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Preliminary Ecological Appraisal and Roost Assessment

Survey site:

62 Reading Road, Reading, RG5 3DB.

Client:

Mahdi Padia

Survey date:

26th February 2025

Project:

This report is prepared to inform a planning application with Wokingham Borough Council. The proposal is described as:

Proposed erection of a new dwelling following the demolition of the existing.

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.**

The site survey was undertaken by Olga Hermann, Ecological Surveyor, [accredited agent to Natural England Level 2 bat licence number 2019-41480-CLS-CLS].					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
26/02/2025	9	73	70	7	None

Ecological Survey Factor **Conclusion, Impact or Recommendations**	**Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. 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.**
Habitats and plants (see Habitat map in Appendix 1, PRA and BERS plan in Appendix 2, Location plan in Appendix 3, Proposal plan in Appendix 4, and Photos in Appendix 5). **Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).**	
Summary of Survey Findings **(***UKHab codes used)*	**Site context** The survey site is centred on National Grid Reference SU 75951 73588 and has an area of 0.14ha. The site consists of a residential plot comprised of a detached main dwelling, with two outbuildings, associated driveway car parking areas, and gardens to the rear. The site is located within a high-density area with extensive urban infrastructure in all directions. The wider surrounding landscape however includes several recreational grounds with woodpasture and parkland as well as deciduous woodland. The wider landscape whilst dominated by urban settlements, includes several significant ancient deciduous woodland parcels, with ponds, streams, rivers and other wildlife features.

	Habitats within the site are common and widespread and have low ecological value. No protected or notable plant species were recorded during the survey. **Habitats present within and adjacent to site** **u1b** – Developed land, sealed surface **u1b5** – Buildings **u1c** - Artificial unvegetated, unsealed surface **u1d 828, 829, 846, 847**– Built up areas and gardens, Vegetated garden, Unvegetated garden, Flower bed, Introduced shrub **g4 32 108**– Modified grassland, Scattered trees, Frequently mown **h2b**- Non native and ornamental hedgerow **On site habitat descriptions** Urban habitats; Developed land sealed surface, Buildings, Artificial unsealed, unvegetated surface The site consists of several areas of developed land, with sealed surfaces including a tarmacked driveway, paved pathways within the rear garden, and unsealed gravel car parking areas. There are three permanent buildings on site, designated as B1, B2, and B3, which are detailed further within the *Bats* section below. No condition assessment is associated with these habitats.

	<u>Built up areas and gardens</u> The east portion of the site is comprised of a vegetated garden, with modified grass lawns, small scattered trees, ornamental hedgerows, a linear row of introduced shrubs, as well as unsealed unvegetated gravel patio areas with raised planters. No condition assessment is associated with this habitat, with the condition fixed at Poor. <u>Modified grassland</u> The lawn within the rear garden of the site is comprised of modified grassland, which appears regularly managed with a short sward length of <3cm. This appears to contain a poor species density, with an average of 4 species per m2. Areas of bare ground were found along the eastern boundary as well as to the south of B2. Species include: **dominant** perennial rye, red fescue, rough meadow, **abundant** common bent, daisy, herb robert, white clover, **frequent** petty spurge, dandelion, comfrey, ragwort, creeping buttercup, cranes bill, and **occasional** nettle, bristly oxtongue, milk thistle, dead nettle, ribwort plantain. Ground flora surrounding the two scattered trees at the east and below the non-native hedgerows also includes shade loving perennials and ruderals such as lords and ladies, ivy, daffodil, bedstraw, and green alkanet. Criteria passed: C, F, G Condition score: Poor <u>Non-native ornamental hedgerow</u> Dense hedgerows comprised solely of cypress line the east, south and west boundaries of the site. These are comprised of small to medium sized trees tightly planted in a linear arrangement and maintained as a hedgerow structure. Ground flora beneath is comprised of ivy, lords and ladies, ground ivy, nettle and green alkanet. No condition assessment is associated with this habitat, with the condition fixed at Poor.

	<u>Scattered trees</u> There are five scattered trees on site. Trees containing features are explained in further detail within the *Roosting Bats* section below. Three young, planted non-native *prunus spp.* measuring <7.5cm DBH are located within a line in the interior of the rear garden, with an absence of ecological niches or suitable roosting features. No condition assessment is associated with these, as they do not classify into a size class. A medium mature cherry with a DBH of 54cm is located within the north-west corner of the site, which contains lifted bark and deadwood. Criteria passed: B, C, D, E, F Condition score: Good A small semi-mature apple measuring at 29cm DBH is located just south of this, which appears to be significantly slanted with a stunted growth. It contains a large hallow within, with several further crevices and holes throughout its trunk. Criteria passed: B, D, E, F Condition score: Moderate <u>Local notable habitats</u> Several parcels of deciduous and ancient woodland, and woodpasture and parkland are located within 2km of the site. The closest of which is a small zone of deciduous trees within adjacent green space Woodford Park, just ~75m west of the site.

