



Hampshire
County Council

Preliminary Ecological Appraisal

Hexham Road, Reading

For
Reading Borough Council

June 2021

Hampshire County Council Ecology Team

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Contents

Summary	1
1. Introduction	2
Objectives	2
Site Description	2
Proposed works	3
Limitations	3
2. Methods	4
Desk-based assessment	4
<i>Zone of influence (Zol)</i>	4
<i>Scoping</i>	4
<i>Data search</i>	4
Field survey	5
3. Results	8
Desk-based assessment	8
<i>Designated sites and notable habitats</i>	8
<i>Fieldwork scoping / Zone of influence</i>	8
Field Survey	9
<i>Habitats</i>	9
<i>Badger</i>	10
<i>Bats – built structures</i>	10
<i>Bats – trees</i>	11
<i>Bats – foraging and commuting</i>	11
<i>Hazel dormouse</i>	11
<i>Birds</i>	12
<i>Reptiles</i>	12
<i>Amphibians</i>	12
4. Impact Assessment	13
Planning policy and legislation	13
Potential impacts on sites, habitats and species	14
<i>Designated sites</i>	14
<i>Vegetation and habitats</i>	14
<i>Badger</i>	14
<i>Hazel dormouse</i>	14
<i>Breeding birds</i>	14
<i>Reptiles</i>	15
<i>Great crested newts</i>	15
<i>Bats</i>	15
Impact assessment summary	15
5. Recommendations	16
Introduction	16
Mitigation	16

<i>Nesting birds</i>	16
<i>Foxes</i>	16
<i>Net loss of biodiversity</i>	17
6. Conclusions	18
References	19
Appendix 1 – Site Location and Aerial Photo	20
Appendix 2 – Photos	22
Appendix 3 – Phase 1 Habitat Map	26
Appendix 4 – Roost and activity habitat suitability criteria	27

Summary

A Preliminary Ecological Appraisal (PEA) was undertaken in May 2021 at the site of a vacant residential facility at Hexham Road, Reading. It is proposed to demolish the existing buildings and clear the site.

The PEA comprises a desk-based assessment and field survey work based on Extended Phase 1 survey methodology to assess the potential for the site to support protected habitats and species.

Habitats to be directly impacted by the proposed works are typical amenity habitats common to urban settings, including amenity grassland, hardstanding, species-poor (unmanaged) semi-improved grassland, and a range of herbaceous beds and shrubs. There are several mature trees within the site. The site is considered to be of lower ecological value overall, although in the highly urban context, offers some minor local value as a green space and biodiversity resource.

The buildings and trees are concluded to offer negligible bat roost suitability. It is considered that it is unlikely that hazel dormice, reptiles, badgers, or great crested newts are present at the site.

The site is likely to support nesting birds in the woody vegetation during spring and summer. Urban foxes may be present.

In the absence of mitigation, the development will potentially result in direct harm to nesting birds, and foxes, and will result in a slight net loss to biodiversity overall, through loss of habitats.

A summary mitigation strategy is provided, detailing measures to address these identified impacts, including sensitive clearance of the site at appropriate times of year, pre-clearance checks and (if necessary) sensitive exclusion of foxes, and a range of biodiversity enhancements during any future redevelopment.

1. Introduction

Objectives

- 1.1. The purpose of this study was to gather ecological information about the site at Hexham Road, Reading, and assess the impacts of the proposals to demolish the buildings.
- 1.2. This took the form of a Preliminary Ecological Appraisal (PEA), which comprised an initial desk-based assessment followed by an Extended Phase 1 Habitat Survey. A PEA may need to be followed up where necessary by species-specific survey work. If necessary, this PEA report recommends further species-specific survey work.
- 1.3. The PEA was carried out by Adam Egglesfield and Camilla Mitchell, both experienced ecological surveyors with HCCET, and who hold current licences to survey for bats.
- 1.4. If the PEA and any recommended additional work identifies likely impacts to biodiversity, the information gathered would be used to develop an appropriate and proportionate strategy to avoid, mitigate and where necessary, compensate for any such impacts.

Site Description

- 1.5. The Hexham Road site is located in a suburban area in Whitley, a suburb to the southern part of Reading. The site is roughly square in plan, comprising a main central building with several wings, set in a mature plot with gardens, trees, and associated service areas.
- 1.6. The building was originally constructed as an older persons' residential home and became vacant in the spring of 2019.
- 1.7. The building is of modern brick and block construction, believed to have been constructed in the 1990s. Much of the building is constructed around a central square courtyard. The main entrance to the building is along the northern side of this square building. There is a further large wing projecting north from the

western end of the north side. These areas house the main accommodation of the building. These have pitched roofs with timber and steel framing, and heavy concrete interlocking roof tiles.

- 1.8. To the north-eastern corner is a further linked structure that houses the main kitchens and other services. This section has a flat roof. There are additional sections of service / facilities type uses around the north-eastern part of the building and site.
- 1.9. The site faces north onto Hexham Road, and is accessed through a gate along this boundary. There is a large area of parking to the front of the site, with grass and trees around the sides and rear. There is a small courtyard garden to the centre courtyard and a larger area of formal garden to the south-eastern part of the site.
- 1.10. Location plan and aerial photo of the site showing the site boundary and its setting are shown in Appendix 1. Photos 1 and 2 on the photo sheet in Appendix 2 show general picture of the building.

Proposed works

- 1.11. Current proposals are limited to the demolition of the on-site buildings.

