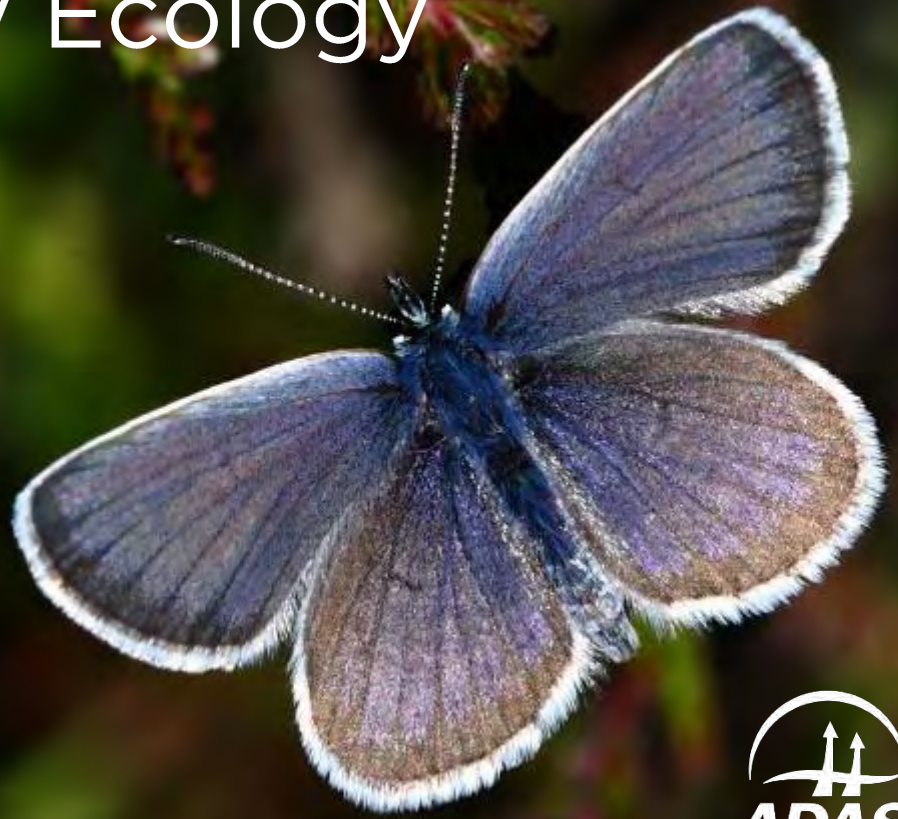


Preliminary Ecology Appraisal



Preliminary Ecological Appraisal New Century Place, Reading

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Revision History

Revision	Date	Amendment
1	26/09/2016	INITIAL REPORT

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1 Summary

ADAS UK Ltd. was commissioned by Barton Wilmore to undertake a Preliminary Ecological Appraisal (PEA) at New Century Place, Reading in support of a proposed development for a new multi-storey student residence building.

No designated sites, either statutory or non-statutory, will be affected by the proposals.

The development area consisted of hard standing bordered by introduced shrubs with scattered trees. Overall, the site had negligible ecological value. Two buildings, adjacent to the west and southeast of the site, had features which were suitable for use by roosting bats. The lighting design scheme of the new building should aim to avoid light spill on to these buildings.

There was also limited potential for birds to nest within the shrubs and scattered tree. No other protected species were considered to be affected by these proposed works.

Biodiversity gains can be incorporated into the new development by installing a minimum of two bird boxes at appropriate locations on the new building.

Summary of Further Survey or Actions

These actions are currently proposed in the absence of the final designs for the site. These actions will be further refined once the designs are known and can inform the potential impacts to ecological features that have been identified.

Survey/Action	Rationale	When
Appropriate lighting design scheme	This should be designed to minimise light spill, and thus minimise impacts on any bats which may be using the site	Design phase
Nesting bird checks prior to clearance of any trees and/or understory vegetation.	Potential for nesting birds to use trees and area of dense vegetation during breeding season (March to August inclusive).	Breeding season: March to August (inclusive)
Installation of bird boxes.	This will ensure a net gain for biodiversity resulting from the development. Two bird boxes should be erected in suitable location on the new building. Boxes such as Schwegler 1SP Sparrow Terrace or Schwegler 17B Swift nest box would be considered appropriate.	Post construction.

Install barriers and root protection zones around trees not proposed for removal as per BS5837:2012.

To prevent accidental damage to any retained trees adjacent to works area and to prevent damage to tree roots.

Construction phase

2 Introduction

2.1 Background and Objectives

ADAS UK Ltd. was commissioned by Barton Wilmore to undertake a Preliminary Ecological Appraisal (PEA) of a proposed development site at New Century Place, Reading (Grid Reference: SU 71871 73161).