Foreseen Impacts	**On site habitats** The habitats on-site are widespread and not notable. The proposed development will likely result in the loss of ~20m of ornamental non-native hedgerow at the west of the site. This is likely to have minimal impact on biodiversity considering the small area of commonplace habitat being lost. **Notable habitats** No direct impacts to any notable habitats will occur as a result of the proposed development. However, due to the proximity of the site to deciduous woodland ~75m west, indirect effects (e.g. pollution, dust, litter, surface run off, etc) could occur during construction.
Recommendations	**On site habitats** Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012). Best practice pollution prevention measures detailed within the below pollution prevent guidance notes must be adhered to during construction. Definitive detail could be included within a Construction and Environmental Management Plan (CEMP). • Environmental Agency Pollution Prevent Guidance Note 6: Working on Construction and Demolition Sites A biodiversity net gain (BNG) report is likely to be required for the proposal, as more than 5m of hedgerow habitat is affected by the proposal. The vegetated gardens with modified grassland, scattered trees and introduced shrubs are all expected to be retained throughout.

	Notable habitats Best practice measures to minimise the possibility of pollution affecting the nearby deciduous woodland must be implemented during construction. A Construction Environment Management Plan (CEMP) may be required for this.
Locality and Designated Sites	
Summary of Survey Findings	**On site designations** The site is not subject to any designation. **Statutory designated sites (within 2km)** There are four statutory sites within 2km of the site, the closest being Highwood Local Nature Reserve (LNR) located ~1km south-west from the site. The site lies within the impact risk zone for Lodge Wood and Sandford Mill SSSI (2.3km east), however the small scale development is not listed as a possible high risk for this designation. **Non-statutory designated sites** The presence of non-statutory designated sites within 2km of the site cannot be established without data from Thames Valley Environmental Records Centre (TVERC).
Foreseen Impacts	No direct impacts to any designated sites will occur as a result of the proposed development. However, due to the proximity of the site to designated site name and the possible presence of non-statutory designations in the vicinity, indirect effects such as pollution or tree damage could occur during construction.
Recommendations	Best practice measures to minimise the possibility of pollution affecting the nearby designated sites must be implemented during construction. A Construction Environment Management Plan (CEMP) may be required for this.

Invasive / Non-native species	
Summary of Survey Findings	No problematic invasive and non-native species recorded on site.
Foreseen Impacts	N/A
Recommendations	No further surveys but remain vigilant.
Invertebrates	
Summary of Survey Findings	No significant habitat for protected or notable invertebrates is found on site, however the vegetated garden with grass lawns, shrubs and small trees provides some resources for a range of common invertebrate species.
Foreseen Impacts	The ornamental hedgerow spanning the west boundary of the site is expected to be removed. The loss of such habitat is likely to be inconsequential to local invertebrate populations owing to their low value and the presence of more extensive habitat locally.
Recommendations	No further surveys. The site could be further enhanced via the provision of native wildflowers or wildflower turf, which would provide foraging opportunities for invertebrates.
Bats	
Summary of Survey Findings	**EPSL data** A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are 13 granted EPSLs within a 2km radius of site as detailed below:

EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence
EPSM2012-4144	Common and soprano pipistrelle, brown long-eared bat	~500m north	Destruction of a resting place
2018-38132-EPS-MIT	Soprano pipistrelle, brown long-eared bat	~800m north	Destruction of a resting place
2020-48353-EPS-MIT	Soprano pipistrelle	~800m north-west	Destruction of a resting place
2020-48093-EPS-MIT	Common and soprano pipistrelle, brown long-eared bat	~1km north	Destruction of a resting place
2018-34839-EPS-MIT-1 2018-34839-EPS-MIT	Soprano pipistrelle	~1km north-west	Destruction of a resting place
2015-17476-EPS-MIT 2015-17476-EPS-MIT-1	Soprano pipistrelle, brown long-eared bat	~1km north-west	Destruction of a resting place
2020-48694-EPS-MIT	Common and soprano pipistrelle	~1.1km north-west	Damage and destruction of a resting place
2019-44293-EPS-MIT	Common and soprano pipistrelle, brown long-eared bat	~1.1km north	Damage of a resting place
2018-36568-EPS-MIT	Common pipistrelle and brown long eared	~1.2km north-east	Damage of a resting place
2014-441-EPS-MIT	Common and soprano pipistrelle	~1.2km south-west	Damage and destruction of a resting place
2018-37707-EPS-MIT	Soprano pipistrelle	~1.4km north	Damage of a resting place
EPSM2012-4390	Brown long eared	~2km south	Destruction of resting and breeding site
2016-27109-EPS-MIT-1 2016-27109-EPS-MIT	Common and soprano pipistrelle, brown long-eared bat	~2km east	Damage of a resting place