Limitations

- 1.12. The courtyard area and the formal garden area to the south-eastern part of the site were inaccessible during the survey due to the metal security shuttering that has been fitted to the windows and doors since the building was vacated. However, these could be viewed from between the mesh bars. Given that these areas are formal garden areas, this is not seen as a significant limitation to the survey work.
- 1.13. All loft areas were accessed; while some of these could not be fully accessed internally due to their smaller dimensions and lack of loft boarding, good visibility across these areas was possible, using high powered torches and binoculars where physical access was constrained.
- 1.14. There are therefore no significant limitations to the survey work.

2. Methods

Desk-based assessment

- 2.1. A desk-based assessment was carried out by HCCET in April 2021. This comprised the following elements:

Zone of influence (Zoi)

- 2.2. The development proposals and the site were reviewed to establish the likely extent of impacts from the scheme at which potential ecological receptors might be affected. This was based on established criteria (such as Natural England's Impact Zones for Sites of Special Scientific Interest (SSSI)) or published zones around certain European designated sites. Where established criteria are not present, the Zoi was based on the ecologist's professional judgement. Where necessary, the Zoi for relevant receptors are discussed in the following sections.

Scoping

- 2.3. An initial review of the site and the proposals were carried out to consider the likelihood of particular ecological receptors being present at the site or nearby (within relevant Zoi). Where this scoping confidently concluded that a particular receptor is likely absent (for example there are unlikely to be water vole at a site with no on-site or nearby waterbodies), these are not considered in detail in the report.

Data search

- 2.4. Geographical Information Systems (GIS) mapping was used in order to identify records of statutory designated sites within a 1km radius of the site and to examine the site's ecological context.
- 2.5. The Reading Borough Council Local Plan Proposals Map was examined to identify other areas of identified biodiversity interest such as other patches of more ecologically rich habitats, and existing or proposed green links¹.

¹ <https://www.reading.gov.uk/planning/planning-policy/new-local-plan/>

- 2.6. The findings of the desk-based assessment in terms of establishing the local and wider ecological context of the site has also been used where relevant to inform recommendations for biodiversity net gain, as set out in Section 5.

Field survey

- 2.7. Field survey work was carried out on 21 May 2021. This followed the Phase 1 Habitat Survey methodology of the Joint Nature Conservation Committee (JNCC, 2010) and the Institute of Environmental Assessment (IEA, 1995). Phase 1 Habitat Survey is a standard technique for classifying and mapping British habitats. The aim is to provide a record of habitats that are present on site. It should be noted that the habitat categories used by the Phase 1 Habitat Survey Methodology do not mirror the habitat types considered to be conservation priorities. Where relevant and necessary, this is discussed further in Section 4.
- 2.8. The site survey entailed two surveyors, Adam Eggesfield (Senior Ecologist) and Camilla Mitchell (Ecologist) undertaking a methodical investigation of all areas of the site in order to identify the presence of, or habitat considered suitable for supporting, legally-protected species. Assessment of the nature and value of habitats and vegetation at the site was also carried out. A brief description of the survey methods used is provided below.
- 2.9. The site was inspected for field signs of badger *Meles meles* such as badger setts, latrine sites, dung piles, well-used trails, prints, foraging activity, and hairs.
- 2.10. An assessment was made of the suitability of habitat on site to support hazel dormice *Muscardinus avellanarius*. Key habitats for this species are woodland, scrub and hedgerows, particularly where these offer dense vegetation for nesting or hibernation, along with food resources such as hazelnuts, fruiting and nectar-rich plants (e.g. hawthorn, bramble) and honeysuckle (for nesting material). The presence of important landscape-scale habitat linkages between suitable habitats was considered.
- 2.11. The survey also included a consideration of the site's suitability to support breeding bird species. These will utilise a broad range of habitats, including

structures such as houses and outbuildings, trees, scrub, isolated shrubs, dense herbaceous vegetation (terrestrial and aquatic) and open grassland.

- 2.12. The site's suitability to support reptiles was also considered. Key habitat features for reptiles include tussocky or patchy grassland, scrub edge, linear watercourses, ponds, compost heaps, brash piles and rubble/soil heaps. Linkage to suitable habitat within the surrounding landscape will increase the potential for reptiles to occur, although populations can occur within isolated or fragmented habitats even within urban areas.
- 2.13. An assessment was made of all water bodies and terrestrial habitat within the site and within the surrounding landscape for their suitability to support populations of amphibians, particularly great crested newt *Triturus cristatus* (GCN). Ponds were assessed where possible according to the Habitat Suitability Index (HSI) assessment method (Oldham et al, 2000).
- 2.14. Any suitable on site or nearby accessible waterbodies such as lakes, rivers, ditches and streams were inspected for signs of water voles and otter. Signs of otter include spraints (droppings), holts and couches (resting places), haul outs, and anal jelly. Water vole signs include burrows (particularly with a grazed 'lawn' around their entrance), runs along the bank, latrines, feeding signs, runs, and footprints.
- 2.15. Trees were assessed for their potential to support bats, using methods guided by and consistent with that set out in Collins (ed) (2016). Relevant trees were inspected from ground level to identify evidence of bat activity and/or identify the presence of any potential roost features (PRFs) such as rot holes, flaking bark, cracks or splits and areas of extensive deadwood.
- 2.16. Trees were inspected using Opticron Discovery 10x42 close-focussing binoculars and where necessary and safely possible, a ladder. High-powered torches (Clulite Clubman CB2 and Lenser P7.2) were used to illuminate potential roost and roost access features.
- 2.17. An assessment was made of the suitability of the site and the surrounding landscape to support foraging, commuting and other flying behaviours such as

swarming and social interactions. The assessment was based on the presence of key habitat features such as woodland, scrub, hedgerows, grassland, and open water and watercourses, which are highly attractive to bats as both a foraging resource and as commuting routes. The presence of such habitats, particularly in a mosaic with other suitable habitats, typically increases the potential for structures to be exploited by bats where suitable roost and access opportunities are present. The presence of unlit semi-natural vegetation and habitat linkages between the site and the surrounding landscape were also considered.

