

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

9 Erleigh Road, Reading, Berkshire, RG1 5LR

Client:

Ghalib Hussain

Survey date:

23rd July 2024

Project:

This report is prepared to inform a planning application with the Reading Borough Council. The proposal is described as:

The construction of a driveway

[Unsubmitted]

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024.](#)

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

The site survey was undertaken by Beth Ellison-Perrett BSc (Hons) MSc, MRSB, Consultant (2023-11066-CL17-BAT and 2024-11998-CL08-GCN)					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
23/07/2025	21	69	65	9	None

Ecological Survey Factor	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Conclusion, Impact or Recommendations	
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3 and photos in appendix 4). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
<i>Summary of Survey Findings</i> <i>(UKHab codes used)</i> - Developed land; sealed surface (u1b) - Buildings (u1b5) - Built-up areas and gardens (u1)	<u>Site Context</u> The site is centred on National Grid Reference SU 72690 72931 and has an area of approximately 0.044ha comprising a semi-detached residential property, a front garden, a rear garden, and a greenhouse. It is surrounded by residential properties with Reading university to the south and the river Kennet to the north. The wider landscape comprises the town of Reading. A site location plan is provided in Appendix 1. <u>Local habitats</u> Notable habitats are present within 2km of the site with the closest being deciduous woodland located ~60m south-east of the site, with other habitats including good quality semi-improved grassland, coastal and floodplain grazing marsh, woodpasture and parkland, and traditional orchards. Main access roads and urban dwellings separate the site to the closest notable habitat; however these are lined with trees and as such the deciduous woodland has limited connectivity to the site. Additionally, other notable habitats are separated from the site by urban landscape and main access roads, as such, the other notable habitats are not considered to have suitable connectivity to the site.

	<u>u1b5 - Developed land, sealed surface</u> On the southern end of the site, there is a paved pathway leading from the pavement and road to the front door, and around to the side of the property, before entering the northern end, there is a section of hard standing that is covered by a sheet of artificial grass as well as a continuation of the pathway from the road, this pathway then continues around the back of the property at the edge of the building. <u>u1b5 - buildings</u> There are two buildings on site, the main dwelling B1, and a small outbuilding B2. B1 is a semi-detached urban dwelling with brick walls and clay tiles, the clay tiles are in excellent condition, the roof of the building is pitched and gabled, with wooden gables and wooden windows, with three chimneys as well. There are two loft areas in the building. Loft 1, on the northern end of the building, is lined with a breathable membrane as well as wooden sarking and has a window at the gable end, and loft 2, at the southern end of the building, is also lined with a breathable membrane. B2 is a small outbuilding with a flat corrugated metal roof and wooden clad concrete walls. <u>u1 – built up areas and gardens (1160 – introduced shrub)</u> The southern and northern ends of the site are comprised of vegetated garden, subject to intense management through mowing, resulting in a sward length of 2cm, species present are comprised of; perennial ryegrass (D), meadow rye grass (D), clover (O), dandelion (A), selfheal (O), daisy (R), creeping buttercup (O), yarrow (F), broadleaved plantain (O), green alkanet (O), primrose (R), spurge (R), black medic (R), fringed willowherb (R), maretail (R), hawkweed (O), and cranesbill (O). On the side edges of the front garden are thin strips of introduced shrub, and on the west and northern edges of the back garden are vegetable patches and introduced shrub.
<i>Foreseen Impacts</i>	Due to the scale, impact and low value of the habitats present, there is likely minimal impact on biodiversity.
<i>Recommendations</i>	<u>Notable habitats</u> Best practice measures to minimise the possibility of pollution must be implemented during construction

