

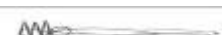
29 – 35 Station Road, Reading

Extended Phase 1 Habitat Survey



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Executive Summary

Bridgeway Consulting Ltd (BCL) was instructed by Titan Property Development (the Client) to undertake an Extended Phase 1 Habitat Survey of a 6 to 7 office storey building located at 29 – 35 Station Road, Reading, RG1 1EG, Berkshire, England.

The survey was undertaken to determine the potential impacts of the proposed development on statutory and non-statutory designated sites, protected and notable habitats and species likely to be present on site or in the surrounding area.

The site was located in an urban setting and was surrounded by commercial and residential dwellings. The site was less than 0.1 hectare and comprised of one building.

It is proposed that the site is developed to accommodate 107 residential units over 22 floors with retail and gym space. The roof will accommodate solar panels with vegetation underneath, soft landscaping and a communal terrace.

Sites: The proposed development is not anticipated to impact on any of the statutory or non statutory designated sites due to the distance (the closest Local Wildlife Site is located approximately 880m south of the site) and presence of anthropogenic barriers (i.e. roads).

Habitats: The habitats on site (building and hardstanding) are considered to be of negligible ecological value.

Species: Due to the location and nature of the proposed development, no further surveys are required before work takes place.

Contents

1	Introduction.....	1
1.1	Instruction and Scope	1
1.2	Site Location and Surrounding	1
1.3	Objective and Methodology	2
1.4	Legislation Summary.....	4
2	Desk Study.....	5
2.1	Statutory and Non-Statutory Designated Sites.....	5
2.2	Habitats	5
2.3	Protected and Notable Species	5
3	Site Walkover	7
3.1	Habitats	7
3.2	Protected and Notable Species	8
4	Conclusions and Recommendations.....	10
4.1	Conclusions.....	10
4.2	Impacts, Mitigation and Biodiversity Enhancement Measures.....	10
5	References	11

Figures

Figure 1: Site Location Plan (included in main text)

Figure 2: Water Body Location Plan (included in main text)

Appendices

Appendix A: Legislation

Appendix B: Data Search Results and Maps

Appendix C: Phase1 Map, Site Photography and Target Notes

1 Introduction

1.1 Instruction and Scope

Bridgeway Consulting Ltd (BCL) was instructed Titan Property Development (the Client) to undertake an Extended Phase 1 Habitat Survey of a 6 to 7 office storey building located at 29 – 35 Station Road, Reading, RG1 1EG, Berkshire, England.

It is proposed that the site is developed to accommodate 107 residential units over 22 floors with retail and gym space. The roof will accommodate solar panels with vegetation underneath, soft landscaping and a communal terrace.

Due to the low ecological potential of the site, the Extended Phase 1 Habitat Survey update was carried out using pictures of the roof taken on **29th July 2016**.

1.2 Site Location and Surrounding

The site was located in an urban setting and was surrounded by commercial and residential dwellings. It is approximately 60m south of Reading Station and approximately 400m north of the Oracle Centre. The site is less than 0.1 hectares. The location of the site and site surroundings are shown in **Figure 1**.

Figure 1: Site Location Plan



Source www.maps.google.co.uk

1.3 Objective and Methodology

The objective of the Extended Phase 1 Survey was to identify the presence of possible ecological constraints (through conducting a desk study data search and site walkover) on site and in proximity of the site. The major habitats on site were identified and assessed for their nature conservation importance and potential to support protected species. Advice on impact mitigation is provided as well as the need for further protected species surveys (when necessary).

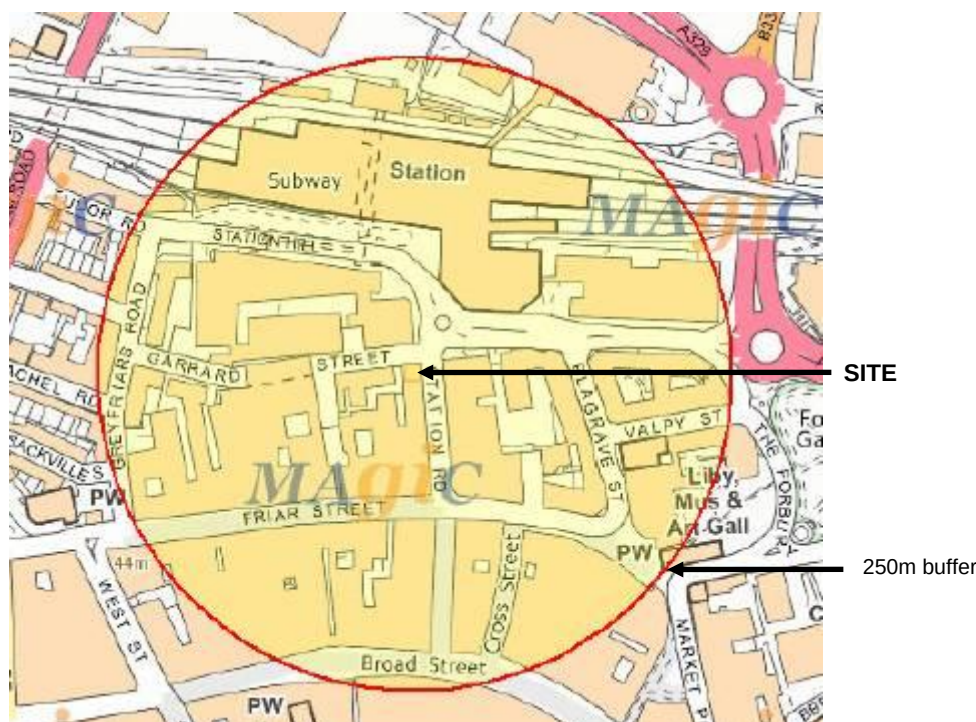
The **desktop study** involved conducting a data search for statutory and non-statutory designated sites, legally protected species and features of interest within a 1km radius of the site, the grid reference SU 714 736 was used as the central grid reference point for all searches. The desktop study was carried out using:

- Ordnance Survey maps and aerial photography to identify potentially notable habitats and water bodies (see Section 1.3);
- MAGIC (Multi-Agency Geographical Information for the Countryside) and Thames Valley Environmental Record Centre (TVERC) websites for statutory and non-statutory designated sites and protected species (see Section 2.1 and 2.3);
- Berkshire Ornithological Club for additional bird records (see Section 2.3), and,
- UK Biodiversity Action Plan (UKBAP) and Berkshire Local Nature Biodiversity Partnership for Local Biodiversity Action Plan (LBAP) for habitats and species of importance for biodiversity conservation (see Section 2.2 and 2.3).

