

**CENTRAL CLUB, 36-42 LONDON STREET,
READING, BERKSHIRE**

ECOLOGICAL IMPACT ASSESSMENT

Final Document

August 2022

Preliminary Ecological Appraisals • Protected Species Surveys and Licensing • NVC • EclA • HRA • Management Plans
Habitats • Badger • Bats • Hazel Dormouse • Birds • Reptiles • Amphibians • Invertebrates • Riparian and Aquatic Species

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This report has been produced in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Report Writing 2017 (CIEEM, 2017). The Ecological Impact Assessment and report has been prepared in line with the CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018) and survey work has been undertaken in line with references within CIEEM's Source of Survey Guidance (CIEEM, 2017).

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Map 1 Site Location Plan

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EXECUTIVE SUMMARY

Ecological Survey and Assessment Ltd (ECOSA) have been appointed by Colony Architects Ltd. to undertake an Ecological Impact Assessment to support a planning application for the redevelopment of Central Club, London Street, Reading, Berkshire. The site is located in the centre of Reading, Berkshire and comprises a two-storey former club building. The proposals entail redevelopment of the site for 17 residential units and a community use.

The main findings of the Ecological Impact Assessment are:

- The building present has negligible suitability for supporting roosting bats.
- The site has no suitability for foraging and commuting bats.
- The site has some suitability and nesting birds.
- No landscaping proposals have been produced however, enhancements could include soft landscaping such as planting within the internal courtyard, resulting in an overall net gain for biodiversity.
- Enhancement opportunities are provided and include the installation of bat tubes and house sparrow and swift nesting boxes to be incorporated onto the building.
- Given the impacts identified, and the mitigation, compensation and enhancement measures proposed it is considered that the proposals accord with all relevant local and national planning policy.
- If the planning application boundary changes or the proposals for the site alter, a re-assessment of the scheme in relation to ecology may be required. Given the mobility of animals and the potential for colonisation of the site over time, updating survey work may be required, particularly if development does not commence within 18 months of the date of the most recent relevant survey.

1.0 INTRODUCTION

1.1 Background

Ecological Survey & Assessment Limited (ECOSA) have been appointed by Colony Architects Ltd. to undertake an Ecological Impact Assessment to support a planning application for the redevelopment of Central Club, 36-42 London Street, Reading, Berkshire, RG1 4QA (hereafter referred to as the site).

1.2 The Site

The site is located in the centre of Reading, Berkshire, centred on National Grid Reference (NGR) SU 7176 7315 (**Map 1**).

The site comprises a two-storey former club building, surrounded by hardstanding. The site is bounded by the A329 to the north and London Street to the east.

The wider landscape comprises urban development in all directions. The River Kennet is located 100 metres north-west of the site and a railway line is located approximately 650 metres to the north. The A33, a major trunk road, is located 600 metres south-west of the site and the River Thames is also 900 metres to the north.

1.3 Aims and Scope of Report

The information within this report is based on a field survey and desktop study carried out during January 2022. The report describes the habitats and species (hereafter referred to as ecological features) within the site's Zone of Influence (Paragraph 3.2), and provides a detailed assessment of potential ecological effects of the proposed development of the site. It identifies the need for any measures to avoid, mitigate or compensate for significant adverse effects¹ on ecological features and outlines enhancements to the site's ecology to be implemented as part of the development. The objectives of the assessment are:

- To provide baseline information on ecological features within the site's Zone of Influence;
- To assess, characterise and quantify the effects on ecological features, including cumulative effects, and identify effects in the absence of any mitigation;
- To set out measures to avoid, mitigate and compensate for significant ecological effects in accordance with the 'mitigation hierarchy'²; and

¹ For the purposes of this assessment a 'significant' adverse effect is one which will have an adverse effect on the ecological feature at the site level or higher.

² In accordance with CIEEM Ecological Impact Assessment guidance (CIEEM, 2018) a sequential process is adopted to address impacts on features of ecological interest, with 'Avoidance' prioritised at the top of the hierarchy and Compensation/Enhancement' at the bottom. This is often referred to as the 'mitigation hierarchy'.

- To outline opportunities for enhancement in order to achieve a net gain for biodiversity.

1.4 Site Proposals

Proposals for the site entail the redevelopment of the former Central Club for 17 residential units and a community use. This will require the partial demolition of the building, though the northern wall of the building will remain. An internal courtyard is proposed on the ground floor of the development.