The purpose of this report is to identify ecological features within or near the site that could pose constraints to the proposed development and to suggest further surveys and/or mitigation measures where necessary to protect species which may be using the site.

The survey involved identifying ecological features within or near the site that could potentially pose a constraint to any proposed works and any opportunities for incorporating biodiversity enhancements into the proposals.

The report has been prepared in accordance with guidance produced by the Chartered Institute of Ecology and Environmental Management (CIEEM 2013 and 2016) and the British Standard 42020:2013.

The objectives of this report are:

- *To identify designated nature conservation sites within the vicinity of the site;*
- *To identify any records and/or populations of protected, notable or scarce species in the vicinity of the site;*
- *To record habitats or features of ecological interest within or in immediate proximity to the site;*
- *To record the presence of, or potential for, protected or notable species;*
- *To highlight potential ecological constraints;*
- *To outline any further survey work and potential protected species requirements if relevant; and*
- *To make suggestions for avoidance, mitigation compensation and enhancements in line with planning policies where appropriate.*

2.2 Site Description

The proposed development site was an area of hardstanding in use as a car park approximately 0.01ha in size. The car park was bordered by ornamental planting beds, with small areas of overgrown scrub. The site was surrounded by a mix of commercial and residential properties, with Reading Town centre to the north.



Figure 1. Site location (approximate site boundary indicated by red line)

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2.3 Description of the Proposed Development

The proposed development will consist of a new multi-storey student residence accommodation, to be built on top of the existing car park. It is likely that all trees and vegetation on site will be removed to accommodate the development.

3 Methodology

3.1 Desk Study

A desk study was carried out in September 2016 to identify statutory designated sites within 5km and non-statutory designated sites of nature conservation importance within 2km. Records of protected and other notable species within a 2 km radius of the proposed development were also reviewed.

The Multi-Agency Geographic Information for the Countryside (MAGIC) website was used to derive information relating to the location of statutory designated sites and priority habitats.

The Thames Valley Environmental Records Centre (TVERC) provided details of non-statutory designated sites of nature conservation importance and records of protected and other notable species.

It is widely acknowledged that most species are greatly under-recorded and therefore a lack of records for a location should not be taken as an absence of the species concerned. Furthermore, a record for a particular habitat or species does not necessarily confirm its current presence.

3.2 Field Survey

A Phase 1 Habitat survey was conducted on the 7th of September 2016 by ADAS ecologist Helen Larzleer MSc GradCIEEM, based on the techniques and methodologies described in the Handbook for Phase 1 Habitat Survey (JNCC 2010) and using standard nomenclature (Stace 2010). The habitats present were recorded onto a field map.

This was extended (IEA 1995) to include notes on fauna and habitats which could potentially support protected species, an approach commonly referred to as an Extended Phase 1 Habitat Survey. Evidence of the presence of, or potential for, protected species was noted on the field map and in the written target notes during the survey. Trees which were suitable for use by roosting bats were assessed using the Bat Conservation Trust Guidelines 3rd edition (Collins 2016).

3.3 Assessment and Evaluation

The importance of the habitat features on site were assessed and defined in a geographical context. The frame of reference for the habitat features in terms of their geographical importance is in line with guidance set out in CIEEM 2016 (Appendix 5).

These features were assessed, where appropriate, against best practice guidelines such as the Bat Conservation Trust Guidelines 2016.

As part of the evaluation further surveys may be recommended based on the suitability of habitats to support protected species, the habitat themselves and potential impacts posed by the proposed development and the legal protection afforded to both habitats and species.

3.4 Zone of Influence

The assessment conducted for this report has considered the area in which ecological features could be subject to significant effects from the proposed development. The area of the potential effects is often wider than the actual perimeter of the development site and is known as the Zone of Influence.

The Zone of Influence varies for different ecological features and each designated site, habitat and species has been considered in relation to their sensitivity to the proposed development.

3.5 Limitations

The survey was carried out on a warm, overcast day in September. The survey effort, methodology and results are likely to provide an accurate account of the habitat types and the level of suitability for protected species. The survey was undertaken in the optimal time period for an Extended Phase 1 Survey.

The information contained within this report is based on a desk study and single, daytime survey. This may be sufficient to assess the impacts in low-value sites, although it is acknowledged that an impact assessment may require protected species surveys if the habitats are suitable.

If major revisions to the proposed works occur before works begin this report may need amending. Any appreciable delay in making reference to this report may necessitate a re-survey.

4 Baseline Ecological Conditions

4.1 Designated Sites

4.1.1 Statutory designated sites

There were nine Local Nature Reserves (LNRs) and one landscape-level designated area present within 5km of the site.