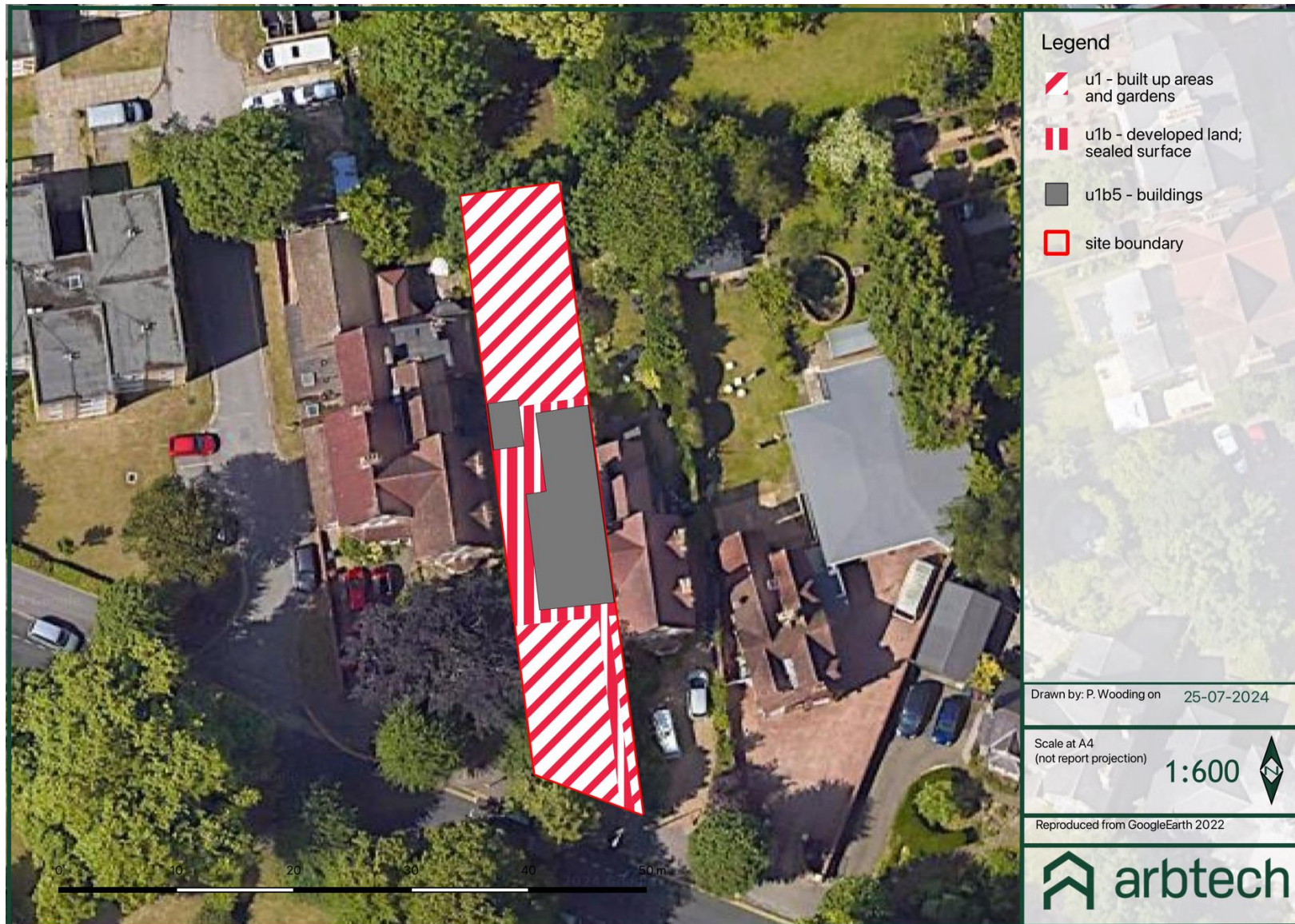
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	The site is not subject to any designation, and there are no known statutory sites within 2km. The presence of non-statutory designated sites within 2km cannot be established without biological records data from NBIS. The site lies within the impact risk zone for SSSI the river kennet. Proposed residential extension is not listed as a possible high risk with regards to this designation.
<i>Foreseen Impacts</i>	<u>On Site Designations</u> No impacts foreseen. <u>Statutory and Designated Sites</u> No impacts foreseen.
<i>Recommendations</i>	<u>On-site designations</u> None required <u>Statutory and non-statutory designated sites</u> None required
Invasive / Non-native species	
<i>Summary of Survey Findings</i>	No problematic invasive and non-native species recorded on site.
<i>Foreseen Impacts</i>	N/A
<i>Recommendations</i>	No further surveys but remain vigilant.
Invertebrates	
<i>Summary of Survey Findings</i>	No habitat for protected or notable invertebrates is found on site. The site will provide habitat value for common assemblages of invertebrates which could exploit the trees and hedgerows onsite.
<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	No further surveys.

