorkshire fog *Holcus lanatus* and cocksfoot *Dactylis glomerata*; locally dominant bristly ox-tongue *Helminthotheca echioides*; abundant red fescue *Festuca rubra* aggregate (agg.); frequent creeping thistle *Cirsium arvense*, common nettle *Urtica dioica*, common vetch *Vicia sativa* and meadow buttercup *Ranunculus acris*; and occasional common hogweed *Heracleum sphondylium*, forget-me-not *Myosotis sylvatica* and broadleaved dock *Rumex obtusifolius*. Bramble *Rubus*

fruticosus agg., red clover *Trifolium arvense*, dandelion *Taraxacum officinale* agg., cut-leaved cranesbill *Geranium dissectum* and field bindweed *Convolvulus arvensis* are also present, but rare.

A total of four immature scattered trees (secondary code 32) are present within the modified grassland. All four trees are apple *Malus domestica*.



Photograph 1. Modified grassland with apple trees



Photograph 2. Modified grassland sward

Building u1b5

A total of three buildings are present within the site (Photographs 3 & 4). The buildings include a barn, an outbuilding and a garden shed. Only the barn is affected by the proposal, and is covered in respect of bats in a separate Bat Survey Report.



Photograph 3. Barn (left) and garden shed (right)



Photograph 4. Outbuilding (left) and barn (right)

Other developed land u1b6

Developed land in the form of hardstanding parking and turning areas is present throughout the site (Photographs 5 & 6).



Photograph 5. Hardstanding between buildings



Photograph 6. Hardstanding in the centre of the site

Sparsely vegetated urban land/ruderal or ephemeral u1f/81

Two areas of ruderal/ephemeral are present within the site (Photographs 7 & 8) with one on the eastern boundary and the other on the western boundary. The species composition across both areas is largely consistent, with dominant barren brome *Bromus sterilis*, false oat grass *Arrhenatherum elatius*, common nettle and annual meadow grass *Poa annua*; abundant spear thistle *Cirsium vulgare*, common bent *Agrostis capillaris*, prickly sow thistle *Sonchus asper* and cleavers *Galium aparine*; and frequent meadow buttercup and garlic mustard *Alliaria petiolata*. Wall barley *Hordeum murinum*, common nipplewort *Lapsana communis*, common chickweed *Stellaria media*, wild carrot *Daucus carota*, ribwort plantain *Plantago lanceolata* and horseweed *Erigeron canadensis* were all present, but rare.



Photograph 7. Ruderal/ephemeral on the western boundary



Photograph 8. Ruderal/ephemeral



4.3 Bats

4.3.1 Desk Study

A total of 17 EPS bat licences have been granted within a 2km radius of the site, as shown in Table 2.