Table 1: Statutory Sites within 5km

Site Name	Designation	Distance (km)	Direction from site
Ali's Pond	LNR	4.3	Northeast
Blundells Copse	LNR	4.3	West
Clayfield Copse	LNR	3.8	North
Highwood	LNR	3	East
Lousehill Copse	LNR	3.4	West
Maiden Eriagh Park	LNR	3.5	Southeast
Round Copse	LNR	3.9	West northwest
Pearman's Copse	LNR	4	South
McIlroy Park	LNR	4	Northwest
Chilterns	Area of Outstanding Natural Beauty	3.4	Northwest

4.1.2 Non-statutory designated sites

There were nine non-statutory Local Wildlife Sites (LWS) within 2 km of the site.

Table 2: Non-statutory sites within 2km

Site Name	Description	Distance from site (km)	Direction from site
Cow Lane Depot	The site forms a mosaic of habitats ranging from willow scrub with mature trees, to open standing water with swamp to ruderal and tall herb grassland. The site has a varied topography with a steep north facing slope colonized by buddleia, hazel and goat willow. Cow Lane Depot provides a wildlife corridor in an urban landscape.	1.4	Northwest
Fobney & Kennet Valley Meadows	A large area of permanent pasture with some wet grassland and patches of swamp vegetation. The site has a good series of ditches with tall wetland and aquatic species and a small area of woodland.	1.5	Southwest
Henley Road Gravel Pit	This site is large pit next to the Thames where gravel was extracted in the past. The site supports a range of wildfowl that winter in the UK including species such as gadwall which is classed a bird of conservation concern.	2.3	Northeast
Holy Brook	The Holy Brook is a stream that carries water from and emptying back into the River Kennet, a chalk river.	0.7	Southwest
Reading Cemetery	A large, old cemetery, bound by a high stone wall with sections of semi-improved grassland with more diverse, flower-rich areas, split into sections by many concrete footpaths. Several mature and immature trees and shrubs are scattered around the site with a range of both native and ornamental species. The grassland sward varies from areas which are grass-dominated, to areas with a more flower-rich composition particularly towards the north west.	1.3	East
River Kennet/ Kennet and Avon Canal	The River Kennet is one of the best examples of a chalk river nationally, and is an UK BAP Priority Habitat.	Nearest point: 150m	North

Site Name	Description	Distance from site (km)	Direction from site
The Coal, Kennetmouth and Kings Meadow East	The Coal is also an old colliery spoil site and there is still evidence of this industrial past, with coal found on the surface throughout. The site comprises a central and riverside woodland area and an open wayleave at the foot of a steep railway embankment.	1.0	Northeast
Whiteknights Park	Whiteknights Park consists of a mosaic of landscaped trees with mown grassland, a large shaded, eutrophic lake, mixed secondary woodland, several stands of introduced shrubs and trees and a couple of areas managed as meadow.	1.7	Southeast
Whitley Park Farm/ St Patrick's Hall	The Local Wildlife Site is important in holding mixed broadleaved semi-natural woodland and a range of associated habitats, including two ponds, both very different in character – one open and one enclosed.	1.7	South

4.2 Priority Habitats

The site was occupied by hard standing, introduced shrubs in the form of ornamental planting beds and semi-mature and mature trees. It contained no Section 41 priority habitats.

4.3 Habitats

The following habitats were recorded on site. They are described below and mapped onto a Phase 1 habitat map (Appendix 2). Photographs illustrating each habitat type are shown in Appendix 3

- *Building;*
- *Hard standing;*
- *Introduced shrubs;*
- *Scattered scrub;*
- *Introduced scattered shrubs;*
- *Walls; and*
- *Scattered trees*

4.3.1 Buildings

There was one building on site, a small metal electricity substation with no bat roost or nesting bird potential.

4.3.2 Hard standing

Hard standing dominated the majority of the site and was in use as a car park at the time of the survey (photos 1-3, Appendix 3).

4.3.3 Introduced shrubs

Ornamental planted borders were present around the site boundary. These had become dominated by cotoneaster (*Cotoneaster sp.*) (TN1, Appendix 4)

4.3.4 Scattered scrub

Areas of ivy (*Hedera helix*) were colonising the walls surrounding the south and west of the car park.

4.3.5 Introduced scattered shrubs

Scattered buddleia (*Buddleia davidii*) bushes were present along the car park walls.

4.3.6 Walls

A portion of the car park, outside of the proposed development boundary, was on a higher level than the rest of the area (photo 3, Appendix 3). A low brick wall was present along the northern boundary of the car park.

4.3.7 Scattered trees

Semi-mature birch (*Betula sp.*), sycamore (*Acer pseudoplatanus*) and a mature field maple (*Acer campestre*) were present in planters around the site (photos 4-7, Appendix 3). They were unsuitable for roosting bats but would be suitable for nesting birds.

