



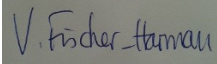
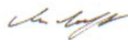
Extended Phase 1 and Bat Risk Assessment

Gas Works Road, Reading

E3 Design

Quality Control

Report Status: Final

	Name	Signature	Date	Version
Prepared by	Verena Fischer-Harman		06/10/2015	1
Reviewed by	Ian Craft		07/10/2015	1
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EXTENDED PHASE 1 SURVEY

Gas Works Road, Reading

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1.0 EXECUTIVE SUMMARY

Total Ecology was commissioned to undertake a desk based study, and carry out an extended Phase 1 survey of the site to provide a preliminary ecological assessment of the habitats present, and to determine any species present onsite that are protected or may pose a constraint to the project.

The desk study indicated the presence of three Local Wildlife Sites (LWS) within 2 km of the site; the The Coal. Kennetmouth and Kings Meadow East LWS ca. 0.6 km north-east of the site, Henley Road Gravel Pit LWS ca. 0.88 km north-east of the site, and Reading Cemetery LWS ca. 0.88 km east-southeast of the site.

The site has two main buildings. A two-storey building (B4 on Figure 1, Appendix A), the former Southern Gas Social Club, of red brick construction with a pitched, slate tile roof. This building has two extensions: the eastern extension is of similar construction to the main building with a flat roof and the western extension (B5) comprises two adjoining pitched-roof buildings with corrugated iron walls and roof.

The second main building (B1) comprises a single storey, red brick construction with a flat roof and plastic panelling surrounding the upper portion of the external walls. A small, red-brick lean-to (B3) is situated on the eastern wall.

In addition to the two main buildings there is a small red-brick out-house (B2) located immediately beside the entrance gate to the site.

The rest of the site area is dominated by hardstanding overgrown with predominantly buddleia scrub.

No controlled invasive species were noted within the site boundary.

A bat risk assessment was carried out on the buildings on site. The larger of the two main buildings (B4) has a large cavity in the roof, missing ridge tiles and broken windows, while the smaller of the two main buildings (B1) has cavities present on the external panelling, all providing potential entry points for bats. Both the main buildings were valued as being of low bat roost potential, while the small buildings and extensions on site were considered to have very low or negligible roosting potential for bats.

As the main buildings have low bat roost potential it is recommended that the buildings are subject to a nocturnal emergence or re-entry survey by suitably qualified ecologists to determine roost presence or absence.

Further recommendations include enhancing the ecological potential of the site by the installation of a bat access tile or a wall mounted Schwegler bat box on the exterior of B4 once the conversion of the building has taken place.

2.0 INTRODUCTION

2.1 Background

Total Ecology was commissioned by E3 Design in September 2015 to undertake an extended Phase 1 survey of the land at a site off Gas Works Road in Reading, Berkshire. The approximate National Grid Reference for the centre of the site is **SU 72341 73467**. The survey is required to accompany a planning application to renovate and extend the buildings on site.

2.2 Site Description

The site at Gas Works Road is located within an area of mixed commercial and residential buildings in central Reading. The site itself covers an area of approximately 0.06 ha with two, early 1900s, red-brick buildings (the former Southern Gas Social Club and a smaller single-storey building, housing old gas piping and controls), along with smaller associated extensions and an out-house. Directly to the north of the site lies the River Kennet with Gas Works Road on the southern boundary. Directly to the west, the site is bounded by office buildings and a surfaced track following the route of the River Kennet.

2.3 Survey Objectives

The principal objective of the ecological assessment was to characterise and map the habitats present within the site. In addition, the study area was assessed for features that would indicate the presence of protected species, habitats of nature conservation importance and the presence of non-native invasive species that could represent a constraint to development. Any buildings, trees and surrounding habitats were assessed in terms of their potential to support, or actual evidence of, roosting bats. This assessment will form the basis of recommendations for further survey work and/or mitigation and compensation for the species.

3.0 METHODOLOGY

3.1 Desk Based Study

An area search was conducted using the Multi Agency Geographic Information for the Countryside (MAGIC) website to ascertain whether there are any designated sites of interest, on or near the site being surveyed. Thames Valley Environmental Records Centre (TVERC) was contacted for records of protected species and sites within 2 km of the site.

3.2 Extended Phase 1 Survey

The ecological assessment took place on the 9th of September 2015 in accordance with the standard Phase 1 Habitat Survey methodology (JNCC, 2003). The information collected during the survey was then approximately mapped and can be found in Figure 1, Appendix A.

