



Former Sales and Marketing
Suite, Kennet Island, Reading

Preliminary Ecological Appraisal

Prepared by
CSA Environmental

on behalf of
Berkeley Homes (Western) Ltd

Report Ref: CSA/3656/01

February 2018

This report may contain sensitive ecological information. It is the responsibility of the Local Authority to determine if this should be made publicly available.

Report Reference	Date	Revision	Prepared by	Approved by	Comments
CSA/3656/01	20/02/2018	-	TP/KK	MR	Issue



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EXECUTIVE SUMMARY

Redevelopment is proposed to replace the existing Sales and Marketing Suite with a new apartment block at Kennet Island, Reading.

CSA Environmental was instructed by Berkeley Homes (Western) Ltd to undertake a Preliminary Ecological Appraisal (PEA) of the Site to identify ecological constraints to development, inform recommendations for design, highlight opportunities for ecological enhancement and determine the need for any additional investigation/survey work necessary.

As part of this PEA, a desk study and extended Phase 1 Habitat survey of the Site were undertaken in February 2018. The Site comprises a building and hard-standing with associated lawn and ornamental planting beds. Whilst the Site may provide general opportunities for a range of wildlife, it is considered to be of low ecological value overall.

No overriding constraints to development of the Site have been identified, and no further detailed ecological surveys are considered necessary to inform the proposals. Recommendations have been made with regards to nesting bird habitat and the nearby Foudry Brook to prevent impacts to protected species and notable habitats.

Recommendations relating to the future lighting and planting scheme are also included herein to maximise the value of green networks through and around the Site, in-line with local biodiversity and green infrastructure policies (e.g. CS36 of the adopted Core Strategy).

1.0 INTRODUCTION

- 1.1 This report has been prepared by CSA Environmental on behalf of Berkeley Homes (Western) Ltd. It sets out the findings of a Preliminary Ecological Appraisal (PEA) of land at the Former Sales and Marketing Suite, Kennet Island, Reading (hereafter referred to as 'the Site'). The current building was erected under a temporary approval and there are now proposals to redevelop the Site for the construction of a new apartment block.
- 1.2 The scope of this appraisal has been determined with due consideration for best-practice guidance provided by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2017), and to the *Biodiversity: Code of practice for planning and development* (BS 42020:2013) published by the British Standards Institution (2013).
- 1.3 The Site occupies an area of c. 0.1ha and is located around central grid reference SU 712 707, to the west of Reading, within the recent development known as Kennet Island. It consists of the current sales/marketing suite building with associated hard standing and landscaping.
- 1.4 A desk study and extended Phase 1 Habitat survey were undertaken for the Site, the findings of which are presented herein.
- 1.5 This PEA aims to:
 - Identify any ecological constraints to development of the Site
 - To inform design decisions
 - Highlight the need for any additional ecological survey or assessment
 - Highlight opportunities for ecological enhancement
- 1.6 As set out in best practice guidelines (CIEEM, 2017) a PEA is typically only suitable for planning submission where there are no ecological constraints relating to the project. As no further surveys are recommended and only limited ecological constraints have been identified at this Site, this approach is deemed to be suitable in this instance and the production of an additional EcIA report to fully assess the impacts of the develop is not considered to be necessary.

2.0 LEGISLATION, PLANNING POLICY & STANDING ADVICE

Legislation

- 2.1 Legislation relating to wildlife and biodiversity of particular relevance to this PEA includes:
- The Conservation of Habitats and Species Regulations 2017 (as amended)
 - The Wildlife and Countryside Act 1981 (as amended)
 - The Natural Environment and Rural Communities (NERC) Act 2006
 - The Protection of Badgers Act 1992
- 2.2 This above legislation has been addressed, as appropriate, in the production of this report. Further information on the above legislation is provided in Appendix B.

National Planning Policy

- 2.3 The National Planning Policy Framework (NPPF) (Department for Communities and Local Government, 2012) sets out the government planning policies for England and how they should be applied. Chapter 11: Conserving and Enhancing the Natural Environment, is of particular relevance to this report as it relates to ecology and biodiversity. Further details are provided in Appendix B.
- 2.4 The Government Circular 06/2005, which is referred to by the NPPF, provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their effects within the planning system.