Table 2. Bat licences granted within 2km

Ref. and location	Species	Start	End	Damage of a breeding site	Damage of a resting place	Destruction of a breeding site	Destruction of a resting place
2016-22323-EPS-MIT 275m N	Soprano pipistrelle <i>Pipistrellus pygmaeus</i>	13/04/2016	30/04/2021	-	-	-	✓
2016-22556-EPS-MIT, 2016-22556-EPS-MIT-1 660m NW	Common pipistrelle <i>Pipistrellus pipistrellus</i>	22/04/2016	20/04/2022	-	-	-	✓
2015-16599-EPS-MIT, 2015-16599-EPS-MIT-1, 2015-16599-EPS-MIT-2 690m NE	Common pipistrelle	21/12/2015	04/10/2021	-	-	-	✓
2015-7589-EPS-AD1, 2015-7589-EPS-AD1-1, 2015-7589-EPS-AD1-2 695m NE	Common pipistrelle, soprano pipistrelle, serotine <i>Eptesicus serotinus</i> , Natterer's bat <i>Myotis nattereri</i> and brown long-eared bat <i>Plecotus auritus</i>	18/08/2015	05/08/2025	-	-	-	✓
2016-22331-EPS-MIT 745m NE	Common pipistrelle, soprano pipistrelle, Natterer's bat and brown long-eared bat	21/04/2016	30/04/2026	-	-	-	✓
2017-31865-EPS-MIT, 2017-31865-EPS-MIT-1, 2017-31865-EPS-MIT-2 770m NE	Common pipistrelle, soprano pipistrelle, Natterer's bat and brown long-eared bat	07/11/2017	30/09/2023	-	-	-	✓
2019-38952-EPS-MIT 775m N	Common pipistrelle	01/02/2019	31/12/2024	-	-	-	✓
2017-31454-EPS-MIT 945m NE	Common pipistrelle and soprano pipistrelle	16/10/2017	30/10/2022	-	-	-	✓
2019-41408-EPS-MIT 1.2km W	Brown long-eared bat	01/08/2019	31/08/2020	-	-	-	✓
2016-26319-EPS-MIT, 2016-26319-EPS-MIT-2 1.3km NE	Common pipistrelle, soprano pipistrelle and brown long-eared bat	21/11/2016	31/12/2021	-	-	-	✓
2018-36041-EPS-MIT, 2018-36041-EPS-MIT-1 1.4km W	Common pipistrelle, soprano pipistrelle, serotine and brown long-eared bat	11/08/2018	09/08/2023	-	-	-	✓
2015-7687-EPS-AD2 1.5km NE	Common pipistrelle and brown long-eared bat	25/08/2015	31/08/2020	-	-	-	✓
EPSM2011-2952 1.5km NE	Soprano pipistrelle and brown long-eared bat	20/04/2011	01/09/2014	-	-	-	✓
2016-24999-EPS-MIT, 2016-24999-EPS-MIT-1 1.7km NE	Common pipistrelle and soprano pipistrelle	12/09/2016	16/02/2027	-	-	✓	✓
2015-7946-EPS-MIT 1.7km NW	Common pipistrelle, soprano pipistrelle, serotine and brown long-eared bat	14/04/2015	30/04/2020	-	✓	-	✓
2015-10969-EPS-MIT, 2015-10969-EPS-MIT-1 1.9km S	Soprano pipistrelle	08/06/2015	28/05/2020	-	-	-	✓



Ref. and location	Species	Start	End	Damage of a breeding site	Damage of a resting place	Destruction of a breeding site	Destruction of a resting place
2014-5482-EPS-MIT 1.9km S	Brown long-eared bat	19/01/2015	19/01/2020	-	-	-	✓

4.3.2 Preliminary Roost Assessment

Buildings

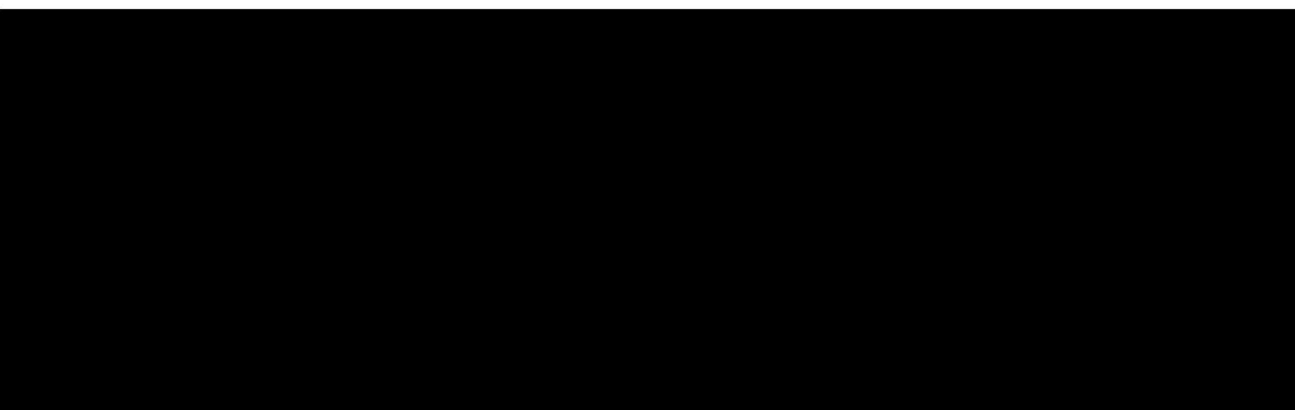
The three buildings within the site were not subject to a PRA during the survey as this fell outside of the scope of works. It is understood that the buildings have previously been assessed for their suitability to support roosting bats and that the results of this assessment will be provided under separate cover as part of the planning application.

Trees

A total of four immature apple trees are present within the modified grassland within the site. None of the four trees contained any PRFs which could support roosting bats. All four trees were assessed as having negligible suitability for roosting bats under BCT guidelines.