3.3 Controlled Invasive Species

The site was surveyed during an Ecological Walkover survey for the presence of invasive non-native species such as Japanese knotweed *Fallopia japonica*, Himalayan balsam *Impatiens glandulifera* and giant hogweed *Heracleum mantegazzianum*, which are listed under Schedule 9 part ii of the Wildlife and Countryside Act 1981 (as amended). Under section 14 of the Act it is an offence to cause the spread or relocation of either species.

3.4 Protected Species and Other Species of Nature Conservation Importance

An appraisal of the habitats present on the site was undertaken during the Ecological Walkover survey, to identify whether there were any signs to suggest the presence of populations of legally protected species or other species of nature conservation importance including mammals, birds, reptiles, amphibians and invertebrates or that the features present could potentially provide these species with suitable habitats.

3.5 Building Risk Assessment

Any buildings on site were assessed for their potential to provide roosting opportunities for bats. The building exterior was visually assessed for potential access points and evidence of bat activity in September 2015. Features which have potential as access points were sought, such as small gaps in barge/soffit/fascia boards, raised or missing ridge tiles or flashing and gaps in mortar, brick and/or stonework. Evidence that potential access points were

actively used by bats including staining within gaps and bat droppings or urine staining under gaps was recorded, where applicable. Indicators that potential access points were likely to be inactive included the presence of cobwebs and general detritus within the access.

The interior of the building was also visually assessed where possible for evidence of bat activity and/or for the potential to be used by bats. Evidence of a roost constitutes: the presence of a dead or live bat, concentrated piles or scattered droppings, food remains such as insect wing fragments as well as scratch marks and/or staining.

The survey was conducted following the methodology outlined in the Bat Worker's Manual (Mitchell-Jones and Mcleish, 2004), and was undertaken on the 9th of September 2015.

3.6 Constraints and Assumptions

Due to the time of year some annual flowering species may be under represented. However due to the identification of a variety of common species it is considered that there is sufficient information to produce a reasonable ecological assessment of the areas of site to be affected by the current proposals.

The bat risk assessment survey was conducted in September, when bat species are likely to be active, however, a number of bat species roost deep in crevices where visible evidence of their presence is less likely to be encountered. Bat species also utilise a number of roosts throughout the year and a lack of evidence should not, therefore, be considered proof of a lack of bat roost, as roosts remain protected throughout the year, including periods during which they are not occupied.

The larger building (B4 on Figure 1 in Appendix A) was in a state of severe disrepair, with both the ground-floor and upper storey floors collapsing in places. The majority of this building was, therefore, not surveyed internally due to inaccessible areas and health and safety concerns.

4.0 SURVEY RESULTS

4.1 Desk Based Study

The results obtained from the MAGIC search revealed there to be no statutory designated sites within 2 km of the site boundary. The site also lies outside of the Impact Risk Zone for the nearest SSSI (Lodge Wood & Sandford Mill), around 6 km to the east of the site. The biological data records supplied by TVERC showed there to be three (non-statutory) local wildlife sites (LWS) within 2 km of the site. These sites are summarised in Table 1 below.

Table 1 Designated sites within 2km.

Site Name	Designation	Approx. Distance from Site	Further Information
The Coal. Kennetmouth and Kings Meadow East	LWS	0.6 km to north-east	The site is a combination of two sites that were previously notified separately: The Coal and Kennetmouth West, and an area of land east of Kings Meadow. The Coal is an old colliery spoil site with a central and riverside woodland area. Kennetmouth is a short length of towpath at the confluence of the River Kennet and the River Thames. This site is important for the presence of the nationally scarce Loddon lily <i>Leucojum aestivum</i>. Kings Meadow East is currently used as a recreational area comprised of landscaped areas in addition to natural habitats including mixed broadleaved woodland, scrub, tall ruderal and rough grassland.
Henley Road Gravel Pit	LWS	0.88 km to north-east	Former gravel extraction pit that now supports a wide range of wintering wildfowl (such as gadwall <i>Anas strepera</i>) and some nationally scarce insects. The site is considered to be one of the best sites for wildfowl in South Oxfordshire.
Reading Cemetery	LWS	0.88 km to east-southeast	A large, old cemetery with areas of grassland supporting some elements typical of Lowland Meadow (a UK biodiversity action plan habitat).