Local Planning Policy

- 2.5 A number of local planning policies relate to ecology, biodiversity and/or nature conservation. These are summarised in Table B.1 of Appendix B. These policies have been addressed, as appropriate, in the production of this report.

Standing Advice

- 2.6 Natural England Standing Advice (Natural England, 2014) regarding habitats and protected species aims to support local authorities and forms a material consideration in determining applications in the same way as any individual response received from Natural England following consultation. Standing advice has therefore been given due consideration, alongside other detailed guidance documents, in the production of this report.

3.0 METHODS

Desk Study

- 3.1 The Multi-Agency Geographic Information for the Countryside (MAGIC) online database was reviewed in February 2018 to identify nature conservation designations within the following search radii:
- Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar sites within 10km of the Site
 - Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Local Nature Reserves (LNR) within 3km of the Site
 - Other relevant data e.g. Ancient Woodland Inventory within 1km of the Site
- 3.2 A review was undertaken of the location of any such designations, their distance from and connectivity with the Site, and the reasons for their designation. This information was used to determine whether they may be within the Site's zone of influence.
- 3.3 Biological records are usually obtained from the Local Records Centre to provide background information on any protected species or habitats constraint within the local area. In this instance, given the very small size of the Site and the nature of the habitats present this was not considered to be necessary and pre-existing ecological reports, including survey information for the surrounding area gathered by CSA, were consulted as part of this PEA.
- 3.4 The Woodland Trust's online Ancient Tree Inventory was reviewed for known ancient or veteran trees within the Site and adjacent land.
- 3.5 All relevant desk study data are presented in Appendix C.

Field Survey

Extended Phase 1 Habitat Survey

- 3.6 An extended Phase 1 habitat survey was carried out in fine and dry weather conditions on 07 February 2018 by Tom Preece GradCIEEM, encompassing the Site and immediately adjacent habitats that could be viewed.
- 3.7 Phase 1 Habitat survey is a method of classification and mapping wildlife habitats in Great Britain. It was originally intended to provide "...*relatively rapidly, a record of the semi-natural vegetation and wildlife habitat over large areas of countryside.*" The Phase 1 Habitat Survey method has been widely 'extended' beyond its original purpose to allow the capture of information at an intermediate level between Phase 1 and Phase 2 Habitat surveys, and here includes the following:

- More detailed floral species lists for each identified habitat
- Descriptions of habitat structure, the evidence of management and a broad assessment of habitat condition
- Mapping of additional habitat types (e.g. hardstanding)
- Identification of Priority Habitats under Section 41 of the NERC Act
- Identification of Habitats Directive Annex I habitat types
- Evidence of, or potential for, European Protected Species (EPS) (including bats, great crested newt, dormouse and otter)
- Evidence of, or potential for, other protected species (including birds, reptiles, water vole, badger and certain invertebrates)
- Evidence of, or potential for, other notable species (including S41 Species of Principal Importance as well as notable, rare, protected or controlled plants and invertebrates)

3.8 Results of the extended Phase 1 Habitat survey are presented on the Habitats Plan in Appendix A.

Limitations

3.9 The survey was undertaken in February when some plant species are not visible above ground and will have been missed. However, this is not considered to have significantly affected the overall assessment of habitats on-site and their ecological value.

Evaluation and Assessment

3.10 The evaluation and assessment of ecological features is beyond the scope of a PEA and has therefore not been undertaken here. Formal evaluation and assessment of any identified important ecological features would usually be undertaken as part of either a full EclA, or receptor-specific survey and assessment in accordance with the published CIEEM method (CIEEM, 2016).

3.11 However, given the lack of any identified significant ecological constraints at this Site, no detailed assessments are considered necessary, and recommendations for appropriate avoidance, mitigation and enhancement measures have been presented herein, in support of a planning application.