The **site walkover** followed Phase 1 Habitat survey methodology (JNCC, 2010) to identify habitats and target notes (more detailed descriptions of a particular area in terms of habitat and species composition or means of highlighting a particular feature of ecological interest). Target Notes and site photography are given in **Appendix C** alongside the Extended Phase 1 Habitat Plan which is presented at an appropriate scale.

Plant names follow 'New Flora of the British Isles' (Stace, 2011). The common and scientific name of each of the botanical species is provided when first mentioned in the text, but only the common name is stated thereafter.

Natural England's in the Great Crested Newt Mitigation Guidelines (English Nature, 2001) recommends that water bodies within 500m and terrestrially connected to the site are assessed for great crested newt (*Triturus cristatus*). However, the great crested newt Rapid Risk Assessment (from Natural England's EPSL method statement) assesses habitat losses of up to 5 ha of land situated over 250m from a breeding pond as 'Green: offence highly unlikely'. As such, for sites less than 5 ha, water bodies are only assessed in a 250m radius from the site boundary. A review of OS maps and aerial photography identified no water bodies within 250m of the site, see **Figure 2**.



- High potential: buildings or trees with one or more potential roost sites that are obviously suitable to be used by a large 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;
- Moderate potential: buildings or trees with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitats but unlikely to support a roost type of high conservation status;
- Low potential: buildings with one or more potential roost sites that could be used by individual bats opportunistically (transitional/day roosts) but those features do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitats to be used on a regular basis or by a large number of bats (unlikely to be suitable for maternity or hibernation roost). Trees of sufficient size and age to contain potential roost features but with none seen from the ground or features seen with only very limited roosting potential; and,
- Negligible potential: negligible habitat features on site likely to be used by roosting bats.

Habitats were also classified according to their foraging and commuting potential as:

- High potential: continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge;
- Moderate potential: continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water;
- Low potential: habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or an unvegetated stream which is isolated. Suitable but isolated habitat that could be used by a small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub; and,
- Negligible potential: negligible habitat features on site likely to be used by roosting bats.

Binoculars were used to identify features from ground level. Features that were searched for and that indicate suitability for bat roosting including the size of the tree (i.e. relatively large and mature), the presence of natural holes (i.e. woodpecker or rot holes), splits, cracks or cavities, presence of birds or bat boxes and signs of bats (i.e. strains, droppings).

1.4 Legislation Summary

The UK has ratified a number of Conventions, Regulations, Directives, Acts and other plans to protect biodiversity, habitats and species at a European and/or national level. A summary of the English wildlife legislation applicable to this site is presented in **Appendix A**.

2 Desk Study

2.1 Statutory and Non-Statutory Designated Sites

Consultation with TVERC identified no statutory designated sites within the 1km search. However, three non-statutory designated sites were identified:

- Cow Land Depot Local Wildlife Site (LWS) is located approximately 880m west of the site. It comprises of a small isolated mosaic of habitats (willow scrub (*Salix* spp.), open standing water with swamp and grassland) supporting reed bunting (*Emberiza schoeniclus*) and kestrel (*Falco tinnunculus*);
- Holly Brook LWS is located approximately 880m south of the site. It is a stream connected to the River Kennet, a chalk river, which supports a number of notable invertebrate species and water voles (*Arvicola amphibus*); and,
- Kennet and Avon Canal and River Kennet LWS is located approximately 1000m south of the site. It is a section of the River Kennet and the Kennet and Avon Canal which supports water voles, freshwater crayfish (*Austropotamobius pallipes*) and cuckoo (*Cuculus canorus*) amongst other species.

The data search results and designated site maps are presented in **Appendix B**.

2.2 Habitats

In the 1 km search, ten Deciduous Woodland (the closest approximately 490m north-west of the site) and one Semi-improved Grassland (good quality) (the closest approximately 550m north-west of the site) UKBAP Priority Habitats were identified. No additional LBAP Habitats were identified as likely to be on or adjacent to the site.

2.3 Protected and Notable Species

Protected and notable species likely to be present on site and in the surrounding area are listed in **Table 1**, Records of Protected and Notable Species.

Table 1: Records of Protected and Notable Species

Group	Common name	Latin name	EPS	WCA	UKBAP	LBAP	NERC	BoCC	Closest record
Avifauna	8 species of avifauna were identified; however, only notable species likely to be on or adjacent to the site are shown below.								
	Black redstart	<i>Phoenicurus ochruros</i>		(1)		X		A	70m N
	Starling	<i>Sturnus vulgaris</i>			X		X	R	100m N
	Song thrush	<i>Turdus philomelos</i>			X			R	300m N
Mammals	Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	X	(5)	X	X	X		110m E
	Common pipistrelle	<i>Pipistrellus pipistrellus</i>	X	(5)			X		495m S
	Daubenton's bat	<i>Myotis daubentonii</i>	X	(5)					500m E
	Noctule bat	<i>Nyctalus noctula</i>	X	(5)	X		X		825m N

BoCC: Bird of Conservation Concern (R=Red, A=Amber and G=Green status)

EPS: European Protected Species under the Habitat Directive and Habitat Regulation

NERC: Natural Environment and Rural Community Act

WCA(1): Wildlife and Countryside Act, Schedule 1 species

WCA(5): Wildlife and Countryside Act, Schedule 5 species

The absence of species records is not proof of absence of species on site or in the local area. Additional notable and/or protected species considered likely to be present on site or directly adjacent to the site includes, but is not limited to Japanese knotweed (*Fallopia japonica*).

3 Site Walkover

The site walkover was undertaken on **17th April 2015** by one BCL qualified ecologist and the updated report used roof pictures of the site taken on **29th July 2016**. The site walkover survey was undertaken under good weather conditions (sunny, no rain, low wind and temperature of 13°C).

3.1 Habitats

The site comprised of one building surrounded by hardstanding. The site is located along the main road that leads from Reading train/bus station and Reading town centre. There are several bus stopping in front of the building and the street is well lit. Photography of the site habitats are presented in **Appendix C**.

The overall ecological value of the habitats on site was negligible. They are presented below in alphabetical order.

