

Biodiversity Net Gain Baseline and Preliminary Ecological Appraisal Report

P2434.23 Reading Village Hotel

5th November 2025



Quality Assurance Table

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Metric Version Statutory Biodiversity Metric	Report Version 2	Date Stamp 05/11/2025

Executive Summary

Project Details		
Project Name P2434.23 Reading Village Hotel	Total Site Area (ha) 0.0267 ha	Irreplaceable Habitat Present No
Organisation Name IONITY	Site Name Reading Village Hotel	Site Address Caversham Bridge, Richfield Ave, Reading, RG1 8BD, SU7075

Descriptive Summary

This report provides a biodiversity baseline for a ‘Proposed Development’, named ‘Reading Village Hotel’ on behalf of the client, IONITY. The Proposed Development consists of the construction of an electric car charging area with associated infrastructure, within an area of land (the ‘Site’) in Reading.

AiDASH undertook a quantitative and qualitative BNG assessment of the Site, consisting of a desk study and field survey in October 2025.

The Site was 0.03 ha in size and supported a total habitat area of 0.04 ha (including individual trees) and 0.24 biodiversity units from area habitats, 0.03 units from 0.01 km of hedgerow habitats and 0.0 units from 0.0 km of watercourse habitats. In addition, 0.0 km of Priority River, Other Rivers and Streams and Canal watercourse habitats were present on Site. Wherever present, these were not part of the scope of this survey and will require field surveys by a MoRPh certified surveyor to provide a complete baseline for the site. To reach the required minimum 10% gain in biodiversity, it is recommended that retained habitats on Site are enhanced. It is also recommended that these actions are incorporated into a post-development design which demonstrates how the Good Practice Principles for Biodiversity Net Gain (CIEEM, CIRIA, IEMA, 2016) have been applied. Details of recommendations are incorporated within this report. A Preliminary Ecological Appraisal (PEA) was undertaken and is provided in Appendix R of this report.

Statutory Metric Results Summary (Baseline)			
Area Habitat	Hedgerows	Watercourses	Irreplaceable Habitats ¹
Total Area (ha) 0.04 ha	Total Length (km) 0.01 km	Total Length (km) 0.0 km	Total Area (ha) 0.0 ha
Baseline Biodiversity Units 0.24	Baseline Biodiversity Units 0.03	Baseline Biodiversity Units NA	Biodiversity Units 0.0

Note: ¹ Irreplaceable habitat do not contribute towards the Baseline Biodiversity calculations unless enhanced as per the statutory BNG guidance released by DEFRA in February 2024.



Baseline Habitats Plan

Legend


by AiDASH

Author	BNGAi™	Project Name	P2434.23 Reading Village
Approved	JD	Organisation Name	IONITY
Date	05/11/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 4326 - WGS 84
Orientation	Landscape	1 : 300	


N

0

4

8

12

16

20 m

 Site Boundary

 Developed Land; Sealed Surface [2]

 Mixed Scrub [1]

 Modified Grassland [4]

 Native Hedgerow [1]

 Urban Tree [1]

Summary Tables

Table 1: Area Habitat Summary

Habitat Type	Distinctiveness	Strategic Significance	Condition	Area (ha)	Biodiversity Units
Developed land; sealed surface	Very Low	Low	N/A - Other	0.01	0.0
Mixed scrub	Medium	Low	Poor	0.0	0.01
Modified grassland	Low	Low	Poor	0.02	0.03
Urban Tree	Medium	Low	Good	0.02	0.2
Totals				0.04	0.24

Note: Biodiversity Units in this table are rounded to two decimal places. Refer to Appendix J for more precise biodiversity values.

Table 2: Hedgerow Habitat Summary

Habitat Type	Distinctiveness	Strategic Significance	Condition	Length (Km)	Biodiversity Units
Native hedgerow	Low	Low	Poor	0.01	0.03
Totals				0.01	0.03

Note: Biodiversity Units in this table are rounded to two decimal places. Refer to Appendix J for more precise biodiversity values.