	Foraging and commuting habitat The local area is of good bat habitat with significant woodland, linear commuting routes and other foraging areas. Hedgerows and scattered trees within the vegetated garden on site likely provide some commuting and forging opportunities for local bat populations. **Roosting habitat** Buildings and trees to be impacted by the proposed development are assessed for their suitability to support roosting bats below. No evidence of roosting bats was identified on or within any of the surveyed buildings or trees on-site. B1- *low habitat value* B1 is the main dwelling on site, comprised of a two-storey detached red brick building with a converted loft containing a vaulted ceiling, with concrete interlocking roof tiles on a pitched plane, as well as uPVC window and door frames. The upper portion of the foundation walls is rendered, however does not contain any cracks or lifting. A total of four chimneys are seen, two on each gable side. The exterior appears in overall good condition, with no significant signs of damage or decay. However, several features suitable for roosting crevice dwelling bats were identified. These include small gaps beneath lifted roof tiles, lifted lead flashing around chimney and roof plane joints, and gaps in a corner soffit and at the western gable apex eaves. The features themselves are of low-moderate value and could likely host low numbers of bats for short periods of time.

	B2- *negligible habitat value* B2 is a detached garage located just south of B1, comprised of concrete breeze block foundations, with single skinned wooden panels at the tops of each gable, along with a corrugated asbestos roof and plastic skylights. The exterior contains an absence of suitable roosting features, however does contain many large gaps below the roof edge allowing internal access. The interior is bright and airy due to the presence of windows, skylights, and gaps around the metal door and below the roof allowing a breeze through. No evidence of roosting bats was found within the interior, in the form of live or deceased bats, droppings, urine staining, or feeding remains. Both the interior and exterior hold negligible value for roosting bats due to an absence of features along with unsuitable conditions. B3- *negligible habitat value* B3 is a rectangular wood built shed, currently utilised for storage of materials as well as a gym. The exterior holds an absence of suitable roosting features, with the single skinned wood walls containing no lifting, gaps or crevices, and the bitumen felt roof tightly laid. The interior is bright due to the presence of windows and is well sealed with an absence of access points. No evidence of roosting bats was found within the interior, in the form of live or deceased bats, droppings, urine staining, or feeding remains. Both the interior and exterior hold negligible value for roosting bats due to an absence of features along with unsuitable conditions. Scattered trees There are five scattered trees on site. Three young, planted non-native *prunus spp.* measuring <7.5cm DBH are located within a line in the interior of the rear garden, with an absence of ecological niches or suitable roosting features.

	A medium sized mature cherry is located within the north-west corner of the site, which was identified at holding PRF-I features such as lifted bark and small superficial crevices within deadwood, which could accommodate low numbers of bats for short periods of time. A small semi-mature apple is located just south of this, which appears to be significantly slanted with a stunted growth. It contains a large hallow within, with several further crevices and holes throughout its trunk. These are concluded to be PRF-M features, allowing larger groupings of bats to roost for extended periods of time.
Foreseen Impacts	**Roosting habitat** **B1:** The proposed development will result in the demolition of B1. This will result in the removal of the identified roosting features and thus in turn could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats. **B2:** Bats are very unlikely to be roosting within B2 and B3 and as such, there are not anticipated to be any impacts on bats in these locations as a result of the proposed development. **Scattered trees:** No trees are to be impacted by the proposed development, as such no direct impact to roosting bats within these locations are anticipated.

	Foraging and commuting habitat The proposed development is expected to result in the loss of ~20m of non-native ornamental hedgerow along the western boundary of the site. Given the low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats. **Artificial lighting** The proposed development may lead to an increase in the amount of current lighting of surrounding habitats. This may disturb commuting bats.
Recommendations	**Roosting habitat** **B1:** One bat emergence/re-entry survey is required on B1 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. Three surveyors are required to cover all accessible elevations of B1, to look for emerging/re-entering bats. This survey visit should aim to be completed during the optimal survey period mid-May to August inclusive. The use of Night Vision Aids (NVA's) should also be employed as part of the survey effort. If any bat roosts are confirmed from this survey schedule, further surveys to make up a total suite of three, and an application for a subsequent bat license would be required to legally proceed with destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works.

	B2 and B3: In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice. **Scattered trees** Two trees containing suitable roosting features are located along the eastern boundary of the site. These are not expected to be directly impacted by the current development. Should any future development include felling works, further surveys may be required before proceeding. **Artificial lighting** A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2 **Suggested biodiversity enhancements** Specific enhancements are dependent on the outcome of further survey. However, the installation of a minimum of one bat box at the site will provide additional roosting habitat for bats. The bat box should be incorporated into the fabric of the new dwelling, 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.
Birds	
Summary of Survey Findings	No evidence of nesting birds was found on site during the surveys; however, birds could use the buildings and vegetation within the garden for nesting. No habitat for schedule 1 birds was observed.