4.0 BASELINE ECOLOGICAL CONDITIONS

Nature Conservation Designations

Statutory

- 4.1 There are no statutory designations covering any part of the Site.
- 4.2 One international statutory designation was identified within 10km of the Site: the Thames Basin Heaths SPA (c. 8.4km south-east of the Site).
- 4.3 No national statutory designations were identified within 3km of the Site.
- 4.4 One local statutory designation was identified within 3km of the Site; Pearman's Copse LNR (c. 2.6km south-east of the Site).
- 4.5 These statutory designations are described in Table 1 below. Developments of over 50 new dwellings within 5-7km of the Thames Basin Heaths SPA may need to provide mitigation for their impact on this designated site. The current application area is does not meet these criteria and no further assessment is likely to be required (Reading Borough Council, 2015a). Likewise, no significant adverse effects to Pearman's Copse LNR are considered likely as a result of the proposed development, given the scale and location of the Site.

Table 1. Statutory and Non-Statutory Designations within search radii

Site Name & Designation	Distance & Direction from Survey Area	Special Interests or Qualifying Features
International Designations within 10km		
Thames Basin Heaths SPA	c. 8.4km south-east	Dry and wet heathland habitat supporting internationally important breeding populations of nightjar <i>Caprimulgus europaeus</i> , Dartford warbler <i>Sylvia undata</i> and woodlark <i>Lullula arborea</i> .
National Designations within 3km		
None		
Local Designations within 3km		
Pearman's Copse LNR	c. 2.6km south-east	A small area of ancient woodland.
Non-statutory Designations within 1km		
River Kennet – Kennet and Avon Canal LWS	c.350m north-west	One of the nation's best examples of a chalk river. Supports rare plant species as well as water vole and (historically) freshwater crayfish.
Fobney and Kennet Valley Meadows LWS	c.520m north-west	Permanent pasture with wet grassland and swamp habitats. Notable botanical interest.
Fobney Island LWS	c. 650m north-west	Subject to a recent extensive habitat creation scheme to create open water,

		ephemeral ponds and grassland habitats. A friends group has been formed and the site is regularly monitored.
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Non-Statutory

- 4.6 There are three non-statutory designations (Local Wildlife Sites) within 1km of the Site as summarised in Table 1 above. These sites also fall within a Biodiversity Opportunity Area.
- 4.7 The Foudry Brook which runs north-south to the west of the Site and which discharges to the River Kennet is shown as an "Existing and Potential Green Link" on the Council's Proposals Map as per Policy DM17¹.

Ancient Woodland

- 4.8 There is no designated Ancient Woodland covering any part of the Site or immediately adjacent land. No trees on or adjacent to Site are listed on the Ancient Tree Inventory.

Habitats and Flora

- 4.9 Habitats recorded on-site were classified in line with current Phase 1 habitat survey guidance (JNCC, 1990), as illustrated in Appendix A. Detailed species lists for each habitat are provided in Appendix D.

Buildings and hardstanding

- 4.10 The Site predominantly comprises the footprint of one building, the Sales and Marketing Suite, with associated visitor parking areas and paths. Some timber decking and boardwalk is also present within the red-line which extends northwards along the landscaped Foudry Brook corridor adjacent to the Site.

Amenity grassland

- 4.11 Well-managed amenity grassland surrounds the buildings on three sides (see Appendix A) and was found to comprise common and widespread plant species including annual meadow-grass *Poa annua*, perennial rye-grass *Lolium perenne*, clover *Trifolium* sp., bristly oxtongue *Helminthotheca echioides*, smooth sow-thistle *Sonchus oleraceus*, spear thistle *Cirsium vulgare*, daisy *Bellis perennis* and ragwort *Senecio* sp.

Ornamental planting

- 4.12 Ornamental planting beds are present around the building and parking areas. These contain a range of bulb and shrub planting (box *Buxus* sp., *Fatsia japonica*, cherry laurel *Prunus laurocerasus*, dogwood *Cornus sanguinea*, lavender *Lavandula* sp., hellebore *Helleborus* sp., and

¹ <http://reading.addresscafe.com/app/exploreit/default.aspx>

crocus *Crocus* sp.) with some small cherry *Prunus* sp. and silver maple *Acer saccharinum* trees.

Hedgerows

- 4.13 There are three lengths of hedgerow on-site. These are well-maintained and comprise solely of cherry laurel.