- 2.18. Bat roost suitability and foraging habitat quality was assessed according to the criteria set out in Collins (2016). The table in Appendix 4 sets out the guidelines for assessing roost suitability and foraging habitat quality

3. Results

Desk-based assessment

Designated sites and notable habitats

- 3.1. There are no statutory designated sites such as Sites of Special Scientific Interest within the search area.
- 3.2. There are several Local Wildlife Sites in the surrounding area, including The Cowsey, an area of deciduous woodland and grassland managed by Reading Borough Council, approximately 700m to the south-east. Further afield, the Reading University Whiteknights campus lies approximately 1.2km north-east. This includes large areas of woodland and wood pasture / parkland habitat. Further afield, approximately 1.3km to the west, lies the broad expanse of floodplain meadows / grazing marsh at Fobney and along the floodplain of the River Kennet as it flows into Reading.
- 3.3. There is an area of biodiversity interest mapped on the Proposals Map around the western part of the Sherfield Hall site, approximately 400m north-east.
- 3.4. There are several other nearby open spaces including Cintra Park and Longbarn Lane recreation ground. These are managed more as public amenity parks.
- 3.5. Examination of the Local Plan proposals map identifies a green link a short distance to the south of the Hexham Road site. This links several green space areas, running between Longbarn Lane recreation ground, south-east to the Reading Girls School playing field and then north-east to the Sherfield Hall area of biodiversity interest.

Fieldwork scoping / Zone of influence

- 3.6. Initial assessment identified no watercourses on or near the site and therefore impacts on riparian mammals were scoped out from the assessment.
- 3.7. The surrounding habitat is largely urban residential, and the site itself is an existing building with a mature, if unmanaged, garden. There appear to be no potentially sensitive areas within the immediate adjacent areas. The proposals

are for demolition and construction of a new residential accommodation. Therefore, the zone of influence is considered to be the site itself plus a small surrounding radius of no more than 50m.

Field Survey

Habitats

- 3.8. The main habitats present at and around the site are shown in the Phase 1 habitat map in Appendix 3.
- 3.9. Much of the grassland area of the site appears to be more regularly managed with a shorter sward height. See Photos 3 and 4.
- 3.10. These areas are found around the more publicly visible areas to the front (north) and side (west) parts of the site. These amenity grassland areas have a low to moderate diversity of common and widespread herb species within the sward. Species include, for example at Target Note (TN) 2 prickly lettuce *Lactuca serriola*, dandelion *Taraxacum* agg., cinquefoil *Potentilla reptans*, hedgerow cranesbill *Geranium pyrenaicum*, doves-foot cranesbill *G. molle*, yarrow *Achillea millefolium*, red dead-nettle *Lamium purpureum*, white dead-nettle *L. album*, common field speedwell *Veronica persica*, and field bindweed *Convolvulus arvensis*.
- 3.11. There is a smaller area of longer grass to the north-east corner of the site (TN1). As this is less regularly managed (Photo 5), it has been coded as semi-improved grassland. This area is somewhat shaded by trees, and herb species found in this area are common and widespread. They include ivy *Hedera helix*, wood avens *Geum urbanum*, meadow buttercup *Ranunculus acris*, herb-Robert *Geranium robertianum*, cleavers *Galium aparine*, smooth sow-thistle *Sonchus oleraceus*, great willowherb *Epilobium hirsutum*, common vetch *Vicia sativa*, sweet violet *Viola odorata*, daisy *Bellis perennis*, yarrow, cats-ear *Hypochaeris radicata*, ox-eye daisy *Leucanthemum vulgare*, and common cinquefoil.
- 3.12. There is a larger area of semi-improved grassland to the south-west part of the site (TN3, Photo 6). Species here include smooth sow-thistle, cow parsley *Anthriscus sylvestris*, sweet violet, hairy wood rush, common vetch, creeping

buttercup *R. repens*, wood avens, dandelion, cleavers, yarrow, ox-eye daisy, herb-Robert, green alkanet *Pentaglottis sempervirens*, as well as garden escapes such as aquilegia and Spanish bluebell *Hyacinthoides hispanica*.

- 3.13. There are several mature cherry *Prunus* sp. and sycamore *Acer pseudoplatanus* trees in this area, as well as numerous cherry and sycamore saplings across the grass sward.
- 3.14. The south-eastern part of the site is largely a more ornamental garden area (Photo 7) – this could not be fully accessed but was visible to some extent through the security mesh over the windows and doors (Photo 7). Much of this area appears to be occasionally managed amenity grassland, with extensive herbaceous beds and introduced garden shrubs.
- 3.15. There is a further formal garden area within the central building courtyard (Photo 8). This is largely gravel hardstanding but becoming colonised by ephemeral / perennial vegetation and unmanaged herbaceous garden plants.
- 3.16. There are further small areas of amenity landscaping introduced shrub scattered around the perimeter of the building, such as along the front of the building near the entrance (TN4, Photo 9).