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Acronyms List

BNG	Biodiversity Net Gain
CIEEM	Chartered Institute of Ecology and Environmental Management
CIRIA	Construction Industry Research and Information Association
DAFOR	Dominant, Abundant, Frequent, Occasional, Rare
Defra	Department for Environment, Food and Rural Affairs
HMMP	Habitat Management and Monitoring Plan
IEMA	Institute of Environmental Management and Assessment
LNRS	Local Nature Recovery Strategy
MoRPh	Modular River Survey
OS	Ordnance Survey
RCA	River Condition Assessment

1. Introduction

AiDASH was commissioned by IONITY to undertake a Biodiversity Net Gain (BNG) assessment of land at Reading Village Hotel located in Reading, Ordnance Survey (OS) grid reference SU 71078 74530 and denoted by the red line boundary (the 'Site') as shown in Appendix C.

A planning application has been made to Reading Borough Council to redevelop the Site. The Proposed Development consists of the construction of an electric car charging area with associated infrastructure.

This baseline BNG report presents the biodiversity baseline for the Proposed Development to support the planning application.

This report should be updated once the final proposals have been assessed within the AiDash BNGAI system and a solution reaching the required 10% minimum BNG has been found.

This report is accompanied by the Statutory Biodiversity Metric Calculation Tool (the 'Statutory Metric'); this document should be read in conjunction with this report.

1.1 Project Description

The Site comprises a section of grassland and scrub adjacent to an existing car parking area for the hotel, surrounded in all directions by the commercial and residential areas of Reading. The River Thames lies approximately 0.15 km to the north of the Site, as shown in Appendix D.

1.2 Project Background

IONITY can confirm that no activities have been carried out on Site prior to the date of application (or earlier proposed date), that have resulted in loss of onsite biodiversity value ('degradation').

1.3 Legislation

The Environment Act 2021 (HMSO, 2021) amended several acts requiring the majority of developments to achieve a Biodiversity Net Gain (BNG). A minimum 10% net gain must be achieved and then secured for 30 years.

1.4 Scope of this Report

This Baseline BNG Report summarises the BNG baseline assessment and the associated biodiversity units associated with the habitats on Site. It details the condition assessments conducted on these habitats and the methodology undertaken to establish their strategic significance values.

The BNGAI field survey was undertaken to:

- Survey the Site's habitats for type and size.
- Correct and/or add map features not shown from a preliminary baseline mapping exercise (see section 2 below).
- Add condition assessment criteria information to each habitat.
- Add target notes to the map features as required
- Photograph habitats and features as required.

2. Methodology

2.1 Approach to Mapping

Ecological features (e.g., statutory and non-statutory designated sites, habitats, and species, as relevant) have been mapped using the BNGAI™ platform, and the BNGAI™ Field Application. The BNGAI™ platform references high-resolution imagery of the Site, and OS data, as well as several publicly available and bespoke data layers. For a full list of data sources, please review Appendix B

2.2 Desk Study

A desk study was undertaken using the BNGAI platform to inform the Statutory Metric by:

- Identifying statutory designated habitat records within the Site, including irreplaceable habitats;
- Identifying designated sites for nature conservation within the Site;
- Providing a preliminary baseline map of habitats on the Site to expedite the field survey; and
- Where necessary, identifying habitats present on the Site prior to degrading activities taking place
- Where available, existing protected species reports in connection with this Site, this information has been considered within this report."

A biological records search for non-statutory designated sites was undertaken within a 2 km buffer of the Site. This was commissioned from Thames Valley Environmental Records Centre (TVERC).

2.3 Field survey

A field survey was undertaken on 16th October by AiDASH ecologists. The lead surveyor is considered to be of a Proficient level in ‘Surveying’ under the CIEEM competency framework (CIEEM, 2024). The baseline map data from the BNGAI was used to assist the survey, and where necessary, polygons were amended and/or habitats changed. Weather conditions on the date of the survey were overcast (6/8 Oktas) with no precipitation, moderate winds (5/12 on the Beaufort scale), and temperatures of 14-16°C.

Surveyors used an Android device running the latest AiDASH BNGAI application. Habitat classification and condition assessment followed methods as prescribed by the Statutory Metric User Guide and condition assessment sheets (Defra, 2024). In addition to the habitat validation and conditions assessments, additional target notes and photographic images were added to the field survey report.