Foreseen Impacts	The proposed development with removal of the western hedgerow could result in the destruction or the disturbance and subsequent abandonment of active bird nests.
Recommendations	Any building or vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the 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 until the young have fledged. **Suggested biodiversity enhancements** The installation of a minimum of one bird box incorporated into the fabric of the new building will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box, Schwegler 1SP Sparrow Terrace, Woodstone Nest Box, or a similar alternative brand. Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction, installed approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight.
Reptiles	
Summary of Survey Findings	**EPSL data** A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site.

	Habitat suitability The site interior holds some suitability for sheltering, commuting and foraging reptiles, in the form of vegetated gardens with habitats such as grassland, shrubs, hedgerows and small trees. Whilst the residential plot is not directly connected to significant core habitats for the species, the local landscape includes several woodland parcels and other core habitats for the species. As a result, it is concluded Individual reptiles could be present in the site interior.
Foreseen Impacts	The proposal is likely to result in the removal of ~20m of ornamental hedgerow at the west of the site to facilitate new driveway access. No further vegetated habitats are expected to be removed. The loss of the low-grade habitat is likely of resulting in an acceptably low level of impact to local reptile populations. However, construction activities could result in harm or injury of amphibians, if present within the working area.
Recommendations	A precautionary working method will be implemented for widespread reptiles during construction, including the following measures: • Any hedgerow root systems should be dug out outside of the reptile hibernation period (November-February). • 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.

	• In the unlikely event that a reptile is identified, works must cease and advise must be sought from a suitably qualified ecologist. **Suggested biodiversity enhancements** The site could be enhanced for reptiles post-development with the inclusion of log piles (created from felled materials) and planting of areas of native shrubs, to provide sheltering opportunities.
Amphibians	
Summary of Survey Findings	**EPSL data** A review of the MAGIC database returned no granted EPSL records, positive class survey licence returns or DLL historic survey data (2017 – 2019) for great crested newts within 500m of the site. However, the MAGIC database did return evidence indicating the presence of great crested newts resulting from a class survey license return record from 2015, located ~1.55km northwest. Great crested newts 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). As such, the great crested newt metapopulation known to be present 1.55km northwest are not suitably connected to the site. **Habitat suitability** Amphibians require suitable aquatic habitat in which to breed. Whilst the site itself does not contain any water features, a review of OS maps and aerial imagery revealed the presence of one pond within the 500m locality, a large ornamental pond within Woodford Park located~120m west of the site. The interior of the site contains suitable terrestrial habitat in the form of vegetated gardens, with suboptimal short length modified grassland, small introduced shrubs, scattered trees and non-native hedgerows.

Foreseen Impacts	The proposal is likely to result in the removal of ~20m of ornamental hedgerow at the west of the site to facilitate new driveway access. No further vegetated habitats are expected to be removed. The loss of the low-grade habitat is likely of resulting in an acceptably low level of impact to local amphibian populations. However, construction activities could result in harm or injury of amphibians, if present within the working area.
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: • Any hedgerow root systems should be dug out outside of the amphibian hibernation period (November-February). • 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.