3.1.1 Buildings

There was one building on site (B1) and the site was surrounded by commercial and residential dwellings to the north (B2), east (B3) and south (B4). The building was a relatively modern (1980/90s), 6 to 7 storey office (previously known as Norwich Union House) and comprised of:

- Brick walls (free standing on three side and as part of the neighbouring building to the south);
- Short brick wall to the west with scattered ephemeral/short perennial vegetation;
- A concrete slab flat roof as well as one balcony along the east wall at the 6th floor level;
- Windows with metal structures to the east and west, a couple opened and/or broken;
- Panelled up shop window at ground level to the east;
- Metallic fire exit staircase to the south-west;
- Porch allowing one or two cars to park along the building to the south;
- Short brick wall to the west;
- Security lighting to the north and east; and,
- Lift shaft and engine room at 7th floor level.

The building appeared to be in good condition externally (no cracks or crevices observed) but the inside was in less good condition. The office floor was lifted and wavy in places, falling/broken false ceiling, water marks were present on ceiling tiles and walls, gaps in the walls, graphity inside the building and broken windows. This might be partially explained by the fact that asbestos removal had taken place approximately one to two weeks prior to the ecology site walkover. Butterfly bush (*Buddleia davidii*) was observed growing on the balcony while dandelion (*Taraxacum officinale*), goosefoot species (*Chenopodium* sp.) and willowherb species (*Epilobium* sp.) were growing on a small portion of the brick wall to the west

of the building (between bricks). The building was assessed to be of negligible ecological value.

B2 was completely surrounded by scaffolding and plastic sheets and was under refurbishment. B3 and B4 appeared to be very similar in appearance and design to B1 (probably built around the same time). Externally, they appeared to be in good condition with no noticeable cracks or crevices. B3 was disused and work was carried out in the building while B4 was still in use.

3.1.2 **Hardstanding**

The porch to the south and the area surrounding the building comprised of hardstanding and so was the pavement to the west of B1 and the pedestrian pavement around the site. Hardstanding was assessed to be of negligible ecological value.

3.2 **Protected and Notable Species**

The potential and likelihood of the site to support legally protected or UK/LBAP species was assessed from field observations and results of the desktop study.

3.2.1 **Avifauna**

Feral pigeons (*Columba livia*) were identified in the building, generally hiding in the gaps in the false ceiling. Live animals or signs of pigeons were found through the building. Feral pigeons can easily access the building through open windows and through the engine room door which leads to the roof. The ceiling gaps provide good nesting site for feral pigeons even though none were observed nesting at the time of the survey (but the ceiling gaps were only observed from floor level). As brown rats (*Rattus norvegicus*) were present in the building and they prey on birds eggs when present, it is unlikely that feral pigeon would nest (or be successful nesting) in the building.

Black redstarts are known to breed in built up areas where there is sparse vegetation, vertical cliff (i.e. buildings with cavities) and stony/gravelly ground. Brownfield sites are often favoured by this species. There are records of black redstarts approximately 70m north and 85m west of the site both from 2014. However, the habitats on site and directly adjacent to the site were not suitable for black redstart as none of the buildings had crevices which could be used by redstart for nesting and there was no vegetation or stony/gravelly ground (all hardstanding) available for nesting and/or foraging. It is considered highly unlikely that black redstart use the rooftop of this building for nesting.

The site has been assessed to be of negligible ecological value for nesting and foraging birds.

3.2.2 **Mammals**

Bats: The buildings on and directly adjacent to the site were assessed for their potential to be used by bats. All buildings were located in well lit environment and lack features which could be used by roosting bats. As such, all the buildings (B1, B2, B3 and B4) were assessed as being of negligible bat roosting potential.

The habitats were also assessed for their potential to be used by foraging and commuting bats. The habitats on and adjacent to the site were well lit and dominated by hardstanding. The site has been assessed as being of negligible potential for foraging and commuting bats.

3.2.3 *Invasive species and noxious weeds*

No invasive species were identified on site. However, the brown rat and feral pigeons were identified in the building.

4 Conclusions and Recommendations

4.1 Conclusions

The habitats on site comprised predominantly of a building and hardstanding. Those habitats have been assessed as being of negligible ecological value.

It is proposed that the site is developed to accommodate 107 residential units over 22 floors with retail and gym space. The roof will accommodate solar panels with vegetation, soft landscaping and a terrace.

4.2 Impacts, Mitigation and Biodiversity Enhancement Measures

4.2.1 Statutory and non-statutory designated sites

The proposed development is not anticipated to impact on any of the statutory or non-statutory designated sites due to the distance (the closest non-statutory designated site is located over 880m south of the site) and presence of anthropogenic barriers (i.e. roads).

4.2.2 Habitats

The habitats on site are of negligible ecological value and the proposed development provides the opportunity to enhance the biodiversity on site. It is advised that some of the following biodiversity enhancement measures are put in place to help the implementation of the National Planning Policy Framework and Berkshire Biodiversity Strategy 2014 - 2020:

- Provision of a bird boxes on the ledge between 3rd and 4th floor for swifts;
- Vegetation on the roof under the solar panels should comprise of local, native species such as perforate St John's wort (*Hypericum perforatum*), yellow-wort (*Blackstonia perfoliata*), common centuary (*Centaureum erythraea*), kidney vetch (*Anthyllis vulneraria*), common bird's-foot-trefoil (*Lotus corniculatus*), black medick (*Medicago lupulina*), dove's-foot crane's-bill (*Geranium molle*), common eyebright (*Euphrasia nemorosa*), betony (*Stachys officinalis*), devil's – bit scabious (*Succisa pratensis*) and selfheal (*Prunella vulgaris*); and,
- Following Dr Waring's study on bats and Modern Breathable Roofing Membrane (MBRM), it is recommended to use traditional Type 1F bitumen felt (Type 5U is not recommended) for building insulation as MBRM have very long non-woven polypropylene fibres in which bats are likely to get entangled into and die.

4.2.3 Notable and Protected Species

No additional notable and/or protected species surveys are required.

5 References

- English Nature (2001). *Great Crested Newt Mitigation Guidelines*. English Nature.
- Collins (2016). *Bat surveys for Professionals: Good Practice Guidelines*, 3rd edition. Bat Conservation Trust.
- Joint Nature Conservation Committee (2010). *Handbook for Phase 1 Habitat Survey – a Technique for Environmental Audit*. Reprinted by JNCC, Peterborough.
- Waring, S. D. et al. (2013). *Double Jeopardy: The Potential for Problems when Bats Interact with Breathable Roofing Membranes in the United Kingdom*. Journal of Architecture & Environment.