4.3.8 Off-site habitats of relevance

There were numerous buildings surrounding the development site, two of which had features potentially suitable for roosting bats. Building 1 was a brick terraced housing unit with some raised roof tiles approximately 30m southwest of the site (TN3, Appendix 4), building 2 was a brick building overgrown with ivy approximately 10m west of the site (TN4, Appendix 4).

4.4 Species and Species Groups

4.4.1 Amphibians

There were no records for great crested newt (*Triturus cristatus*) within 2km of the site. There were three records for smooth newt (*Lissotriton vulgaris*) and two records for common toad (*Bufo bufo*) with the nearest 1.4km north, beyond the River Thames.

Based on a review of aerial images and Ordnance Survey maps there appeared to be no ponds within 250m of the site. It is unlikely that amphibians are using the site due to the lack of suitable habitat and limited connectivity to suitable habitat in the wider area.

4.4.2 Badgers

There were five records for badgers (*Meles meles*) in all directions within 2km of the site, the nearest record being 0.8km southeast of the site. There was no evidence of badgers (e.g setts or latrines) found during the survey. There was limited suitable foraging habitat within the site and no habitat suitable for the location of badger setts.

4.4.3 Bats

Multiple records of bat were found within all directions within 2km of the site. The nearest record was a soprano pipistrelle (*Pipistrellus pygmaeus*) found 190m southeast of the site.

No trees within the site boundary were identified as being suitable to support a bat roost. However, the site was surrounded by a variety of buildings which were likely to be of some suitability for the location of roosts.

4.4.4 Birds

Schedule 1 birds

The TVERC supplied records within 2km for greylag goose (*Anser anser*), peregrine (*Falco peregrinus*), kingfisher (*Alcedo atthis*) and black redstart (*Phoenicurus ochruros*), however there were no suitable habitats within the site to support any of these species.

Common and widespread birds

There were multiple records for common and widespread birds within 2km of the site. The areas of dense scrub and trees may provide suitable nesting habitat for some of these species.

4.4.5 Hazel Dormouse

There were no records for hazel dormice (*Muscardinus avellanarius*) within 2km of the site.

The habitat on site had negligible potential to support dormice due to the lack of suitable habitat and urban setting.

4.4.6 Otter

There were two records for otters (*Lutra lutra*) in the River Kennet approximately 400m north of the site. However given the unsuitable habitats on site and the presence of the A329 roadway between the river and the site the proposal is extremely unlikely to affect otters.

4.4.7 Reptiles

There were multiple records for slow-worm (*Anguis fragilis*) and grass snake (*Natrix natrix*) to the north and west of the site, beyond the River Kennet. There was no suitable reptile habitat on site, and the heavily developed urban setting make it unlikely that reptiles will be present.

4.4.8 Water Vole

There were three records of water vole (*Arvicola amphibious*) at Waterloo Meadows, 1.4km southwest of the site. There was no suitable water vole habitat on or adjacent to the site, and the heavily developed urban setting make it unlikely that water voles will be present.

4.4.9 White-Clawed Crayfish

There were no records of white-clawed crayfish (*Austropotamobius pallipes*) in the area and no suitable habitat on site.

4.4.10 Section 41 Species

There were six records for hedgehog (*Erinaceus europaeus*) in all directions from the site, with the nearest record 850m to the south. There were multiple records for stag beetle (*Lucanus cervus*) in all directions within 2km of the site with the nearest record 700m to the southeast. There was no suitable habitat for these species within the development area boundary.

4.4.11 Non-native Invasive Plants

Several areas of cotoneaster sp. were present within the ornamental planting beds around the site boundary. Several species of cotoneaster are listed as invasive non-native plants on Schedule 9 of the Wildlife and Countryside Act and must not be allowed to spread into the wild.

5 Planning Policy and Legislation

5.1 National Planning Policy Framework

The National Planning Policy Framework (NPPF) of March 2012 replaced the previous planning policy for biodiversity conservation; Planning Policy Statement 9 (PPS9). Paragraph 117 of the NPPF states that to minimise impacts on biodiversity, planning policies should:

- *Plan for biodiversity at the landscape scale, across local authority boundaries.*
- *Promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan.*

When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles (paragraph 118):

- *Development proposals where the primary objective is to conserve or enhance biodiversity should be permitted.*
- *Opportunities to incorporate biodiversity in and around developments should be encouraged.*

5.2 Local Development Plan

Table 3: Summary of relevant local planning policy – Reading Borough Local Development Framework 2008

Policy	Description of relevant section
CS 1 Sustainable Construction and Design	Proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock, will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change.
CS 36 Biodiversity and Geology	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.
CS 38 Trees, Hedges and Woodlands	Individual trees, groups of trees, hedges and woodlands will be protected from damage or removal, and the Borough's vegetation cover will be extended.