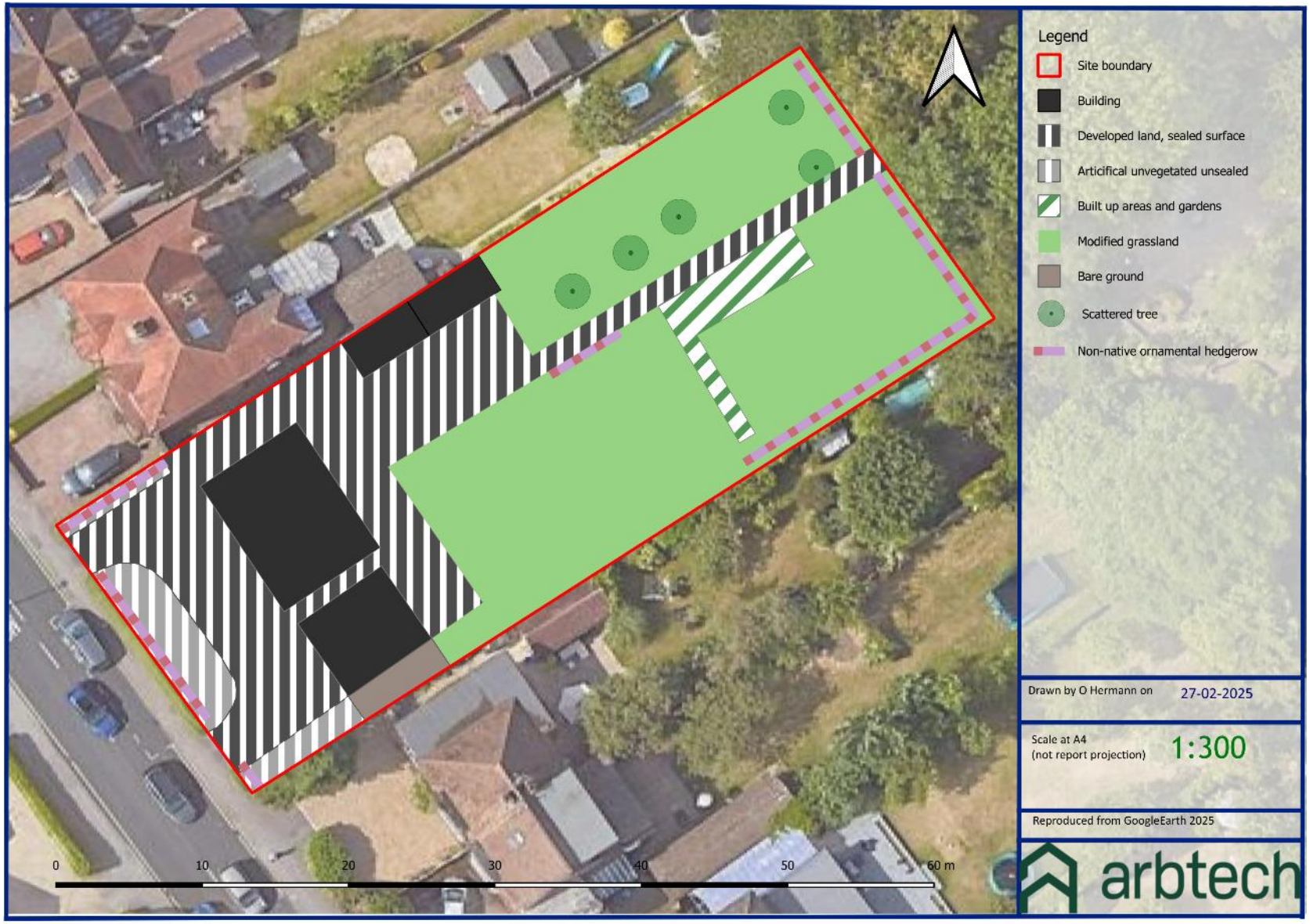
	• In the unlikely event that a great crested newt is identified, works must cease and advise must be sought from a suitably qualified ecologist. **Suggested biodiversity enhancements** The site could be enhanced for amphibians post-development through creation of amphibian hibernacula using rubble and logs from site clearance. Information on how to construct a hibernaculum can be found here: https://www.wiltshirewildlife.org/hibernaculum
Badger	
Summary of Survey Findings	No badger setts were noted on site or within a 30m radius of the site. Further, no evidence of foraging badgers was noted within the development area. However, the site was considered to hold some suitability for badger sett excavation and foraging habitat, with connectivity to further habitats available in the local landscape.
Foreseen Impacts	No works will be undertaken within 30m of a badger sett. Vegetated habitats within the site are expected to be retained based on the proposed plan, with the exception of the western boundary non-native hedgerow. The loss of such habitat is not expected to result in a significant reduction of available resources for local badger populations. However, construction activities could result in the death or injury of badgers, if present.
Recommendations	Basic precautionary mitigation during works is recommended: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to habitats which badgers could use. South and west boundaries. • 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 within 30m, works must cease and advise must be sought from a suitably qualified ecologist.
Riparian animals	
Summary of Survey Findings	**EPSL data** A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. **Site suitability** There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.
Foreseen Impacts	No impacts are anticipated on riparian animals as a result of the proposed development.
Recommendations	None required.
Hazel dormouse	
Summary of Survey Findings	**EPSL data** A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. **Habitat suitability** Although the site contains several hedgerows with suitable foraging, commuting and sheltering features, the immediate urban surroundings contain a lack of suitable core habitats for the species, thus the site is isolated and concluded unlikely of hosting dormice.
Foreseen Impacts	No impacts are anticipated on hazel dormice as a result of the proposed development.
Recommendations	None.
Other e.g. hedgehog	