Fauna

Bats

- 4.14 Local habitats are predominantly urban or wetland with some woodland and grassland. The on-site habitats have low suitability for foraging bats but may be used by common and widespread species such as pipistrelles *Pipistrellus*. Daubenton's bat *Myotis daubentonii* (typically associated with riverine/wetland habitats) and noctule *Nyctalus noctula* have also been recorded locally. The nearby Foudry Brook and adjacent habitats are likely to form the most significant habitat for commuting and foraging bats within the immediate vicinity.
- 4.15 The on-site building is recently constructed and makes use of modern design and materials. The brick-work is in good repair and the external facings appear to be well-sealed. Both roof-levels are flat rather than pitched so no internal roof spaces could be inspected. The building is assessed to be of negligible bat roosting potential. Likewise, the on-site trees are immature and do not support likely bat roost features.

Badger

- 4.16 No evidence of badger *Meles meles* was found on-site. Surveys undertaken by CSA of the adjacent Foudry Brook corridor and connecting habitats to the north in 2014/15 did not identify any evidence of badgers. The distribution of badgers is likely to be limited by the amount of wetland habitat locally.

Riparian mammals

- 4.17 Otter *Lutra lutra* and water vole have been recorded within the nearby riparian habitats, including the Foudry Brook and River Kennet. The on-site habitats are unsuitable to support these species although construction activities should consider the potential for protected species along the Brook.

Other notable mammals

- 4.18 There is considered to be negligible potential for other notable mammals such as dormouse *Muscardinus avellanarius*, brown hare *Lepus lepus*, polecat *Mustela putorius* or harvest mouse *Micromys minutus*. Hedgehog *Erinaceus europaeus* often make use of urban habitats and so may forage within the Site.

Birds

- 4.19 Much of the local bird interest is associated with the wetland sites to the north and west. The on-site habitats are likely to provide opportunities for a small number of common and widespread species which may use the grassland and shrubs for foraging and nesting.

Reptiles

- 4.20 Grass snake *Natrix natrix* have previously been recorded along the Foudry Brook corridor and are likely to make use of connecting habitats. The grassland and planted areas on-site are well managed however, and therefore not considered likely to support a population of reptiles.

Amphibians

- 4.21 The Site does not support aquatic habitat suitable for use by breeding amphibians and the terrestrial opportunities available are limited with regards to the habitat types present and their regular management. No ponds are visible on online mapping sources within c. 250m of the Site other than ornamental water features within the Kennet Island development. As such, there is also considered to be negligible potential for great crested newt *Triturus cristatus*, a legally protected amphibian species to occur on-site.

Invertebrates

- 4.22 Previous invertebrate surveys undertaken to support development of land to the north of the Site identified a range of common and widespread species as well as one Section 41 species, cinnabar moth *Tyria jacobaea*, and one scarce species, a weevil *Microplontus triangulum*. Cinnabar moths are associated with ragwort which was recorded on-site, however given the current management regime this is unlikely to reach a stage at which it can support significant numbers of larvae.
- 4.23 Given the condition and type of habitats on-site, it is highly unlikely that a notable assemblage of invertebrates is present.

5.0 DISCUSSION AND RECOMMENDATIONS

Nature Conservation Designations

- 5.1 One SPA and one LNR are present within 10km and 3km of the Site, respectively. A number of non-statutory sites are also present within the local area, largely associated with the River Kennet, Kennet and Avon Canal and associated floodplain meadows and lakes. Given the scale and nature of the proposals, these features are not considered to present a constraint to development and no further assessment or mitigation is considered necessary to inform a planning application.

Habitats and Flora

- 5.2 The Site features a low diversity of habitats of low ecological value, though these will provide some foraging and sheltering opportunities for wildlife at present. No notable plant species were recorded or considered likely to occur, with the planting scheme largely comprising non-native and ornamental species.
- 5.3 The Site is adjacent to the Foudry Brook corridor which connects to the River Kennet and other sensitive wildlife habitats. It likely provides a corridor for wildlife dispersal and may support protected species such as water vole. Whilst the proposals will not directly impact the Brook, this should be a consideration during development design and construction, particularly with regards to drainage and pollution prevention measures. It is recommended that a Construction Environmental Management Plan (CEMP) be prepared to set out how the development will prevent contamination of the Brook from silt, run-off or other chemicals.