The Ecological Impact Assessment is based on the proposals plan produced by Colony Architects Ltd., dated May 2020 (**Appendix 1**).

2.0 PLANNING POLICY CONTEXT

2.1 Introduction

This section summarises the planning policy in relation to ecology and biodiversity within the Reading Borough Council administrative area. This information is then used to assess the compliance of the scheme in relation to relevant planning policy and where necessary used to inform the necessary mitigation, compensation and enhancement measures (see Section 5.0).

2.2 Planning Policy

2.2.1 National Policy

The National Planning Policy Framework (NPPF) sets out the government's requirements for the planning system in England. The original document was published in 2012 with the most recent revised NPPF published in July 2021. A number of sections of the NPPF are relevant when taking into account development proposals and the environment. As set out within Paragraph 11 of the NPPF "*Plans and decisions should apply a presumption in favour of sustainable development*". However, Paragraph 182 goes on to state 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.*".

The NPPF sets out that development proposals should not only minimise the impacts on biodiversity but also to provide enhancement. Paragraph 174 states that the planning system should 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...*".

A number of principles are set out in Paragraph 180, including that where harm cannot be adequately avoided then it should be mitigated for, or as a last resort, compensated for. Where impacts occur on nationally designated sites, the benefits must clearly outweigh any adverse impact and incorporating biodiversity in and around developments should be encouraged. Specific reference is also made to the protection of irreplaceable habitats³, including ancient woodland⁴. Where loss to irreplaceable

³ The NPPF defines irreplaceable habitats as "*Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.*"

⁴ Natural England defines ancient woodland as "An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS)."

habitats occurs planning permission would normally be refused unless there are wholly exceptional reasons and an adequate compensation strategy is in place. Paragraph 180 also states *“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 181 also sets out that potential SPAs, SACs and listed or proposed Ramsar sites or sites acting as compensation for SPAs, SACs and Ramsar sites, should receive the same protection as habitat sites.

In addition to the NPPF, Circular 06/05 provides guidance on the application of the law relating to planning and nature conservation as it applies 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”*.

2.2.2 Local Policy

A new Reading Borough Council Local Plan was adopted on 4th November 2019 and sets out planning policies for development in Reading up to 2036. Two policies make specific reference to ecology and biodiversity:

- **EN12: Biodiversity and the Green Network**

- a) The identified Green Network, the key elements of which are shown on the Proposals Map, shall be maintained, protected, consolidated, extended and enhanced. Permission will not be granted for development that negatively affects the sites with identified interest or fragments the overall network. The Green Network comprises
 - i) Sites with identified biodiversity interest - Local Wildlife Sites, Local Nature Reserves, Biodiversity Opportunity Areas, protected and priority species and their habitats, Priority and Biodiversity Action Plan habitats, and the River Thames and all its tributaries (including the River Kennet and the Kennet & Avon Canal); and
 - ii) Areas with potential for biodiversity value and which stitch the Green Network together – designated Local Green Space and open green spaces, and existing and potential Green Links.

New development shall demonstrate how the location and type of green space, landscaping and water features provided within a scheme have been arranged such that they maintain or link into the existing Green Network and contribute to its consolidation. Such features should be designed to maximise the opportunities for enhancing this network. All new development should maximise opportunities to create new assets and links into areas where opportunities are as yet unidentified on the Proposals Map.

- b) On all sites, development should not result in a net loss of biodiversity and geodiversity and should provide a net gain for biodiversity wherever possible. Development should:
 - i) Protect and wherever possible enhance features of biodiversity interest on and adjacent to the application site, incorporating and integrating them into development proposals wherever practicable; and
 - ii) Provide new tree planting, wildlife friendly landscaping and ecological enhancements (such as wildlife ponds, bird and bat boxes) wherever practicable.

In exceptional circumstances where the need for development clearly outweighs the need to protect the value of the site, and it is demonstrated that the impacts cannot be: 1) avoided; 2) mitigated or 3) compensated for on-site; then new development will provide off-site compensation to ensure that there is “no net loss” of biodiversity. Provision of off-site compensation shall be calculated in accordance with nationally or locally recognised guidance and metrics. It should not replace existing alternative habitats and should be provided prior to development.