Site Name	Designation	Approx. Distance from Site	Further Information
			Some areas of the grassland have affinities to the MG5 <i>Cynosurus cristatus</i> – <i>Centaurea nigra</i> grassland.

The development site lies wholly outside of the three LWS listed in Table 1 and the proposed works will have no direct or indirect impacts on these designated sites. Designated sites are, therefore, not considered to be a constraint to development.

4.2 Walkover Survey

Three main habitat land categories were identified on site under the Phase 1 system of habitat description. These were:

- Hardstanding
- Scrub
- Built structure

Appendix A shows the habitat map for the site whilst Appendix B gives selected photographs.

Hardstanding (Photograph 1, Appendix B)

The majority of the site is covered by concrete hardstanding in the form of pavement and stairs leading into the site from Gas Works Road and up towards the buildings' entrances.

Scrub (Photograph 1, Appendix B)

The concrete areas of the site have predominantly been cracked and overgrown by dominant buddleja *Buddleja davidii*, frequent bramble *Rubus fruticosus*, occasional red valerian *Centranthus ruber*, wood avens *Geum urbanum*, ivy-leaved toadflax *Cymbalaria muralis*, and rare rowan *Sorbus aucuparia*, elder *Sambucus nigra* and silver birch *Betula pendula*.

Buildings (Photographs 2-9, Appendix B)

Within the site there are two main buildings.

The larger of the two buildings is the former Southern Gas Social Club (B4 in Figure 1, Appendix A), of red-brick construction with a pitched slate-tiled roof. On the western side of the building there is a single-storey corrugated iron extension (B5 in Figure 1 in Appendix A) with two adjoining pitched corrugated iron roofs, and a flat-roofed red-brick extension on the eastern side of B4.

The smaller of the two main buildings (B1) is a single-storey, red-brick construction with a flat roof and plastic cladding/panelling surrounding the upper portion of the external walls. A small red-brick lean-to (B3) lies on the eastern wall of B1.

Finally, beside the entrance gate to the site there is small, single storey, red-brick out-house (B2) with a flat, felt roof.

4.3 Controlled Invasive Species

No invasive species were recorded on site during the survey.

4.4 Protected Species and Species of Nature Conservation Importance

Breeding and wintering birds

All wild birds in the UK are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure or take any wild bird or to take, damage or destroy the nest (whilst being built or in use) or its eggs.

Bird species listed in Schedule 1 of the 1981 Act, receive further protection which makes it an offence to intentionally or recklessly disturb these species while building a nest or in, on or near a nest containing eggs or young; or to disturb dependent young of such a bird.

Several common bird species were seen during the ecological walk-over survey, including blackbird *Turdus merula*, feral pigeon *Columba livia*, wood pigeon *Columba palumbus* and carrion crow *Corvus corone*. On the River Kennet, directly bordering the site to the north, there were also mallards *Anas platyrhynchos* and coots *Fulica atra*.

The TVERC provided details of a range of species within 2 km of the site including: mallard *Anas platyrhynchos*, Caspian tern *Hydroprogne caspia*,

kingfisher *Alcedo atthis*, sand martin *Riparia riparia*, black redstart *Phoenicurus ochruros*, song thrush *Turdus philomenus*, starling *Sturnus vulgaris*, and willow warbler *Phylloscopus trochilus*.

The site provides limited suitable habitat for bird species, however, B4 was noted to have number of pigeons within the internal building space. The development proposals will result in works being undertaken on the buildings in addition to the removal of the overgrown hardstanding (scrub).

The species recorded during the survey (associated with the site) listed above, are widespread and are not listed as being of conservation concern. The two waterfowl species recorded during the survey on the River Kennet are not anticipated to be affected by any habitat loss due to the proposed development. It is therefore considered that birds do not pose a constraint to the development of the site.

Mammals

Bats

All bat species and their roosts in Britain are protected under the Wildlife and Countryside Act 1981 (as amended) (WCA) through their inclusion on Schedule 5. The implementation of the Countryside and Rights of Way Act 2000 (CRoW 2000) has amended the WCA 1981 to include 'reckless' damage to, or destruction of a roost, disturbance of bats whilst in a roost.

Bats are also included on Annex IV of Council Directive 92/43/EEC of 21st May 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora (known as the Habitats Directive). As a result of the United Kingdom ratifying this directive, all British bats are protected under The Conservation of Habitats and Species Regulations 2010. Combined, these make it an offence to kill, injure, capture or disturb bats or obstruct access to, damage or destroy roosts.