Species on Site were categorised using the DAFOR (Dominant, Abundant, Frequent, Occasional, Rare) scale to estimate the relative abundance of species within a habitat. The table below details the approximate percentage cover for each category.

The naming convention of plant species follows the New Flora of the British Isles (Stace, 2021).An assessment was made on-Site as to whether degrading activities appeared to have taken place prior to an application being made. Where this was known or considered to have taken place, professional judgement was applied, taking into account surrounding habitats and historical information to assign a baseline habitat type and condition, as well as strategic significance, in line with section 2.4 below.

Table 3: DAFOR Scale

Score	% Cover
Dominant (D)	76-100

Abundant (A)	51-75
Frequent (F)	26-50
Occasional (O)	11-25
Rare (R)	1-10

2.4 Strategic Significance

Strategic significance is the local significance of the habitat based on its location and habitat type. Strategic significance has been determined by Berkshire's Local Nature Recovery Strategy (LNRS) and the descriptions set out in the BNG Statutory Metric User Guide (Defra, 2024).

2.5 Baseline Evaluation

A baseline evaluation, based on the result of the Statutory Metric, was undertaken, consisting of an:

- How the Proposed Development can conform as far as possible to the biodiversity gain hierarchy (Welcome to GOV.UK , 2024); and
- How the Proposed Development can meet local BNG requirements.

This assessment was informed by the mitigation hierarchy in the BNG Good Practice Principles for Development (CIEEM, CIRIA, IEMA, 2016) and a search for existing local planning policy guidance specific to BNG. Where present, locally specific guidance on BNG was reviewed in relation to the project details as set out in Section 1.

This consisted of a review of Reading Borough Council planning pages.

2.6 Assumptions and Limitations

While every effort has been made to produce the most accurate report for the Site, certain qualifying factors should be considered when presenting the results. Secondary data sources are the responsibility of the third-party supplier, so we cannot guarantee their accuracy or currency. This includes both the national government data sets and locally sourced information.

3. Results

3.1 Designated Habitats Inventory

Table 4: Designated Habitat Inventory

Description	Designation	Designation Name	Direction	Distance (km)	Onsite/Offsite
Ancient Tree Inventory : Veteran tree	Irreplaceable Habitat	--	North	0.33	Offsite
Priority Habitats Inventory (England) : Deciduous woodland	Priority Habitat	--	North West	0.29	Offsite

Designated habitats within the Site or within 500 m of the Site are depicted in Appendix E.

3.2 Statutory Designated Sites for Nature Conservation

Table 5: Statutory Designated Sites

Statutory Designated Site Type	Designation Name	Direction	Distance (km)	Onsite/Offsite
Local Nature Reserves (England)	Clayfield Copse	North East	2.69	Offsite
Sites of Special Scientific Interest (England)	Pincents Kiln	West	6.4	Offsite
Special Areas of Conservation (England)	Hartslock Wood	West	9.55	Offsite

The statutory designated sites for nature conservation within 10 km of the Site identified in the desk study are provided in the table above.

Statutory designated sites for nature conservation within 10 km of the Site are shown in Appendix H.

3.3 Non-Statutory Designated Sites for Nature Conservation

Table 6: Non Statutory Designated Sites

Non-Statutory Designated Site Type	Designation Name	Direction	Distance (km)
Local Wildlife Site	The Warren Woodlands Complex	North	0.3 km
Local Wildlife Site	Cow Lane Depot	South-west	0.6 km
Local Wildlife Site	Highdown Wood	North	1.7 km
Local Wildlife Site	The Coal, Kennetmouth, and King's Meadow East	South-east	1.8 km
Local Wildlife Site	Rotherfield Way Copse	North-east	1.8 km
Local Wildlife Site	Hemdean Bottom	North	1.8 km
Local Wildlife Site	Holy Brook	South-east	1.8 km
Local Wildlife Site	River Kennet/Kennet and Avon Canal	South-east	1.9 km

The non-statutory designated sites for nature conservation within 2 km of the Site identified in the desk study are provided in the table above.

3.4 Habitat Table

All habitats assessed on Site during the field survey are captured in the Table below. The baseline habitat map and the baseline map (with habitat IDs) are in Appendix I. A table of all habitats including all data fields, can be found in Appendix J. Where a habitat type demanded a condition assessment, condition criteria summary tables organised by unique habitat ID are provided in Appendix K. Appendix L details target notes and their location on the Site. Site photos are provided in Appendix P.

Table 7: Habitat Details

Area Habitats

Habitat	Habitat Id	Condition	Habitat Description	Species List
Developed land; sealed surface	1	N/A - Other	Pathway.	
Modified grassland	2	Poor	null	
Modified grassland	3	Poor	Grassland area.	Dominant: Perennial Rye-grass (<i>Lolium perenne</i>). Frequent: Yorkshire-fog (<i>Holcus lanatus</i>). Occasional: Ground-ivy (<i>Glechoma hederacea</i>), Yarrow (<i>Achillea millefolium</i>), Creeping Buttercup (<i>Ranunculus repens</i>), Dandelion (<i>Tara xacum</i>). Rare: Small flowered cranesbill, White Clover (<i>Trifolium repens</i>), Bramble (<i>Rubus fruticosus</i>)
Modified grassland	4	Poor	Verge areas.	Frequent: Perennial Rye-grass (<i>Lolium perenne</i>) . Occasional: Dandelion (<i>Taraxacum</i>), Bramble (<i>Rubus fruticosus</i>), Small flowered cranesbill. Rare: Ground-ivy (<i>Glechoma hederacea</i>), Red Dead-nettle (<i>Lamium purpureum</i>), Upright pellitory
Developed land; sealed surface	5	N/A - Other	Car parking area	
Modified grassland	6	Poor	null	
Mixed scrub	7	Poor	Scrub parcel at site boundary.	Dominant: Buckthorn. Frequent: Elder (<i>Sambuc us nigra</i>). Occasional: Blackthorn (<i>Prunus spinosa</i>), Bramble (<i>Rubus fruticosus</i>)
Urban Tree	T1	Good	Tree amongst scrub habitat.	null: Lime

Hedgerows

Habitat	Habitat Id	Condition	Habitat Description	Species List
Native hedgerow	L1	Poor	Hedgerow along fenceline.	Frequent: Bramble (<i>Rubus fruticosus</i>), Buckthorn, Butterfly-bush (<i>Buddleja davidii</i>). Occasional: Ash (<i>Fraxinus excelsior</i>)

3.5 Soil Map

The soils within the Site are categorised as loamy and clayey floodplain soils with naturally high groundwater. See Appendix M details the soils on site.

3.6 Protected Species

Information on protected species is available in the preliminary ecological appraisal attached to this report (Appendix R).

3.7 Strategic Significance

Berkshire's Local Nature Recovery Strategy was reviewed to identify areas of strategic significance on Site. The Site does not fall within areas of opportunity for biodiversity, and so all habitats on Site have been assigned as having Low strategic significance.

Areas of strategic significance are detailed in Appendix N.

3.8 Baseline Evaluation

Appendix P provides the Development Opportunities Plan. This shows areas of poor to good condition and low to high distinctiveness habitats, broadly areas of highest potential for enhancement and creation activities.

3.9 Statutory Metric

The Site generates a total of 0.24 area-based habitat units, 0.03 linear-based hedgerow units and NA linear-based watercourse units. See the Statutory Metric, which accompanies this report, for detailed information on the baseline biodiversity units generated by the Site.

4. Conclusions and Recommendations

4.1 Conclusions

P2434.23 Reading Village Hotel comprises a site area of 0.03 ha and a habitat area of 0.04 ha (including individual trees) and supports a total of 0.24 biodiversity units from area habitats and 0.03 biodiversity units from hedgerow habitats. The Site's predominant habitat type is Grassland, with the largest single habitat area being Modified grassland, which accounts for 62.45% of habitat area.

4.2 Recommendations

The post-development design should consider and seek evidence of how the Good Practice Principles for Biodiversity Net Gain (CIEEM, CIRIA, IEMA, 2016) have been applied. The principles should be actively used throughout the design process to achieve this. This is in line with the nine principles set out within the Defra User Guide and guidance from the Mandatory Biodiversity Net Gain in England: Technical Guide (CIEEM, 2024).

Table 8: Recommendations Good Practice

Principle	Recommendations
Apply the Mitigation Hierarchy	Medium distinctiveness habitats and above should demonstrably be avoided where possible, in line with guidance on the Biodiversity Gain Hierarchy. These habitats should be retained where possible and enhanced in the first instance.
Avoid losing biodiversity that cannot be offset by gains elsewhere	No irreplaceable habitats are present on Site.
Be inclusive and equitable	It is recommended that an equitable and inclusive approach be adopted to achieve 10% Biodiversity Net Gain by engaging diverse stakeholders throughout the planning, implementation, and 30-year management phases to ensure ecological enhancements and fair distribution of environmental benefits across all community groups.
Address risks	Where possible, losses to habitats that are anticipated at the design stage should be created in advance of construction impacts as far as possible and integrated into the Metric calculations.
Make a measurable Net Gain contribution	The Statutory Metric Calculation Tool has been used in line with Rule 3 of the Defra User Guide.

Achieve the best outcomes for biodiversity	A preliminary ecological survey has been undertaken as part of this planning application submission (Appendix R). An ecologist should be sought for further advice to identify these prior to the validation stage. Ecological surveys are subject to seasonal limitations, which should be factored into the timelines for the Proposed Development for any subsequent planning application.
Be additional	The potential presence of protected species could require mitigation (Appendix R), which needs to be incorporated into the final BNG design.
Create a Net Gain legacy	Further to this report, a landscape architect should be consulted regarding any proposals for the BNG design to determine the feasibility of enhancing and/or creating biodiversity units. Units are required to be secured with either a section 106 agreement or a conservation covenant.
Optimise sustainability	Where possible, habitat enhancement and creation design should consider climate resilience of proposed habitats and species and should align with local sustainability policies.
Be transparent	Once submitted, this report is expected to be made public in support of the planning application associated with the Proposed Development.

5. References

- Berkshire Local Nature Recovery Strategy Map (2025) [Online]. Available at https://mol.rbwm.gov.uk/mol/lnrs_berks/
- Berkshire Local Nature Recovery Strategy (2025) [Online]. Available at <https://rbwmttogether.rbwm.gov.uk/berkshire-local-nature-recovery-strategy>
- CIEEM (2024). Mandatory Biodiversity Net Gain in England: Technical Guide [Online]. Available at: <https://cieem.net/resource/mandatory-biodiversity-net-gain-in-england-technical-guide/>
- CIEEM (2024) Competency Framework [Online]. Available at: <https://cieem.net/resource/competency-framework/>
- CIEEM, CIRIA, IEMA (2016) Biodiversity Net Gain: Good Practice Principles for Development [Online]. Available at: <https://cieem.net/resource/biodiversity-net-gain-good-practice-principles-for-development/>
- Defra (2024) The Statutory Biodiversity Metric User Guide [Online]. Available at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>
- Gov.UK (2024) Biodiversity Net Gain [Online]. Available at: <https://www.gov.uk/guidance/biodiversity-net-gain>
- HMSO (2006) The Natural Environment and Rural Communities Act [Online]. Available at: <https://www.legislation.gov.uk/ukpga/2006/16/contents>
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- HMSO (2021) The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 [Online]. Available at: <https://www.legislation.gov.uk/uksi/2017/1012/contents/made>
- HMSO (2021) Environment Act 2021 [Online]. Available at: <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>
- Magic Maps (2024) Landmark Solutions [Online]. Available at: <https://magic.defra.gov.uk/MagicMap.aspx>
- HMSO (2012) National Planning Policy Framework, 15. Conserving and enhancing the natural environment [Online]. Available at: <https://www.gov.uk/guidance/national-planning-policy-framework/15-conserving-and-enhancing-the-natural-environment>
- Stace, Clive A. (2019) New Flora of British Isles. 4th edn. C&m Floristics, Cambridge, UK"

Appendices

Appendix A: Legislation Policy

The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024

These regulations specify irreplaceable habitats for the purpose of biodiversity net gain. Irreplaceable habitats are specified in the associated schedule to the regulations. The regulations require that offsite units and statutory credits do not apply to irreplaceable habitats and that these are subject instead to a compensation plan in place that secures appropriate compensation relative to the baseline habitat type'. The secretary of state is to review the regulations within 5 years.

Town and Country Planning Order 2015

Provides a definition of small sites which are not considered as major developments. These small sites are defined as:

- Residential development where the number of dwellings is between 1 and 9 on a site of an area 1 ha or less, or if this is unknown, the site is less than 0.5 ha.
- Commercial development where floorspace created is less than 1,000 m² or total site area is less than 1 ha.
- Must not include the winning and working of minerals or the use of land for mineral working deposits.
- Not a waste development.

Town and Country Planning Act 1990 Schedule 7A (as inserted by Schedule 14 of the Environment Act 2021)

Biodiversity Net Gain (BNG) is an approach to development. It makes sure that habitats for wildlife are left in a measurably better state than they were before the development.

Developers must deliver a BNG of at least 10%. This means that a development will result in more or better-quality habitat than there was before development. In England BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990.

National Planning Policy Framework (NPPF) 2012

Section 15 provides a legislative framework which provides protection for species and sites which are important for wildlife. Requires proposals to consider potential pollution impacts, landscape impacts and impacts on habitats and biodiversity of any plans, this includes a requirement to provide net gains for biodiversity.

The Natural Environment and Communities (NERC) Act (Amendment) (Environment Act) 2006

Section 41 provides a list of Habitats of Principal Importance in England (HPIEs) and Species of Principal Importance in England (SPIEs) which are of importance for the conservation of biodiversity in England and their presence needs to be considered by the planning authority when planning works.

Section 40, provided for in the Environment Act 2021, places a 'biodiversity duty' on public authorities to have regard to conserving and enhancing biodiversity while carrying out their functions. It aims to integrate biodiversity conservation and enhancement considerations into the decision-making processes of public bodies.

Wildlife and Countryside Act (as amended) 1981

Schedule 5 of this act lists various species of animals and plants that are protected under the law. These species are afforded certain protections, such as making it illegal to intentionally kill, injure, or take them from the wild, disturb them while they are nesting, or damage or destroy their breeding sites or resting places.

Schedule 9 provides a list of non-native species which are already established in the wild and pose a threat to native plant species and habitats. Invasive Alien Species (Enforcement and Permitting) Order 2019 Provides a list of invasive species in the UK and makes it an offence to keep, breed or release the listed animals.

The Hedgerow Regulations 1997

- The regulations protect important hedgerows in the countryside (and urban areas) by requiring a notification procedure to take place before any works can be carried out. The regulations aim to balance the needs of landowners with the importance of conserving hedgerows and their associated biodiversity and landscape value."

Appendix B: Data Sources

- Ancient Tree Inventory (2024). Available at: <https://ati.woodlandtrust.org.uk/> (Accessed:)
- Ancient Woodland (England) -2024. Available at: <https://www.data.gov.uk/dataset/9461f463-c363-4309-ae77-fdc7e9df7d3/ancient-woodland-england> (Accessed:)
- Ancient Woodland - Revised (England) - Completed Counties. (2023). Natural England [Online] UK Government Data Service. Available at: <https://www.data.gov.uk/dataset/12b72196-1f20-44a9-8fe0-0e78db46a67c/ancient-woodland-revised-england-completed-counties> (Accessed:)
- Annex 1 Alkaline Fens/ Bogs -2024. Available at: <https://www.data.gov.uk/dataset/8597a9d6-d45e-464c-855c-fe2cf0b172fb/inventories-for-the-alkaline-fen-and-transition-mire-and-quaking-bog-annex-1-habitats-in-england> (Accessed:)
- Areas of Outstanding Natural Beauty (England) -2024. Available at: <https://www.data.gov.uk/dataset/8e3ae3b9-a827-47f1-b025-f08527a4e84e/areas-of-outstanding-natural-beauty-england> (Accessed:)
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- English Local Authority Greenbelt Dataset (2023). Available at: <https://www.data.gov.uk/dataset/ccb505e0-67a8-4ace-b294-19a3cbff4861/english-local-authority-green-belt-dataset> (Accessed:)
- EUSeaMap (2023) Broad-Scale Predictive Habitat Map - Energy class (a habitat descriptor), Licensed under CC-BY 4.0 from the European Marine Observation and Data Network (EMODnet) Seabed Habitats initiative (www.emodnet-seabedhabitats.eu), funded by the European Commission.
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- Lakes Portal Data (2024). Available at: <https://www.data.gov.uk/dataset/899e3816-b760-4eb4-a1f1-34fc7858f705/spatial-inventory-of-uk-waterbodies> (Accessed:)
- Limestone Pavement Orders (2024). Available at: <https://www.data.gov.uk/dataset/ff9f1088-4b07-4cab-88cf-838a8f421328/limestone-pavement-orders> (Accessed:)
- Local Nature Reserves (England) (2024). Available at: <https://www.data.gov.uk/dataset/acdf4a9e-a115-41fb-bbe9-603c819aa7f7/local-nature-reserves-england> (Accessed:)
- Magic Maps (2024). Available at: <https://magic.defra.gov.uk/magicmap.aspx> (Accessed:)
- National Forest Inventory, GB, 2020 (2024). Available at: <https://www.data.gov.uk/dataset/6e3126bd-fb2c-4cac-b2c4-d521f006b87a/national-forest-inventory-woodland-england-2020> (Accessed:)
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Appendix C: Site Boundary Plan



Site Boundary Plan

Legend


by AiDASH

Author	BNGAi™	Project Name	P2434.23 Reading Village
Approved	JD	Organisation Name	IONITY
Date	05/11/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 4326 - WGS 84
Orientation	Landscape	1 : 300	