Badger

- 3.17. No direct clear evidence of badger was seen on site. A distinct mammal track was noted around the south-eastern part of the site from beneath a push-under beneath the fence dividing the more formal rear gardens from the western part of the site (Photo 10). It is considered more likely that this path and push-under is evidence of fox *Vulpes vulpes*.

Bats – built structures

- 3.18. Internally, there are four accessible loft areas around the building. These were all accessed via ceiling hatches located around the various first-floor corridors (see annotations on the map in Appendix 4). There is no loft over the north-eastern part of the building as this is a flat-roofed kitchen / service area.
- 3.19. The internal conditions of the lofts were examined, and surfaces examined for evidence of recent or historic bat roosting activity. No such evidence was seen

in any location in the loft areas, including internal timberwork, domestic services, adhering to internal wall surfaces, or on the loft insulation and areas of boarding (see Photos 11 to 16). Particular focus was given to the internal gable end walls and apexes and the floor areas beneath these, as well as the ridge beams. No bat evidence was seen in these areas.

- 3.20. The roofing felt was found to be in good condition throughout and no areas of visible external light were seen (Photos 17 and 18).
- 3.21. Externally, the heavy concrete tiles across the roof faces were found to be in good condition with no apparent areas of damage or slipped tile that could allow bats to access any crevices beneath them or to access the loft areas (see Photos 19-22).
- 3.22. The soffit boxes were in fair condition and although some minor deterioration was noted, they were generally tightly-fitting to the external walls with no gaps between the brickwork and soffit. The soffits around the courtyard have plastic fly mesh vents to them (Photos 23 and 24).

Bats – trees

- 3.23. There are several mature trees around the site. These were closely inspected from ground level and no potential roost features were noted.

Bats – foraging and commuting

- 3.24. The site presents a small area of more vegetated habitat within a largely urban landscape. While its small size is unlikely to mean it is a key foraging resource, it is likely to be regularly exploited by bats from the surrounding area that are more habituated to urban environments such as common pipistrelle *Pipistrellus pipistrellus* bats.

Hazel dormouse

- 3.25. The site is isolated from any suitable dormouse habitat in the wider landscape and does not support suitable dormouse habitat. Dormice are considered absent from the site.

Birds

- 3.26. The scrub and trees on site are highly suitable for supporting small numbers of common and widespread bird species. There are therefore likely to be active nests present during the spring and summer.

Reptiles

- 3.27. Some of the longer grassland habitats nominally appear suitable for supporting reptiles due to the structure of the habitat. However, the grass is occasionally managed and has only become longer in the recent past since the building was vacated. Until mid-2019, the grassland areas were all tightly managed short amenity grass sward.
- 3.28. The surrounding habitat is either hardstanding (such as roads) or residential development at a reasonably high density. There are no adjacent areas that appear suitable for supporting reptiles.
- 3.29. Therefore, while the structure of the habitat across some parts of the site is becoming suitable for supporting reptiles, the recent management changes, and the isolated setting of the habitat with no likely adjacent source of colonising animals, it is concluded that reptiles are likely absent.

Amphibians

- 3.30. There are no ponds on site and examination of Ordnance Survey mapping finds no ponds in the surrounding area. The surrounding landscape is highly urbanised. It is therefore considered that the site is unlikely to support great crested newts or other notable amphibians.

4. Impact Assessment

Planning policy and legislation

- 4.1. Paragraph 175 of the National Planning Policy Framework (NPPF) (MHCLG, 2019) requires that when determining planning applications, 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.
- 4.2. Policy CS36 'Biodiversity and Geology' of the Reading Borough Council Adopted Core Strategy (revised 2015) states that:
- “Development should retain, protect and incorporate features of biodiversity or geological interest (including protected species and their habitats) found within the application site into their schemes.”*
- 4.3. The supporting text to the policy states that:
- “Protected species identified by the Species Action Plan of the Reading Biodiversity Action Plan (BAP) and their habitats must also be protected from any direct or indirect harm resulting from development.”*
- 4.4. Many species of animal are legally protected under both domestic or international law (the Wildlife and Countryside Act 1981 (as amended)² and the Conservation of Habitats and Species Regulations 2017³ respectively). Badgers and their setts are protected under the Badgers Act 1992⁴.
- 4.5. With reference to bats, hazel dormice, and great crested newts, these are European Protected Species (EPS). This legislation makes it an offence to kill, injure or disturb them, or to destroy or damage their breeding sites and resting places (even when the animals are not present). For such work to legally

² <http://www.legislation.gov.uk/ukpga/1981/69>

³ <https://www.legislation.gov.uk/uksi/2017/1012/contents/made>

⁴ <http://www.legislation.gov.uk/ukpga/1992/51/contents>

proceed, Natural England (the Government's statutory nature conservation agency) will issue a licence for the work to be able to proceed legally, subject to the proposals meeting certain criteria.

- 4.6. The following sections consider the potential impacts on any identified ecological features and whether the development would be in accordance with policy and legislation.

Potential impacts on sites, habitats and species

Designated sites

- 4.7. The demolition work will not adversely affect any statutory or non-statutory designated sites.

Vegetation and habitats

- 4.8. The habitats at the site are common and widespread and are not of high ecological value in the wider context. However, they do have some intrinsic biodiversity value at the site level and will contribute to the local biodiversity resource, particularly given the proximity of the nearby green link to the south (highlighted above in paragraph 3.4).

Badger

- 4.9. Badgers are considered likely absent from the site. It is therefore concluded that the demolition work will have a negligible impact on badgers.

