



ecological consultants

PRELIMINARY ROOST ASSESSMENT

Peppard Road, Caversham, Reading
Report Reference: BG18.337
October 2018



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1 Summary

- 1.1 Brindle & Green were commissioned by Mr and Mrs Emery to undertake a Preliminary Roost Assessment at 65 Peppard Road, Caversham. The purpose of this assessment was to provide an evaluation of the ecological value of the site, and to identify key ecological constraints to the proposed development in relation to bats and birds. The survey was undertaken on 10th October 2018.
- 1.2 The site is the subject of a full application for the demolition of the existing garage and coal bunker, and construction of a two-storey extension onto the western elevation of the residential dwelling. The main dwelling is to be retained in its current state and although the adjacent elevation is considered, the house essentially sits separate to this application. The extension is to be constructed on an enlarged footprint. Design proposals for the site are presented in Appendix 4 of this report.
- 1.3 Ecological constraints relating to bats and birds within the building and surrounding environment were considered during the survey. A full description of the recommendations can be found within Chapter 7 (Page 25). Below is a summary of the ecological issues recommended for further consideration as a result of our initial investigations:

Ecological Consideration	Recommendations (e.g. further survey, mitigation)	Timing
Breeding Birds	a) Undertake demolition works between October and February where possible; b) Demolition works proposed between the months of March and September must have a pre works check carried out by a competent ecologist to ensure that no nesting birds are present. If birds are found to be nesting, works will need to be delayed in those areas until it is confirmed that nesting has been completed.	Works outside of the breeding season (Oct-Feb) If unachievable, follow steps in recommendation.

Roosting Bats	The garage supported limited features considered conducive to roosting bats, however no evidence was found to suggest presence of bats during the internal roof void inspection or visual inspection of the external features. The identified PRF's should be subjected to an investigation whereby each feature is searched with a endoscope to determine presence or absence. If The demolition of the garage can be undertaken under a method statement, whereby each potential feature is assessed for evidence prior to removal. If evidence of bats is found during this inspection, works should cease and a Natural England Development licence sought.	– Prior to works commencing.
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2 Introduction

- 2.1 Brindle & Green were commissioned by Mr and Mrs Emery to undertake a Preliminary Roost Assessment at 65 Peppard Road, Caversham, Reading. The purpose of this assessment was to provide a preliminary appraisal of the ecological value of the site for bats and birds and to identify the key ecological constraints to the proposed development. The survey provides detail on the need for any additional, more detailed protected species surveys, and will allow the development of likely mitigation, compensation and enhancement measures to be developed.
- 2.2 The site is located centrally within Caversham. The immediate landscape comprises residential and commercial properties but also features an expanse of agricultural land, interspersed with vegetative features and waterbodies within the wider landscape. The project area comprises a single storey garage and a stand alone coal bunker within the curtilage of a residential property. The applicant is seeking permission to demolish the existing garage and coal bunker and construct a two-storey extension onto the western elevation of the dwelling. This is to be built on an increased footprint. Proposed plans can be found in Appendix 4.
- 2.3 The legislation relevant to protected species within the United Kingdom is summarised within Appendix 2.
- 2.4 Results and recommendations contained within this report have been prepared by an experienced ecologist and are therefore the view of Brindle & Green Limited. The survey is based on information provided by our client, the development proposals, and the results of the desk study and our survey of the site. This report pertains to this information only.

3 Methodology

3.1 Desk Study

- 3.1.1 Table 1 below lists organisations and/or resources used as part of the desk study process. Data regarding any known statutory sites in addition to granted EPS licenses were requested from the following sources:

Table 1. Ecological Data Resources

Consultee	Requested Data	Search Radius	Date Requested
MAGIC Maps	National and International Site Designations Granted EPS Development Licences	2km	15/10/2018

3.2 Surveyors

- 3.2.1 The survey was carried out by Assistant Ecologist, Naomi Parker BSc Hons (Natural England Class 2 Bat Licence: 2018-34600-CLS-CLS).

3.3 Survey Conditions

- 3.3.1 The survey was undertaken at 11:45am on the 10th August 2018.
The external temperature was recorded as 24°C, with dry, sunny conditions, with 0/8 cloud cover recorded.

3.4 Field Survey

- 3.4.1 The habitats on site were assessed for their suitability to support protected species following standard survey guidance (Appendix 3). It is important to assess the surrounding habitat, as in some cases the legal protection of a protected species extends to the habitat in which it occupies. Any incidental sightings of field signs were noted at the time of survey. Where evidence of, or the confirmed presence of a Protected Species is identified, further, species specific surveys may be recommended to establish with certainty the presence and extent, or absence of a legally protected species prior to the determination of any planning approval.