- **EN14: Trees, Hedges and Woodlands**

Individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading’s vegetation cover will be extended. The quality of waterside vegetation will be maintained or enhanced. New development shall make provision for tree retention and planting within the application site, particularly on the street frontage, or off-site in appropriate situations, to improve the level of tree coverage within the Borough, to maintain and enhance the character and appearance of the area in which a site is located, to provide for biodiversity and to contribute to measures to reduce carbon and adapt to climate change. Measures must be in place to ensure that these trees are adequately maintained.

3.0 METHODS

3.1 Introduction

This section details the methods used during the field survey and desktop study carried out as part of the Ecological Impact Assessment. Any significant limitations to the assessment are also considered.

3.2 Zone of Influence

To define the total extent of the study area for this assessment (Zone of Influence⁵), the proposed scheme was reviewed to establish the spatial scale at which ecological features could be affected. The appropriate survey radii for the various elements of the assessment (i.e. desktop study and field survey) have been defined in the relevant sections below. These distances are determined based on the professional judgement of the ecologist leading the appraisal, taking into account the characteristics of the site subject to appraisal, its surroundings and the nature and scope of the proposals.

3.3 Scoping

Protected species considered within this appraisal are those species/species groups considered likely to be encountered given the geographical location and context of the site. As the impacts of the proposed works are limited to within the footprint of the on-site buildings only species likely to occur within buildings have been considered within this appraisal. These are discussed within the results section (Section 4.0) of the current report. Where such a species is unlikely to be present on site a justification for likely absence is provided. Species considered likely absent from the site are not then considered in the assessment of ecological effects and mitigation measures section (Section 5.0) of this report.

3.4 Desk Study

A full biological record centre desktop study was not undertaken as part of this assessment. This was not considered necessary given the limited scale of impacts and the nature of on-site and surrounding habitats.

3.4.1 Multi-Agency Geographic Information for the Countryside

The Multi-Agency Geographic Information for the Countryside (MAGIC) (DEFRA, 2022) database was reviewed on 19th January 2022 to establish the location of statutory designated sites located within the vicinity of the site. This included a search for all internationally and nationally designated sites such as Special Protection Areas (SPAs), Special Areas of Conservation (SACs), Wetlands of International Importance (Ramsar sites), Sites of Special Scientific Interest (SSSIs), National Nature Reserves

⁵ The Zone of Influence (Zoi), as defined by CIEEM, is the area over which ecological features may be subject to significant effects as a result of the proposed project and associated activities.

(NNRs) and Local Nature Reserves (LNRs) within one kilometre of the site. Where appropriate, the desk study search area has been extended to take account of any appropriate statutory designated sites which need consideration in terms of potential in-direct effects and which support particularly mobile species⁶. The Impact Risk Zones (IRZ) were also obtained from MAGIC, which are used to help guide and assess planning applications for likely effects on SSSIs.

Sites within two kilometres of the site boundary where European Protected Species Mitigation (EPSM) licences have been granted were reviewed. This information allows a greater understanding of the potential for European protected species to be present in the local area.

3.4.2 Other Sources of Information

Online mapping resources, at an appropriate scale, were used to identify the presence of habitats such as woodland blocks, ponds, watercourses and hedgerows, in the vicinity of the site. These habitats may offer resources and connectivity between the site and suitable habitat in the local area, which may be exploited by local species populations.

3.4.3 Protected and Notable Species Appraisal

A preliminary appraisal of the site's suitability to support legally protected and notable species was carried out. The following species/species groups were considered during the appraisal.

Bats

The survey conformed to current Bat Conservation Trust guidelines (Collins, 2016). An assessment was made of the suitability of buildings on the site and immediately on the site boundary to support roosting bats based on the presence of Potential Roosting Features such as loose or missing roof tiles or lifted lead flashing. A detailed external inspection of accessible structures was undertaken to compile information on potential and actual bat entry/exit points; potential and actual bat roosting locations; any evidence of bats found.

An assessment was made of the suitability of the site and the surrounding landscape to support foraging and/or commuting bat species. The assessment of the suitability of the site to support roosting, foraging and commuting bats is based on a four-point scale as detailed in **Appendix 3**.

⁶ Search areas for bat records are based upon information contained within Collins, J. (Ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (Third Edition). The Bat Conservation Trust, London. Relevant distances for consideration of impacts on SPAs, SACs, Ramsar sites have been based on current published guidance available through web-based sources.

Birds

The appraisal of breeding birds on the site was based on the suitability of habitat present to support nesting bird communities, the presence of bird species that may potentially nest within the available habitat and evidence of nesting such as old or currently active nests.