Hazel dormouse

- 4.10. Hazel dormice are considered likely absent from the site. It is therefore concluded that the demolition work will have a negligible impact on hazel dormice.

Breeding birds

- 4.11. Clearance of the site would result in a reduction in the extent of available nesting habitat. If active nests were present at the time, this clearance would result in destruction of active nests contrary to the Wildlife and Countryside Act.

Reptiles

4.12. Reptiles are considered likely absent from the site. It is therefore concluded that the demolition work will have a negligible impact on reptiles.

Great crested newts

4.13. GCN are considered likely absent from the site. It is therefore concluded that the demolition work will have a negligible impact on GCN.

Bats

4.14. Bats and bat roosts are considered likely absent from the site. It is therefore concluded that the demolition work will have a negligible impact on bats.

Impact assessment summary

4.15. In summary, in the absence of measures to avoid, mitigate, or compensate for impacts, it is concluded that the demolition work would have the potential for the following impacts:

- Direct harm to active bird nests if site clearance undertaken in the spring or summer
- Harm to foxes
- Overall slight net loss of biodiversity

4.16. The following section sets out a strategy to address these impacts.

5. Recommendations

Introduction

- 5.1. This section provides details of recommendations considered necessary in order to ensure that potential ecological constraints are considered fully. This includes recommendations for additional survey works and for mitigation, compensation or enhancement measures to avoid, lessen or offset the identified impacts to ecological features arising from the proposed works.

Mitigation

Nesting birds

- 5.2. It is recommended that any clearance of the vegetation at the site takes place outside the bird nesting season – i.e. it takes place between September and February inclusive.
- 5.3. Given the amount of vegetation at the site, it is not recommended to clear this during the breeding season, even with a watching brief / ecological supervision, as there is a high risk that nests would be encountered, resulting in delays to the programme.

Foxes

- 5.4. Although not legally protected, site clearance should avoid deliberate harm to any foxes that may be on site in order to avoid contravening the animal welfare requirements of the Mammals Act.
- 5.5. Before site clearance commences, ecologists will visit the site to carry out an update survey to assess whether fox dens are present. If they are, they will be blocked with one-way badger gates and monitored. Once clear, the dens will be collapsed in or removed in a sensitive and precautionary manner to avoid harm to any foxes unexpectedly present. This work will be carried out by HCC ecologists ensuring that any foxes unexpectedly present will not be harmed and allowed to leave the area of their own accord.

Net loss of biodiversity

- 5.6. At this stage, the proposals are confined to the demolition of the existing buildings. However, as a general recommendation, it is advised that any future use of the site includes a detailed landscape strategy that is developed with ecological input.
- 5.7. Suggested biodiversity-focused elements of the landscaping and scheme overall would ideally include:
- The use of species-rich seed mixes in grassland areas. In amenity grass areas, there are several sources of hard-wearing and low-growing grass and wildflower mixes available, such as Emorsgate EL1 ‘Flowering Lawn Mixture’⁵ or the Germinal WFG20 ‘Eco Species Rich Lawn’ mix⁶.
 - If there are areas that would be able to accommodate longer grass, consider a more traditional wildflower meadow mix that can be left to grow taller. (NB areas such as this will typically require less maintenance than shorter grass, as they will only require 2-3 cuts per year, one at late summer and then one to two in early spring).
 - Maintain strips or areas of longer grass around site boundaries and any patches of shrub planting to increase the structural diversity of habitats.
 - Include a range of native shrub species in any planting mixes, such as dogwood *Cornus sanguinea*, Guelder rose *Viburnum opulus*, hazel *Corylus avellana*, and spindle *Euonymus europaeus*.
 - Install a range of bat and bird boxes on retained trees around the site.
- 5.8. It is recommended that further work is done to develop a more detailed biodiversity-focused landscape scheme prior to any future plans to re-develop the site.

⁵ [EL1 - Flowering lawn mixture | Other grassland mixtures | Meadow and Grassland | Emorsgate Seeds – \(01553\) 829 028 \(wildseed.co.uk\)](#)

⁶ [WFG20 Eco Species Rich Lawn \(germinalamenity.com\)](#)

6. Conclusions

- 6.1. The Preliminary Ecological Appraisal at the Reading Borough Council site at Hexham Road, Reading, identified that the site supports habitats of generally lower ecological value, although the site as a whole does provide a locally useful biodiversity resource.
- 6.2. The survey found no evidence that the site supports badger, bats, reptiles, great crested newts, or hazel dormice.
- 6.3. There is a possible fox den to the rear of the site.
- 6.4. The site is likely to support nesting birds during the spring and summer, and site clearance is likely to result in the destruction of active nests if carried out during that time. Recommendations are made to avoid this.
- 6.5. Recommendations are made to ensure no overall net loss of biodiversity and to deliver biodiversity enhancements.
- 6.6. Provided these recommendations are followed, it is concluded that the development will have no adverse impacts on biodiversity and will deliver biodiversity gains in accordance with policy.
- 6.7. Unless otherwise advised, the findings and recommendations in this report are solely based on the plans and brief provided to HCCET. The results and findings are valid for two years from the date of the initial field survey. HCCET should be contacted if this report is to be used after this period to check if any updating work need to be undertaken.