Paragraph 41(1) (b) of the Regulations states: A person who deliberately disturbs wild animals of any such (European Protected) species, is guilty of an offence. For the purposes of this paragraph, the disturbance of animals includes in particular any disturbance which is likely: -

- a. to impair their ability-

- i. To survive, to breed or reproduce, or to rear or nurture their young, or
 - ii. In the case of animals of a hibernating or migratory species, to hibernate or migrate; or
- b. to affect significantly the local distribution or abundance of the species to which they belong.

Under the law, a bat roost is any structure or place used for shelter or protection e.g. a building, bridge or tree. Bats use many roost sites and feeding areas throughout the year and they tend to re-use the same roosts for generations.

Building Internal/External Survey

Full details of the findings of the building assessment can be found in Table 2 overleaf with photographs in Appendix B. In summary, no evidence of bats was found (please note section 3.7).

Several potential access points for bats were noted on B1 and B4 on site. On B1 plastic panelling on the external walls was broken in places on two sides of the building in addition to a few gaps in the brickwork on the eastern wall (although these gaps were located under 2 m from ground level, which is not optimal for bat access). B4 has a large hole on the northern side of the roof, missing ridge tiles, broken windows, in addition to there being some small gaps on the fascia and soffits of B5 an adjoining corrugated iron extension. Both of the main buildings were valued as having low bat roost potential.

TVERC provided 28 records of bats within 2 km of the sites including 3 roosts, 8 records of bat signs indicating probable roosts and 17 field records. Four species of bat were recorded including common pipistrelle *Pipistrellus pipistrellus*, soprani pipistrelle *Pipistrellus pygmaeus*, daubenton's bat *Myotis daubentonii*, noctule *Nyctalus noctula*, as well as unidentified *Myotis* and *Pipistrellus* species.

Table 2 Building Structural Features

Building Code (Figure 1, Appendix A)	Building construction details	Structural features present						Other structural features of note	Potential bat access and roosting points	Internal features	Evidence	Bat Roost Potential
		Gables	Barge boards	Soffit Boards	Fascia Boards	Flashing	Roof void					
B1	Single storey, red-brick building constructed in 1903 with a flat roof, wooden framed windows and door, with plastic panelling at the top of external walls.	X	X	✓	✓	X	X	None	Holes in panelling on southern (Photograph 2, Appendix B) and western external walls. Gaps in brickwork where bricks have been damaged on the eastern external wall (Photograph 3, Appendix B).	No roof void (flat roof). Daylight visible along western wall from gaps at wooden ceiling panelling caving in.	None	Low
B2	Small red-brick out-house with a flat, felt covered roof (Photograph 4, Appendix B). No windows and a wooden door.	X	✓	X	X	X	X	None	Small hole at the end of guttering along the (western) side wall, covered in dense cobwebs (Photograph 5, Appendix B).	No internal access.	None	Negligible
B3	Small red-brick lean-to building adjoining B1 to the east. Flat roof with damaged metal covering (Photograph 6,	X	X	X	X	✓	X	None	Small gaps in flashing covered in cobwebs, but overall building is well sealed.	No internal access.	None	Negligible

Building Code (Figure 1, Appendix A)	Building construction details	Structural features present						Other structural features of note	Potential bat access and roosting points	Internal features	Evidence	Bat Roost Potential
		Gables	Barge boards	Soffit Boards	Fascia Boards	Flashing	Roof void					
	Appendix B). The lean-to has no windows and a wooden double-door.											
B4 (Southern Gas Social Club)	Double storey, early 1900s, red-brick building with a pitched slate-tiled roof with gable ends. On eastern wall there is a red-brick, flat roof extension reaching halfway up to the second storey of the main building. Windows and doors with wooden frames.	✓	X	X	X	✓	?	None.	Potential roof void. Rear windows (northern wall) broken and not covered by plywood boards. Large cavity in roof and missing ridge tiles on northern side of building (Photograph 7, Appendix B).	No access to second storey or majority of ground floor.	None.	Low
B5	Corrugated iron extension to B4 with two adjoining pitched roofs and no windows.	✓	✓	✓	X	✓	?	None.	A large vent is present on the western wall into the building (Photograph 8, Appendix B). Flashing lifted in places by	No internal access.	None.	Negligible - Low

Building Code (Figure 1, Appendix A)	Building construction details	Structural features present						Other structural features of note	Potential bat access and roosting points	Internal features	Evidence	Bat Roost Potential
		Gables	Barge boards	Soffit Boards	Fascia Boards	Flashing	Roof void					
									the chimney. Gaps in rotten soffits and fascia boards in places (Photograph 9, Appendix B).			