Foraging and Commuting Habitat

The site is in a quiet rural village, surrounded by residential developments and properties, with large areas of green space and rolling countryside. The woodlands and hedgerows in the wider vicinity provide optimal foraging and commuting habitat for bats. It is likely that widespread bat species will regularly pass over the site. The site's wider surrounds have 'high' suitability for foraging and commuting bats under BCT guidelines.



4.5 Otter

The site and its surrounds support no aquatic habitats or features that could be used by otter, therefore this species is likely absent from the site.



4.6 Water vole

Due to a lack of aquatic habitat on or near the site, this species is likely absent from the site.

4.7 Hazel dormouse

The MAGIC database shows that no dormouse licences have been issued by Natural England within 1km of the site. Dormouse are therefore unlikely to be present in the local area, although this could be due to under-recording.

Suitable hazel dormouse habitat is present in the wider landscape, including woodland and hedgerows. However, the site itself does not support any habitats or features that could be used by hazel dormice. This species is therefore likely absent from the site.

4.8 Birds

A number of bird species were seen or heard during the survey including blue tit *Cyanistes caeruleus*, great tit *Parus major*, carrion crow *Corvus corone*, ring-necked parakeet *Psittacula krameri* and robin *Erithacus rubecula*.

The barn supports features suitable for nesting birds. The immature apple trees offer suitable habitat for breeding birds, though no specific evidence of breeding birds was observed during the survey.

4.9 Reptiles

The MAGIC database confirmed that no rare reptile EPS licences have been issued by Natural England within 1km of the site.

The site mainly lacks suitable vegetative structure for reptiles, though the modified grassland and ruderal/ephemeral provide suitable foraging and commuting habitat. Abandoned skips, vehicles and other machinery within the site provide suitable sheltering opportunities. The site is unlikely to be a significant resource in the context of the surrounding landscape. Their presence within the site is considered unlikely, though the presence of individuals or small numbers of reptiles cannot be ruled out.

4.10 Great crested newt

The MAGIC database confirmed that no great crested newt EPS licences have been issued by Natural England within 1km of the site. There are no great crested newt survey licence returns (positive or negative) within 1km of the site.

Wokingham Borough Council holds a district licence for great crested newt, operated by NatureSpace. Investigation of the Impact Risk Zone map for the Borough shows that the site is either in a red or amber risk zone, indicating a likelihood of great crested newt presence in the local landscape based on the habitat present, i.e., a high number of ponds in the local area supported by suitable terrestrial habitat.



There are no ponds within the site. There are 11 waterbodies present within 500m of the site, the nearest of which is located approximately 40m to the south-east within the residential curtilage of Westwood Cottage, referred to as Pond 1.

Pond 1 is a garden pond located at National Grid Reference SU 76469 64633, which measures approximately 15m x 5m. It contains emergent vegetation and blanket weed covering approximately 30% of the water surface as macrophytes. The western half of the pond is fringed by pendulous sedge *Carex pendula* and bramble *Rubus fruticosus* agg., whilst the eastern half is surrounded by a mix of willow *Salix* sp., silver birch *Betula pendula*, oak *Quercus robur* and *leylandii* x *Cuprocyparis leylandii*. The pond is approximately 50% shaded as a result of this surrounding tree cover. No waterfowl were recorded on or adjacent to the pond during the survey, although these may be present from time to time, and the presence of fish cannot be excluded. Other species recorded at or immediately adjacent to the pond included blanket weed *Spirogyra* sp., flag iris *Iris pseudacorus* and fern species. Surrounding habitat comprises a well-managed lawn to the west and south, the driveway of hardstanding to the north and a tree line and road to the east.

Overall, the pond was assessed as suitable for great crested newt and a Habitat Suitability Index (HSI) assessment was completed following the methodology of Oldham et al. (2000) to evaluate its suitability for supporting great crested newt. The pond is classed as having 'average' suitability for great crested newt, shown in Table 3.

Table 3. HSI results

SI No	SI Description	SI Value
1	Geographic location	1
2	Pond area	0.2
3	Pond permanence	0.9
4	Water quality	0.67
5	Shade	1
6	Water fowl effect	0.67
7	Fish presence	0.67
8	Pond Density	1
9	Terrestrial habitat	0.67
10	Macrophyte cover	0.7
HSI Score		0.69
Pond suitability		Average

Pond 1 is connected to broadleaved woodland to the south (i.e. in a direction away from the application site) that provides suitable terrestrial habitat for great crested newt during the non-aquatic phase of its life cycle. There are no significant barriers to dispersal between this pond and the application boundary.