According to the Reading Borough Council webpage (Reading Borough Council 2016) the Council is working on producing a new Local Plan, which will replace the current development plans and will set out how Reading will develop up to 2036. The full draft is expected to be available for consultation during 2017. This may result in changes to the above policies.

5.3 Relevant Legislation

5.3.1 Natural Environment & Rural Communities Act 2006

Section 40 of the NERC Act 2006 places a duty upon all local authorities in England to promote and enhance biodiversity in all of their functions. Section 41 lists habitats and species of principal importance to the conservation of biodiversity. Fifty-six habitats and 943 species of Principal Importance for Conservation are included on the Section 41 list.

These are all the habitats and species in England that have been identified as requiring action in the UK Biodiversity Action Plan (UK BAP) and are a material consideration in the planning process. In addition, Local Biodiversity Action Plans (LBAPs) outline habitats and species of importance to local areas.

5.3.2 Bats

Bats are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended). It is illegal to kill or injure bats, cause disturbance at their resting places or to block access to, damage or destroy their roost sites.

5.3.3 Birds

Common and widespread species

Wild birds are protected under the Wildlife and Countryside Act 1981 (as amended). It is illegal to take or harm them, their nests (whilst in use or being built) or their eggs.

Schedule 1 species

Additionally for some species listed in Schedule 1 of the Act it is an offence to intentionally or recklessly disturb the adults while they are in and around their nest or intentionally or recklessly disturb their dependent young.

5.3.4 Non-native species

Section 14 of the Wildlife and Countryside Act 1981 (as amended) prohibits the introduction into the wild of any species of animal or plant that is not ordinarily resident in, and is not a regular visitor to, Great Britain in a wild state, or any species of animal or plant listed on Schedule 9 of the Act. Commonly occurring non-native species in the countryside include japanese knotweed (*Fallopia japonica*), himalayan balsam (*Impatiens glandulifera*) and giant hogweed (*Heracleum mantegazzianum*). The Schedule also includes commonly occurring garden species such as cotoneaster spp. (e.g. *Cotoneaster horizontalis*) and a number of aquatic species.

6 Ecological Constraints, Opportunities and Recommendations for Mitigation and Further Survey

6.1 Designated Sites

Due to the size and scale of the works there are no statutory designated sites in the area which will be impacted by works.

6.2 Habitats

No habitats listed under Section 41 priority habitats or LBAP habitats will be affected by the proposed development

6.2.1 Scattered trees

The scattered trees on site were considered of negligible ecological value. They were common and widespread species and so also likely to be of negligible local value in a geographic context. All works with

the potential to impact on trees must comply with BS5837:2012 Trees in Relation to Design, Demolition and Construction.

6.2.2 Introduced shrubs

Cotoneaster is a Schedule 9 Invasive species and must be controlled and prevented from spreading into the wild. (e.g. during disposal).

6.3 Species & Species Groups

6.3.1 Bats

The site can be reliably assessed as being of low value to bats based on the small size and low-value habitats present. Furthermore, there are no opportunities for roosting on site. Therefore the only potential impacts on bats would be minor disruption to activity in the immediate area through lighting. However, any bats within the zone of influence would be within an urban and well-lit setting anyway, and so the development proposals would be unlikely to significantly affect activity. Nonetheless it is advised that lighting is sympathetic and light spill outside of the site is avoided.

6.3.2 Nesting birds

Where possible, vegetation clearance (with regards to trees and scrub) should be undertaken outside of the main bird nesting season, considered to be March to August inclusive. Where this is not possible vegetation clearance must be preceded by nest checks, carried out by a suitably experienced person. If any active nests are found these must be left undisturbed, with a 5m buffer of vegetation marked out around them until the nests are no longer in use. No Schedule 1 species are likely to be affected by the proposed works.

6.4 Enhancements

On a proposed development of this scale and within a heavily urbanised setting, opportunities for biodiversity enhancement are limited. However the site can be enhanced in respect of use by nesting birds through installation of a minimum of two bird boxes which could be installed on the new building. These boxes should be suitable for bird species likely to be present in the area, such as house sparrow (*Passer domesticus*) or swift (*Apus apus*). Boxes such as Schwegler 1SP Sparrow Terrace or Schwegler 17B Swift nest box would be considered suitable. Nest boxes should be fixed according to the species-specific requirements.

7 Biodiversity Net Loss and Gain

In accordance with BS42020:2013 it is recommended that there is a clear statement of losses and gains predicted once the development is implemented. The information should be sufficient to enable

monitoring of the net effects of the development on biodiversity. At present, there is no standardized system to assess recording net loss and gains and the following is therefore considered appropriate at this stage.