	<u>Suggested biodiversity enhancements</u> The following habitat creation and enhancement opportunities could be incorporated into the proposed development to provide additional opportunities for invertebrates on site: • beetle banks • dead wood piles • floral borders
Bats	
<i>Summary of Survey Findings</i>	<u>EPSL data</u> A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are nine EPSL licence within 2km of the site, with the closest located ~580m west involving the common pipistrelle. <u>Roosting habitat</u> B1 is a three-storey brick-built dwelling with a pitched and gabled roof clad in clay roof tiles. The roof tiles are in very good condition with no missing or broken tiles that crevice-dwelling bats could roost in. The brickwork around the building is in very good condition with no gaps or cracks within which crevice-dwelling bats could roost. There are wooden soffits around the building which are in excellent condition with no gaps and three chimneys on the building that are also well sealed. Inside both lofts there is a breathable membrane, with the northern loft also having wooden sarking in the interior, this seals up the interior and not allowing any daylight to enter the loft spaces, with many cobwebs and no bat droppings present inside. The northern loft has a window present on the gable end it is connected to, however this window is well sealed and has no visible gaps in it that bats could enter through. Due to this, B1 is considered to have negligible habitat value for roosting bats. B2 will not be affected by the development therefore it wasn't assessed for roosting capability.

	<u>Foraging and commuting habitat</u> The site and its surrounding area provide limited but suitable habitat for bats to forage, roost and commute due to the mix of open gardens and areas of deciduous woodland in close proximity to the site.
<i>Foreseen Impacts</i>	<u>Roosting habitat</u> B1 has negligible habitat value for roosting bats, and B2 will not be affected by the development, however, any lighting or vibrations from machinery could result in the disturbance of any bats present in either building during the development process. <u>Artificial lighting</u> The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting or foraging bats.
<i>Recommendations</i>	The installation of a minimum of one bat box on mature trees around the site boundaries will provide additional roosting habitat for bats e.g. 2F Schwegler Bat Box (trees), 1FF Schwegler Bat Box (trees), 2FN Schwegler Bat Box (trees), Or a similar alternative brand. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light. <u>Artificial lighting</u> A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2
Birds	
<i>Summary of Survey Findings</i>	No evidence of nesting birds was found on site during the survey; No habitat for schedule 1 birds was observed.
<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	No further surveys.
Reptiles	

<i>Summary of Survey Findings</i>	No reptile EPSLs were noted within 2km of the site. The site overall presents very low suitability for reptiles due to a lack of accessibility to low value habitat at the rear of the site. The immediate areas adjacent to site include main access roads with kerbs to the south, and urban dwellings with gardens to the north, east, and west. Therefore, it is likely that the site is isolated from the wider area, and so is considered suboptimal for reptiles. The development areas are considered unsuitable to support reptiles due to an absence of structural and species diversity. Reptiles are highly unlikely to be present within the development areas but the presence of reptiles within peripheral habitats cannot be discounted.
<i>Foreseen Impacts</i>	The habitats lost due to the development are likely to be inconsequential to local reptile populations owing to their low value and the presence of more extensive habitat locally.
<i>Recommendations</i>	No further surveys are required.
Amphibians	
<i>Summary of Survey Findings</i>	No suitable habitat on site for amphibians, and there are no ponds within 500m of the development area. Additionally, there are no GCN licenced sites within 2km of the site on the magic.gov.uk database, reducing the likelihood of them being present on site.
<i>Foreseen Impacts</i>	No impacts are anticipated on amphibians as a result of the proposed development.
<i>Recommendations</i>	No further surveys are required.
Badger	
<i>Summary of Survey Findings</i>	No evidence of badgers was found on site due to the lack of habitat with suitable connectivity to the site, the wider landscape contains deciduous woodland which is suitable for badgers however due to these habitats being disconnected from the site by roads and urban dwellings and due to the habitats being small and fragmented, the likelihood of badgers being present on the site is negligible.
<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	None.
Riparian animals	
<i>Summary of Survey Findings</i>	There are no watercourses on or connected to the site.
<i>Foreseen Impacts</i>	No impacts are anticipated on riparian animals as a result of the proposed development.