Fauna

- 5.4 There are limited protected species constraints to development of the Site however the following recommendations are made to avoid impacts to nesting birds and bats:
- There is some potential for nesting birds to utilise the more mature shrubs at the Site. Any removal of vegetation with nesting bird potential should be undertaken outside the period March-August (inclusive) to avoid an offence under the Wildlife and Countryside Act, 1981. Clearance can be undertaken outside this period if a pre-commencement check by a qualified ecologist has identified no active bird's nests are present.
 - The future lighting strategy for the Site should seek to avoid impacts to nocturnal wildlife by preventing artificial light spill onto the Foudry Brook and adjacent semi-natural habitats.

Opportunities for Ecological Enhancement

5.5 To promote adherence to the NPPF and local policy CS36, the following opportunities for ecological enhancement have been identified:

- Include native species or cultivars of known wildlife benefit within the proposed planting scheme. Planting beds can be strategically placed to strengthen the boundary with the Foudry Brook and provide green links around the Site.
- It would be beneficial to enhance the ecological value of amenity grassland within the proposed scheme i.e. choosing a seed mix with low-growing flowers (e.g. Emorsgate Seeds' Flowering Lawn Mixture, EL1), or providing longer, species-rich margins to be managed less frequently.
- Opportunities should be investigated to incorporate bat and bird boxes within the development i.e. on the new building or on walls or fences. Given the scale of the development, inclusion of two bat boxes and two bird boxes is considered to be appropriate. The height of the proposed building lends itself to swift boxes (Schwegler No.17A triple cavity nest boxes) which are a declining species found in urban environments. Boxes can be fitted externally or retrofitted within the fabric of the building where possible. They should be sited at least 3m high (>6m high for swift boxes) and not directly above/adjacent to doors or windows. Bat boxes are ideally located on a southerly elevation. Bird boxes should avoid a southerly aspect and be positioned in a more sheltered spot (e.g. north/east elevation).

6.0 CONCLUSIONS

- 6.1 The Site is of limited ecological value and likely provides general foraging or sheltering opportunities for a range of wildlife. No further surveys are considered necessary to inform the development proposals however the following recommendations have been made to avoid impacts to protected species and notable habitats:
- Production of a CEMP to avoid impacts to the adjacent Foudry Brook corridor
 - Implementation of a lighting strategy sensitive to the Foudry Brook corridor
 - Clearance of suitable vegetation outside the nesting bird season
- 6.2 Recommendations for ecological enhancement measures that could be delivered as part of development at the Site have been provided here-in.
- 6.3 No overriding constraints to development have been identified subject to the implementation of appropriate mitigation and enhancement measures in-line with local nature conservation policies.

7.0 REFERENCES

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Natural England and Department for Environment, Food & Rural Affairs, 2014. *Protected species and sites: how to review planning proposals*. [online, last updated August 2016] Available at: <<https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>> [Accessed February 2018].

Reading Borough Council, 2015a. *Sites and Detailed Policies Document* (adopted 2012 with alteration accepted 2015).

Reading Borough Council, 2015b. *Reading Borough Local Development Framework. Core Strategy*. Adopted 2008, with alteration adopted in 2015.

Woodland Trust, no date. *Ancient Tree Inventory*. Available online at: <http://www.ancient-tree-hunt.org.uk/discoveries/interactivemap> [Accessed February 2018].

Appendix A

Habitats Plan & Photosheet



Photo 1. View of Marketing Suite and parking area from East.



Photo 2. Ornamental hedging, shrub borders and immature trees.



Photo 3. Amenity grassland with more mature thicket planting along western boundary.