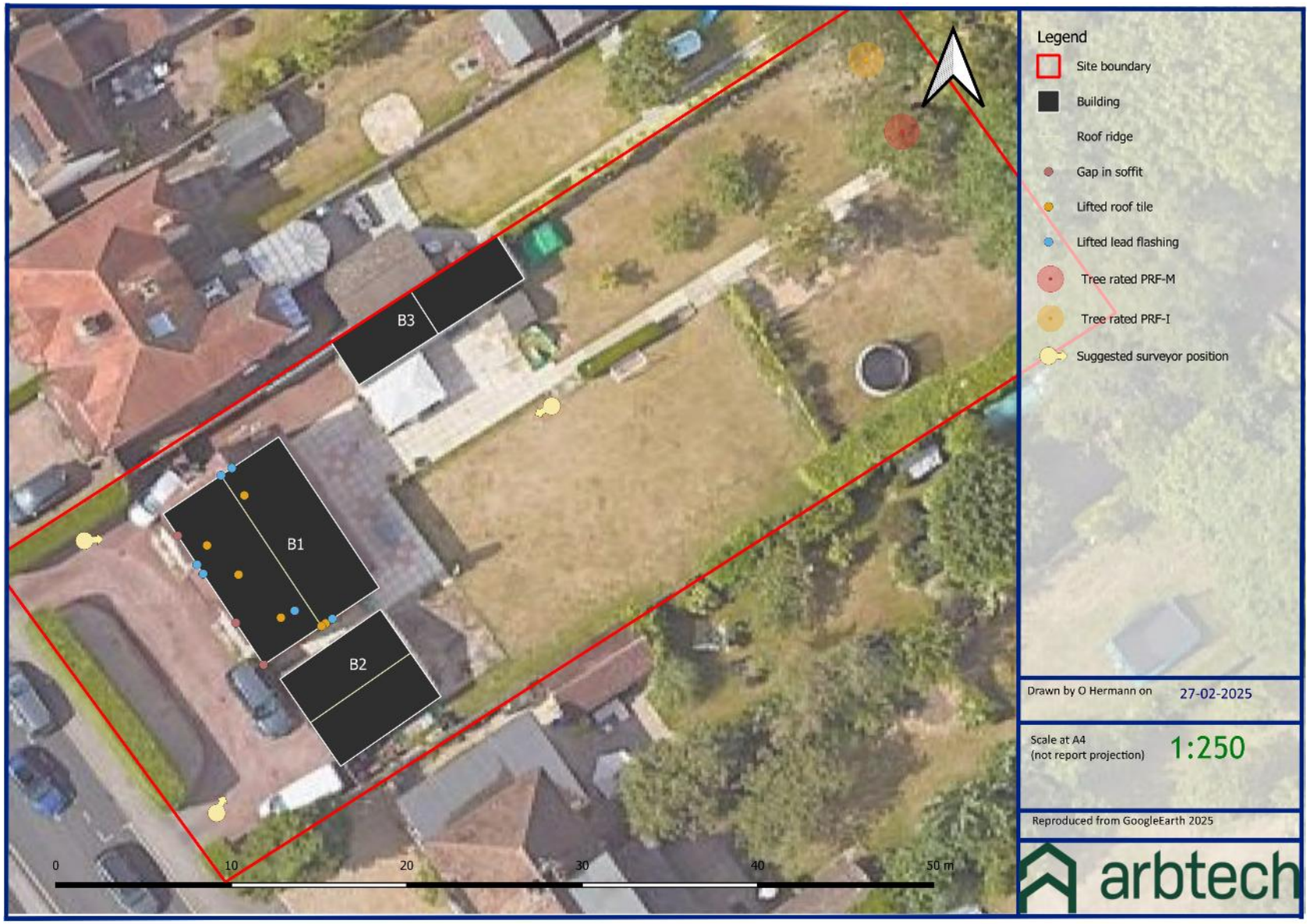
Summary of Survey Findings	The vegetated garden habitats on site with modified grassland, introduced shrubs, non-native hedgerows and scattered trees provide some sheltering, foraging and commuting opportunities for hedgehogs, with connectivity to further extensive habitat nearby.
Foreseen Impacts	The western hedgerow is expected to be removed during construction. The loss of such habitat is likely to be inconsequential to local 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 basic precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • 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 hedgehogs 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. **Suggested biodiversity enhancements** The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: • Planting fruit bearing trees and species-rich grassland to increase foraging opportunities. • Creation of brash piles or installation of hedgehog houses in shady areas.

	• Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.