Badger (*Meles meles*)

Badgers receive strict protection under the Protection of Badgers Act 1992, which makes it an offence to wilfully kill, injure or take a badger or interfere with a badger sett by damaging a sett or any part thereof. It is also an offence to wilfully destroy a sett, obstruct access to a sett or disturb a badger while occupying a sett. The 1992 Act defines a badger sett as 'any structure or place, which displays signs indicating current use by a badger'. Work that disturbs badgers whilst occupying a sett is illegal without a licence.

Badgers are largely nocturnal, omnivorous mammals and live predominately in social groups within setts. They are territorial, marking the borders of the territory with dung which is deposited in latrines or boundary dung pits. Territories occupied by a badger group or 'clan' can be between 14 and 300 ha in size dependant on the quality of the habitats present, with a cited average of 50 ha (Neale and Cheeseman, 1996). Badger territories will usually include a wide range of habitats and favour areas with a mosaic of habitats that include woodland, pasture and arable land and will locate their setts in a variety of habitats including woodland (deciduous, coniferous and mixed), scrub, hedgerows, orchards, quarries, sea cliffs, moorland, open fields and downland, although they show a marked preference for wooded areas.

While the site provides scrub habitat this is not suitable for badgers given that hardstanding underlies the scrub. No signs of badger were noted during the ecological walkover survey. Badgers are, therefore, not considered to be a constraint to this development.

TVERC provided 3 records of badgers within 2 km of the site including two records of possible setts.

Reptiles

All widespread reptile species in the UK, *i.e.* slow-worm *Anguis fragilis*, common lizard *Lacerta vivipara*, adder *Vipera berus* and grass snake *Natrix natrix* are listed on Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) in respect of Sections 9(1) and 9(5) which makes it an offence to intentionally or recklessly kill, injure or sell the animals. The much rarer smooth snake *Coronella austriaca* and sand lizard *Lacerta agilis* are fully protected under UK and EU law

and require a European protected species licence from Natural England if a development affects them or their habitat.

Reptiles are cold-blooded (exothermic) and require external sources to raise their body heat. They hibernate during the winter months and use areas of exposed ground for basking during the summer months, but return to refuges, vegetation or underground during periods of prolonged exposure to the sun and at night.

Adders feed on small mammals, grass snakes feed on amphibians and slow-worm and common lizard feed on a range of invertebrate species. As such reptiles require a varied habitat structure that provides shelter, a range of sunny and shady areas, food and frost free areas to hibernate in (JNCC, 2003b).

Due to the small area of the site, surrounding areas being dominated by hardstanding, and the fact that limited vegetation exists on site, reptiles are not considered likely to inhabit the site and are therefore not considered to pose a constraint to development.

TVERC provided 3 records of reptile species, 2 being of slow-worm and 1 of grass snake, within 2 km of the site.

Amphibians

Great Crested Newt (*Triturus cristatus*)

The great crested newt (GCN) is fully protected through its inclusion in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and in Schedule 2 of The Conservation of Habitats and Species Regulations 2010 as a European protected species. Great crested newts are also listed under Section 41 of The Natural Environment and Rural Communities (NERC) Act (2006) subject to a national Biodiversity Action Plan (BAP).

No ponds lie within 500 m of the site.

TVERC provided no records of great crested newt, and 1 record of common frog *Rana temporaria* within 2 km of the site.

European Otter (*Lutra lutra*) and Water Vole (*Arvicola amphibius*)

European otters and water voles are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to capture, kill, disturb or injure otters, damage or destroy a breeding or resting place, or to obstruct access to their resting or sheltering places.

Otters and water voles are associated with riparian habitats (and in the case of otters, saltwater habitats) where they feed and create places of shelter.

Otters utilise underground shelters known as 'holts' and over-ground 'couches'. Otters will either create burrows or will find suitable existing structures (such as enlarged rabbit holes or cavities under tree roots) along water-courses to take shelter. These sheltering places will often be marked by the otters with spraint (faeces).