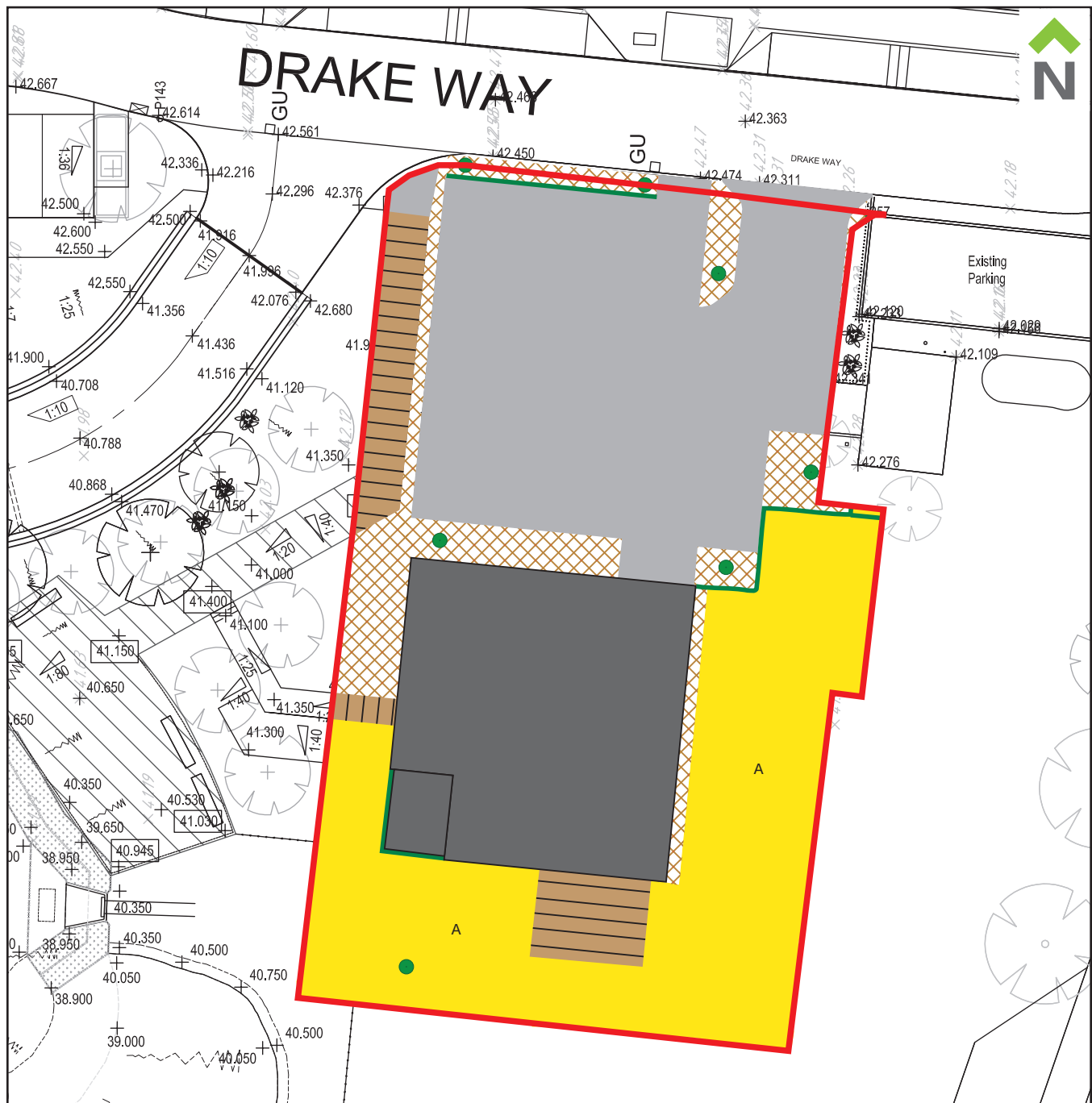
Photo 4. View south-west across grassland towards vegetated boundaries.



Photo 5. Recently constructed pond along Foudry Brook corridor, adjacent to the north.



Photo 6. Boardwalk and planting to north-west of the Site.