The assessment of wintering birds was based on an assessment of the suitability of the habitat on site to support important wintering bird species and populations. Particular attention was paid to the suitability for the site to support wintering farmland bird species, waders and wildfowl.

3.5 Field Survey Details

The field survey was carried out by Jennifer Simpson-Watts, Ecologist of ECOSA on 18th January 2022. The weather conditions were overcast with 100% cloud cover, an ambient temperature of 4°C and a gentle breeze.

During the survey, the surveyor was equipped with 10x40 binoculars, a high powered torch and a digital camera.

3.6 Field Survey Limitations

Ecological surveys are limited by factors which affect the presence of plants and animals such as the time of year, migration patterns and behaviour. The field survey has therefore not produced a complete list of plants and animals and in the absence of evidence of any particular species should not be taken as conclusive proof that the species is absent or that it will not occur in the future.

Online mapping resources provide an indication of habitat features present in the wider area, but do not provide a detailed assessment of habitat types.

During the survey no access was possible to the internal areas of the building due to building having been unoccupied and boarded up for several years.

Not all potential bat roosting features are accessible to the surveyor e.g. gaps beneath roof materials or holes or cracks in trees, and therefore assessments are based upon the potential for these features to provide suitable roosting opportunities.

It is not always possible to provide definitive assessments of a species' presence/likely absence at a site and so in the absence of direct evidence, assessments and recommendations are based on the presence of suitable habitat within/adjacent to a site and the results of species records within the desk study data.

4.0 BASELINE ECOLOGICAL CONDITIONS

4.1 Introduction

This section details the results of the field survey and desktop study undertaken as part of the Ecological Impact Assessment for the site. It assesses the baseline ecological conditions of the site at the time the desktop study was completed and based on the ecological features recorded during the field survey carried out on 18th January 2022.

4.2 Scoping

As the impacts of the proposed works are limited to within the footprint of the on-site buildings, only species likely to occur within buildings, i.e. roosting bats and breeding birds have been considered within this appraisal. There is no vegetation within the development footprint that would be suitable for supporting other protected species.

4.3 Statutory Designated Sites

There are no statutory designated sites of nature conservation interest situated within one kilometre of the site boundary.

4.4 Habitats

4.4.1 Desktop Study Results

Consultation with MAGIC produced no records of notable habitats or plant species within the desktop study area, however, this does not confirm the absence of notable plants or habitats in the local area.

4.4.2 Field Survey Results

Habitats are described in general terms using standard Phase 1 habitat survey terminology. The main habitats recorded on site during the Phase 1 habitat survey were as follows:

Other Habitats

The site solely comprises of a building and surrounding hardstanding.

4.5 Notable and Legally Protected Species

4.5.1 Bats

Desktop Study Results

Consultation with MAGIC produced 10 records of granted bat EPSM licences associated with eight sites within two kilometres of the site.

The nearest licence was granted in relation to a site located 350 metres south-east of the site in 2016. The licence was granted for the destruction of the resting place of common pipistrelle *Pipistrellus pipistrellus*.

Additional licences within the data search area were granted for the damage and destruction of resting places for common pipistrelle, soprano pipistrelle *Pipistrellus pygmaeus* and Daubenton's bat *Myotis daubentonii*.

Building Assessment

A single building is present on site. The building comprises two storeys and is of brick construction with a concrete parapet and a flat roof with skylights (**Figure 1** and **Figure 2**). Two chimneys are present on the northern and southern aspects of the building. The building has been unoccupied for several years but was formally used as a club. During the survey, internal access to the building was not possible (see Paragraph 3.6).

It is understood from the information provided that there is no internal roof void present within the building. Therefore, the building is not suitable for supporting roof-void dwelling bats that require a flight space such as long-eared bat species.

The brickwork appears to be in good condition with no holes or gaps and no missing mortar. All lead flashing on the building, including around the chimneys is well-sealed with no lifted sections. There are no visible gaps between the brickwork and the concrete parapet where bats may access internal cavity walls.

Overall, the building does not support features which may be utilised by roosting bats and is therefore considered to have negligible suitability to supporting roosting bats.



