

**SOUTHERN OFFICE**

(Registered Office)

Phlorum Limited
Phlorum House
Unit 12, Hunns Mere Way
Woodingdean
Brighton
East Sussex BN2 6AH

T 01273 307167**E** info@phlorum.com**W** www.phlorum.com

13 October 2022

By Email (Ed.Parker@jll.com)

Ed Parker

JLL

30 Warwick Street

London

W1B 5NH

Our ref: RS/11691_S/NA

Dear Ed:

Land at Hyperion Trade Park, Reading: Summary of Ecological Scoping Survey

Phlorum carried out an ecological scoping survey at Land at Hyperion Trade Park, Reading on the 12th August 2022, as a prerequisite to carrying out a Biodiversity Net Gain Assessment for the site.

The survey served to assess and map the habitats present to provide the baseline information needed to complete Natural England's Biodiversity Metric. Any particular features of ecological significance or potential ecological constraints to the proposed development were also noted.

It is understood that the proposed development is for a new Greggs Pod Unit, with associated landscaping, car parking, and seating areas.

Methodology

The site survey was carried out on the 12th August 2022 by Natalie Arscott, an environmental consultant with over 3 years' professional experience of conducting ecological surveys. Weather conditions during the survey were warm, still, and dry, with clear skies.

The survey comprised a walkover inspection of the land and habitats present. Habitats were described and mapped, and a list of plant species was compiled. The condition of the on-site habitats was also assessed. The site was inspected for indications of the presence of protected species and/or suitable habitat to support protected species.

NORTHERN OFFICE Regus, Adamson House, Towers Business Park, Wilmslow Road, Didsbury, Manchester M20 2YY **T** 0161 955 4250

WESTERN OFFICE One Caspian Point, Pierhead Street, Cardiff Bay, Cardiff, CF10 4DQ **T** 02920 920820

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Site Summary

The site is situated in an urban location to the north of Rose Kiln Lane in Reading, 580m to the east of the A33. The site is bound by private residential gardens to the east, and hardstanding associated with car parking and roads to the north, south, and west. The surrounding area is built-up, comprising a mixture of residential, commercial, and industrial properties. There are areas of open grassland in the wider surrounds.

The grid reference for the centre of the site is SU 71755 71276. The site extends over 0.0458 hectares (ha) or 458 m².

The site comprised a car park, with two small areas of introduced shrub and a line of coniferous trees along the eastern boundary.

Hardstanding

The majority of the site was covered by hardstanding, currently in use as a car park. This included two separate parking spaces to the west of the main site area.

Introduced Shrub

There were two shrubs of cherry laurel (*Prunus laurocerasus*) along the site's western boundary. These were being maintained for ornamental value and had low ecological value. Cherry laurel appears on the GB Non-Native Species Secretariat as a species of concern (NNSS, 2022)¹.

Line of Trees

There was a line of Leyland cypress (*Cupressus x leylandii*) trees along the site's eastern boundary. Most of these were semi-mature, and all trees were in reasonable condition. Leyland cypress is a non-native species and is considered to have fairly low ecological value.

Potential for Protected Species

Birds

The introduced shrubs and trees on the site were considered to have **low** potential to support breeding birds. All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended).

Other Species

The site was considered to offer **negligible** potential to support other protected species such as bats, badgers, reptiles, amphibians, hazel dormice, water voles, otters, and stag beetles.

¹ NNSS (2022). *GB Non-Native Species Secretariat*. Available online from: [Home » NNSS \(nonnativespecies.org\)](https://www.nonnativespecies.org/)

Conclusions and Recommendations

Overall, the site was considered to have low ecological value. There was little vegetation onsite, with the only vegetation being non-native species. No particular features of ecological value were noted.

The site is considered to have low potential to support breeding birds. No other protected species are likely to be found on the site.