Appendix 1: Habitat map

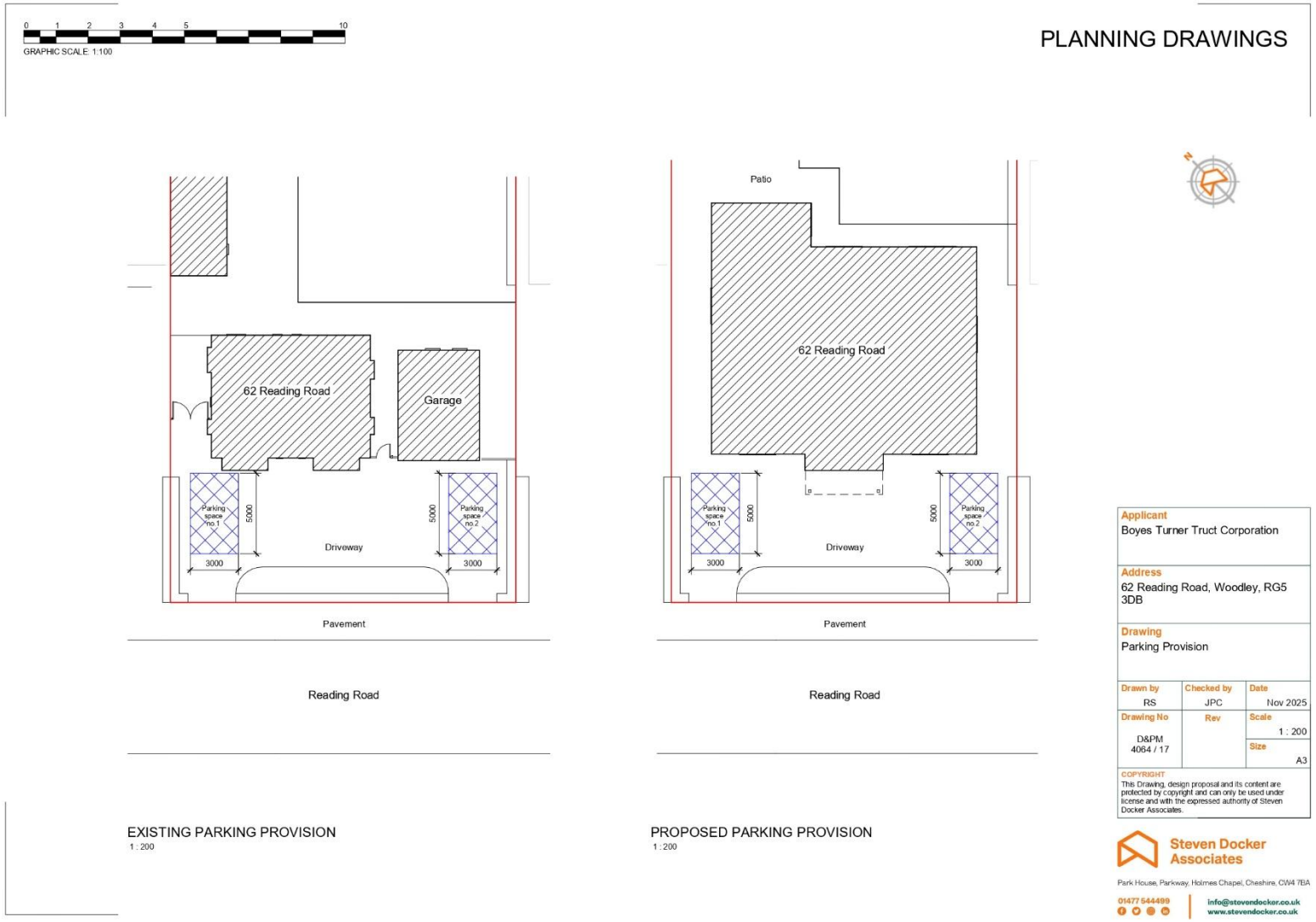

Legend
Site boundary
Building
Developed land, sealed surface
Articifical unvegetated unsealed
Built up areas and gardens
Modified grassland
Bare ground
Scattered tree
Non-native ornamental hedgerow
Drawn by O Hermann on 27-02-2025
Scale at A4
(not report projection)
1:300
Reproduced from GoogleEarth 2025
arbtech
0
10
20
30
40
50
60 m

Appendix 2: PRA and BERS map



Appendix 3: Location map

Appendix 4: Proposed plan



PLANNING DRAWINGS

DRAWINGS ISSUED - PLANNING				
Sheet Number	**Sheet Name**	**Date Issued**	**Rev**	**Rev. Date**
D&PM 4064 / 00	Cover Page	Nov 2025		
D&PM 4064 / 01	Location Plan	Nov 2025		
D&PM 4064 / 02	Existing Site Plan	Nov 2025		
D&PM 4064 / 03	Proposed Site Plan	Nov 2025		
D&PM 4064 / 04	Existing Roof Plan	Nov 2025		
D&PM 4064 / 05	Proposed Roof Plan	Nov 2025		
D&PM 4064 / 06	Existing Ground Floor Layout Plan	Nov 2025		
D&PM 4064 / 07	Existing First Floor Layout Plan	Nov 2025		
D&PM 4064 / 08	Existing Loft Floor Layout Plan	Nov 2025		
D&PM 4064 / 09	Proposed Ground Floor Layout Plan	Nov 2025		
D&PM 4064 / 10	Proposed First Floor Layout Plan	Nov 2025		
D&PM 4064 / 11	Proposed Loft Floor Layout Plan	Nov 2025		
D&PM 4064 / 12	Existing Elevations (1 of 2)	Nov 2025		
D&PM 4064 / 13	Existing Elevations (2 of 2)	Nov 2025		
D&PM 4064 / 14	Proposed Elevations (1 of 2)	Nov 2025		
D&PM 4064 / 15	Proposed Elevations (2 of 2)	Nov 2025		
D&PM 4064 / 16	Proposed Section A-A	Nov 2025		
D&PM 4064 / 17	Parking Provision	Nov 2025		

Proposed New Build

EXISTING 3D VIEW

PROPOSED 3D VIEW

Applicant
Boyes Turner Truct Corporation

Address
62 Reading Road, Woodley, RG5 3DB

Drawing
Cover Page

Drawn by	Checked by	Date
RS	JPC	Nov 2025
Drawing No	**Rev**	**Scale**
D&PM 4064 / 00		**Size** A3