3.5 Protected Species

3.5.1 Breeding Birds

The building to be impacted from the proposed development has been the subject of a search for active or previously used bird nests, and identification of features considered conducive to breeding birds, alongside noting the activity and behaviour of birds on site during the survey. Following standard techniques, as recommended by

Gilbert G, Gibbons DW, Evans J. (1998) *Bird Monitoring Methods: Breeding Bird Survey* (pages 389-393). RSPB.

3.5.2 Roosting Bats

3.5.2.1 The structure on site was assessed for its suitability to support roosting bats following Collins, J (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines*, (3rd edition), Bat Conservation Trust, London. The potential suitability of each structure and the resulting survey effort to establish confidence in a result is summarised within Table 2.

During the external and internal (where possible) assessment of the structure potential roosting features (PRF's) such as slipped or missing roof tiles, gaps in brickwork, points in roof timbers and the presence of suitable soffits and fascia boards were recorded to evaluate the potential suitability of a structure to support roosting bats. Evidence of bat presence was also recorded including feeding remains, bat droppings and staining around potential access points. Bats often use different roosting sites at different times of the year, and the absence of evidence does not always equate to the absence/ or lower suitability of a structure to support a bat roost.

3.5.2.2 If bats are discovered emerging or re-entering any structure, the survey schedule should be appropriately adjusted to increase the survey effort so that sufficient information for roost characterisation can be collected to advise the planning application or EPS development licence.

Table 2. Classification of roosting habitat within structures (Buildings and trees), to be applied to each structure using professional judgement. Adapted from Collins J (2016)

Category	Description of roosting habitat	Minimum number of presence / absence surveys required
Negligible Suitability	Suitable cavities may exist, but these are less than ideal.	None
Low Suitability	A structure with one or more potential roost sites that could be used by individual bats opportunistically. The feature and surrounding habitat do not provide enough shelter, conditions* space for larger roost types such as a maternity or hibernation roost. A tree of sufficient size and age to support roosting bats, but with no features observed from the ground, or the features only have a limited potential to support roosting bats.	One survey between May and August Trees – No further surveys required
Moderate Suitability	A structure or tree considered to have one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions* and surrounding habitat but are unlikely to support a roost of high conservation status (With regard to roost type only – assessments are made irrespective of species conservation status, which is established after presence is confirmed).	Two surveys between May and September (with at least one survey undertaken between May and August) One Dusk emergence and One Dawn re-entry survey to ideally be undertaken at least two weeks apart.
High Suitability	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.	Three surveys between May and September (with at least two surveys undertaken between May and August) One Dusk emergence and One Dawn re-entry survey to be undertaken. The third survey can be either Dusk or Dawn, undertaken at least two weeks apart.
Confirmed	This category is where positive evidence of bats has been recorded. For example, bats are found; bat droppings may be present at a suitable location for roosting bats; existing bat records may be associated with the structure.	

(* in this context conditions refers to the level of disturbance, light, height above ground, temperature, and humidity etc)

3.5.3 Foraging and Commuting Bats

Habitat features on site were assessed for their suitability to support foraging and commuting bat populations. This assessment was independent from the suitability of the site to support roosting bats and provides information on the likeness of bat foraging activity within the local environment, and the dependence of individuals on these features for commuting to alternative roosting sites, foraging and migration. The suitability of the site's commuting and foraging habitat was assessed and evaluated against the proposed impacts to the site and Table 3 (below) to allow categorisation of the habitat.

Table 3. Potential suitability of foraging and commuting habitat within an application boundary. Features should be assessed following this guide and professional judgement. Adapted from Collins J (2016)

Category	Description of commuting and foraging habitat	Survey effort to establish the value of commuting and foraging habitat**
Negligible Suitability	Negligible habitat features on site likely to be used by commuting or foraging bats.	None
Low Suitability	Habitat which could be used by low numbers of commuting bats such as an isolated gappy hedgerow, or an unvegetated stream unconnected to suitable habitat in the wider environment. Suitable, yet isolated habitat that could be used by foraging bats such as individual trees, or a patch of scrub.	Transect /spot count/ timed search survey: One survey visit per active season AND Static automated surveys: One location per transect, over a five-night period, per season. In weather conditions conducive to finding bats.
Moderate Suitability	Continuous habitat connected to the wider landscape that could be used by commuting bats, notably tree lines, hedgerows or linked back gardens. Habitat that is connected to the wider landscape which could be used by bats for foraging such as trees, open water, scrub or grassland.	Transect /spot count/ timed search survey One survey visit per month At least one survey should comprise dusk and pre-dawn (or dusk to dawn) within one 24-hour period. AND Static automated surveys: Two locations per transect, over a five-night period, per month (April to October) In weather conditions conducive to finding bats.