However, within the application boundary itself, the available terrestrial habitat is of negligible suitability for great crested newt. The site is dominated by hardstanding, with only narrow strips of ruderal and ephemeral vegetation at its margins; these habitats are of very low quality and offer limited cover or foraging resource for this species. The site is therefore unlikely to represent a meaningful resource for great crested newt in the context of the surrounding heavily-wooded landscape, and their presence within the application boundary is considered unlikely. As a precaution, given the presence of stored skips and materials on site which could provide incidental sheltering opportunities, precautionary working measures are set out in Section 6.

4.11 Invertebrates

The habitats within the site will represent a foraging resource for a range of widespread invertebrates. The site is unlikely to support notable invertebrate species or be an important resource for the local invertebrate community, due to the common and widespread habitats present.

4.12 Other species

The modified grassland and ruderal/ephemeral provide limited foraging and commuting habitat for hedgehog, a Species of Principal Importance under the NERC Act 2006.



5 Ecological impact assessment

5.1 Summary of results

Taken together, the desk study and PEA made the following findings:

- No statutory designated nature conservation sites were recorded within a 1km radius of the site.
- The site falls within the IRZ of Bramshill SSSI.
- Four Priority Habitats were recorded within 1km of the site.
- 17 EPS licences for bats have been granted within 2km of the site.
- The site is assessed as having:
 - Widespread on-site habitats including modified grassland, ruderal/ephemeral and developed land;
 - Negligible suitability for roosting bats within four immature trees;
 - Suitability for foraging/commuting bats, breeding birds, foraging/commuting [REDACTED] reptiles, hedgehog, and widespread invertebrate species;
 - Likely absence of great crested newt within the application boundary; and
 - Likely absence of otter, water vole, hazel dormice and notable invertebrates or important assemblages. These species are not given further consideration.

5.2 Ecological effects of proposal

5.2.1 Designated sites

Given the nature and scale of the proposals, there will be no detrimental impacts upon any statutory designated sites as a result of the proposed development. Therefore no mitigation is required in respect of statutory designated sites.

The site falls within the IRZ of Bramshill SSSI. However, the site does not meet the criteria for consultation with Natural England and therefore no mitigation is required in respect of the IRZ.

Four Priority Habitats were recorded within 1km of the site, the nearest being a parcel of deciduous woodland located 40m to the east. This parcel is functionally linked to the site's edges. Given the nature and scale of the proposals, it is not anticipated that there will be any impacts on Priority Habitats, however, as the vast majority of the works will be limited to developed land. However, best practice construction guidelines will be followed to ensure there are no impacts to the surrounding habitats.

5.2.2 Habitats

The proposals will result in a very small loss of ruderal/ephemeral.



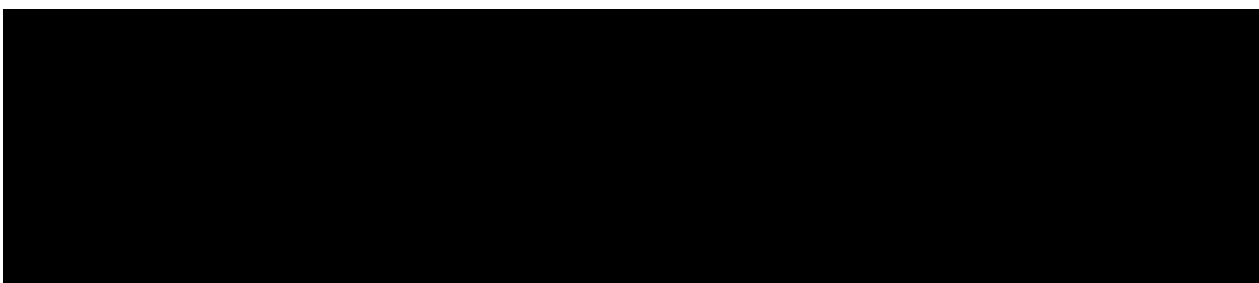
The site is <0.2ha in size and is therefore exempt from the mandatory BNG requirement.

5.2.3 Bats

The three buildings within the site have been assessed independently for their suitability to support roosting bats, the results of which will be provided under separate cover as part of the planning application. Any recommendations with regards to further surveys, mitigation or licensing requirements outlined within this external report should be followed to ensure the proposals do not result in an offence being committed with regard to roosting bats.