Legend

- | | |
|---|--|
|  Survey area |  Building |
|  Amenity grassland |  Hardstanding |
|  Ornamental planting |  Timber boardwalk/decking |
|  Ornamental hedgerow | |
|  Tree | |



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Project	Former Sales and Marketing Suite, Kennet Island, Reading
Drawing Title	Habitats Plan
Client	Berkeley Homes (Western) Ltd

Drawing No.	CSA/3656/100	Rev	-
Scale	See scale bar	Drawn	TP
Date	February 2018	Checked	KK

Appendix B

Legislation and Planning Policy

The **Conservation of Habitats and Species Regulations 2017** (as amended) enacts the Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora, and Council Directive 79/409/EEC on the Conservation of Wild Birds, into UK law. The Regulations allow for the designation of Statutory Nature Conservation-sites (SACs and SPAs) and European Protected Species ('EPS' including all UK bat species, great crested newt, hazel dormouse and otter) which are assigned a greater level of protection than under national legislation.

The **Wildlife and Countryside Act 1981** (as amended) forms the primary piece of UK legislation relating to the protection of habitats and species (including nesting birds, reptiles and water vole). Additionally, badgers are protected under the **Protection of Badgers Act, 1992**.

Section 40(1) of the **Natural Environment and Rural Communities (NERC) Act 2006** states that each public authority "must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity". This legislation makes it clear that planning authorities should consider impacts to biodiversity when determining planning applications, with particular regard to the Section 41 list of 56 habitats and 943 species of principal importance, irrespective of whether they are covered by other legislation. The S41 list was taken forward for action under the UK BAP (first published in 1994). The UK BAP has now been superseded by the Biodiversity 2020 Strategy, which continues to prioritise the S41 list, setting national targets for the period to 2020, and the UK Post-2010 Biodiversity Framework, which shows how these contribute to targets at the European level. Whilst BAPs are therefore no longer formally recognised, many of the tools and resources originally developed for the BAP remain in use, such as the background information which still forms the basis of work at national level.

National Planning Policy Framework (2012) (NPPF) sets out the government planning policies for England and how they should be applied. With regards to ecology and biodiversity, Chapter 11: Conserving and Enhancing the Natural Environment, paragraph 109, states that the planning system and planning policies should:

- Minimise impacts on, and provide net gains in, biodiversity where possible, "contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures".
- Recognise the wider benefits of ecosystem services.

Under these aims, paragraph 117 states the need to plan for biodiversity at a landscape scale, linked to national and local targets. Paragraph

118 sets out the principles that local planning authorities should apply when determining planning applications:

- Refuse planning permission if significant harm cannot be avoided, adequately mitigated, or, as a last resort, compensated for.
- Encourage opportunities to incorporate biodiversity in and around developments.
- Permission should not normally be permitted where an adverse effect on a nationally designated Site of Special Scientific Interest is likely, either individually or in combination with other developments.
- Refuse planning permission if development will result in the loss or deterioration of irreplaceable habitats, such as ancient woodland and the aged or veteran trees, unless the need for, and benefits of, the development in that location clearly outweigh the loss.

The **Government Circular 06/2005**, which is referred to within the NPPF, defines statutory nature conservation sites and protected species as a material consideration in the planning process.

Local planning policies of relevance to ecology, biodiversity and/or nature conservation have been set out in Table B.1 below.

Table B.1. Summary of regional and local planning policy relating to ecology

Policy	Summary
Reading Borough Local Development Framework, Core Strategy (Adopted 2008, with alterations adopted 2015)	
CS36: Biodiversity and Geodiversity	a) 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. On sites with recognised biodiversity or geological value, development will not be permitted where there would be a direct or indirect adverse impact on the site, unless it can be clearly demonstrated that: - - The need for development clearly outweighs the need to protect the value of the site; and - Appropriate compensation, impact minimisation, mitigation and compensation are provided. b) Local Nature Reserves and Wildlife Heritage Sites will be safeguarded and where possible, enhanced. Permission will not be granted for any development that would adversely affect a designated nature reserve or Wildlife Heritage Site. c) Any development that would sever or threaten the integrity of an established wildlife link, as indicated on an adopted proposals map, will not be permitted. Where applicable, developments should be designed to protect, consolidate, extend and enhance the network of wildlife links and corridors in and adjoining the Borough, working with neighbouring authorities where appropriate.