High Suitability	Continuous, high-quality habitat that is well connected to the wider landscape which is considered to be highly conducive to commuting bats including river valleys, stream, hedgerows, 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.	Transect /spot count/ timed search survey Up to two survey visit per month (April to October) At least one survey should comprise dusk and pre-dawn (or dusk to dawn) within one 24-hour period. AND Static automated surveys: Three locations per transect, over a five-night period, per month (April to October) In weather conditions conducive to finding bats.
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*(** This is only a guide for survey effort required, the complexity of the site and the proposed disturbance / loss of features will determine the extent of works required on a site by site basis).*

3.6 Limitations

- 3.6.1 It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment. The protected species assessment provides a preliminary view of the likelihood of these species occurring on site, based upon the suitability of the habitats, known distribution of the species in the local area and any direct evidence on site. It should not be taken as providing a full and definitive survey of any protected species group.

3.7 Report Lifespan

- 3.7.1 Given the transient nature of the subject we would consider the survey results contained to be accurate for 2 years.

4 Site Context

4.1 Site Description

The application site can be found at Grid Ref. SU 71758 75514. The site is located off Peppard Road in central Caversham. The site is situated within an urbanised area with the immediate landscape comprising residential and commercial properties. A network of mature residential gardens provide connectivity to areas of recreational land surrounding the site. Caversham Lakes and Marina lies 1.58km to the south-east of the site and supports riparian woodland vegetation, bordered by the River Thames to the east. Furthermore, a number of golf courses reside within 3km of the site, interspersed with pockets of woodland and bare earth mounds. Beyond this, the wider landscape comprises agricultural land supporting hedgerows, woodland and tree lines.



Figure 1. OS Map of the project site (red line boundary) and associated building (black line boundary).

4.2 **Zone of Influence**

The zone of Influence is used to describe the geographic extent of potential impacts of a proposed development in relation to the target species, in this case bats and breeding birds. Due to the scale and nature of the proposals, it is not considered that the impacts of the proposed works would extend beyond the scheme footprint and its immediate surroundings.

5 Results

5.1 Desk Study

5.1.1 Designated Sites

The site was subjected to a search for designated sites within a 2km radius of the site using data supplied by the online desk-based resource MAGIC.

5.1.2 Magic maps found one statutory designation, a summary of which can be found below in Table 4. (A map and full data search can be found within Appendix 3).

Table 4. Summary of Designated Sites with a 2km radius of the application site

Site Name	Grid Ref	Status and reason for designation	Approximate distance from site
Clayfield Copse	SU 724 771	LNR – Ancient woodland with service trees, boundary banks, ditches and plough baulks.	1.5km NE

5.1.3 Protected Species

Magic maps also provides details of granted EPS licences within 2km from the application area. Records show that eleven licences have been granted since 2011, with the closest 0.4km south-east, allowing for impacts to a common pipistrelle roost. The most recent licence pertains to the destruction of a soprano pipistrelle resting place, granted in 2017.

5.2 Field Survey

5.2.1 Building 1 is a detached, two-storey, residential dwelling, sitting off Peppard Road, within central Caversham. The property is surrounded by a gravel driveway to the east and a large garden connected to the west. The construction of the extension will extend outside of the current footprint, affecting a small area of hardstanding.

5.3 Protected Species

5.3.1 Breeding Birds

No nesting potential was noted within adjacent vegetation. Evidence of breeding birds however, was noted within the garage. Several inactive nests (both recent and historic) had fallen out of the flat roof void due to its partial collapse earlier on in the year. This included a blue tit *Cyanistes caeruleus* nest with the addition of eggs. Use of this feature by birds was further supported with the heavy presence of droppings throughout the void.

5.3.2 Roosting Bats

The garage was assessed as having limited suitability to support roosting bats. The extent of the suitability was largely limited to the external features of the building, principally under tiles across all elevations. These were inspected in places and shown to provide cavities with some potential to support roosting bats.

5.3.3 Within the loft of the main property, the full characteristics of the eaves could not be determined due to lack of visibility. However, through external inspections, the soffits appeared tight, preventing access by bats into the void.

5.3.4 Within the garage loft space, the eaves appeared tight, with bat access only obtainable through gaps beside purlins extending through the gable walls. The presence of cobwebbing along the framework of both voids, and the absence of evidence suggests the lofts are not being used by roosting bats. The main structural features of the building, and their suitability to support roosting bats are summarised below (Table 6), and associated figures can be found within Section 5.4.