Figure 1: Exterior view of Central Club



Figure 2: Exterior view showing flat roof of Central Club behind parapet

Foraging and Commuting Habitat

The site is set in an urban landscape and has no vegetation on site. The lack of vegetation provides no foraging resource for bats and no connectivity to any further

vegetation within the surrounding landscape. Therefore, the site is assessed as having negligible suitability to support foraging/commuting bats.

4.5.2 Birds

Field Survey Results

Bird species recorded flying over the site during the survey include carrion crow *Corvus corone*, common gull *Larus canus* (an amber listed species⁷) and feral pigeon *Columba livia domestica*.

The building does not appear to support any features with gaps or holes which birds could utilise for nesting purposes. Although unoccupied for quite some time, the building appears secure, with no possible entrances/exits to the interior. The flat roof has some suitability for nesting feral pigeon or gull species. No bird spikes appear present on the roof to deter these species.

The areas immediately surrounding the building comprise hardstanding and do not support any vegetation. Therefore, there is no suitable habitat for nesting birds.

The habitat on site is unsuitable for birds and therefore this species group is not considered further in this report.

4.6 Summary of Key Ecological Features

The following features are those with greatest ecological value that lie within the site's Zone of Influence:

- The roof has some suitability for nesting birds.

⁷ The UK's birds are split in to three categories of conservation importance - red, amber and green. Red is the highest conservation priority, with species needing urgent action. Amber is the next most critical group, followed by green. Amber list criteria include species which are: in unfavourable conservation status in Europe; subject to historical population decline during 1800–1995, but recovering; subject to moderate (25-49%) decline in UK breeding population or contraction of UK breeding range over last 25 years, or the longer-term period; subject to moderate (25-49%) decline in UK non-breeding population over last 25 years, or the longer-term period; rare breeders (1–300 breeding pairs in UK); rare non-breeders (less than 900 individuals), or; internationally important species with at least 20% of European breeding or non-breeding population in UK.

5.0 ASSESSMENT OF ECOLOGICAL EFFECTS AND MITIGATION/COMPENSATION/ENHANCEMENT MEASURES

5.1 Introduction

This section assesses the ecological effects of the proposed development scheme on the identified ecological features as identified in Section 4.0. Methods for addressing potential impacts and effects on ecological features have been approached in accordance with the mitigation hierarchy⁸ with avoidance of impacts prioritised where possible. Where significant adverse effects cannot be avoided other forms of mitigation are prioritised over compensation. Enhancement measures have been detailed, where relevant, in order to not only minimise the impacts on biodiversity but also to provide enhancement in accordance with Paragraph 174 of the NPPF (Paragraph 2.2.1). It is anticipated that mitigation, compensation and enhancement measures will be secured through the planning process.

5.2 Scheme Design

The proposals for the site entail the redevelopment of the former Central Club for 17 residential units and a community use. An internal courtyard is proposed on the ground floor of the development. The redevelopment will involve the partial demolition of the building, though the northern wall will remain.

No landscaping or lighting strategies have been proposed at the time of writing this report.

The potential ecological impacts and effects of these proposals, in the absence of mitigation, are described for each ecological feature below. For each ecological feature, measures to mitigate and/or compensate for significant effects are described.

5.3 Designated Sites

5.3.1 Potential Impacts and Effects

There are no statutory designated sites present within one kilometre of the site, and therefore there are no potential impacts to designated sites.

5.3.2 Mitigation and Compensation Measures

There are no proposed mitigation and compensation measures for the site.

5.3.3 Enhancement

There is no proposed enhancement for designated sites.

⁸ In accordance with CIEEM Ecological Impact Assessment guidance (CIEEM, 2018) a sequential process is adopted to address impacts on features of ecological interest, with 'Avoidance' prioritised at the top of the hierarchy and Compensation/Enhancement' at the bottom. This is often referred to as the 'mitigation hierarchy'.

5.4 Habitats

5.4.1 Potential Impacts and Effects

There are no habitats present on the site, and therefore there are no potential impacts to habitats.

5.4.2 Mitigation and Compensation Measures

As there are no habitats present on the site, there are no proposed mitigation and compensation measures for the site.

5.4.3 Enhancement

There are no proposals for current landscaping opportunities for the site. However, once the development has been completed, it is recommended that enhancement planting in the form of small shrubs, which could be potted, should be included. Suitable species include creeping willow *Salix repens*, burnet rose *Rosa pimpinellifolia* and butcher's broom *Ruscus aculeatus*.

5.5 Bats

5.5.1 Potential Impacts and Effects

The building has no features suitable for supporting roosting bat and therefore there are no potential impacts to bats.