Appendix A

Legislation

Bern Convention (Convention on the Conservation of European Wildlife and Natural Habitats (1982) or Habitat Directive aims to ensure the conservation of European wild flora and fauna and their natural habitats and to protect endangered migratory species by means of cooperation between signatory States by:

- Appendix I: prohibiting the deliberate picking, collecting, cutting or uprooting of such plants; and,
- Appendix II: prohibiting all forms of deliberate capture and keeping and deliberate killing; the deliberate damage to or destruction of breeding or resting sites; the deliberate disturbance of wild fauna, particularly during the period of breeding, rearing and hibernation; the deliberate destruction or taking of eggs from the wild or keeping these eggs; and, the possession of and internal trade in these animals, alive or dead, including stuffed animals and any part or derivative thereof.

Biodiversity Action Plans (UK BAP Steering Group, 1995 and 1998-2000) identified and lists priority habitats and species for conservation. The UK BAP was reviewed in 2007 and 2012 which led to the UK Post-2010 Biodiversity Framework. The key objective of the UKBAP is avoidance of harm to 'Habitats and Species of Conservation Concern'. Local BAPs or LBAP have been published by counties based on the UKBAP concept to identified habitats species of importance at county level.

Bird Directive (EC Directive on the Conservation of Wild Birds (79/409/EEC), 2009) aims at providing long-term protection and conservation of all bird species naturally living in the wild. Special measures for the protection of habitats are adopted for certain bird and migratory species which prohibits the following in Annex I to:

- Deliberately kill or capture the bird species covered by the Directives;
- Destroy, damage or collect their nests and eggs;
- Disturb them deliberately; and,
- Detain them.

Birds of Conservation Concern (BoCC) monitors the long-term status of Britain's birds. The Joint Nature Conservation Committee, British Trust for Ornithology and the Wildfowl & Wetlands Trust collect and review their status. The latest report (Eaton et al, 2009) identified:

- 52 red list species (decline in breeding population, non-breeding population or breeding range by more than 50% in last 25 years);
- 126 amber species (decline in breeding population, non-breeding population or breeding range between 25 and 50% in last 25 years); and,
- 68 green species (species all regularly occurring species that do not qualify under any of the red or amber criteria).

Bonn Convention (Convention on the Conservation of Migratory Species of Wild Animals, 1985) aims to conserve migratory species of wild animals by protecting species listed in Annex I and conserving and managing species listed in Annex II.

City of London's Core Strategy (2011) Policy 19 mentions '(v) ...Increasing the biodiversity value of open spaces, paying particular attention to sites of importance for nature conservation [...]. Protecting the amenity value of trees and retaining and planting more wherever practicable.'

Conservation of Habitats and Species Regulation (2010) implements the Council Directive 92//43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (1982) into national legislation. It lists approximately 220 habitats and 1000 species in Annexes.

Conservation of Habitats and Species Regulation (2012) or Habitats Regulation amends the Conservation of Habitats and Species Regulation (2010) to ensure that the Habitat Directive is transposed clearly including:

Sites hosting habitats and species listed in Annex I and II of the Habitat Directive are to be proposed for designation as Special Protection Area (SPAs) sites; and, It is an offence to deliberately capture, kill, disturb or trade animals listed in Schedule 2 or pick, uproot, destroy or trade plants listed in Schedule 5.

Schedule 2 species are **common and horseshoe bats** (*Vespertilionidae* and *Rhinolophidae* all species), **wild cat** (*Felis sylvestris*), **dormouse** (*Muscardinus avellanarius*), **otter** (*Lutra lutra*), **natterjack toad** (*Bufo calamita*), **pool frog** (*Rana lessonae*), **great crested newt** (*Triturus cristatus*), **sand lizard** (*Lacerta agilis*), **smooth snake** (*Coronella austriaca*), **lesser whirlpool ram's horn snail** (*Anisus vorticulus*), **fisher's estuarine moth** (*Gortyna borelii lunata*), **sturgeon** (*Acipenser sturio*), **marine turtles** (*Caretta caretta*, *Chelonia mydas*, *Lepidochelys kempii*, *Eretmochelys imbricate* and *Dermochelys coriacea*) and **dolphins, porpoises and whales** (*Cetacea* all species).

Schedule 5 species are **shore dock** (*Rumex rupestris*), **Killarney fern** (*Trichomanes speciosum*), **early gentian** (*Gentianella anglica*), **lady's slipper** (*Cypripedium calceolus*), **creeping marshwort** (*Apium repens*), **slender naiad** (*Najas flexilis*), **fen orchid** (*Liparis loeselii*), **floating-leaved water plantain** (*Lurnium natans*) and **yellow marsh saxifrage** (*Saxifraga hirculus*).

Countryside and Rights of Way Act (2000) or CROW Act makes it the duty of every Government department "to have regard, so far as it is consistent with the proper exercise of those functions, to the purpose of conserving biological diversity in accordance with the Convention".

Global IUCN Red List catalogues plants and animals depending on their risk of becoming extinct globally: Extinct (EX), Extinct in the wild (EW), Critically Endangered (CE), Endangered (E), Vulnerable (VU), Near Threatened (NT), Least Concern (LC), Data Deficient (DD), Not Evaluated (NE).

Hedgerow Regulations (1997) affords protection to "Important Hedgerows" against removal or damage without permission from the Local Planning Authority (LPA). The criteria for the designation of important hedgerows are complex.

London Plan is the overall strategic plan for London and Greater London and it sets the capital's target for a fully integrated economic, environmental, transport and social framework until 2031. Policy 7.19 "Biodiversity and Access to Nature" looks at

conserving and enhancing biodiversity and ensuring accessibility to nature within the urban environment; and,

National Planning Policy Framework (2012) or NPPF sets out the government's planning policies for England. Section 11 of the NPPF indicates that the environment (including biodiversity) should be considered when submitting a planning application for development. The NPPF requires that LPA take into account the conservation of protected species when assessing planning applications and when developments are likely to impact on those, species surveys should be undertaken and submitted with the application. Overall, development proposal should consider measures to *"contribute and enhance the natural and local environment by protecting and enhancing valued landscape [...] and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land where appropriate."*

Natural Environment and Rural Community Act (NERC, 2006) implements key aspects of the Government's Rural Strategy (2004) and makes provision in respect of biodiversity, protection of birds, pesticides harmful to wildlife and invasive non-native species. Section 40 of the NERC Act states that: *'Every 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'* and that *'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'*.

Protection of Badger Act (PBA, 1992) affords protection to badgers by making it an offence to:

- Wilfully kill, injure, take, possess or cruelly ill-treat a badger, or attempt to do so; and,
- To intentionally or recklessly interfere with a sett (this includes disturbing badgers whilst they are occupying a sett, as well as damaging or destroying a sett or obstructing access to it).