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Appendix 1 – Site Location and Aerial Photo

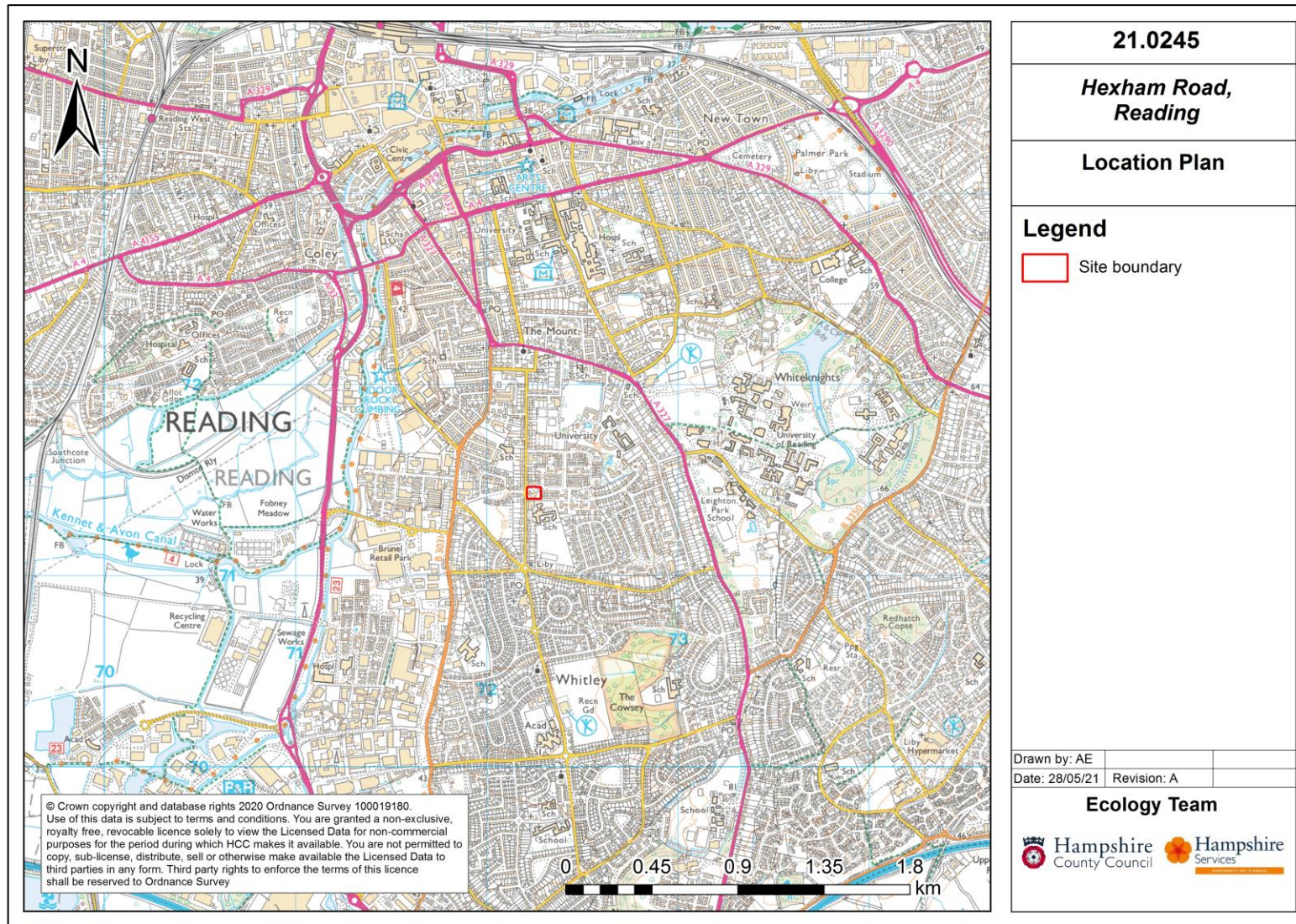


Figure A1.1 Site location

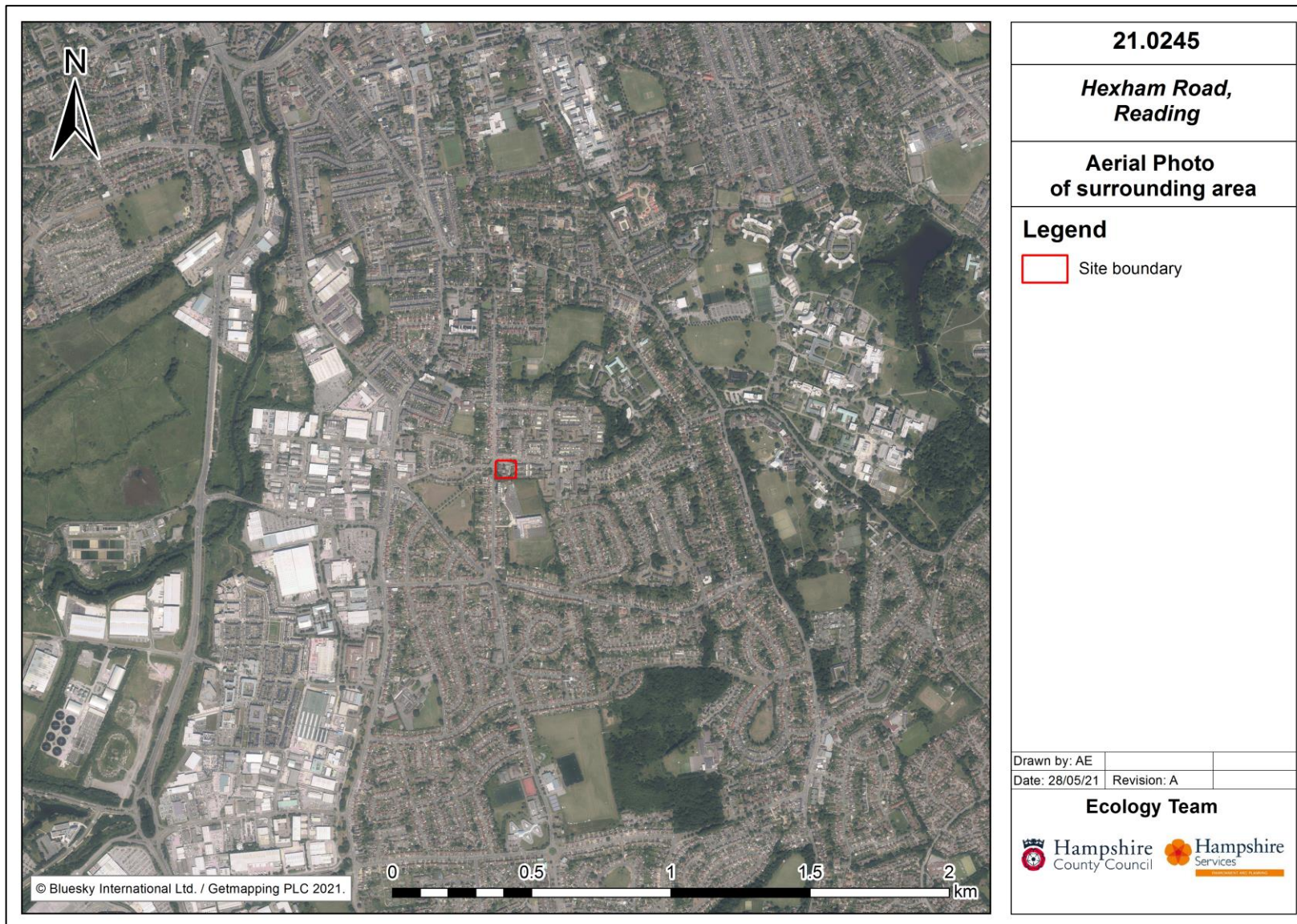


Figure A1.2 Aerial photo of surrounding area

Appendix 2 – Photos



Photo 1 Front of building



Photo 2 Main entrance area



Photo 3 Amenity grass to front of building



Photo 4 Amenity grass to front of site



Photo 5 Grassland at TN1



Photo 6 Grassland and trees at TN3

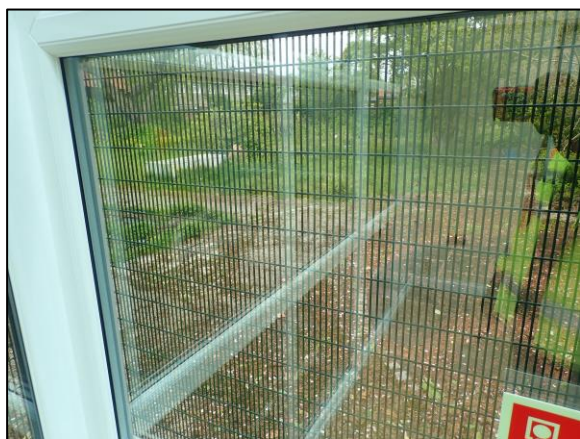


Photo 7 Garden area to south-east part of site

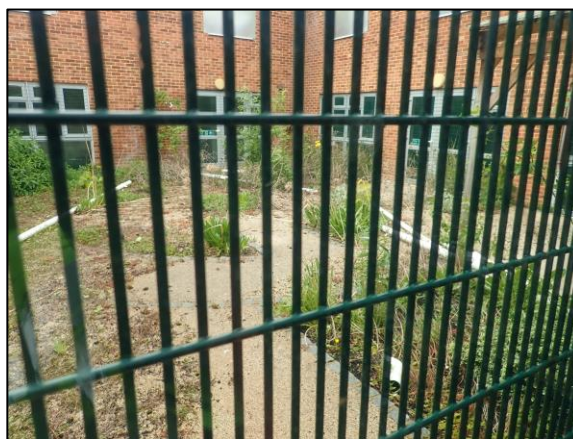


Photo 8 Central courtyard garden area



Photo 9 Garden herbaceous beds near front of building