An increase in external lighting at the site could have an impact on foraging and commuting bats and their prey in close proximity to the site.

All bats and their roosts are protected in the UK under the Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). See Section 2.2 for details.



5.2.5 Birds

The barn is suitable for breeding birds and its demolition could cause disturbance or harm to breeding birds, particularly if undertaken during the main nesting season of March to August.

Breeding birds, their eggs, nests and young are protected at all times in the UK under the Section 1 of the Wildlife and Countryside Act 1981 (as amended). See Section 2.2 for details.

5.2.6 Reptiles

Reptiles are unlikely to be present within the site, although presence of individual slow-worm, for example, cannot be ruled out. In the unlikely event that any individual reptiles are encountered during site clearance work, there could be harm to individual reptiles, or hibernating reptiles, if undertaken between late October/November and March, inclusive. Widespread reptile species are protected in the UK under the Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). See Section 2.2 for details.

5.3 Great Crested Newt

There are no waterbodies within the site and therefore no potential impacts to breeding great crested newts. The site supports little in the way of terrestrial habitat for this species, being limited to ephemeral and ruderal vegetation at the edges, which is mainly sparse. However, the site is located within an Amber or Red Impact Risk Zone under



the Wokingham Borough Council District Licence for newts. It is therefore acknowledged that this species is present in the local landscape and there is a minimal residual risk of encountering and potentially harming individual great crested newt during site clearance work, in the absence of mitigation. Great crested newt and their habitat are protected in the UK under the Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). See Section 2.2 for details.

5.3.1 Other species

The habitats within the site offer limited quality foraging and commuting habitat for hedgehog. As hedgehog may occasionally traverse the site, the proposed development may cause disturbance or harm to this species.

Hedgehog is a Priority Species under the NERC Act 2006. See Section 2.2 for further details.



6 Recommendations

6.1 Mitigation, compensation and enhancement

The sections below set out the measures required to mitigate, compensate and enhance the site to provide an overall Biodiversity Net Gain as part of the development, in line with relevant legislation, the NPPF and local policy, as described in Section 2.

6.1.1 Habitats

Mitigation, compensation and enhancement will be provided for the necessary loss of ruderal/ephemeral via the following measures:

- Appropriate root protection measures will be installed around the trees within the modified grassland in accordance with BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations* during the construction period to ensure retained trees are not damaged by heavy plant or stored materials.
- The developed site will see a biodiversity uplift via provision of a bat box and a bird box.

Taken together, these measures will ensure habitat loss is suitably mitigated in line with the Mitigation Hierarchy, to ensure that a Biodiversity Net Gain is delivered as a result of the proposal.

6.1.2 Bats

The three buildings within the site have been assessed independently for their suitability to support roosting bats, the results of which will be provided under separate cover as part of the planning application. Any recommendations with regards to further surveys, mitigation or licensing requirements outlined within this external report should be followed to ensure the proposals do not result in an offence being committed with regard to roosting bats.

Where external lighting is required as part of the development, it will be designed and installed in accordance with Bat Conservation Trust and Institute of Lighting Professionals Guidance Note 08/23: *Bats and Artificial Lighting in the UK* (BCT/ILP, 2023). All external luminaires will be full cut-off fittings, directing light downward and preventing upward or lateral spill onto boundary vegetation, woodland edges or other features used by foraging and commuting bats. Lighting will not be directed at or within 5m of any hedgerow, tree line, waterbody or other linear feature likely to be used as a bat commuting or foraging route. All bulbs will have a colour temperature of 2,700K or below, which minimises disturbance to bats and their invertebrate prey relative to cool white or blue-spectrum LEDs. Where lighting is required in areas in close proximity to sensitive ecological features, it will be motion-activated to limit the duration of illumination and reduce cumulative disturbance. Vertical illuminance at the site boundary will not exceed 1 lux, in accordance with the recommendations for Environmental Zone E1 set out in GN08/23. Warm-spectrum, low-intensity lighting of this kind also reduces the attraction of nocturnal invertebrates to artificial light sources, providing a secondary benefit to the wider invertebrate community and the species that depend upon it.



To enhance the site for roosting bats, three assorted bat boxes such as the Kent bat box, Schwegler 1FR bat tube or Schwegler 1FF bat bow (or suitable equivalents), will be integrated into the rear elevation of the proposed building. The boxes will be installed at a minimum height of 3m and will be orientated to face between south-east and south-west where building orientation allows. This measure will be implemented in addition to any measures recommended in the separate Bat Survey Report.