5.3.4 Foraging and Commuting Bats

The building is positioned centrally within an urbanised area. A network of mature residential gardens provide foraging and commuting corridors from the wider green landscape, such as Caversham Lakes and Marina, to areas in the vicinity of the survey site.

Table 6. Summary of Bat Roost potential and evidence found within each of the buildings/structures on site (Supporting Figures within Section 5.4).

High	Moderate	Low	Negligible	None
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Building	Description	Bat evidence / Potential Roosting Features (PRFs)	Roost Suitability
B1	An attached single-storey garage and coal bunker were present to the north of the dwelling. The northern garage roof section was flat and covered in felt. A small void resided beneath. The coal bunker roof comprised both felt and concrete. Bags of loft insulation were stored above. The garage also supported a small pitched, tiled roof. Within the garage loft, the height to the ridge was approximately 2 metres. Cobwebbing covered much of its extent. The eaves appeared closed. The gable walls comprised lathe and plaster and were generally well sealed with several gaps where the purlins extend outwards . Internally, the garage comprised rendered walls with a hardboard ceiling. This was rotten and partially collapsed.	• Gaps under roof tiles • Gap within soffit on the western elevation of the garage;	Low/Negligible

5.4 Site Photographs

5.4.1 Photographs were taken to provide evidence of the survey findings and support the classification of the building's potential to support protected species.

Figure 2:

Western Elevation

Western elevation of the building, showing the brick built walls. These were in a good condition.



Figure 3:

View of the garage from the north-west showing the pitched tiled and flat felt roof.



Figure 4:

View of the coal bunker from the north-west. The roof was flat and covered in bags of loft insulation.



Figure 5:

Western Elevation PRFs

The roof tiles supported numerous deep cavities throughout.



Figure 6:

Internal Inspection

Internal view of the garage. The walls were rendered and in a good condition. The roof was rotten and partially collapsed.



Figure 7:

Internal view of the main loft void. The roof was supported on a rough-cut modern timber frame with boarding. It is not known whether felt underlays the tiles.

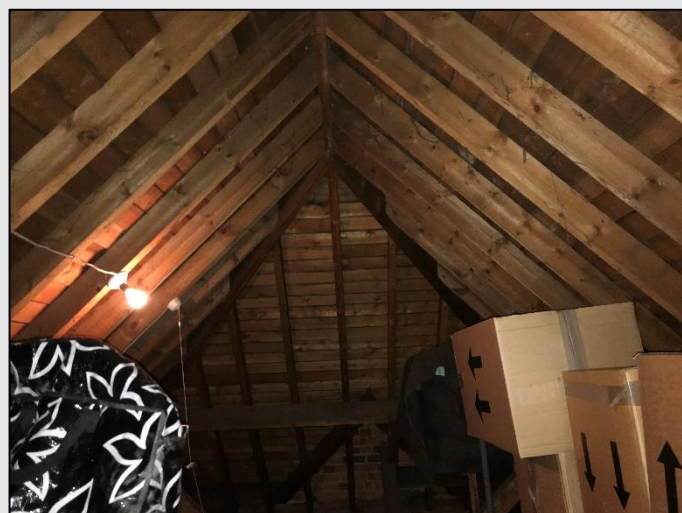


Figure 8:

The garage roof void is structurally similar to the main loft but with lathe and plaster gable walls and a reduction in height to the ridge.



Figure 9:

Bird Evidence

Number of droppings from roosting/ nesting birds within the flat roof void of the garage.



6 Evaluation

6.1 Development Proposals

- 6.1.1 The applicant is seeking permission for the demolition of the existing garage and coal bunker and construct a large two-storey extension onto the western elevation of the dwelling. This is to be built on an increased footprint over an area of hardstanding. Design proposals for the site are presented in Appendix 4 of this report.

6.2 Desk Study Impacts

- 6.2.1 Direct impacts on nearby designated sites as a result of the proposed development are considered unlikely. One designated site was recorded within 2km of the development site. The extent of the development is to be contained within the application boundary. On the basis that the proposed development is to have no effect on vegetative habitats within the application site boundary, the likelihood of indirect impacts to designated sites is considered negligible.

6.3 Breeding Birds

- 6.3.1 All wild birds, their eggs and nests are protected under the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure, or take any wild bird whilst nesting, or take, damage or destroy the nest of any such bird while in use or being built. In addition, species listed on Schedule 1 of the Wildlife and Countryside Act 1981 or their dependant young are afforded additional protection from disturbance whilst they are at their nests.
- 6.3.2 The survey identified the presence of both recent and historic activity by breeding birds within the flat roof void of the garage. The partial collapse of the ceiling had caused the abandonment and destruction of several nests. The roof however, still provides potential for nesting within the remaining void. The extension is to be built onto an area of existing hardstanding and therefore no surrounding vegetation is to be affected during the works. This report sets out important guidance to safeguard nesting birds, their nests, eggs and young during the development phase of this work.