Wildlife and Countryside Act (WCA, 2010, as amended) implements parts of the Birds Directive (2009) and the Berne Convention (1982) into national legislation. It is the main mechanism for wildlife protection in the UK and since it has been introduced, it has been amended several times.

It makes it an offence to intentionally (except for species listed in Schedule 2):

Kill, injure or take any wild birds;

Take, damage or destroy the nest of any wild bird while the nest is in use; and,

Take or destroy an egg of any wild bird.

It makes it an offence to intentionally (subject to exception):

Intentionally or recklessly kill, injure or take any wild animal listed on Schedule 5;

Interfere with places used for shelter and protection, or intentionally disturbing animals occupying such places;

- Prohibits certain methods of killing, injuring or taking wild animals;
- Intentionally pick, uproot or destroy any wild plant listed in Schedule 8 or any seed or spore attached to any such wild plant;
- Unless an authorised person intentionally uproot any wild plant not included in Schedule 8;

- Sell, offer or expose for sale or possess (for the purpose of trade) any live or dead wild plant included in Schedule 8 or any part of or anything derived from any such plant; and,
- Plant or otherwise cause to grow in the wild any such plant which is listed in Part II of Schedule 9 (invasive plants).

In total, there are 154 animal protected species listed in Schedule 5, 185 protected plant species in Schedule 8 and 50 plants listed as invasive plant species listed in Schedule 9. It is recommended that plant material of Schedule 9 species is disposed of as bio-hazardous waste and these plants should not be used in planting schemes.

Part II Schedule 9 plants are: **few flowered garlic** (*Allium paradoxum*), **three cornered garlic** (*Allium triquetrum*), **water fern** (*Azolla filiculoides*), **Carolina water-shield** (*Cabomba caroliniana*), **hottentot fig** (*Carpobrotus edulis*), **hollyberry cotoneaster** (*Cotoneaster bullatus*), **wall cotoneaster** (*Cotoneaster horizontalis*), **entire-leaved cotoneaster** (*Cotoneaster integrifolius*), **small-leaved cotoneaster** (*Cotoneaster microphyllus*), **Himalayan cotoneaster** (*Cotoneaster simonsii*), **New Zealand pygmyweed** (*Crassula helmsii*), **montbretia** (*Crocsmia x crocosmiiflora*), **purple dewplant** (*Dysphyma crassifolium*), **water hyacinth** (*Eichornia crassipes*), **Canadian waterweed** (*Elodea canadensis*), **Nuttall's waterweed** (*Elodea nuttallii*), **Japanese knotweed** (*Fallopia japonica*), **hybrid knotweed** (*Fallopia japonica x sachalinensis*), **giant knotweed** (*Fallopia sachalinensis*), **giant rhubarb** (*Gunnera tinctoria*), **giant hogweed** (*Heracleum mantegazzianum*), **floating pennywort** (*Hydrocotyle ranunculoides*), **Himalayan balsam** (*Impatiens gladiifera*), **curley waterweed** (*Lagarosiphon major*), **variegated yellow archangel** (*Lamiastrum galeobdolon montanum*), **water primrose** (*Ludwigia grandiflora*), **floating water primrose** (*Ludwigia peploides*), **parrot's feather** (*Myriophyllum aquaticum*), **false Virginia creeper** (*Parthenocissus inserta*), **Virginia creeper** (*Parthenocissus quinquefolia*), **water lettuce** (*Pistia stratiotes*), **yellow azalea** (*Rhododendron luteum*), **common rhododendron** (*Rhododendron ponticum*), **hybrid rhododendron** (*Rhododendron ponticum x Rhododendron maximum*), **Japanese rose** (*Rosa rugosa*), **American arrowhead** (*Sagittaria latifolia*), **giant salvinia** (*Salvinia molesta*), **perfoliate alexanders** (*Smyrnum perfoliatum*), **green seafringers** (*Codium fragile*), **red algae** (*Grateloupia luxurians*), **Japanese kelp** (*Laminaria japonica*), **Californian red seaweed** (*Pilea californica*), **hooked asparagus seaweed** (*Asparagopsis armata*), **Japanese seaweed** (*Sargassum muticum*), several **giant kelp spp** (*Macrocystis spp.*), all non-native **laver spp** (*Porphyra spp.*).