5.5.2 Mitigation and Compensation Measures

There are no proposed mitigation and compensation measures for the site.

5.5.3 Enhancement

To provide suitable enhancement for bats, two Vivara Pro Build-in WoodStone bat tubes (or similar alternatives) will be incorporated within the new building, orientated south and west.

5.6 Birds

5.6.1 Potential Impacts and Effects

The partial demolition of the building may harm and/or disturb breeding birds if carried out during the nesting season of March to August inclusive and in the absence of compensation, will lead to a loss of nesting habitats.

All birds, their nests, eggs and young are legally protected, with certain exceptions, under the Wildlife and Countryside Act 1981 (as amended). Refer to **Appendix 22** for details.

5.6.2 Mitigation and Compensation Measures

The partial demolition of the building should be undertaken outside the breeding bird season of March to August, inclusive, or if not possible, an ecologist should be present immediately prior to clearance to check for signs of nesting activity. Active nests should be left with a suitable buffer until nesting ends.

5.6.3 Enhancement

As a form of enhancement, one Vivara Pro WoodStone House Sparrow Nest Box and one Vivara Pro Woodstone Build-in Swift Nest Box (or similar alternatives) will be installed on the new building during construction/after the completion of the development to provide further nesting opportunities for breeding birds.

5.7 Residual and Cumulative Effects

Given the mitigation and compensation measures outlined above, no significant residual effects are anticipated on any of the species considered. Therefore, there will be no cumulative effects on local populations as a result of the development.

6.0 CONCLUSIONS

6.1 Conclusion

The site is assessed as having negligible suitability to support roosting bats and no suitability for foraging and commuting bats. The site has some suitability for nesting birds. It is considered that there will no adverse impacts from the proposals. No landscaping or lighting strategies have currently been proposed for the development; however, it is considered that soft landscaping such as planting within the internal courtyard could be incorporated as part of the landscaping design, resulting in an overall net gain for biodiversity. As a form of enhancement, one Vivara Pro WoodStone House Sparrow Nest Box and one Vivara Pro Woodstone Build-in Swift Nest Box (or similar alternatives) will be installed on the new building.

As such it is considered that the proposals will accord with all relevant national and local planning policy in relation to ecology including Policy CS36 of the Core Strategy and the NPPF (see Section 2.0).

6.2 Updating Site Survey

If the planning application boundary changes or the proposals for the site alter, a re-assessment of the scheme in relation to ecology may be required. Given the mobility of animals and the potential for colonisation of the site over time, updating survey work may be required, particularly if development does not commence within 18 months of the date of the most recent relevant survey.