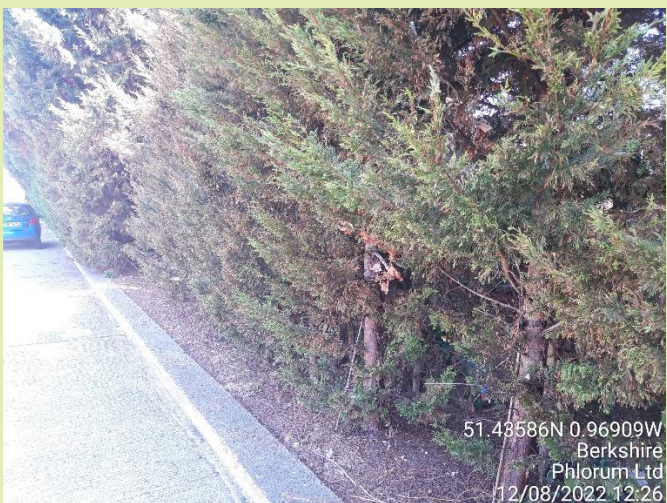
The following recommendations are made:

- A precautionary approach to the removal of the introduced shrubs and trees should be adopted with respect to breeding birds. It is recommended that vegetation clearance is undertaken outside the main bird nesting season which runs from March to August inclusive², with clearance works possible between September and February. Where this is not possible, an ecologist should check the vegetation for active nests and signs of bird breeding activity prior to clearance. If an active nest were found, an exclusion zone around the nest would need to be established until the young birds have fledged.
- All retained trees, including all adjacent off-site trees should be protected in accordance with British Standards (BS 2012) 5837:2012 Trees in Relation to Design, Demolition and Construction. The root protection areas of any retained trees must be left free from excavation and disturbance, and protected during any proposed works. Protection should be in the form of fencing and signs installed for the duration of the works.
- Additional planting should be incorporated into the landscape proposals to compensate for any removal to facilitate the works and improve the biodiversity value of the site. Planting should include a high proportion of native species and be of local provenance where possible. These should be carefully selected to ensure they contain species suitable for the area.
- If possible, it is recommended that bird and bat boxes are installed on the new building or on remaining trees. Bat boxes should be installed at appropriate locations ideally with south-east, south, or south-west facing aspects at least 3m from ground level. Ideally they need to be exposed to 6-8 hours of direct sunlight, but sheltered from strong winds. If installed on the building, these should ideally be positioned directly below the eaves. Bird boxes should be located out of prevailing wind, rain, and strong sunlight, ideally with a clear flight path to the entrance. Ideally they should be installed two to four metres from the ground facing north or north-east.

² It should be noted that this is the main breeding period. Breeding activity may occur outside this period (depending on the particular species and geographical location of the site) and thus due care and attention should be given when undertaking potentially disturbing works at any time of year.

Photographs

Photo No.	Description	Photograph
1	The site viewed from the northern boundary.	 51.43608N 0.96918W Berkshire Phlorum Ltd 12/08/2022 12:30
2	The site viewed from the south-western corner.	 51.43579N 0.96919W Berkshire Phlorum Ltd 12/08/2022 12:26

Photo No.	Description	Photograph
3	Introduced shrub (cherry laurel).	 51.43595N 0.96919W Berkshire Phlorum Ltd 12/08/2022 12:25
4	Introduced shrub (cherry laurel).	 51.43596N 0.96917W Berkshire Phlorum Ltd 12/08/2022 12:27
5	Line of trees on the eastern boundary (Leyland cypress).	 51.43586N 0.96909W Berkshire Phlorum Ltd 12/08/2022 12:26



Please also see the included below the habitat survey map detailing the habitats present at the site when the ecological site survey was undertaken on the 12th August 2022.

The ecological scoping survey does not constitute a preliminary ecological appraisal, full botanical survey, or a Phase 2 pre-construction survey that would include accurate GIS mapping for invasive or protected plant species.

All surveys are subject to the conditions on site at the time of the survey. Site surveys are non-intrusive and rely on the visual identification of aboveground growth. If parts of a site are inaccessible then these areas can often not be surveyed, unless they can be viewed from other areas. If any aboveground growth is being managed or has been disturbed or covered, or the below ground growth is dormant, then it may be impossible for us to identify invasive plants in these areas during our non-intrusive survey.