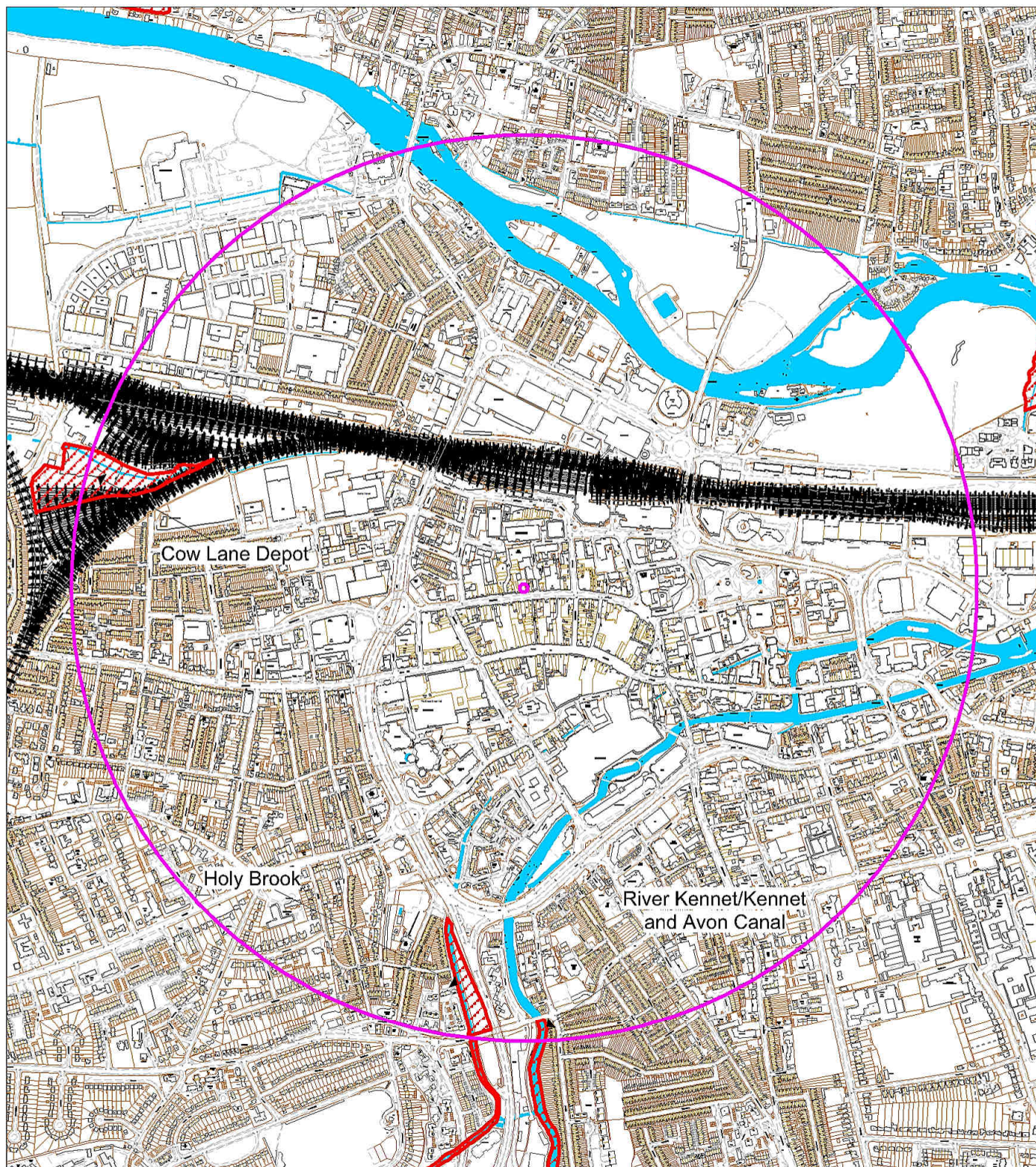
Appendix B

Data Search Records and Maps

Common Name	Scientific name	Abundance and/or Sex/Stage	Date	Grid Ref	Grid Ref. Qualifier	Location	Further Location Information	Type of Record	Comment	Data Origin	European Directives	UK Legislation	Priority NERC S.41	Other Designations
Bluebell	Hyacinthoides non-scripta	R (DAFOR)	23/04/2004	SU71377275		River Kennet, Berkeley Ave. to IDR		None		BLWS		WACA-Sch8		
Stag Beetle	Lucanus cervus	1 Male	20/05/2007	SU706735		Private garden - Flowerbed		field record		PTES	HabDir-A2*	WACA-Sch5_sect9.5a,9.5b	NERC S.41	Notable-B
Stag Beetle	Lucanus cervus	2	2010	SU716733		Reading		field record		BBOWT	HabDir-A2*	WACA-Sch5_sect9.5a, 9.5b	NERC S.41	Notable-B
Stag Beetle	Lucanus cervus	1 Male	11/06/2007	SU720744		Private garden		field record		PTES	HabDir-A2*	WACA-Sch5_sect9.5a,9.5b	NERC S.41	Notable-B
A True Fly	Coenosia vibrissata	1 Female	01/10/1991	SU721742		Hill's Meadow		None		LN				GBRed-pre94-R
A True Fly	Helina vicina	1 Female	01/10/1991	SU721742		Hill's Meadow		None		LN				Notable
Cinnabar	Tyria jacobaeae	1 Larva	16/08/1985	SU714727		River Kennet, Berkeley Ave. to IDR		None		RUWG			NERC S.41	
Common Club-tail	Gomphus vulgatissimus	1 Adult; 3 Exuviae	13/05/2013	SU710745		Caversham, Thames Promenade		field record		BDS				GBRed-post 2001-NT
Common Frog	Rana temporaria	Adult	Jun-05	SU714744		Caversham		field record		BRAG	HabDir-A5	WACA-Sch5_sect9.5a,9.5b		
Slow-worm	Anguis fragilis	Adult	09/02/1982	SU720736		Forbury Gardens, Reading		field record		BRAG		WACA-Sch5_sect9.1(kill/injuring), sect9.5a & b	NERC S.41	
Mallard	Anas platyrhynchos	5	23/04/2004	SU71277271		Holy Brook from Berekley Ave. to IDR		None		BLWS				Bird-Amber
Mallard	Anas platyrhynchos		01/06/1994	SU713727		Holy Brook from Berekley Ave. to IDR		None		BLWS				Bird-Amber
Mallard	Anas platyrhynchos		23/04/2004	SU71377275		River Kennet, Berkeley Ave. to IDR		None	several	BLWS				Bird-Amber
Reed Bunting	Emberiza schoeniclus		Jun-85	SU704738		Cow Lane Depot, Cow Lane		None		RUWG			NERC S.41	Bird-Amber
House Martin	Delichon urbicum		01/06/1994	SU713727		Holy Brook from Berekley Ave. to IDR		None		BLWS				Bird-Amber
Sand Martin	Riparia riparia		2009	SU72327339		River kennett, near Gas Works Rd, Reading		field record	Birds (probably nesting) entering drainage pipe.	RBC				Bird-Amber
Black Redstart	Phoenicurus ochruros		17/04/2005	SU71437362		Merchants Place behind houses at Friar Street end (Reading)		None	Signing strongly	MOP		WACA-Sch1(pt 1)		Bird-Amber
Black Redstart	Phoenicurus ochruros		17/04/2005	SU71507348		Broad Street corner of Queen Victoria Street (Reading)		None		MOP		WACA-Sch1(pt 1)		Bird-Amber
Common Starling	Sturnus vulgaris	2	23/04/2004	SU71277271		Holy Brook from Berekley Ave. to IDR		None		BLWS			NERC S.41	Bird-Red
Common Starling	Sturnus vulgaris	2 Adults	03/11/2008	SU715738		Reading Station, Platform 4		field record	2 adults eating something on the platform.	MOP			NERC S.41	Bird-Red
Common Whitethroat	Sylvia communis		20/06/1985	SU704738		Cow Lane Depot, Cow Lane		None		RUWG				Bird-Amber
Song Thrush	Turdus philomelos	1 Adult sitting on nest	22/03/2000	SU707730		Russell St, Reading		field record		BBOWT				Bird-Red
Song Thrush	Turdus philomelos	1 Dead Adult	12/05/2000	SU715740		Vastern Road, Reading		field record		BBOWT				Bird-Red
Song Thrush	Turdus philomelos	2 Adults calling/ vocalising &feeding	01/12/1999	SU7173	1 km record	Jesse Terrace, Reading		field record	2 adults regularly seen singing, perching and feeding on snails and earthworms in this small 50x20 ft. urban garden in winter 99/00.	BBOWT				Bird-Red
Song Thrush	Turdus philomelos	1 Adult	10/05/2000	SU7274	1 km record	No. 57 St John's Road, Caversham, Reading		field record		BBOWT				Bird-Red
European Otter	Lutra lutra	1 Adult	19/07/2010	SU71847410		Reading Bridge east side		field record	Francis Serjeant	OS	HabDir-A2*, HabDir-A4	HabReg-Sch2, WACA-Sch5_sect9.4b & c, sect9.5a & b	NERC S.41	GlobalRed-post2001-NT
Unidentified Bat	Myotis		14/01/1993	SU717735		Market Place, Reading		building		NE	HabDir-A4	HabReg-Sch2, WACA-Sch5_sect9.4b & c, sect9.5a & b		
Unidentified Bat	Myotis	13	18/07/1983	SU7274	1 km record	Caversham		house		NE	HabDir-A4	HabReg-Sch2, WACA-Sch5_sect9.4b & c, sect9.5a & b		
Unidentified Bat	Myotis	20	21/07/1986	SU7274	1 km record	Caversham		house		NE	HabDir-A4	HabReg-Sch2, WACA-Sch5_sect9.4b & c, sect9.5a & b		
Unidentified Bat	Myotis		11/06/1991	SU7274	1 km record	Caversham		house		NE	HabDir-A4	HabReg-Sch2, WACA-Sch5_sect9.4b & c, sect9.5a & b		
Daubenton's Bat	Myotis daubentonii	1	25/07/1991	SU7173	1 km record	River Kennet		other		NE	HabDir-A4	HabReg-Sch2, WACA-Sch5_sect9.4b & c, sect9.5a & b		
Daubenton's Bat	Myotis daubentonii		17/06/2001	SU7173		Refer to BSBBG for more details		field record	essential repairs to culvert	BSBBG	HabDir-A4	HabReg-Sch2, WACA-Sch5_sect9.4b & c, sect9.5a & b		
Daubenton's Bat	Myotis daubentonii		05/07/2004	SU7273		Refer to BSBBG for more details		aural bat detector	Roost	BSBBG	HabDir-A4	HabReg-Sch2, WACA-Sch5_sect9.4b & c, sect9.5a & b		
Daubenton's Bat	Myotis daubentonii	Adult	01/08/2008	SU7273		Refer to BSBBG for more details		field record		BSBBG	HabDir-A4	HabReg-Sch2, WACA-Sch5_sect9.4b & c, sect9.5a & b		