Table 4: Summary of net losses and gains

Ecological feature loss/gain	Loss/gain	Quality of feature	Quantity of feature
Introduced shrubs	Loss	Flowers and berries provide food source for wildlife	c.115m ²
Semi-mature and mature trees	Loss	Provides bird nesting opportunities	Potential for up to 9 trees
Nesting habitats	Gain	Provision of bird boxes for local species	A minimum of two bird boxes

8 Summary of Recommended Further Survey or Actions

Table 5: Summary of Recommended Further Survey or Actions

Survey/Action	Rationale	When
Appropriate lighting design scheme.	This should be designed to minimise light spill, and thus minimise impacts on any bats which may be using the site.	Design phase.
Nesting bird checks prior to clearance of any trees and/or understory vegetation.	Potential for nesting birds to use trees and area of dense vegetation during breeding season (March to August inclusive).	Breeding season: March to August (inclusive) .
Installation of bird boxes.	This will ensure a net gain for biodiversity resulting from the development. Two bird boxes should be erected in suitable location on the new building. Boxes such as Schwegler 1SP Sparrow Terrace or Schwegler 17B Swift nest box would be considered appropriate.	Post construction.
Install barriers and root protection zones around trees not proposed for removal as per BS5837:2012.	To prevent accidental damage to any retained trees adjacent to works area and to prevent damage to tree roots.	Construction phase.

9 Conclusions

The site was occupied by hard standing of negligible ecological value and the proposed works will not impact any protect species, designated or non-designated wildlife sites.

Two buildings adjacent to the site had features potentially suitable for roosting bats. It is recommended that a sympathetic lighting scheme be designed to minimise light spill offsite. Any dense vegetation clearance must take place outside of the main bird nesting season (March to August inclusive) or be preceded by a check for nesting birds by a suitably experienced person.

All works with the potential to impact on trees must comply with BS5837:2012 Trees in Relation to Design, Demolition and Construction. This includes the installation of barriers and root protection zones around trees not proposed for removal.

There will be a small net loss of biodiversity on site in the form of introduced shrubs, immature to semi-mature scattered trees and one mature tree. These features were assessed as having negligible ecological and geographic value. Biodiversity gains can be incorporated by installing a minimum of two bird boxes at appropriate locations on the new building.

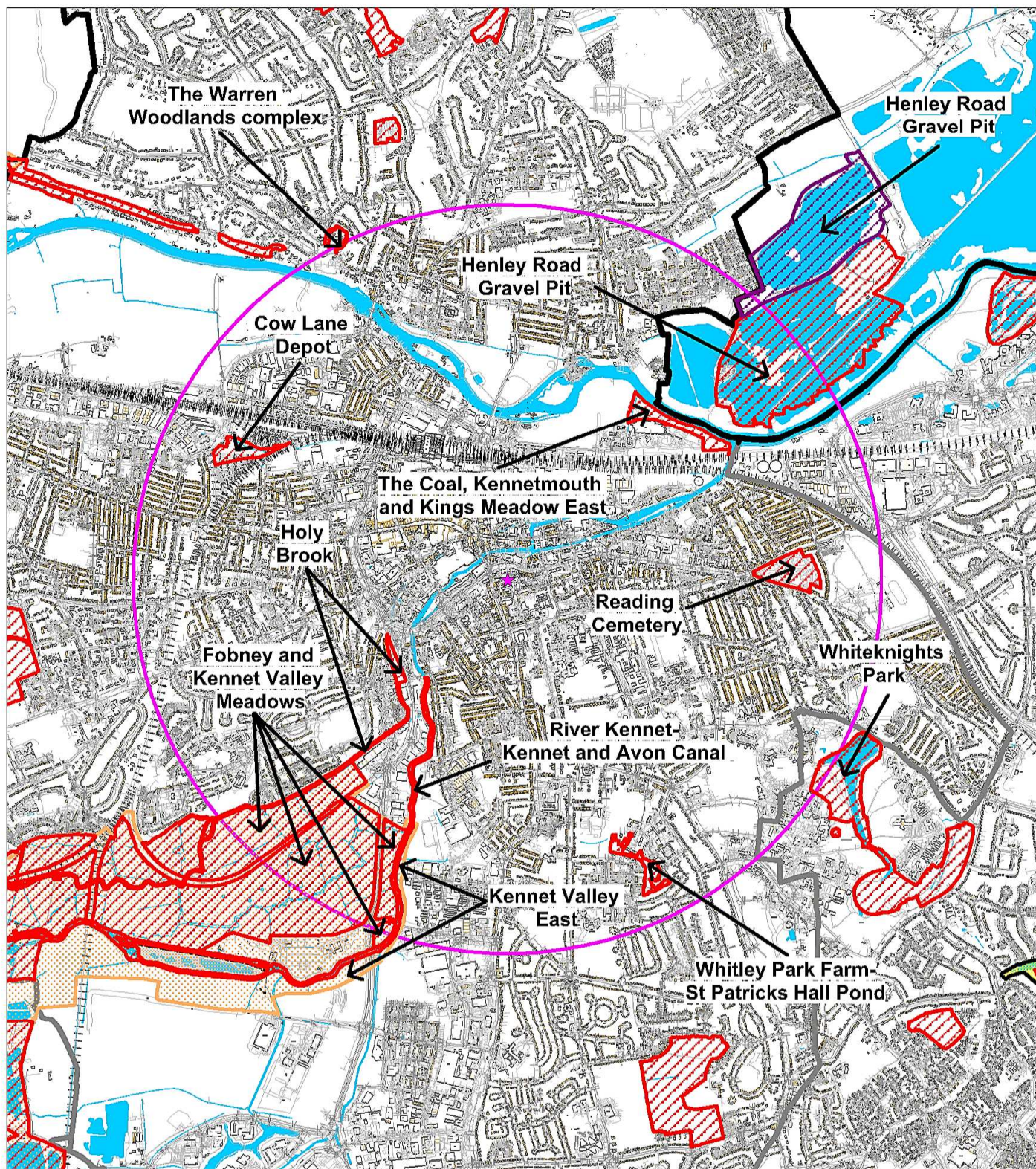
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Appendix 1: Map of Designated Sites