7.0 REFERENCES

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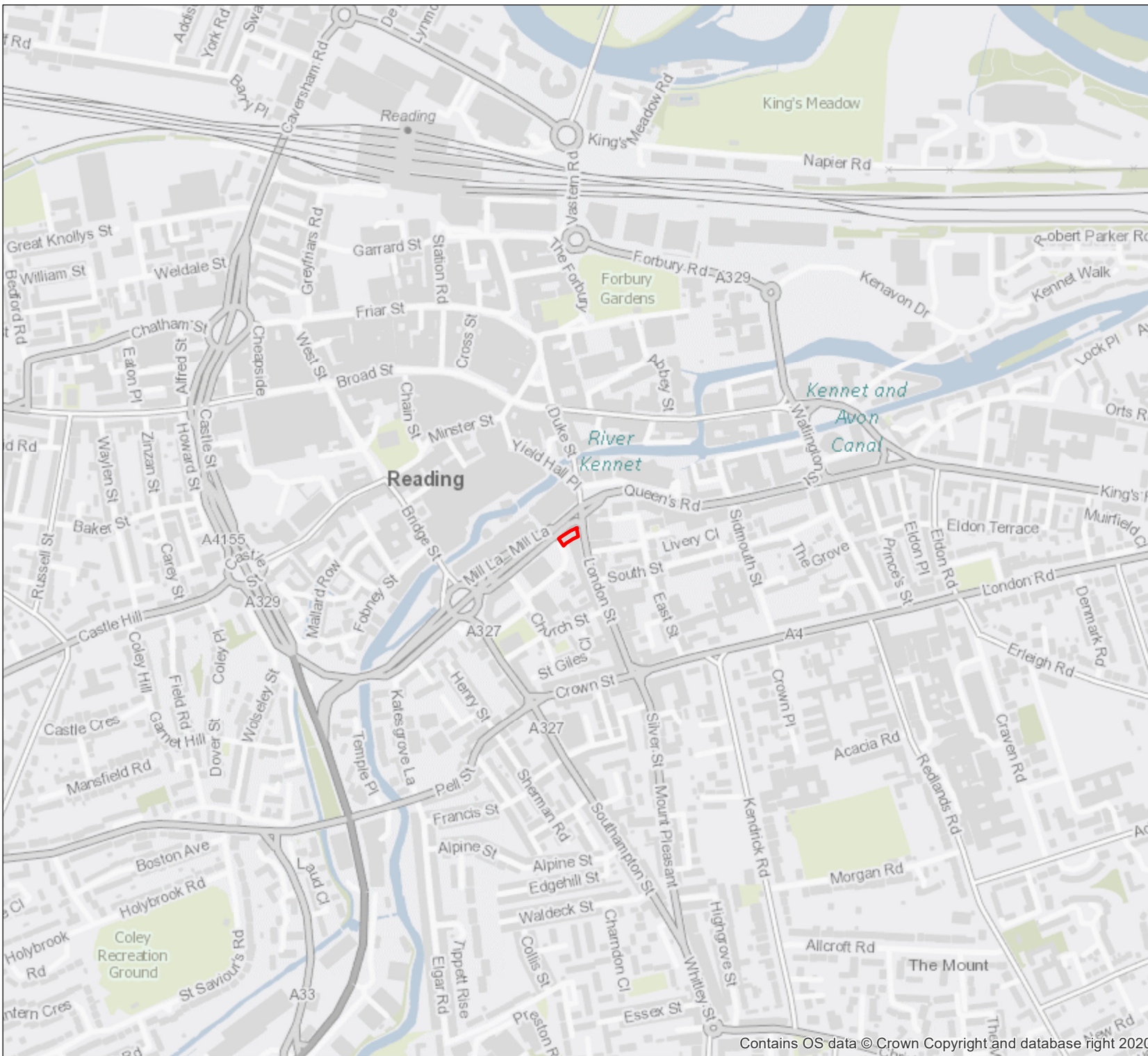
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Available at: www.defra.magic.gov.uk

Map 1 Site Location Plan



CENTRAL CLUB, 36-42 LONDON STREET, READING, BERKSHIRE

ECOLOGICAL IMPACT ASSESSMENT

Map 1 - Site Location Plan

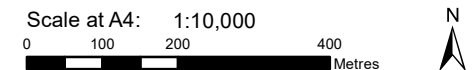
Client:	Colony Architects Ltd.
Date:	January 2022
Status:	Final