Yours sincerely

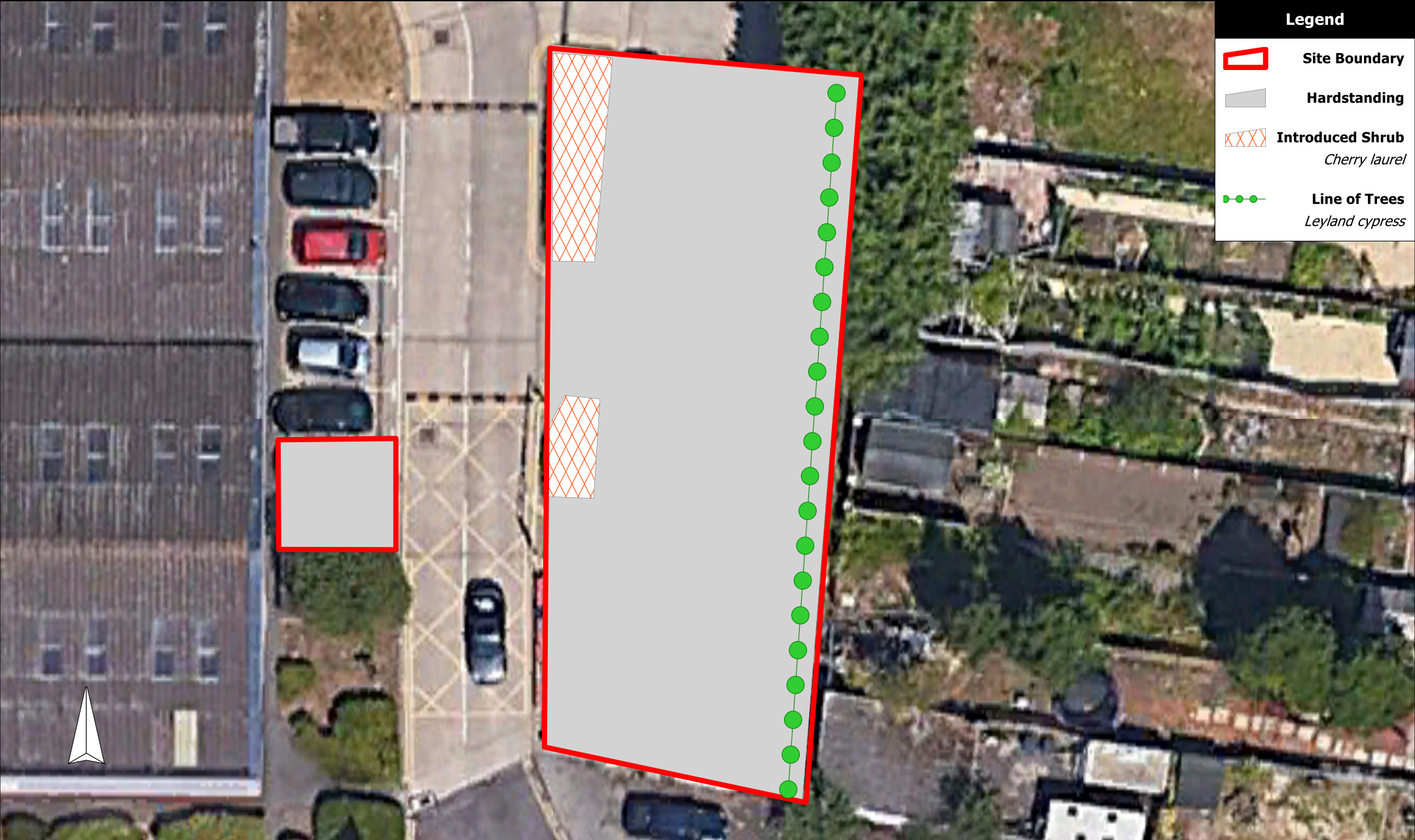
A handwritten signature in black ink, appearing to read "N Arscott", with a stylized flourish at the end.

Natalie Arscott
Environmental Consultant

Encs.



Habitat Survey Map



Legend	
	Site Boundary
	Hardstanding
	Introduced Shrub <i>Cherry laurel</i>
	Line of Trees <i>Leyland cypress</i>

Figure 1: Hyperion Trade Park Habitat Survey Map

Drawn by: NA
On the: 13/10/2022
Not to Scale
Ref: 11691



Phlorum Limited, 12 Hunns Mere Way,
Woodingdean, Brighton, East Sussex,
BN2 6AH
Tel: +44(0)1273 307167
Web: www.phlorum.com
Email: info@phlorum.com