Steven Docker Associates
Park House, Parkway, Holmes Chapel, Cheshire, CW4 7BA
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Appendix 5: Photos

Figure 1: West and north elevation of B1

Figure 2: East and southern elevations of B1

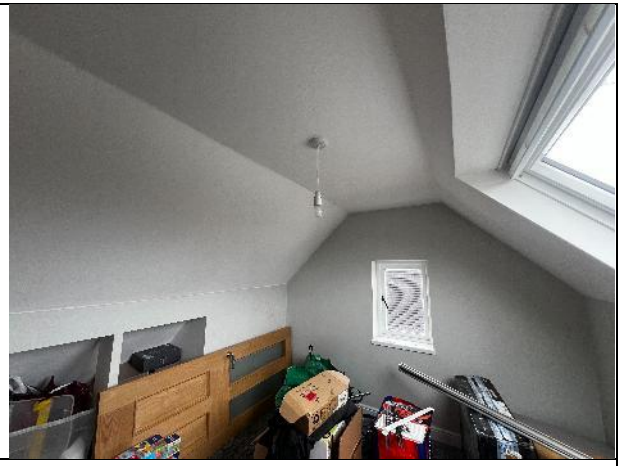

Figure 3: Vaulted interior of B1

Figure 4: Lifted lead flashing on the east elevation

Figure 5: Lifted roof tile on the western elevation

Figure 6: Gap in south-western soffit

Figure 7: Lifted lead flashing on western entrance porch

Figure 8: Slipped tiles on southern elevation

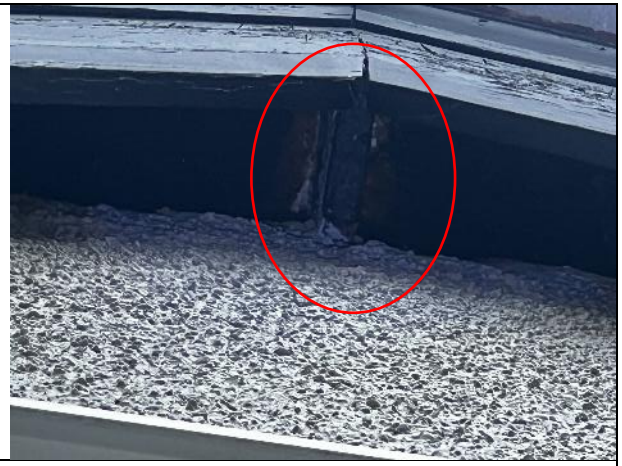

Figure 9: Gap at eaves on western gable apex

Figure 10: North and west elevations of B2

Figure 11: South and east elevations of B2

Figure 12: Interior of B2

Figure 13: South and west elevations of B3

Figure 14: East and south elevations of B3

Figure 15: Interior of B3

Figure 16: Rear garden, looking south-east

Figure 17: Three prunus trees within east potion of garden

Figure 18: Area of introduced shrubs, planters and unsealed gravel patio area

Figure 19: Small ornamental hedgerow within the site interior

Figure 20: Ornamental hedgerow along the eastern boundary

Figure 21: Ornamental hedgerow along the western boundary

Figure 22: Two scattered trees at the north-east of the site

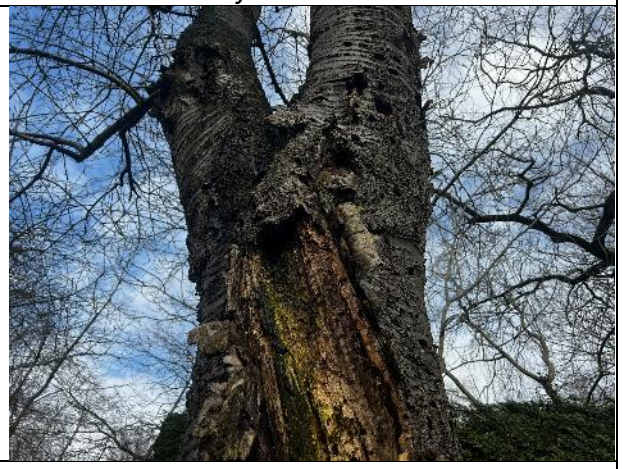

Figure 23 and 24: Mature cherry with PRF-I features

Figure 25 and 26: Semi mature apple with PRF-M features

Figure 27: West entrance onto site, looking north-east

Limitations and Copyright

Limitations

A biological records data search has not been undertaken. To date, Arbtech has not been commissioned to obtain the data. Bat records can be acquired at a later date and will be necessary for any subsequent license application to Natural England.

Legal

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Version control			
Status	**Issue**	**Name**	**Date**
Draft	0.1	Olga Hermann, Ecological Surveyor	27/02/2025
Final	1.0	Olga Hermann, Ecological Surveyor	28/02/2025
Final: updated proposed plans	2.0	Romany Poole BSc (Hons) MSc, Consultant Ecologist	18/12/2025