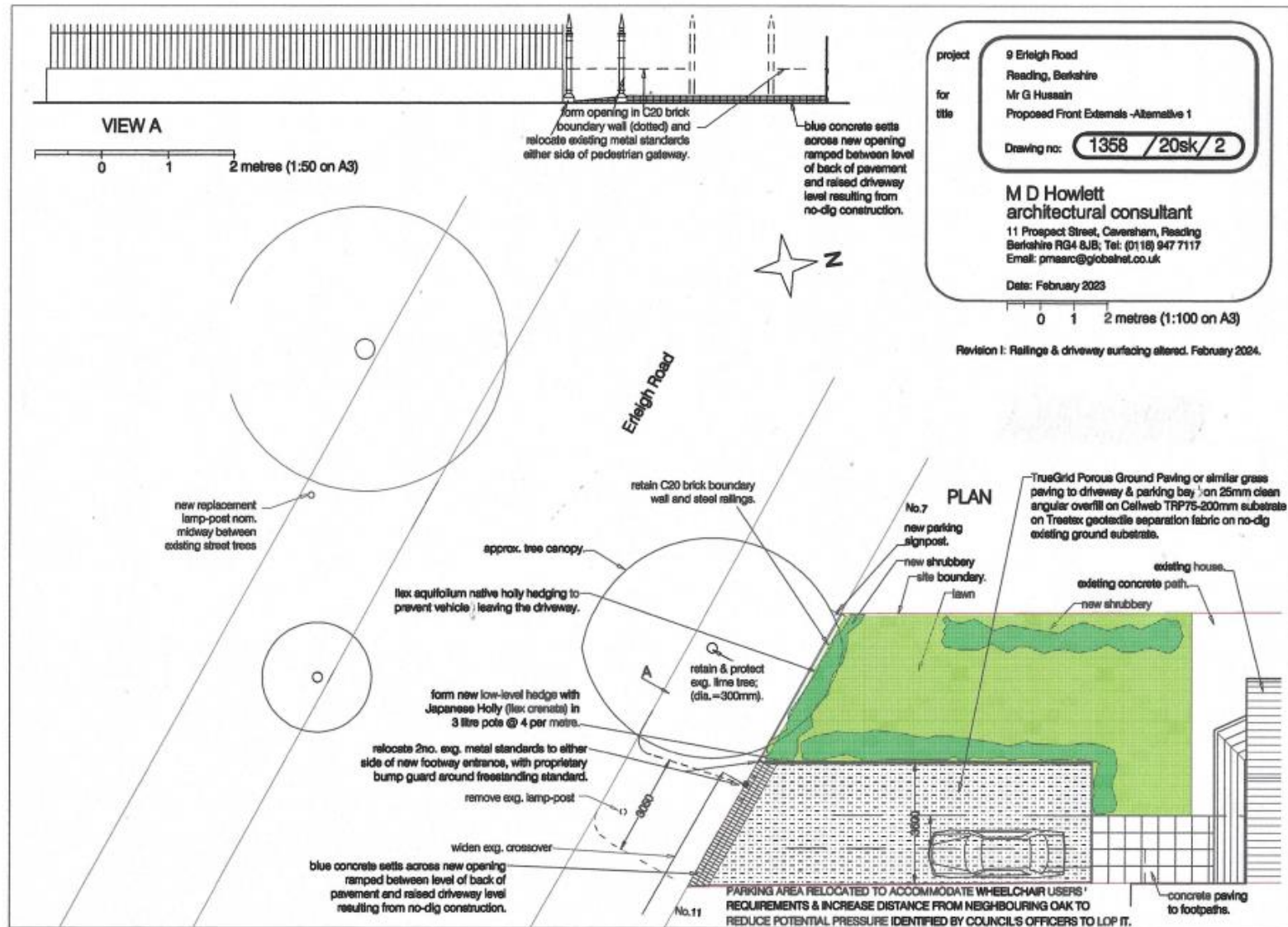
<i>Recommendations</i>	N/A
Hazel dormouse	
<i>Summary of Survey Findings</i>	No evidence of dormice was found within the site. The site itself is with minimal vegetation, no hedgerows and therefore has little to offer in the way of foraging or nest building habitat. There are no dormouse European Protected Species License (EPSL) within 2km.
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	The habitats recorded on site are suboptimal as the site is mainly vegetated garden which is constantly at a short sward length which limits foraging opportunities and is very exposed. Furthermore, the rear of the site is surrounded on all sides by 1.5m tall brick walls which is impermeable to hedgehogs, and the front end of the site is surrounded by main access roads and urban dwellings.
<i>Foreseen Impacts</i>	No impacts are anticipated on hedgehogs as a result of the proposed development.
<i>Recommendations</i>	None.