Water voles create burrows networks along river banks and will create above-ground nests in areas usually heavily vegetated by reeds, dense tussocks of grass or sedge.

No evidence of otter or water vole activity was noted during the site walk-over survey. The river banks adjacent to the site are predominantly composed of brick walls (Photograph 10, Appendix B), providing no suitable habitat for otter holts or couches, or water vole burrows to be created. Additionally the proposed development works will not directly affect the River Kennet. Given these factors otters and water voles are not considered a constraint to development.

The TVERC provided no records of water vole and one record of otter (from 2010) within 2 km of the site.

5.0 CONCLUSION AND RECOMMENDATIONS

5.1 Habitats

Three types of habitat were recorded during the site walk-over: buildings, hardstanding and scrub. The buildings on site will be predominantly retained and improved by the development works (with the roofs replaced and further floors created), while the hardstanding will be excavated and replaced. The scrub on site, formed of self-set buddleia and a few other species, will be removed by site works. The scrub habitat on site is of no intrinsic conservation value.

5.2 Bats

The two main buildings on site were assessed as being of low bat roost potential, based on the internal and external features of the buildings (see Table 2). It is recommended that the two main buildings (B1 and B4) on site are subject to presence/absence survey for bat roosts. In line with the Bat Conservation Trust Guidelines (Hundt, 2012), buildings with low roost potential should undergo one dusk emergence survey or pre-dawn re-entry survey during May to September (Inclusive).

5.3 Other Protected species

Protected species with implications for progress to works on site include the following:

Birds - The scrub on site provides suitable habitat for nesting birds and care should be taken not to carry out works likely to disturb breeding. All clearance works should ideally be undertaken over the winter months (September-February), well in advance of any breeding bird activity. Should this not be possible, the areas of scrub to be affected should be checked for nests by an experienced ecologist prior to the works taking place.

5.4 Potential Ecological Enhancements

The National Planning Policy Framework (NPPF) outlines government planning policies and how they should be applied within local authorities. The framework places an emphasis on sustainable development, encouraging the re-use of land that has previously been developed in preference to using land that has a higher environmental value and by minimising impacts on biodiversity. The NPPF states that developments should aim to conserve or enhance biodiversity and

encourages opportunities to incorporate biodiversity in and around developments.

Taking the requirements of the NPPF into account, opportunities should be sought where possible for nature conservation enhancement at this site. This could include the improvement to potential bat roosting habitat at the site by the installation of a wall mounted Schwegler bat box on the exterior of the larger building (B4) once the conversion to of the site is complete, or the inclusion of a bat access tile in the roof. Further details on the type and size of box or access tile can be provided by Total Ecology Ltd once the final plans for the development have been completed.

6.0 REFERENCES

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APPENDIX A

Figures



Legend

★ Site Centroid

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450, Brook Drive
Green Park
Reading
RG2 6UU

info@total ecology.com
www.total ecology.com

Project	Gas Works Road, Reading
Title	Site Location Plan
Client	E3 Design
Date	07/10/15
Ref	Figure 1