6.4 **Bats**

6.4.1 All bat species are protected under the Wildlife and Countryside Act (1981) and Habitat Regulations (2017) making it an offence to, intentionally kill, injure, or take any species of bat, intentionally or recklessly disturb bats, intentionally or recklessly damage destroy or obstruct access to bat roosts.

6.4.2 *Roosting bats*

The garage was identified as having limited suitability to support roosting bats. The void of the garage and the adjoining residential dwelling were searched internally, and supported no evidence of bat presence or access points into the void, however the presence of PRFs on the exterior of the building, principally under roof tiles provide opportunities for roosting bats. To confidently determine if bats species a search for bat evidence using an endoscope should be completed before works commence. The recommendations section of this report sets out important guidance on measures to avoid impacts on this species and measures to support its conservation status through ecological enhancement.

6.4.3 *Foraging and Commuting Bats*

The application boundary comprised of Building 1 surrounded by areas of hard standing and amenity grassland, located centrally within an urbanised area. A network of mature residential gardens provide foraging and commuting corridors from the wider green landscape, such as Caversham Lakes and Marina, to areas in the vicinity of the survey site. The site is considered to be of moderate potential to support foraging and commuting bats.

7 Recommendations

As with all development sites; efforts should be made to support National and Local Biodiversity Action Plans and seek opportunities to incorporate ecological enhancement schemes within the proposed development. Such site enhancements should be viewed positively in light of the NPPF (2012) which seeks biodiversity enhancements and net gain through the planning process.

7.1 Breeding Birds

Breeding Birds	Timing
Recommendations	
The garage has been identified as being suitable for use by breeding birds. Given their protection, development must be sympathetic to the value of this habitat and potential impacts on breeding birds, their eggs, nests and young. The breeding bird season is generally accepted as being between March and September. The developers should consider and implement the options appropriate to their scheme; a) Undertake demolition works between October and February where possible; b) Demolition works proposed between the months of March and September must have a pre works check carried out by a competent ecologist to ensure that no nesting birds are present. If birds are found to be nesting, works will need to be delayed in those areas until it is confirmed that nesting has been completed.	Works outside of the breeding season (Oct-Feb) If unachievable, follow steps in recommendation,

7.2 Roosting Bats

Roosting Bats	Timing
Recommendations	
The garage offers limited suitability to support roosting bats and the coal bunker offers no potential to support roosting bats. Whilst it is accepted that the main property offers greater bat potential, the western elevation of the property does not appear to offer features conducive to use by bats and as such, the likely impact on bats as a result of the proposed extension is reduced. It is recommended that the tiles of the garage be checked thoroughly by a licenced bat worker prior to the demolition taking place. A full method statement should be set out as a condition of a planning approval. In the event that bats are found then work must stop immediately and further advice be sought from Natural England.	Condition of a planning approval.
Enhancement Prescriptions	
In light of the need for additional surveys, enhancement prescriptions would be set out within a Bat Emergence Survey Report as a separate document.	

Appendix 1. General References

Bat Conservation Trust's 'Good Practice Survey Guidelines' (Rev 2012).

Bell, S. McGillivray, D. (2006) *Environmental Law*. 6th ed. Oxford University Press.

Byron, H (2000) *Biodiversity and Environmental Impact Assessment: A Good Practice Guide for Road Schemes*. The RSPB, WWF-UK, English Nature and the Wildlife Trusts, Sandy.

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Gilbert G, Gibbons DW, Evans J. (1998) *Bird Monitoring Methods: Breeding Bird Survey* (pages 389-393). RSPB.

Harris S, Cresswell P and Jefferies D (1989). *Surveying Badgers*.

Mitchell-Jones A.J. McLeish, A.P. (2004) *Bat Workers Manual* (3rd Edition). Joint Nature Conservation Committee.

Mitchell-Jones A.J. *Bat Mitigation Guidelines* 2004. English Nature.

Sutherland, W.J. (1996) *Ecological Census Techniques*. Cambridge University Press.

Treweek, J. (1999) *Ecological Impact Assessment*. Blackwell Science.

Williams, C. (2010) *Biodiversity for Low and Zero Carbon Buildings, A Technical Guide for New Build*. Riba Publishing.