Policy	Summary
CS38: 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.
Sites and Detailed Policies (Adopted October 2012 (altered January 2015))	
DM17: Green Network	"The identified Green Network comprises Local Wildlife Sites, Local Nature Reserves, Areas of Biodiversity Action Plan (BAP) habitats and designated open space plus both existing and potential Green Links, all of which are shown on the Proposals Map. It also includes Biodiversity Opportunity Areas, shown in Figure 4. These Green Links shall be maintained, protected, consolidated, extended and enhanced. New development shall demonstrate how the location and type of open 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."
DM17: Tree Planting	New development shall make provision for tree planting within the application site, 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.

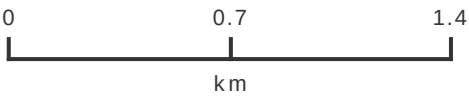
Appendix C

Desk Study Information



(c) Crown Copyright and database rights 2018. Ordnance Survey 100022861.

- Legend
-  Local Nature Reserves (England)
 -  National Nature Reserves (England)
 -  Sites of Special Scientific Interest (England)



Projection = OSGB36
xmin = 465200
ymin = 168100
xmax = 477300
ymax = 174200
Map produced by MAGiC on 12 February, 2018.
Copyright resides with the data suppliers and the map must not be reproduced without their permission.
Some information in MAGiC is a snapshot of the information that is being maintained or continually updated by the originating organisation. Please refer to the metadata for details as information may be illustrative or representative rather than definitive at this stage.

Site Check Report Report generated on Mon Feb 12 2018
You selected the location: Centroid Grid Ref: SU712707
The following features have been found in your search area:

Local Nature Reserves (England)

Reference	1009322
Name	PEARMAN'S COPSE
Hectares	6.89
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1009322

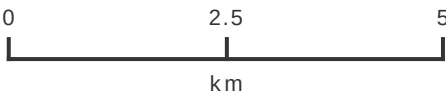
National Nature Reserves (England)
No Features found

Sites of Special Scientific Interest (England)
No Features found



Legend

- Ramsar Sites (England)
- Proposed Ramsar Sites (England)
- Special Areas of Conservation (England)
- Possible Special Areas of Conservation (England)
- Special Protection Areas (England)
- Possible Special Protection Areas (England)



Projection = OSGB36
xmin = 448600
ymin = 160400
xmax = 492500
ymax = 182900
Map produced by MAGiC on 12 February, 2018.
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2/12/2018

Site Check Report Report generated on Mon Feb 12 2018
You selected the location: Centroid Grid Ref: SU712707
The following features have been found in your search area:

Special Protection Areas (England)

Name	THAMES BASIN HEATHS
Reference	UK9012141
Hectares	8309.5

Ramsar Sites (England)

No Features found

Proposed Ramsar Sites (England)

No Features found

Special Areas of Conservation (England)

No Features found

Possible Special Areas of Conservation (England)

No Features found

Possible Special Protection Areas (England)

No Features found

Appendix D

Habitats and Flora Species List

Flora Species List

SITE ref. & NAME	3656	Former Sales and Marketing Suite, Kennet Island, Reading		
DATES OF SURVEY AND SURVEYORS	1. 07/02/2018 TP			

Latin name	Common Name	Habitat Type		
		Ornamental planting	Ornamental hedgerow	Amenity grassland
Herb species				
<i>Bellis perennis</i>	Daisy			x
<i>Cirsium vulgare</i>	Spear thistle			x
<i>Crocus</i> sp.	Crocus.	x		
<i>Fatsia japonica</i>	Fatsia	x		
<i>Helleborus</i> sp.	Hellebore	x		
<i>Helminthotheca echioides</i>	Bristly oxtongue			x
<i>Sonchus oleraceus</i>	Smooth sow-thistle			x
<i>Trifolium</i> spp.	Clover			x
Grasses				
<i>Lolium perenne</i>	Perennial rye-grass			x
<i>Poa annua</i>	Annual meadow-grass			x
Woody species				
<i>Acer saccharinum</i>	Silver maple	x		
<i>Buxus</i> sp.	Box.	x		
<i>Cornus</i> sp.	Dogwood	x		
<i>Lavandula</i> sp.	Lavender	x		
<i>Prunus</i> sp.	Cherry	x		
<i>Prunus laurocerasus</i>	Cherry laurel		x	



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