See following page.

New Century Place Designated Wildlife Sites Map



★ Search central grid reference (SU 71871 73160)

Scale: 1:30000

Search Area (2km)

Local Wildlife Sites

Proposed Local Wildlife Sites

Biodiversity Opportunity Area

Map produced by Thames Valley Environmental Records Centre in 2016

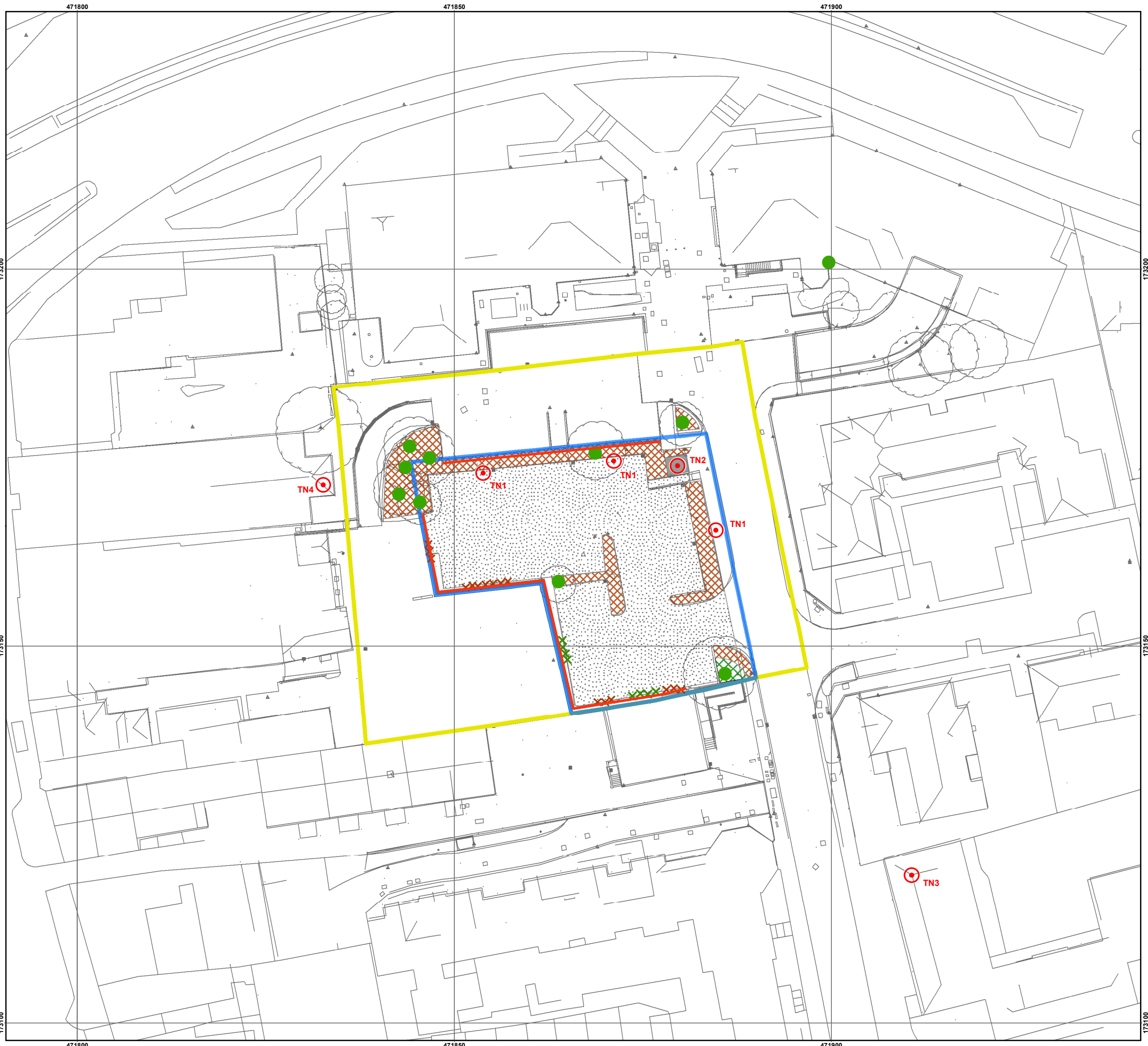
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Appendix 2: Phase 1 Habitat Survey Map