Photo 10 Push-under beneath rear fence



Photo 11 Internals of service area in Loft 1



Photo 12 Loft 1

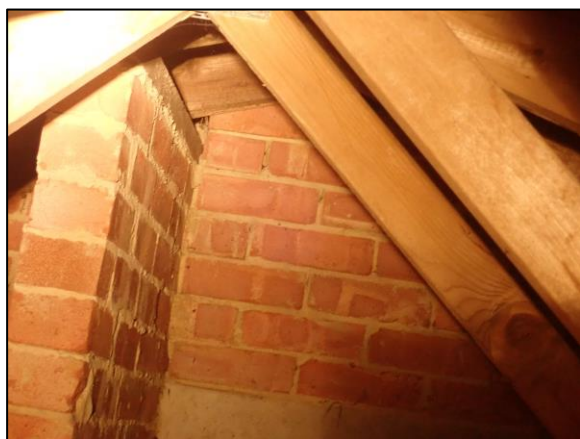


Photo 13 Internal gable end wall



Photo 14 Timberwork and internals of Loft 3



Photo 15 Internal gable wall apex



Photo 16 Floor beneath gable end apex



Photo 17 Roofing felt in good condition



Photo 18 Timber joints and felt in good condition



Photo 19 Roof tiles



Photo 20 Roof tiles



Photo 21 Roof tiles



Photo 22 Roof tiles and soffits



Photo 23 Soffit around building

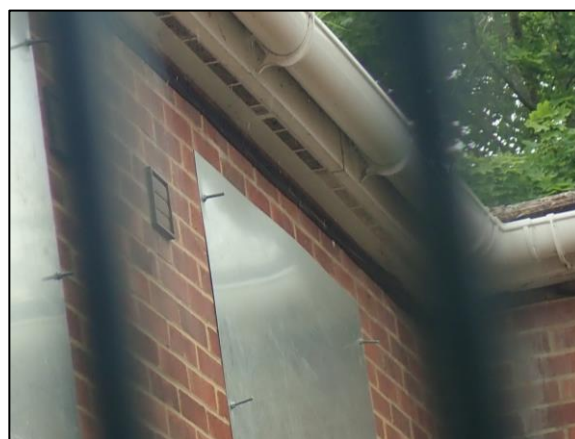
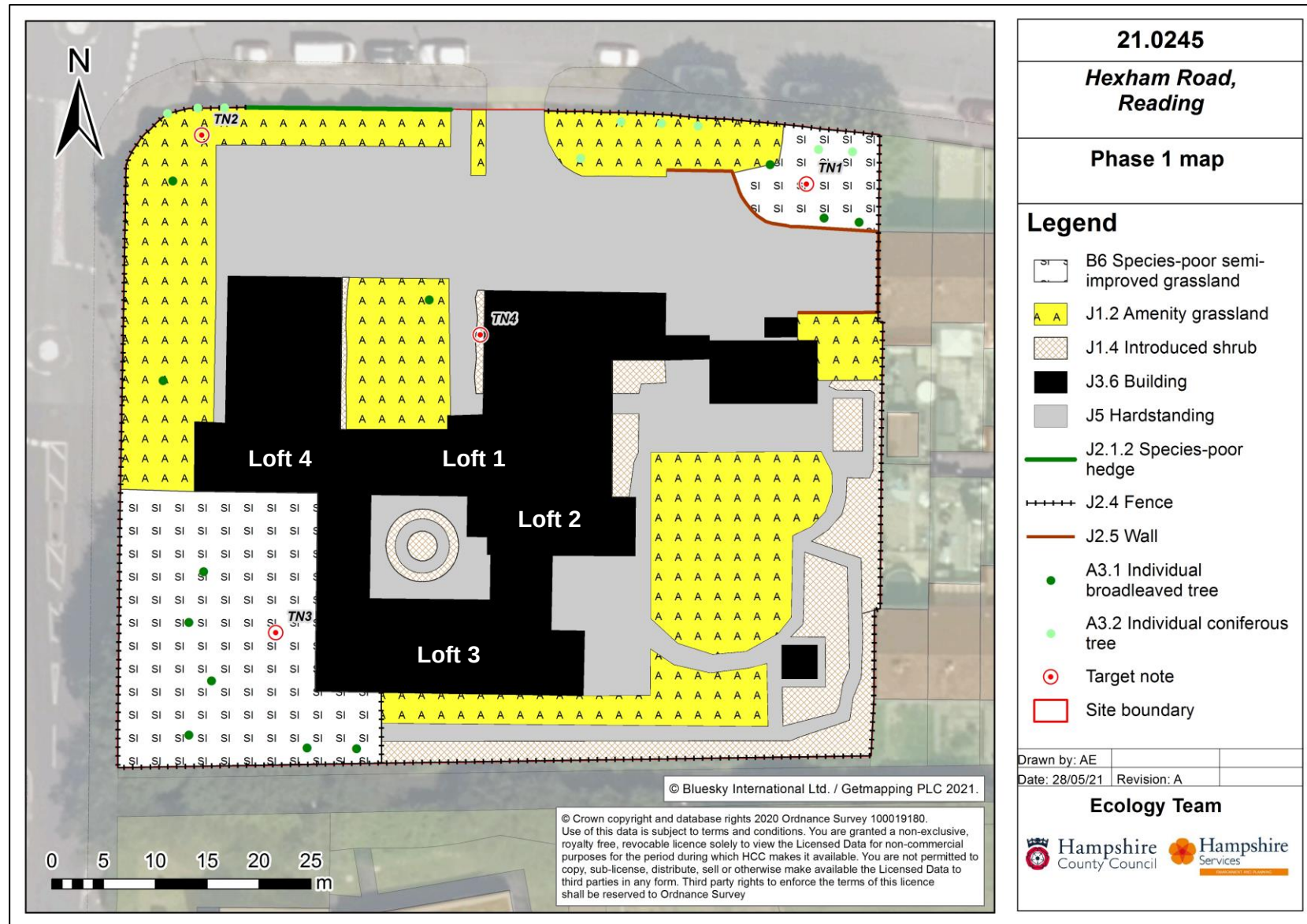


Photo 24 Soffits around central courtyard

Appendix 3 – Phase 1 Habitat Map



Appendix 4 – Roost and activity habitat suitability criteria

Table A3 Roost and activity habitat suitability criteria

Suitability	Roosting habitat	Habitat for foraging, commuting and other activity
<i>Negligible</i>	Negligible habitat features on site likely to be used by bats	Negligible habitat features on site likely to be used by bats
<i>Low</i>	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain Potential Roost Features (PRFs) but with none seen from the ground or features seen with only very limited roost potential.	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
<i>Moderate</i>	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
<i>High</i>	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland