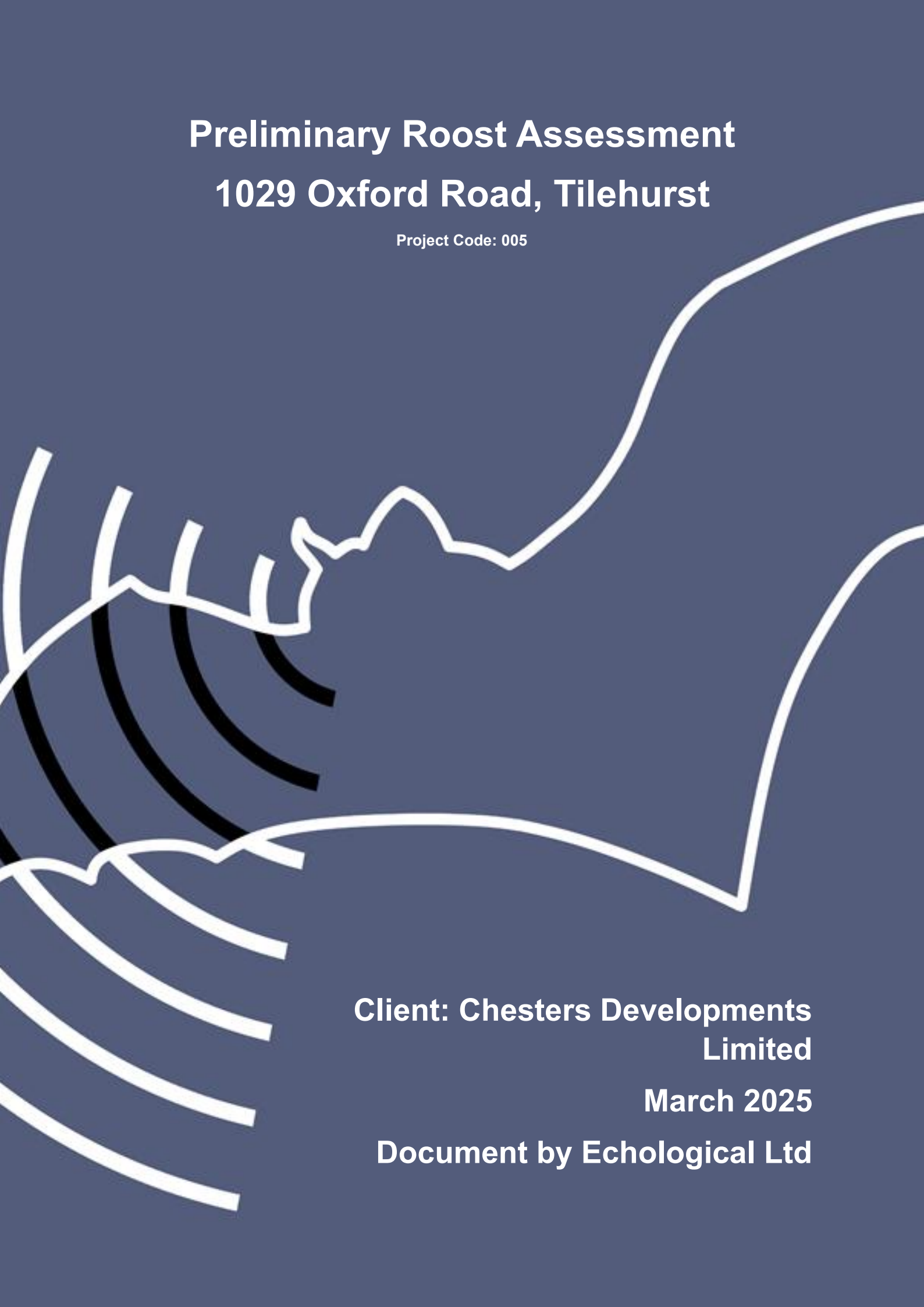


Preliminary Roost Assessment

1029 Oxford Road, Tilehurst

Project Code: 005



**Client: Chesters Developments
Limited**

March 2025

Document by Echological Ltd

Issue and Revision Record

Revision	Date	Written	Description
V1	02.01.2025	DB	First Issue
V2	13.01.2025	DB	Update following comments
V3	28.01.2025	DB	Updated development proposal
V4	05.03.2025	DB	Updated following planning comments

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Executive Summary

Contents	Summary
Site Location	The site is situated at 1029 Oxford Road, Tilehurst.
Proposal	Demolish existing house and rebuild a new one in the same location.
Scope of Survey	The aim of this report is to: • Assess potential for roosting bats on site. • Recommendation for any further surveys to determine level of potential impact. • Recommendations for any further assessments for designation impact.
Results and Evaluation	The building was deemed to have low roosting suitability, though absent of roosting bats. The only Potential Roosting Feature was the loft and no evidence of bat droppings were found within (to which the loft has been undisturbed for some time), it is deemed that no further assessment was required in line with the Bat Conservation Trust Survey Guidelines.
Recommendations	Installation of bat (and bird) boxes following construction of the new build to offering bat roosting potential to enhance the site for biodiversity. A precautionary working methodology statement is recommended which includes a toolbox talk is given to the contractor detailing bats, their ecology, signs to look out for and what to do in case of bats being present. A bat licenced ecologist will then undertake a direct supervision of destructive search of features with roosting potential, once determined clear of bats, contractors can proceed without direct supervision.

1. Introduction

1.1 Background

Echological Ltd (Echological) was commissioned by Chesters Developments Limited to undertake a Preliminary Roost Assessment (PRA) of 1029 Oxford Road, Tilehurst, hereafter referred to as “the site”.

This report has been prepared by Principal Ecologist Dave Byett MSc BSc (Hons) MCIEEM and the conditions pertinent to it are included within Appendix A.

1.2 Site Description

The site is located in Tilehurst and is centred at British Grid Reference SU 67186 75318. The site is a large residential house with attached garden and garden. The wider landscape of the site is predominantly residential houses with gardens to the west and arable/pasture to the east. See Figure 1 for site boundary.

1.3 Development Proposals

Detached 3 storey (including loft) building comprising 8 flats (6 x 2-bed, 2 x 1-bed), including carparking, hard and soft landscaping and associated work, following demolition of existing building (see Appendix B).

1.4 Purpose of Report

The purpose of this report is to:

- Present the results of an PRA, involving a walkover of the site to record habitat types and dominant vegetation, including any invasive species.
- Present the relevant legislation and policy in relation to bats.
- Review any historical reports relating to the site.
- Describe the methods used to carry out the desk and field-based assessments for bats.
- Provide information on any approved European Protected Species Licences (EPSLs) issued for bats within 2km of the site.
- Assess the suitability of structure on site for roosting bats.
- Determine the presence or likely absence of roosting bats.
- Identify if any additional surveys are required to inform this assessment.
- Determine if any potential impacts on bats are likely to arise from the proposals.
- Outline strategies to avoid/mitigate/compensate for any likely impacts on bats.

Scientific names are provided at the first mention of each species and common names (where appropriate) are then used throughout the rest of the report for ease of reading.

1.4.1 Validity

The details of this report will remain valid for a period of 12 months from the date of the survey, (until 21st December 2026), after which the validity of this assessment should be reviewed to determine whether further updates are necessary. The recommendations within this report should be reviewed (and reassessed if necessary) should there be any changes to the red line boundary or development proposals which this report was based on.

1.5 Legislation

Environmental surveys are required to meet Local and National Environment and Planning Policy with regards to biodiversity and development (Appendix C).



2. Methodology

2.1 Historic Surveys

There are no historic reports relevant to the site to review.

2.2 Desk Study

Desk study comprises of two search elements:

- Ten kilometres search for Special Areas of Conservation (SACs) designated for bats.
- Two kilometres search for Sites of Special Scientific Interest (SSSIs) designated for bats.
- MAGIC¹ was used to identify European Protected Species Licence (EPSL) development licences granted in the last 5 years for bats within two kilometre of the scheme to gain a better understanding if there are any species protected under the Wildlife and Countryside Act present within the area. This search was undertaken on 22/12/24.

Further information on relevant species / environmental legislation and planning policy can be found in Appendix C.

2.3 Field Surveys

Bat assessment was undertaken by Dave Byett, Natural England Class 3 and 4 licence holder on the 20th December 2024, under clear weather conditions (no rain, slight wind and over cast).

2.3.1 Bats

2.3.1.1 Preliminary Roost Assessment

Any suitable structure on site had a Preliminary Roosting Assessment (PRA) from the ground for their suitability to support breeding, resting and hibernating bats using survey methods based on the BCT *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (Collins, 2023)– hereafter referred to as the 'BCT Guidelines'.

The roost assessment was completed to assess the likelihood of bats using the structures within the site for summer roosting and winter hibernation. Any droppings found would be collected and sent off for eDNA testing to confirm species.

External Inspection

Each structure was systematically inspected during daylight, with any potential roosting features (PRF) suitable for bats being noted such as weatherboarding, hanging tiles, soffit boxes, gaps in brickwork, cracks, crevices, lifted lead flashing slipped or broken tiles and missing mortar below ridge tiles. PRFs located at height were viewed from the ground using binoculars and a high-powered torch. Any potential bat access points were inspected for signs of bat presence such as:

- Bat droppings on the ground outside, on the floor inside or stuck to walls.
- Other evidence of bats such as feeding remains.
- Suitable entry and exit points around cladding, eaves, flashing, under tiles or gaps in mortar.
- Live bats, bat corpses or skeletons.
- Oily marks (from fur) or localised clean spots around possible access points and roost areas.

¹ <https://magic.defra.gov.uk/>



Internal Inspection

The internal area of the structure was accessed for a detailed assessment. The bat roost assessment was undertaken with survey methodology based on current BCT Guidelines. The assessment noted bat presence or evidence of their presence/roosting location as well as noting the condition of feature below and the possible access points:

- Sarking (wooden/felt/other).
- Insulation.
- Roof construction (modern truss, king post, queen post).
- Ridge beam and the floor below.
- Any areas of missing mortar on chimney breasts or gable walls.
- Any gaps in beams/mortice joints/roof timbers/where beams meet.

Many of the UK bat species are crevice dwellers and as such areas between the sarking felt/timber and tiles cannot be fully inspected without likely damaging or destroying a potential roost location, as well as injuring or killing bats.

Categorisation

The outcome of this PRA survey was to categorise structures in accordance with the BCT Guidelines given in Table 1 below.

Table 1 Categories of Bat Roost Suitability for Structures (BCT Guidelines).

Suitability	Typical Roosting Features
None	No habitat features on site are likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, condition (for example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.) and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation - the categorization described in this table is made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure with one or more potential roost sites that are obviously suitable for use by 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. These structures have the potential to support high conservation status roosts, e.g., maternity, or classic cool/stable hibernation site. Structures that have been identified from external/internal assessments are assessed to requirements of a high potential structure, unless otherwise noted.



Hibernation

Structures were also assessed for hibernation suitability using the categories in the BCT Guidelines. 'Classical sites' for hibernation would include underground sites such as cellars and caves, that allow stable weather conditions of temperature and humidity (cool and damp) throughout the winter period. Most structures come under the 'non-classical site' category but should also be considered for hibernation, especially for void dwelling bats such as brown long-eared bats *Plecotus auritus*, which may linger in derelict buildings where conditions may remain stable without heating of the building in winter. In addition, *Pipistrellus* species are crevice-dwelling bats which may also benefit from small gaps within a cavity wall under the same circumstances and are known to use large concrete structures such as tower blocks for hibernation which would be considered a non-classical site. Table 2 below outlines the rationale taken when assessing hibernation suitability and the requirement for further surveys.

Table 2: Categories of Bat Roost Suitability in Classical Sites (BCT Guidelines)

Are there suitable hibernation features	Typical Roost Features
No / Very limited	Treat as low. No further surveys required.
Yes – Classical site	Treat as high. Further surveys required between November and March inclusive.
Yes – Non-classical site	Treat as moderate. Further surveys may be required. Need to consider what can be surveyed.

2.4 Limitations

It was possible to survey all extents of the external and internal elements of the building.

To determine presence or likely absence of protected species usually requires multiple visits at suitable times of the year. This survey focuses on assessing the potential of the site to support species of note, which are considered to be of principal importance for the conservation of biodiversity with reference to those given protection under UK or European wildlife legislation, from only a single visit. This report cannot, therefore, be considered a comprehensive assessment of the ecological interest of the site. However, it does provide an assessment of the ecological interest present on the day the site was visited and highlights areas where further survey work may be recommended.



3. Results

3.1 Desktop Assessment

3.1.1 Designated Sites

No designated bat SACs, SSSI or EPSL development licences were found as set out in Section 2.2

3.1.2 Bats

3.1.2.1 Preliminary Roost Assessment

A total of one structure was assessed for bat roosting potential:

- Low – House. The house was built in the 1920/30s (see Appendix D for overall buildings photo) with more recent extension, which has been split into 4 separate apartments. The building is thought to have no hibernation potential due to the internal roofing structure (missing sarking). There was access into the roof void via a gap in the eaves and raised tiles. **No bats were seen or evidence of their presence** within the building, such as droppings, urine staining etc. found throughout the roof void or on the outside of the building. In the roof void, there was a high accumulation of dust covering the floor of the roof (over the insulation, loft hatch and rafters), showing lack of disturbance for numerous years.

See Figure 2 for location of PRFs/features identified within House and Appendix E for photos and details of PRFs.



4. Recommendations

All of the works outlined below should be assumed as likely requirements for the pre-planning stage to inform a planning application, unless otherwise stated.

4.1 Bats

The house is of low roosting potential, as there is no sarking under neath the tiles, so the roof is exposed to regular air/temperature changes. It is considered that the building is likely **absent of roosting bats**, as the only PRFs present, lead into the roof void. If bats were to be present, droppings or other evidence would have been identifiable, as the roof isn't disturbed as shown by high levels of undisturbed dust (likely accumulated for over a decade), except the installation of an extractor fan near the loft hatch (which has a filter over it prevent dust to be dispersed). If bats were present, such as brown long-eared bats or pipistrelles, they would have flown throughout the roof void as part of their socialising and warming up prior to emerging and droppings would have been scattered. But as no droppings were observed in the only area of roosting suitability for the house, it is considered they are likely not present.

In accordance with the BCT Guidelines, a single dusk emergence survey would normally be required. Though as no evidence was found and it is reasonable likely absence, in accordance with the BCT Guidelines (section 2.4.3) *An experienced surveyor should carry out surveys at a time that gives them the highest chance of establishing whether or not bats are present and how they are using the habitat (including roosts). Actual timings will depend on a number of factors including the surveyor's knowledge and experience of the site and surrounding habitats, existing data records, possible bat species present, geographical location, weather conditions and, of course, the aims and objectives of the survey.* Though the survey was carried out during the core hibernation period and not the active period (May-September), the assessment carried out was enough to deem that one dusk emergence survey would not provide any further information to the change the likely roosting status of the structure. This is in accordance with section 5.2.44 of the BCT Guidelines, which states: *If the structure has been classified as **having low suitability** for bats (see Table 4.1), an ecologist should make a professional judgement on how to proceed based on all of the evidence available and the balance of probabilities. Thought processes and decision making should be adequately recorded as a paper trail. If all areas (including voids, cracks and crevices) of a structure have been inspected and no evidence found (and is unlikely to have been removed by weather or cleaning or be hidden), **then further surveys are not appropriate.** If complete inspection is not possible then proportionality must be considered. A single survey during the summer months may be adequate to ensure nothing obvious has been missed and/or precautionary measures could be applied during works. This is likely to be a more proportionate approach than carrying out multiple surveys.* Therefore, in accordance with the current BCT Guidelines precautionary working method statement (PWMS) shall be produce. Where it will state the requirements including stating all contractors will be given a toolbox tool (TBT), indicating the legal status of bats, brief ecology, what they look like, what their droppings are and what to do if found. The TBT will include contact details of a suitably licenced bat ecologist (class 2 or higher), who will undertake a destructive search of any PRFs, once determined to be clear of roosting bats, contractors can proceed without direct supervision. Should any incidental bats be found (as bats can take up roost between the initial surveys and the prosed demolition of April), **works are to stop immediately** and the bat licenced ecologist contact and further actions be taken.

This approach meets the requirements of Paragraph 99 of government Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System (referred to in the NPPF), that the extent of protected species in relation to the building is known, as sufficient ecology survey effort has been carried out in accordance to the BCT Guidelines (the industry standard for bat survey effort) to determine presence or in this case absence. No evidence is present to indicate that bats are roosting within the structure and as such no bat roost is present to be impacted by the works and no Natural England development licence is required as part of the works.



4.2 Enhancements

Under the National Planning Policy Framework² a development must provide enhancement for biodiversity. To support this, it is recommended that two bat boxes (either general multipurpose one such as Schwegler 2f/1FF or built in Vivara Pro Build-in WoodStone Bat Box) and two bird boxes (Vivara Pro WoodStone Swift Nest Box) be installed. Bat boxes should be installed on south-east of south west aspects of the building. The swift boxes should be installed on north, east, or west facing walls. The bat boxes must be kept away from sources of lighting and where lighting is required follow the Institution of Lighting Professional (Institution of Lighting Professionals, 2023) including warmer lights (2700Kelvin or lower), low level placement, cowls and angled down, as otherwise the suitability of the bat boxes will reduce.

Should any requirements of a bat box be needed as part of a possible solution if a bat is found during the demolition works, the horse chestnut *Aesculus hippocastanum* at the front of the property will be used to cite the additional bat box. The tree has a tree protection order on it and will be retained as part of the development of the site.

There will be additional landscaping to the property with the planting of additional shrubs and plants, which will offer suitable foraging potential.

5. Conclusion

It is considered that the survey effort to determine the likely roosting status of the building to be sufficient in line with the BCT Guidelines.

Recommendations are therefore given regarding measures to mitigate against possible impacts and enhance the site with regard to safeguarding and improving biodiversity in line with NPPF and Policy EN12: Biodiversity and the Green Network of Reading Borough Council Local Plan. No significant limitations to the survey effort were identified and therefore the information gathered, the mitigation measures suggested within this report are considered adequate to ensure that the proposal will not result in adverse impacts upon bats. Upon completion of all the actions within the report, the proposed development is believed to meet the legal requirements set out under ecological legislation and national and local planning policy.

² <https://assets.publishing.service.gov.uk/media/675abd214cbda57cacd3476e/NPPF-December-2024.pdf>



6. References

Collins. (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition)*. London: The Bat Conservation Trust.

Institution of Lighting Professionals. (2023). *Bats and Artificial Lighting at Night*.



7. Figures

Figure 1 - Site Location Plan

Figure 2 – Potential Roosting Features





Legend

 Site Location

Client:

Chris Thorpe

Map Title:

1029 Oxford Road, Tilehurst
Site Location

Rev: 1 Date: 02/01/2025 Drawn: DB

Drawing Number: 0001

Scale 0 100 200 m

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Figure 2 – Potential Roosting Features



8. Appendices



Appendix A Conditions

This Report has been prepared using reasonable skill and care for the sole benefit of Chesters Developments Limited ("the Client") for the proposed uses stated in the report by Echological Ltd ("Echological"). Echological exclude all liability for any other uses and to any other party. The report must not be relied on or reproduced in whole or in part by any other party without the copyright holder's permission.

No liability is accepted or warranty given for; unconfirmed data, third party documents and information supplied to Echological or for the performance, reliability, standing etc. of any products, services, organisations or companies referred to in this report.

The 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. 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. 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 "shelf life" of the Report will be determined by a number of factors including; its original purpose, the Client's instructions, passage of time, advances in technology and techniques, changes in legislation etc. and therefore may require future re-assessment.

The whole of the report must be read as other sections of the report may contain information which puts into context the findings in any executive summary.

Echological reserves the right to share this Report and any related materials, survey data, surveys, drawings and/or documents at any time with the relevant Local Ecological Records Centre (LERC), any relevant statutory body or organisation as Echological may reasonably require from time-to-time.

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. Echological accepts no liability for issues with performance arising from such factors.



Appendix B Proposed Development



LEGEND

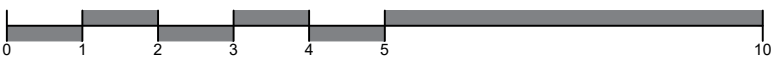
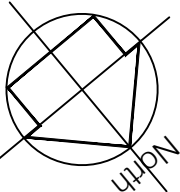
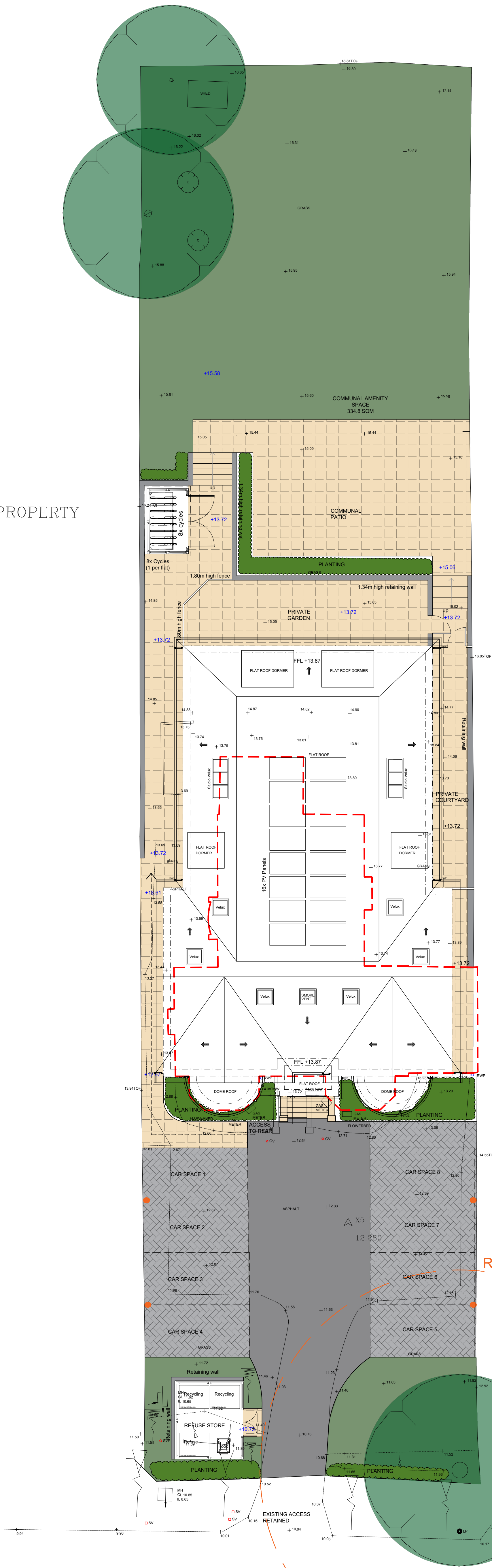
- +10.75 Existing levels
- +10.75 Proposed levels
- 4x Active EVCP- Pod
Point Twin Charger
Type 2 Socketed



T7- 7kW Speed (Single Phase)
T7-S-03-BK-RFID-6mA RFID
enable
Refer to Twin Charger Datasheet

ADJOINING PROPERTY

ADJOINING PROPERTY



REV	DATE	DESCRIPTION	INITIAL	CHECKED
PLANNING				



harding rose architects

CLIENT
Chesters Place Limited
PROJECT
Oxford Road, Reading

TITLE
Proposed Site Layout with Topo

SCALE 1:100@A2	DATE 23.12.24	P.01 G
DRAWN KN	PROJECT NO 24.1168	

Appendix C Legislation

Habitats Directive

The Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora, or the 'Habitats Directive', is a European Union directive adopted in 1992 in response to the Bern Convention. Its aims are to protect approximately 220 habitats and 1,000 species listed in its several Annexes.