6.1.3 Birds

Under the current proposals, the barn is scheduled for removal. The demolition should be undertaken outside of the main nesting season, which runs from March to August, inclusive. If work must take place during the nesting season, an ecologist will perform a nesting bird check of the building immediately prior to the start of works. Any active nests identified will need to be left with a 5m undisturbed buffer until the nesting cycle has concluded naturally (i.e. the young have fledged and the nest is no longer in use).

To enhance the site for nesting birds, three swift nest boxes will be installed on the northern elevation of the new building to provide colonial nesting opportunities for locally and nationally declining swift *Apus apus*. The boxes will be installed following the manufacturer's installation instructions, which will include specific heights for installation (usually a minimum of 5m) to provide optimal conditions. This measure will ensure there is an overall gain in nesting habitat for breeding birds and, specifically, swifts, in line with the NPPF.

6.1.4 Reptiles and Great Crested Newts

As this species is likely absent from the site, it will not be necessary to join the Great Crested Newt District Licence scheme, nor to obtain a European Protected Species Mitigation Licence in order for the work to proceed lawfully.

As great crested newt is present in the local landscape, the minimal residual risk of encountering individual great crested newts during site clearance work will be addressed with a Precautionary Working Method Statement:

- A protected species awareness poster will be displayed in the site welfare cabin/s, highlighting areas that are sensitive for great crested newt. This will include a contact phone number of an ecologist.
- Site inductions for all construction staff will include a great crested newt protocol, providing photographs to aid identification of this species, and to confirm that work shall cease immediately in the event of a confirmed or suspected great crested newt being discovered on-site, while the advice of an ecologist is sought.
- Any refugia or debris will be lifted and checked by the ecologist before removal. Site clearance including the limited area of ephemeral/tall ruderal vegetation will take place under the direct supervision of an ecologist.
- A two stage cut will be completed with strimmers. The first vegetation cut will bring the vegetation down to 15cm in height; all arisings will be raked off and removed from the works area to avoid provision of new habitat piles for these species.



- The direction of cut will be from the centre of the site toward the retained margins, employing a 'cut and chase' strategy to encourage any reptiles present through the habitat to adjacent retained habitat.
- The area will be left for at least 48hrs prior the second cut, to ground level. Arisings will be removed.
- Storage of materials and waste on the ground within the site will be avoided by restricting storage to designated areas of hardstanding and using pallets and skips to ensure these materials are not in contact with the ground, which could create refuges for reptiles. No waste or materials will be stored on grassed areas or adjacent to retained vegetation.
- An excavator with toothed bucket will be used under direct supervision of an ecologist to clear the ground where dense vegetation has been cleared. Any reptiles or other animals uncovered will be captured if possible and moved to the area around Pond 1 within the owner's residential curtilage. The only exception is great crested newt (see below).
- The ecologist will ask contractors to pause if necessary while features are investigated.
- In the unlikely event of a great crested newt being uncovered, the destructive search and all other site activity will cease immediately while an ecologist is consulted. The animal will be gently covered with lightweight vegetation. A great crested newt will only be handled if it is in immediate danger.
- If a great crested newt is discovered during the work, it would only be possible to resume site activity when one of the following licence types has been implemented:
 - Great Crested Newt District Licence, which may involve a planning condition amendment with WBC and associated delays; or
 - Registration of the site under the Great Crested Newt Earned Recognition Licence by a Natural England Registered Consultant; or
 - European Protected Species Mitigation Licence, which would usually be informed by the completion of a full great crested newt survey between March and early June, and would result in the need for installation of newt fencing, completion of a capture and translocation exercise and provision of new habitat such as ponds. This can cause significant construction delays.

As an enhancement measure for amphibians and reptiles, 1no. log pile measuring a minimum of 2x1x1m will be created along the southern bank of Pond 1 within the owner's residential curtilage. This will be constructed using logs and imported materials and will ensure the site is enhanced for amphibians (including great crested newt) and reptiles, delivering an overall net gain for protected species, in line with local and national policy.

With these measures in place, there will be no significant impacts to reptiles or great crested newt resulting from the proposal.



6.1.5 Other species

Excavations will be covered overnight during the construction phase or, alternatively, a scaffold plank or other suitable ramp will be installed to ensure any trapped [REDACTED] or hedgehogs can escape.