Appendix 2. Legislation and Guidance Sources

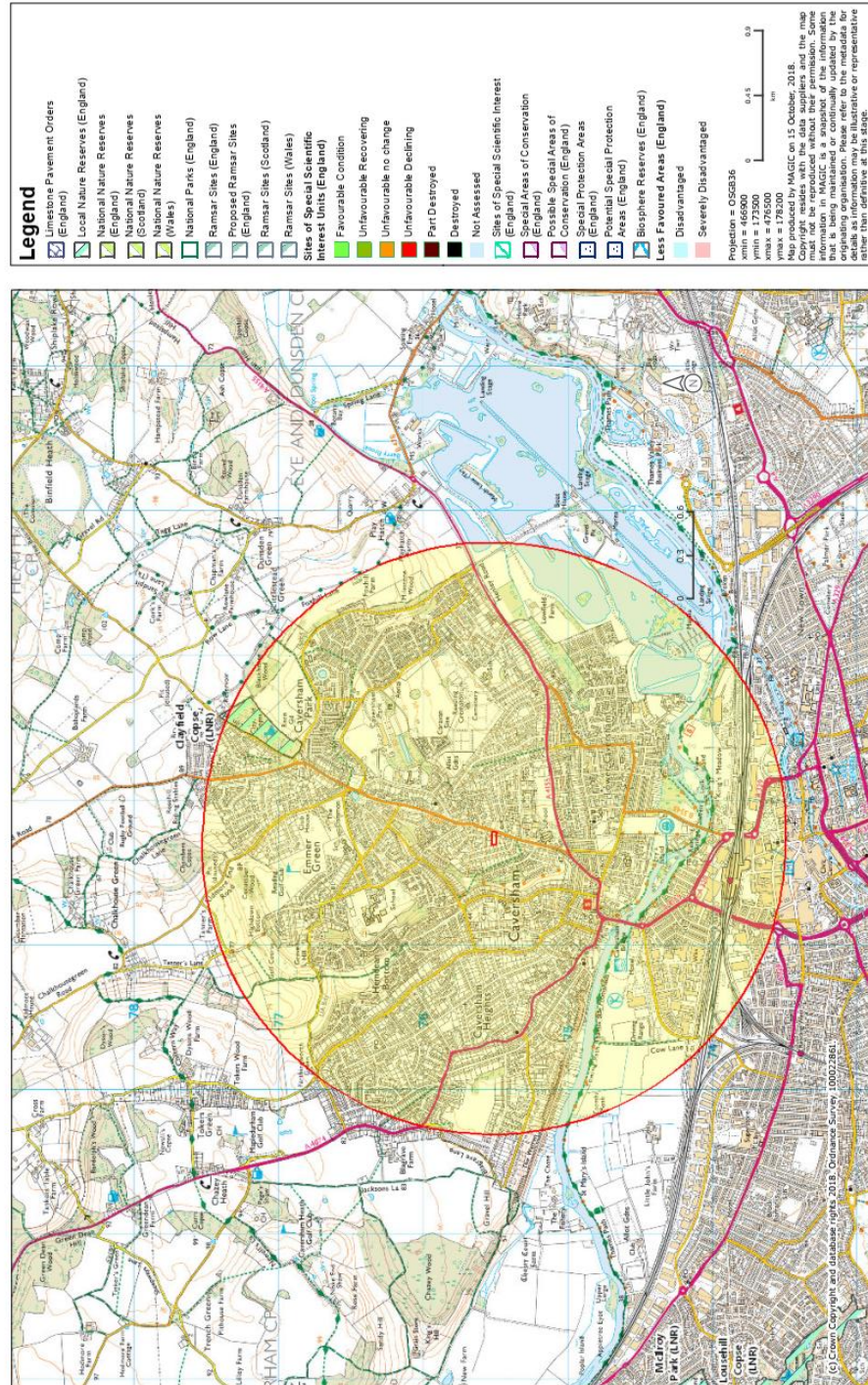
Articles of British wildlife and countryside legislation, policy guidance and both Local and National Biodiversity Action Plans (BAPs) are referred to. The articles of legislation are:

- The Wildlife and Countryside Act 1981 (as amended)
- The Conservation of Habitats and Species Regulations 2017 (as amended)
- Department for Communities and Local Government. National Planning Policy Framework. March 2012
- EC Council Directive on the Conservation of Wild Birds 79/409/EEC
- National Parks and Access to the Countryside Act 1949
- The Protection of Badgers Act 1992
- Land Drainage Act 1991
- The Countryside and Rights of Way Act 2000
- The Natural Environment and Rural Communities Act 2006
- The United Kingdom Biodiversity Action Plan 2006
- Hedgerow Regulations 1997
- Town and Country Planning Act 1990
- Local Biodiversity Action Plan (LBAP).