In the UK, the Habitats Directive is transposed into national law via the Conservation of Habitats and Species Regulations 2017 (as amended) in England and Wales, and via the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) in Northern Ireland.

Conservation of Habitats and Species Regulations 2017 (as amended)

Regulations place a duty on the Secretary of State to propose a list of sites which are important for either habitats or species (listed in Annexes I or II of the Habitats Directive respectively) to the European Commission. These sites, if ratified by Ministers, are then designated as Special Protection Areas (SPAs) within six years. Public bodies must also help preserve, maintain and re-establish habitats for wild birds.

The 2018 amendments mainly related to the impact of the *People Over Wind* decision and some implications arising for neighbourhood plan development and a range of other planning tools including Local Development Orders and Permission in Principle – see here for full details: <https://www.legislation.gov.uk/ukxi/2018/1307/note/made>

The 2019 amendments related to the EU exit. Most of these changes involved transferring functions from the European Commission to the appropriate authorities in England and Wales. All other processes or terms in the 2017 Regulations remain unchanged and existing guidance is still relevant. The obligations of a competent authority in the 2017 Regulations for the protection of sites or species do not change.– see here for full details: <https://www.legislation.gov.uk/ukdsi/2019/9780111176573>

The Regulations make it an offence to deliberately capture, kill, disturb or trade in the animals listed in Schedule 2, or pick, uproot, destroy, or trade in the plants listed in Schedule 5.

Wildlife & Countryside Act 1981 (as amended)

This is the principal mechanism for the legislative protection of wildlife in the UK. This legislation is the chief means by which the 'Bern Convention' and the Birds Directive are implemented in the UK. Since it was first introduced, the Act has been amended several times. The Act makes it an offence to (with exception to species listed in Schedule 2) intentionally:

- kill, injure, or take any wild bird;
- take, damage or destroy the nest of any wild bird while that nest is in use; or
- take or destroy an egg of any wild bird.

Or to intentionally do the following to a wild bird listed in Schedule 1:

- disturbs any wild bird while it is building a nest or is in, on or near a nest containing eggs or young; or
- disturbs dependent young of such a bird.

In addition, the Act makes it an offence (subject to exceptions) to:

- intentionally or recklessly kill, injure or take any wild animal listed on Schedule 5;
- interfere with places used for shelter or protection, or intentionally disturbing animals occupying such places; and
- The Act also prohibits certain methods of killing, injuring, or taking wild animals.

Finally, the Act also makes it an offence (subject to exceptions) to: 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; or sell, offer or expose for sale, or possess (for the purposes of trade), any live or dead wild plant included in Schedule 8, or any part of, or anything derived from, such a plant.

Following all amendments to the Act, Schedule 5 'Animals which are Protected' contains a total of 154 species of animal, including several mammals, reptiles, amphibians, fish and invertebrates. Schedule 8 'Plants which are Protected' of the Act, contains 185 species, including higher plants, bryophytes and fungi and lichens. A comprehensive and up-to-date list of these species can be obtained from the JNCC website.

Part 14 of the Act makes unlawful to plant or otherwise cause to grow in the wild any plant which is listed in Part II of Schedule 9.

It is recommended that plant material of these species is disposed of as bio-hazardous waste, and these plants should not be used in planting schemes.

Environment Protection Act 1990

The Act imposes a classification of soil and other waste containing viable propagules of invasive non-native plant species as controlled waste. This has been applied to Japanese Knotweed *Reynoutria japonica*, with the result that waste containing this species must be disposed of in accordance with the duty of care set out in section 34 of the Act.