Appendix 1: Survey/Habitat map

Appendix 2: Location map



Appendix 3: Proposed plan



Appendix 4: Photos



Photo 1: Looking North into the loft space at the northern end of B1, showing the window at the gable end, and the wooden sarking lining the roof.



Photo 2: looking into the loft space at the southern end of B1, showing the visible ridge-beam and the breathable membrane lining the roof.



Photo 3: a different angle of the loft space
at the northern end of B1.



Photo 4: Looking south down the garden
at the front of the site, showing the paved
path leading to the road and the areas of
introduced shrub lining the sides of the
garden



Photo 5: looking north at the southern elevation of B1, showing the hard standing at the front of the building, as well as the brickwork and wooden soffits.



Photo 6: Looking east at the western elevation of B1.



Photo 7: looking north at the rear garden.



Photo 8: looking south at the northern elevation of B1, showing the small outbuilding on the western edge of the site.

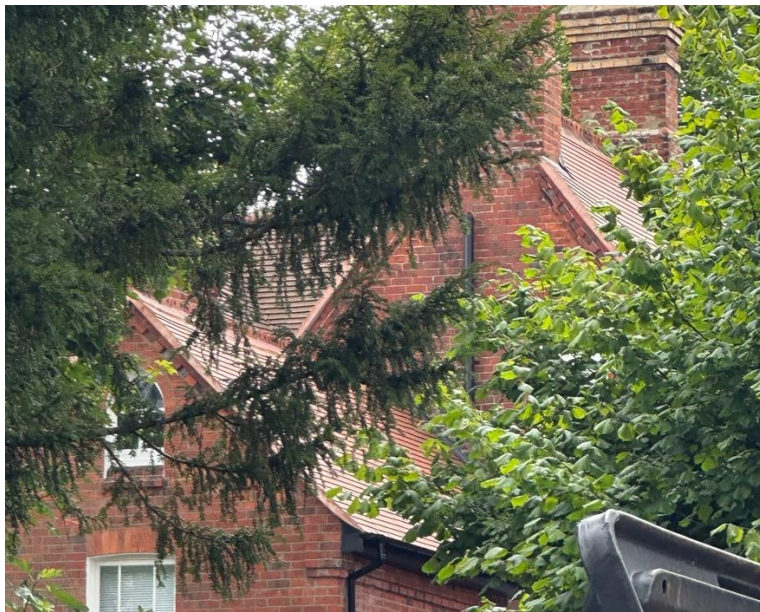


Photo 9: looking north at the clay tiles on the roof of B1, showing them to be in excellent condition.

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