Common Name	Scientific name	Abundance and/or Sex/Stage	Date	Grid Ref	Grid Ref. Qualifier	Location	Further Location Information	Type of Record	Comment	Data Origin	European Directives	UK Legislation	Priority NERC S.41	Other Designations
Daubenton's Bat	Myotis daubentonii	Adult	22/05/2011	SU7273		Refer to BSBBG for more details		aural bat detector		BSBBG	HabDir-A4	HabReg-Sch2, WACA-Sch5_sect9.4b & c, sect9.5a & b		
Noctule Bat	Nyctalus noctula	2 to 3	1999	SU713745		River Thames, Caversham, Reading, River, woodland, meadow		field record		LN	HabDir-A4	HabReg-Sch2, WACA-Sch5_sect9.4b & c, sect9.5a & b	NERC S.41	
Noctule Bat	Nyctalus noctula	2	01/01/1999 - 31/12/1999	SU7174		Refer to BSBBG for more details		field record	In flight	BSBBG	HabDir-A4	HabReg-Sch2, WACA-Sch5_sect9.4b & c, sect9.5a & b	NERC S.41	
Pipistrelle Bat species	Pipistrellus	1	22/08/2011	SU7073		Refer to BSBBG for more details		Injured Bat Record		BSBBG	HabDir-A4	HabReg-Sch2, WACA-Sch5_sect9.4b & c, sect9.5a & b		
Pipistrelle Bat species	Pipistrellus		07/06/1993	SU7173	1 km record	Bath Road (A4, Castle Rd?)		house		NE	HabDir-A4	HabReg-Sch2, WACA-Sch5_sect9.4b & c, sect9.5a & b		
Pipistrelle Bat species	Pipistrellus		02/06/1993	SU7173	1 km record	Bath Road (A4, Castle Rd?)		house		NE	HabDir-A4	HabReg-Sch2, WACA-Sch5_sect9.4b & c, sect9.5a & b		
Pipistrelle Bat species	Pipistrellus	2	13/12/1994	SU717735		Market Place, Reading		building		NE	HabDir-A4	HabReg-Sch2, WACA-Sch5_sect9.4b & c, sect9.5a & b		
Pipistrelle Bat species	Pipistrellus	1 Dead	Jun-11	SU7273	1 km record	Refer to BSBBG for more details		Injured Bat Record		BSBBG	HabDir-A4	HabReg-Sch2, WACA-Sch5_sect9.4b & c, sect9.5a & b		
Pipistrelle Bat species	Pipistrellus	1	20/04/2011	SU7273	1 km record	Refer to BSBBG for more details		Injured Bat Record		BSBBG	HabDir-A4	HabReg-Sch2, WACA-Sch5_sect9.4b & c, sect9.5a & b		
Pipistrelle Bat species	Pipistrellus	1 Dead	22/06/2011	SU7273	1 km record	Refer to BSBBG for more details		Injured Bat Record		BSBBG	HabDir-A4	HabReg-Sch2, WACA-Sch5_sect9.4b & c, sect9.5a & b		
Pipistrelle Bat species	Pipistrellus	25	03/08/1993	SU7274	1 km record	Caversham		house		NE	HabDir-A4	HabReg-Sch2, WACA-Sch5_sect9.4b & c, sect9.5a & b		
Pipistrelle Bat species	Pipistrellus	7	30/04/1994	SU7274	1 km record	Caversham		house		NE	HabDir-A4	HabReg-Sch2, WACA-Sch5_sect9.4b & c, sect9.5a & b		
Pipistrelle Bat species	Pipistrellus		2002	SU7274	1 km record	Refer to BSBBG for more details		field record	Breeding roost	BSBBG	HabDir-A4	HabReg-Sch2, WACA-Sch5_sect9.4b & c, sect9.5a & b		
Common Pipistrelle	Pipistrellus pipistrellus	1	15/06/2009	SU71467327		9 Gun Street		reported to recorder		RBC	HabDir-A4	HabReg-Sch2, WACA-Sch5_sect9.4b & c, sect9.5a & b		
Common Pipistrelle	Pipistrellus pipistrellus	1	12/11/2013	SU7173		Refer to BSBBG for more details		Injured Bat Record		BSBBG	HabDir-A4	HabReg-Sch2, WACA-Sch5_sect9.4b & c, sect9.5a & b		
Common Pipistrelle	Pipistrellus pipistrellus	1 Male	20/04/2011	SU7273	1 km record	Refer to BSBBG for more details		Injured Bat Record		BSBBG	HabDir-A4	HabReg-Sch2, WACA-Sch5_sect9.4b & c, sect9.5a & b		
Common Pipistrelle	Pipistrellus pipistrellus	Adult	22/05/2011	SU7273		Refer to BSBBG for more details		aural bat detector	Recorded along the hedgerow	BSBBG	HabDir-A4	HabReg-Sch2, WACA-Sch5_sect9.4b & c, sect9.5a & b		
Soprano Pipistrelle	Pipistrellus pygmaeus	roosting	01/05/2010	SU71677370		9 The Forbury Road		reported to recorder	Small (1 Or 2 bat) roost	RBC	HabDir-A4	HabReg-Sch2, WACA-Sch5_sect9.4b & c, sect9.5a & b	NERC S.41	
Soprano Pipistrelle	Pipistrellus pygmaeus	Adult	22/05/2011	SU7273		Refer to BSBBG for more details		aural bat detector		BSBBG	HabDir-A4	HabReg-Sch2, WACA-Sch5_sect9.4b & c, sect9.5a & b	NERC S.41	
West European Hedgehog	Erinaceus europaeus	1	17/10/2006	SU719735		wrwer, Reading		field record		PTES			NERC S.41	