KEY

 Site Boundary



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS,



Prepared by: JSW	Date: 170122
Last amended by: N/A	Date: N/A

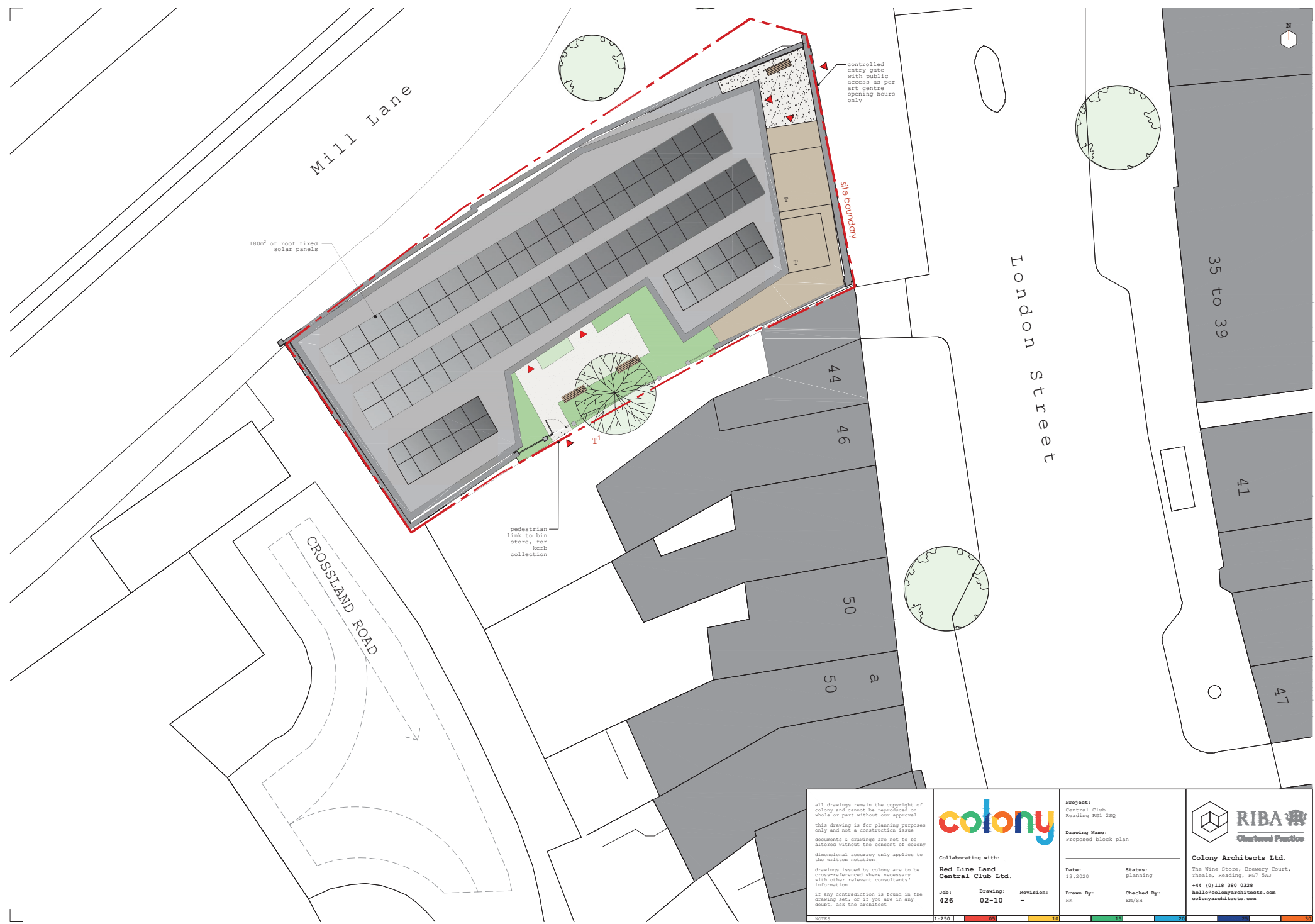
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Appendix 1 Site Proposals Plan



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if any contradiction is found in the drawing set, or if you are in any doubt, ask the architect

colony

Collaborating with:
**Red Line Land
Central Club Ltd.**

Job: 426 Drawing: 02-10 Revision: -

Project:
Central Club
Reading RUL 280

Drawing Name:
Proposed block plan

Date:
13.2020

Status:
planning

Drawn By:
HK

Checked By:
EM/SH

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Appendix 2 Relevant Legislation

Breeding Birds

With certain exceptions, all wild birds, their nests and eggs are protected by Section 1 of the Wildlife and Countryside Act 1981 (as amended). Therefore, it is an offence, to:

- Intentionally kill, injure or take any wild bird;
- Intentionally take, damage or destroy the nest of any wild bird while it is in use or being built; or
- Intentionally take or destroy the egg of any wild bird.

These offences do not apply to hunting of birds listed in Schedule 2 subject to various controls. Bird species listed on Schedule 1 of the Act receive further protection, thus for these species it is also an offence to:

- Intentionally or recklessly disturb any bird while it is nest building, or is at a nest containing eggs or young; or
- Intentionally or recklessly disturb the dependent young of any such bird.

Appendix 3 Appraisal Criteria for Bats

The criteria used to assess the suitability of roosting and foraging/commuting habitat for bats is based on industry guidelines and outlined in 4.5.1⁹.

Table 1: Criteria used to Assess Suitability of Roosting and Foraging/Commuting Habitat for Bats

Suitability	Description of roosting habitats	Commuting and foraging habitats
High	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. Site is close to and connected to known roosts.
Moderate	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.	Continuous habitat connected 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.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically/structure that does 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 but with none seen from the ground or features seen with only very limited roosting potential.	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerows or un-vegetated 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 or a patch of scrub.
Negligible	Negligible habitat features on site likely to be used by roosting bats.	Negligible habitat features on site likely to be used by commuting or foraging bats.

⁹ Table adapted from (Collins, 2016)