Appendix 3. MAGIC Maps Search

Magic Map

MAGiC



Site Check Report generated on Mon Oct 15 2018
You selected the location: Centroid Grid Ref: SU71737551
The following features have been found in your search area:

Local Nature Reserves (England) - points

Reference

1008844

Name

CLAYFIELD COPSE

Hectares

8.65

Hyperlink

http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1008844

Local Nature Reserves (England)

Reference

1008844

Name

CLAYFIELD COPSE

Hectares

8.65

Hyperlink

http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1008844

Granted European Protected Species Applications (England)

Case reference of granted application

2014-2980-EPS-MIT

Species group to which licence relates

Bat

Species on the licence

C-PIP,S-PIP

Site county of licence

Berkshire

Licence Start Date

12/09/2014

Licence End Date

01/10/2015

Does licence impact on a breeding site

N

Does licence allow damage of breeding site

N

Does licence allow damage of a resting place

N

Does licence allow destruction of breeding site

N

Does licence allow destruction of a resting place

Y

Does licence impact on a hibernation site

Unknown

NERC agreement reference

Unknown

Case reference of granted application

2015-13539-EPS-MIT

Species group to which licence relates

Bat

Species on the licence

C-PIP

Site county of licence

Berkshire

Licence Start Date

02/09/2015

Licence End Date

01/09/2016

Does licence impact on a breeding site

N

Does licence allow damage of breeding site

N

Does licence allow damage of a resting place

N

Does licence allow destruction of breeding site

N

Does licence allow destruction of a resting place

Y

Does licence impact on a hibernation site

Unknown

NERC agreement reference

Unknown

Case reference of granted application

EPSM2011-3175

Species group to which licence relates

Bat

Species on the licence

C-PIP

Site county of licence

Berkshire

Licence Start Date

10/07/2011

Licence End Date

31/08/2012

Does licence impact on a breeding site

N

Does licence allow damage of breeding site

Does licence allow damage of a resting place

Does licence allow destruction of breeding site

N

Does licence allow destruction of a resting place

N

Does licence impact on a hibernation site

Unknown

NERC agreement reference

Unknown

Case reference of granted application

EPSM2012-4078

Species group to which licence relates

Bat

Species on the licence

BLE;DAUB;NATT

Site county of licence

Berkshire

Licence Start Date

05/10/2012

Licence End Date

30/01/2014

Does licence impact on a breeding site

N

Does licence allow damage of breeding site

Does licence allow damage of a resting place

Does licence allow destruction of breeding site

N

Does licence allow destruction of a resting place

N

Does licence impact on a hibernation site

Unknown

NERC agreement reference

Unknown

Case reference of granted application

EPSM2013-6025

Species group to which licence relates

Bat

Species on the licence

BLE

Site county of licence

Berkshire

Licence Start Date

26/07/2013

Licence End Date

31/12/2013

Does licence impact on a breeding site

N

Does licence allow damage of breeding site

Does licence allow damage of a resting place

Does licence allow destruction of breeding site

N

Does licence allow destruction of a resting place

Y

Does licence impact on a hibernation site

Unknown

NERC agreement reference

Unknown

Case reference of granted application

2016-27061-EPS-MIT

Species group to which licence relates

Bat

Species on the licence

BLE,C-PIP

Site county of licence

Berkshire

Licence Start Date

03/01/2017

Licence End Date

03/01/2017

Does licence impact on a breeding site

Does licence allow damage of breeding site

N

Does licence allow damage of a resting place

N

Does licence allow destruction of breeding site

N

Does licence allow destruction of a resting place

Y

Does licence impact on a hibernation site

Unknown

NERC agreement reference

Unknown

Case reference of granted application

2017-29064-EPS-MIT

Species group to which licence relates

Bat

Species on the licence

S-PIP

Site county of licence

Berkshire

Licence Start Date

01/09/2017

Licence End Date

01/09/2027

Does licence impact on a breeding site

Y

Does licence allow damage of breeding site

N

Does licence allow damage of a resting place

N

Does licence allow destruction of breeding site

Y

Does licence allow destruction of a resting place

N

Does licence impact on a hibernation site

Unknown

NERC agreement reference

Unknown

Case reference of granted application

2014-1343-EPS-BDX

Species group to which licence relates

Bat

Species on the licence

S-PIP

Site county of licence

West Berkshire

Licence Start Date

01/10/2014

Licence End Date

30/10/2014

Does licence impact on a breeding site**Does licence allow damage of breeding site**