Natural Environment and Rural Communities Act 2006

Section 41 (S41) of this Act requires the Secretary of State to publish a list (in consultation with Natural England) of Habitats and Species which are of Principal Importance for the conservation of biodiversity in England. The S41 list is used to guide decision-makers such as public bodies including local and regional authorities, in implementing their duty under Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006, to have regard to the conservation of biodiversity in England, when carrying out their normal (e.g. planning) functions. The S41 list includes 65 Habitats of Principal Importance and 1,150 Species of Principal Importance.

The Environment Act 2021

The Environment Act sets statutory targets biodiversity including a target to reverse the decline in species abundance by 2030. As well as confirming that public authorities have a duty to conserve and enhance biodiversity, and making provision for biodiversity gain to be a condition of planning permission in England.

The Invasive Alien Species (Enforcement and Permitting) Order 2019 (as amended)

This Order is concerned with the prevention and management of the introduction and spread of invasive alien species.

Global IUCN Red List

The International Union for Conservation of Nature (IUCN) Threatened Species was devised to provide a list of those species that are most at risk of becoming extinct globally. It provides taxonomic, conservation status and distribution information about threatened taxa around the globe.

The system catalogues threatened species into groups of varying levels of threat, which are: Extinct (EX), Extinct in the Wild (EW), Critically Endangered (CE), Endangered (EN), Vulnerable (VU), Near Threatened (NT), Least Concern (LC), Data Deficient (DD), Not Evaluated (NE). Criteria for designation into each of the categories is complex, and consider several principles.

Local Planning Policy – Reading Borough Council

EN12: Biodiversity and the Green Network

- a) The identified Green Network, the key elements of which are shown on the Proposals Map, shall be maintained, protected, consolidated, extended and enhanced. Permission will not be granted for development that negatively affects the sites with identified interest or fragments the overall network. The Green Network comprises:
 - Sites with identified biodiversity interest - Local Wildlife Sites, Local Nature Reserves, Biodiversity Opportunity Areas, protected and priority species and their habitats, Priority and Biodiversity Action Plan habitats, and the River



Thames and all its tributaries (including the River Kennet and the Kennet & Avon Canal);

- Areas with potential for biodiversity value and which stitch the Green Network together – designated Local Green Space and open green spaces, and existing and potential Green Links.

New development shall demonstrate how the location and type of green space, landscaping and water features provided within a scheme have been arranged such that they maintain or link into the existing Green Network and contribute to its consolidation. Such features should be designed to maximise the opportunities for enhancing this network. All new development should maximise opportunities to create new assets and links into areas where opportunities are as yet unidentified on the Proposals Map.

- b) On all sites, development should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible.

Development should:

- Protect and wherever possible enhance features of biodiversity interest on and adjacent to the application site, incorporating and integrating them into development proposals wherever practicable; and
- Provide new tree planting, wildlife friendly landscaping and ecological enhancements (such as wildlife ponds, bird and bat boxes) wherever practicable.

In exceptional circumstances where the need for development clearly outweighs the need to protect the value of the site, and it is demonstrated that the impacts cannot be: 1) avoided; 2) mitigated or; 3) compensated for on-site; then new development will provide off-site compensation to ensure that there is “no net loss” of biodiversity. Provision of off-site compensation shall be calculated in accordance with nationally or locally recognised guidance and metrics. It should not replace existing alternative habitats, and should be provided prior to development.



Appendix D Site Photos

Photo Number	Description	Photo
1	Front view of the house (from Oxford Road)	
2	View of the rear of the house)	

Appendix E Preliminary Roost Assessment PRFs

PRF Number	Description	Photo
1	Gap between wall and soffit on southeast facing aspect, offering access into the roof void.	
2	Lifted tiles along the ridge of the southwest aspect, where the roof's rafters have subsided over the years, offering access into the roof void	
3	Internal view of roof void, looking southeast through the top section of the roof void. Also see that there is no sarking underneath the roof tiles, allowing air to freely pass between tiles.	

3

View of roof void facing northeast from loft hatch (with tiles on a board of wood being moved, to show level of dust accumulation).