Legend

★ Site Centroid

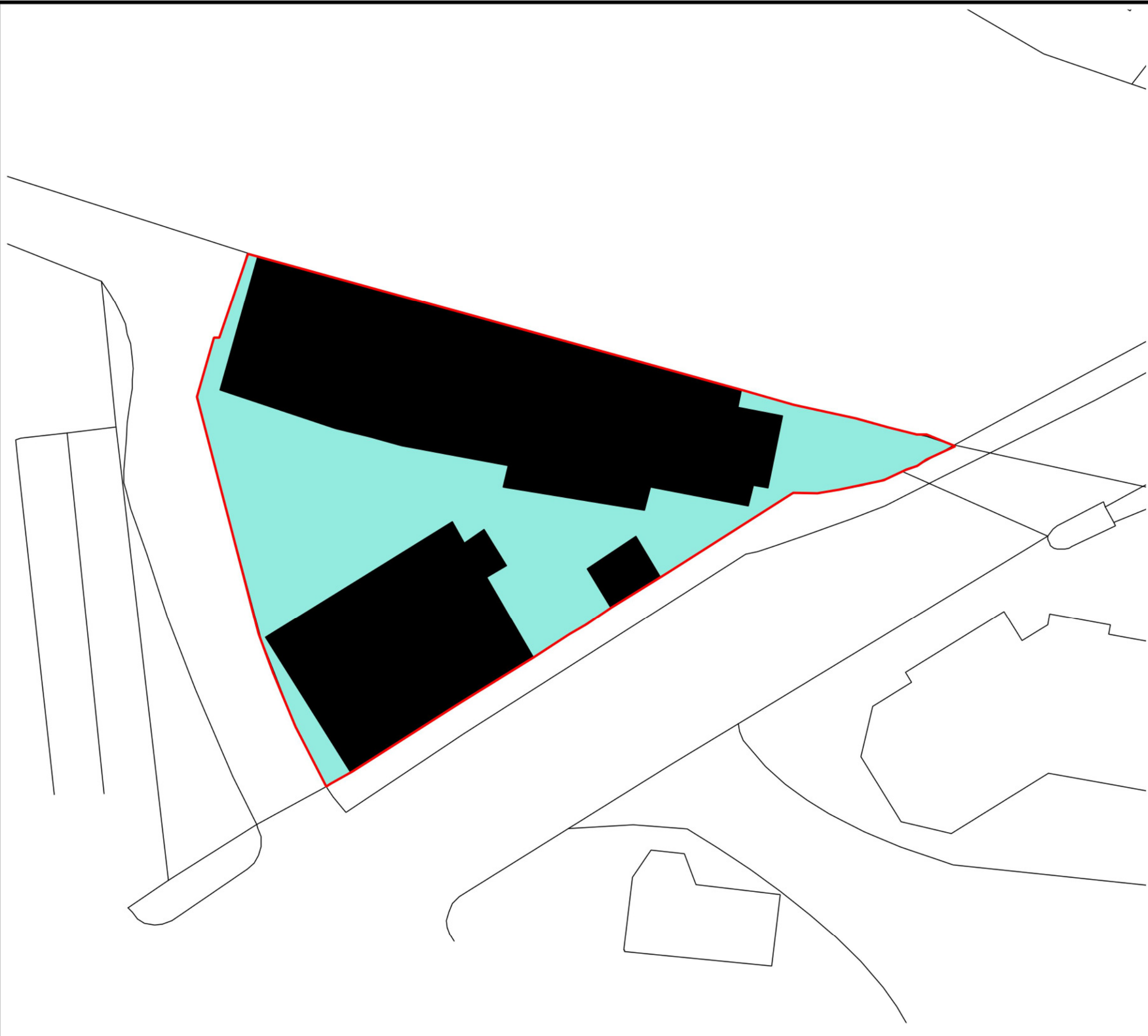
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Reading
RG2 6UU

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www.totalecology.com

Project	Gas Works Road, Reading
Title	Air Photo
Client	E3 Design
Date	07/10/15
Ref	Figure 2



Legend

- Site Boundary
- Hard Standing and Scrub
- Buildings

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Reading
RG2 6UU

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www.totalecology.com

Project	Gas Works Road, Reading
Title	Phase 1 Habitat Plan
Client	E3 Design
Date	07/10/15
Ref	Figure 3

APPENDIX B

Selected Photographs

Photograph 1: Hardstanding overgrown with buddleia.



Photograph 2: Building 1 (Figure 1, Appendix A), southern wall with cavities in panelling circled in red.



Photograph 3: Gaps in brickwork on eastern wall of B1.



Photograph 4: Building 2 and a small out-house by site entrance.



Photograph 5: Building 2 – hole between roofing and side wall, covered in dense cobwebs.



Photograph 6: Building 3, a small lean-to adjoining building 1.



Photograph 7: Building 4 – northern view – with broken windows, a cavity into roof and missing ridge tiles (last two features circled in red).



Photograph 8: Building 5 – vent on western side of building.



Photograph 9. Potential bat access point – gaps in rotten soffits and fascia boards.



Photograph 10: River Kennet banks adjacent to the site.



APPENDIX C

Report Conditions

Total Ecology Ltd

REPORT CONDITIONS

Gas Works Road, Reading

This report is produced solely for the benefit of E3 Design and no liability is accepted for any reliance placed on it by any other party unless specifically agreed in writing otherwise.

This report is prepared for the proposed uses stated in the report and should not be used in a different context without reference to Total Ecology. In time improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of Total Ecology using due skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented as the best obtained within the scope for this report.

Reliance has been placed on the documents and information supplied to Total Ecology by others but no independent verification of these has been made and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. Total Ecology accept no liability for issues with performance arising from such factors

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