N

Does licence allow damage of a resting place

N

Does licence allow destruction of breeding site

N

Does licence allow destruction of a resting place

N

Does licence impact on a hibernation site

Unknown

NERC agreement reference

Unknown

Case reference of granted application

2017-32046-EPS-MIT

Species group to which licence relates

Bat

Species on the licence

S-PIP

Site county of licence

Berkshire

Licence Start Date

01/11/2017

Licence End Date

30/04/2018

Does licence impact on a breeding site

Does licence allow damage of breeding site

N

Does licence allow damage of a resting place

N

Does licence allow destruction of breeding site

N

Does licence allow destruction of a resting place

Y

Does licence impact on a hibernation site

Unknown

NERC agreement reference

Unknown

Case reference of granted application

EPSM2013-6155

Species group to which licence relates

Bat

Species on the licence

C-PIP

Site county of licence

Berkshire

Licence Start Date

19/09/2013

Licence End Date

31/08/2015

Does licence impact on a breeding site

N

Does licence allow damage of breeding site

Does licence allow damage of a resting place

Does licence allow destruction of breeding site

N

Does licence allow destruction of a resting place

Y

Does licence impact on a hibernation site

Unknown

NERC agreement reference

Unknown

Case reference of granted application

2017-28045-EPS-MIT

Species group to which licence relates

Bat

Species on the licence

DAUB

Site county of licence

Berkshire

Licence Start Date

08/03/2017

Licence End Date

08/03/2022

Does licence impact on a breeding site

Does licence allow damage of breeding site

N

Does licence allow damage of a resting place

N

Does licence allow destruction of breeding site

N

Does licence allow destruction of a resting place

N

Does licence impact on a hibernation site

Unknown

NERC agreement reference

Unknown

Areas of Outstanding Natural Beauty (England)

No Features found

Limestone Pavement Orders (England)

No Features found

National Nature Reserves (England) - points

No Features found

National Nature Reserves (England)

No Features found

National Nature Reserves (Scotland) - points

No Features found

National Nature Reserves (Scotland)

No Features found

National Nature Reserves (Wales) - points

No Features found

National Nature Reserves (Wales)

No Features found

National Parks (England)

No Features found

Ramsar Sites (England) - points

No Features found

Ramsar Sites (England)

No Features found

Proposed Ramsar Sites (England) - points

No Features found

Proposed Ramsar Sites (England)

No Features found

Ramsar Sites (Scotland) - points

No Features found

Ramsar Sites (Scotland)

No Features found

Ramsar Sites (Wales) - points

No Features found

Ramsar Sites (Wales)

No Features found

Sites of Special Scientific Interest Units (England) - points

No Features found

Sites of Special Scientific Interest Units (England)

No Features found

Sites of Special Scientific Interest (England) - points

No Features found

Sites of Special Scientific Interest (England)

No Features found

Special Areas of Conservation (England) - points

No Features found

Special Areas of Conservation (England)

No Features found

Possible Special Areas of Conservation (England) - points

No Features found

Possible Special Areas of Conservation (England)

No Features found

Special Protection Areas (England) - points

No Features found

Special Protection Areas (England)

No Features found

Potential Special Protection Areas (England) - points

No Features found

Potential Special Protection Areas (England)

No Features found

Biosphere Reserves (England) - points

No Features found

Biosphere Reserves (England)

No Features found

Less Favoured Areas (England)

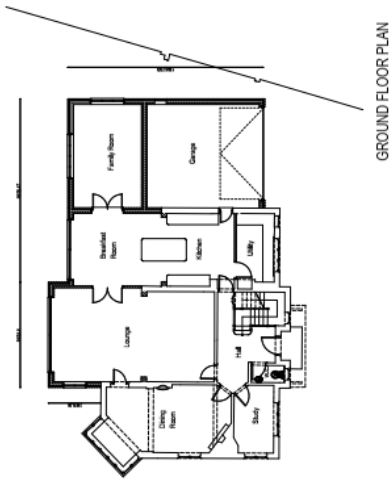
No Features found

Appendix 4. Proposed plans

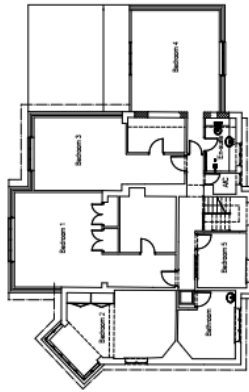
Revisions:	
Client:	Mr & Mrs S Emery
Site Address:	65 Peppard Road Caversham Reading Berkshire RG4 8NH
Drawing No.:	18-074PD2
Scale:	1:100 @ A1
 Adams Planning & Project Services Ltd	



Revisions:			
Client:	Mr & Mrs S Emery		
Site Address:	65 Peppard Road Caversham Reading Berkshire RG4 8NH		
Drawing No.:	18-074PD1		
Scale:	1:100 @ A1		
 Adams Planning & Project Services Ltd			



GROUND FLOOR PLAN



FIRST FLOOR PLAN