Station Road, Reading Designated Wildlife Sites

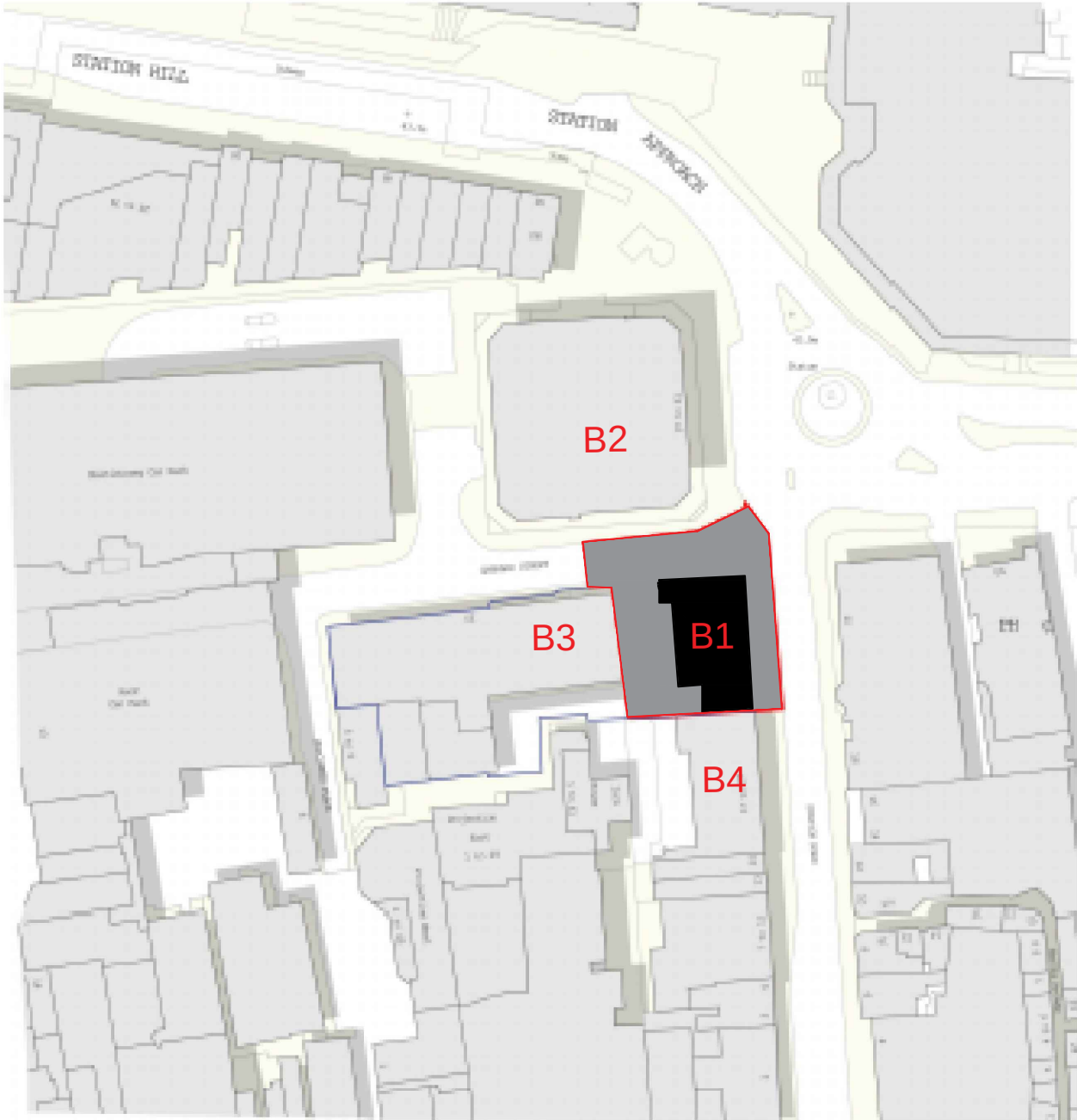


-  Local Wildlife Sites
-  Search Area

Scale: 1:12500

Appendix C

Phase1 Habitat Map, Site Photography and Target Notes



KEY:

SITE BOUNDARY

HARDSTANDING

B1

BUILDING

X

EPHEMERAL / SHORT PERENNIAL

Rev.	Date	Description of revision
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Client	Titans Property Development	
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Title	29 - 35 Station Road Phase 1 Map	
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Scale	1: 1250 @A3	
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Drawn	SM	Checked	SM
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Grid Datum:

Height Datum:

Bridgeway Consulting Limited
Bridgeway House, Riverside Way, Nottingham, NG2 1DS
Tel: 0115 9191111, Fax: 0115 9191112
e-mail: enquires@bridgeway-consulting.co.uk
Managing Director P. De Rosa
reg no. 3478909



Drawing no. JJ14325-A01	
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Picture No.	Description	Photograph of feature
1	View of the site from Reading train station (north and east sides of the building)	
2	West side of the building.	
3	South side of the building with hardstanding hallway.	
4	Ephemeral/short perennial vegetation growing on west side between bricks on wall.	

Picture No.	Description	Photograph of feature
5	Inside of the building, open space with broken ceiling tiles and lift up flooring.	
6	View of the balcony at 5 th floor level and open windows.	
	Pictures from 29 th July 2016	
		