7 Conclusion

The survey work undertaken has confirmed that the site supports widespread habitats and provides suitability for foraging and commuting bats, breeding birds, foraging/commuting [REDACTED] and hedgehog, and common invertebrates. Reptiles and terrestrial great crested newt are unlikely to be present, however precautionary measures are prescribed herein. There is a likely absence of otter, water vole, hazel dormice and notable invertebrates or important assemblages. No other protected or notable species are likely to be impacted by the work and there are no other ecological constraints to the proposals.

A range of precautionary measures and mitigation has been recommended in this report in respect of bats, birds, [REDACTED] reptiles, great crested newt and hedgehog to ensure there are no impacts to these species.

Enhancement measures are proposed which, once delivered, will ensure the proposed development will result in a net gain for biodiversity in line with the NPPF. Taking this into account, as no designated sites or protected species will be significantly impacted once these measures are in place, the local planning authority can be assured that the proposal will be compliant with relevant legislation, the NPPF, the Wokingham Borough Council Core Strategy (adopted 2010), and the Managing Development Delivery (MDD) Local Plan (adopted 2014).



8 References

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Appendix 1 Site Location Plan



Key

 Site boundary

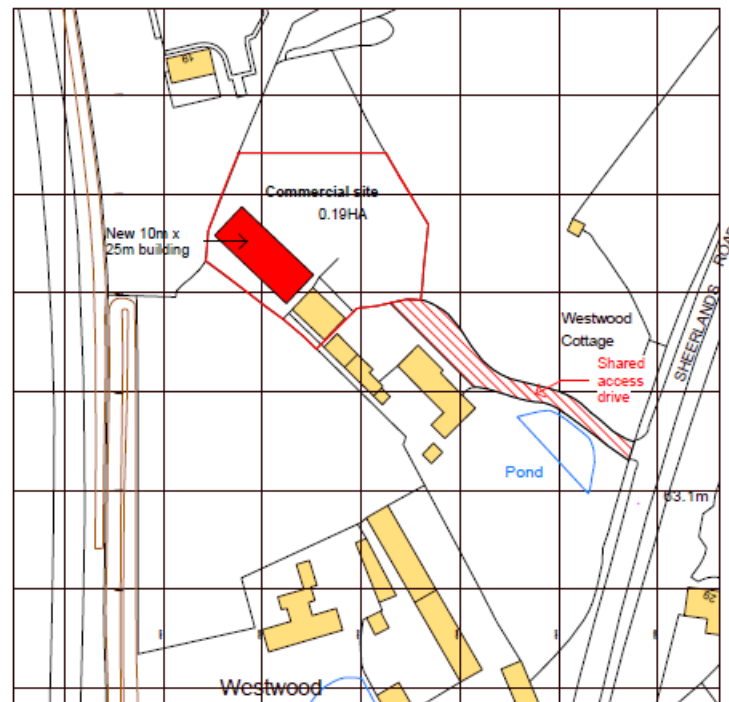
Site	Land at Westwood Cottage, Arborfield
Report	Preliminary Ecological Appraisal
Map	Site Location Plan
Date	July 2026

Ecology Works Limited
www.ecology-works.co.uk
info@ecology-works.co.uk

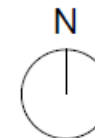


Appendix 2 Proposed Site Plan

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.



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Revised Description Date Checked

Drawn by

Mr and Mrs Ray

Address
Westwood Cottage, Sheerlands
Road RG40 4QX

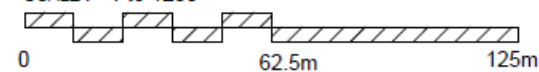
Drawing title
Location Plan - commercial site

Scale
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Date Rev

SCALE: 1 to 1250



Note: This maybe a reduced sized print, check scales below

**HERITAGE
FUSION**
CONSERVING THE PAST
INSPIRING THE FUTURE

Appendix 3 UKHab Habitat Map



Key

-  Site boundary
-  g4 Modified grassland
-  u1b5 Building
-  u1b6 Other developed land
-  u1f 81 Ruderal/ephemeral
-  Trees

Site	Land at Westwood Cottage, Arborfield
Report	Preliminary Ecological Appraisal
Map	UKHab Habitat Map
Date	July 2026

Ecology Works Limited
www.ecology-works.co.uk
info@ecology-works.co.uk