See following page.

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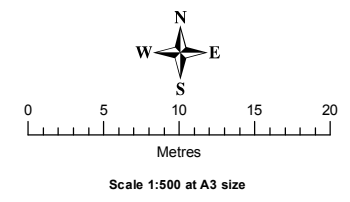
Barton Wilmore

New Century Place, Reading

Phase 1 Habitat Survey

- Site boundary
 - Survey area
 - Scrub
 - Introduced shrub
 - Building
 - Hard standing
 - Wall
 - Scattered trees
 - Scattered scrub
 - Scattered introduced shrub
 - Target Notes
 - TN1** Cotoneaster
 - TN2** Electricity sub station
 - TN3** Building with low BRP
 - TN4** Building with low BRP
- (BRP: Bat Roosting Potential)

Drawn by P. Taylor 26/09/2016, Verified by Helen Larzleer 26/09/2016



Site survey detail supplied by Greenwell Design Ltd.,
Studio 2, Riverside Centre, Frankland Lane, Durham, DH1 5TA
Drawing No. 0005; New Century Place Site - Topographical Survey
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Appendix 3: Site Photographs



Photo 1: View of proposed development area. Northwest end looking southeast.



Photo 2: View of proposed development area. Northeast end looking south.



Photo 3: View of proposed development area. Northeast end looking west.



Photo 4: Field Maple at southeast corner.



Photo 5: Small group of trees and scrub at northwest corner.



Photo 6: Small group of trees and scrub at northwest corner.



Photo 7: Small group of trees and scrub at northwest corner.

Appendix 4: Target Notes

Target Note Number	Description	Photo
1	Cotoneaster dominated planting beds around the site	
2	Electricity substation with no bat roost potential	
3	Building 1 adjacent to site with low bat roost potential	

4

Building 2 adjacent to site
with low bat roost potential



Appendix 5: Frame of Reference for Geographical Importance

Geographical context	Examples
International and European value	Ramsar Sites, Special Protection Areas, Biosphere Reserves, Special Areas of Conservation. Sites supporting populations of internationally important species. Any regularly occurring population of an internationally important species, which is threatened or rare in the UK. i.e. it is a UK Red Data Book species or listed as occurring in 15 or fewer 10km squares in the UK (categories 1 and 2 in the UK BAP) or of uncertain conservation status or of global conservation concern in the UK BAP. A regularly occurring, nationally significant population/number of any internationally important species.
National value	SSSIs or non-designated Sites meeting SSSI selection criteria, NNRs, Marine Nature Reserves, NCR Grade 1 Sites. Sites containing viable areas of key habitats identified in the UK Biodiversity Action Plan. Any regularly occurring population of a nationally important species which is threatened or rare in the region or county (see local BAP). A regularly occurring, regionally or county significant population/number of any nationally important species.
Regional value	Sites containing viable areas of threatened habitats listed in a Regional BAP (or some Natural Areas), comfortably exceeding SINC criteria, but not exceeding SSSI criteria. Any regularly occurring, locally significant population of a species listed as being nationally scarce which occurs in 16-100 10km squares in the UK or in a Regional BAP or relevant Natural Area on account of its regional rarity or localisation; A regularly occurring, locally significant number of a regionally important species.
County / Metropolitan	Sites meeting the criteria for county or metropolitan designation (SINC, CWS, etc.). Ancient semi-natural woodland, LNRs or viable areas of key habitat types listed in county BAPs/Natural Areas. Any regularly occurring, locally significant population of a species which is listed in a County/Metropolitan “red data book” or BAP on account of its regional rarity or localisation; A regularly occurring, locally significant number of a County/Metropolitan important species.
Local	Undesignated Sites or features considered to appreciably enrich the habitat resource in the District or Borough or within a zone of influence. A population of a species that is listed in a District/Borough BAP because of its rarity in the locality or in the relevant Natural Area profile because of its regional rarity or localisation; A regularly occurring, locally significant number of a District / Borough important species during a critical phase of its life cycle.