N

0

4

8

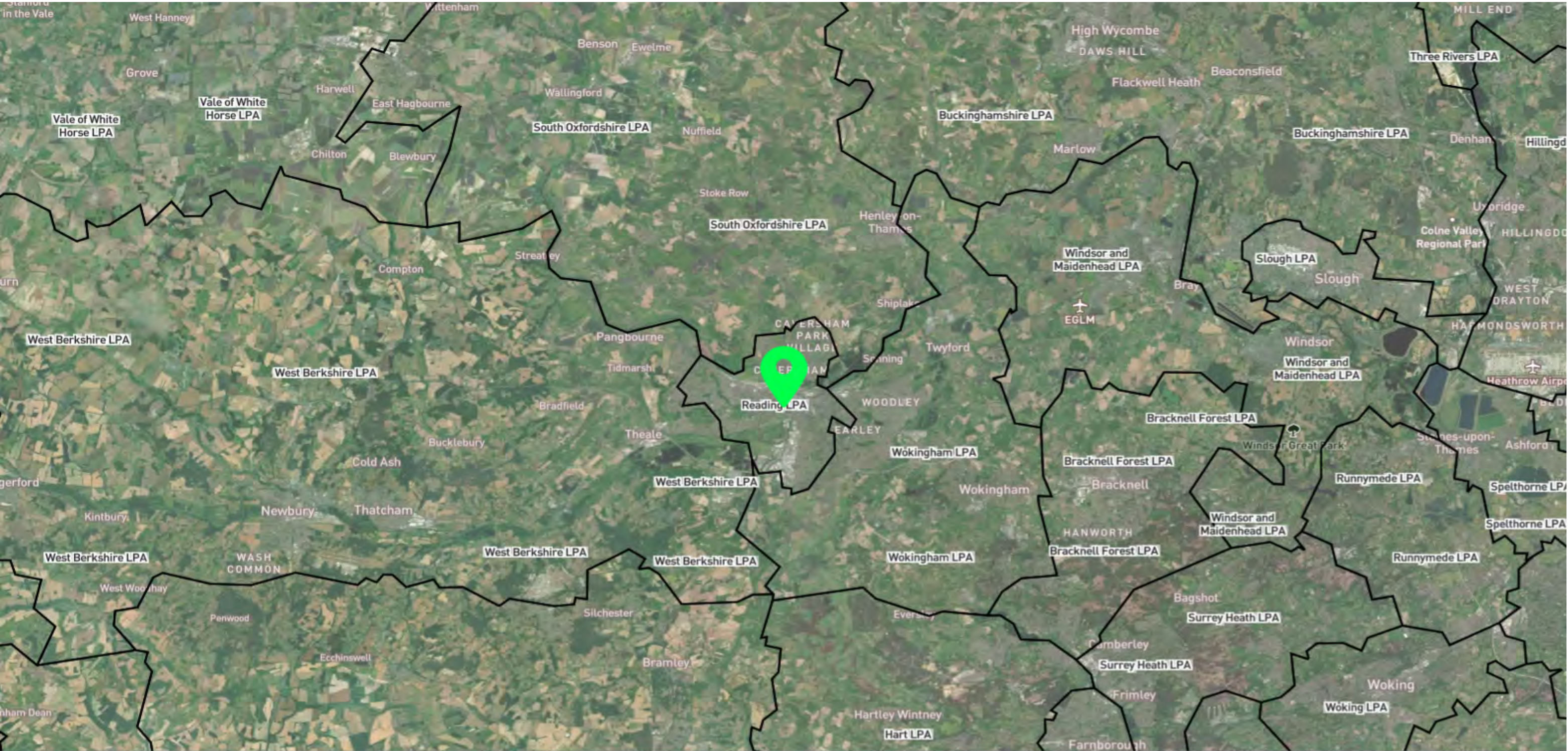
12

16

20 m

 Site Boundary

Appendix D: Site Context Plan



Site Context Plan

Legend



Author	BNGAI™	Project Name	P2434.23 Reading Village
Approved	JD	Organisation Name	IONITY
Date	05/11/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 4326 - WGS 84
Orientation	Landscape	1 : 454000	

 Site Location

 Local Planning Authority Boundaries



0

5

10

15

20

25 km

Appendix E: Designated Habitats Inventory Plan



Designated Habitats Inventory Plan

Legend

BNGAi
by AiDASH

Author	BNGAi™	Project Name	P2434.23 Reading Village
Approved	JD	Organisation Name	IONITY
Date	05/11/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 4326 - WGS 84
Orientation	Landscape	1: 13000	

Site Boundary

500m Site Buffer

Ancient Tree Inventory

Priority Habitats Inventory (England)

0 130 260 390 520 650 m

Appendix F: Irreplaceable Habitats Plan



Irreplaceable Habitats Plan

Legend


by AiDASH

Author	BNGAI™	Project Name	P2434.23 Reading Village
Approved	JD	Organisation Name	IONITY
Date	05/11/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 4326 - WGS 84
Orientation	Landscape	1 : 300	


N

0

4

8

12

16

20 m

 Site Boundary

No Irreplaceable Habitats on this site

Appendix G: High and Very High Distinctiveness Habitats Plan



High and Very High Distinctiveness Habitats Plan

Legend


by AiDASH

Author	BNGAI™	Project Name	P2434.23 Reading Village
Approved	JD	Organisation Name	IONITY
Date	05/11/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 4326 - WGS 84
Orientation	Landscape	1 : 300	


N

0

4

8

12

16

20 m

 Site Boundary

No High and Very High Distinctiveness Habitats on this site

Appendix H: Statutory Designated Sites for Nature Conservation Plan



Statutory Designated Sites for Nature Conservation Plan

Legend



Author	BNGAI™	Project Name	P2434.23 Reading Village
Approved	JD	Organisation Name	IONITY
Date	05/11/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 4326 - WGS 84
Orientation	Landscape	1 : 254400	

 Site Boundary

 10km Site Buffer

 Local Nature Reserves (England)

 Sites of Special Scientific Interest (England)

 Special Areas of Conservation (England)

 N

0

3

6

9

12

15 km

Appendix I: Baseline Habitat Plans



Baseline Habitats Plan

Legend


by AiDASH

Author	BNGAi™	Project Name	P2434.23 Reading Village
Approved	JD	Organisation Name	IONITY
Date	05/11/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 4326 - WGS 84
Orientation	Landscape	1 : 300	


N

0

4

8

12

16

20 m

 Site Boundary

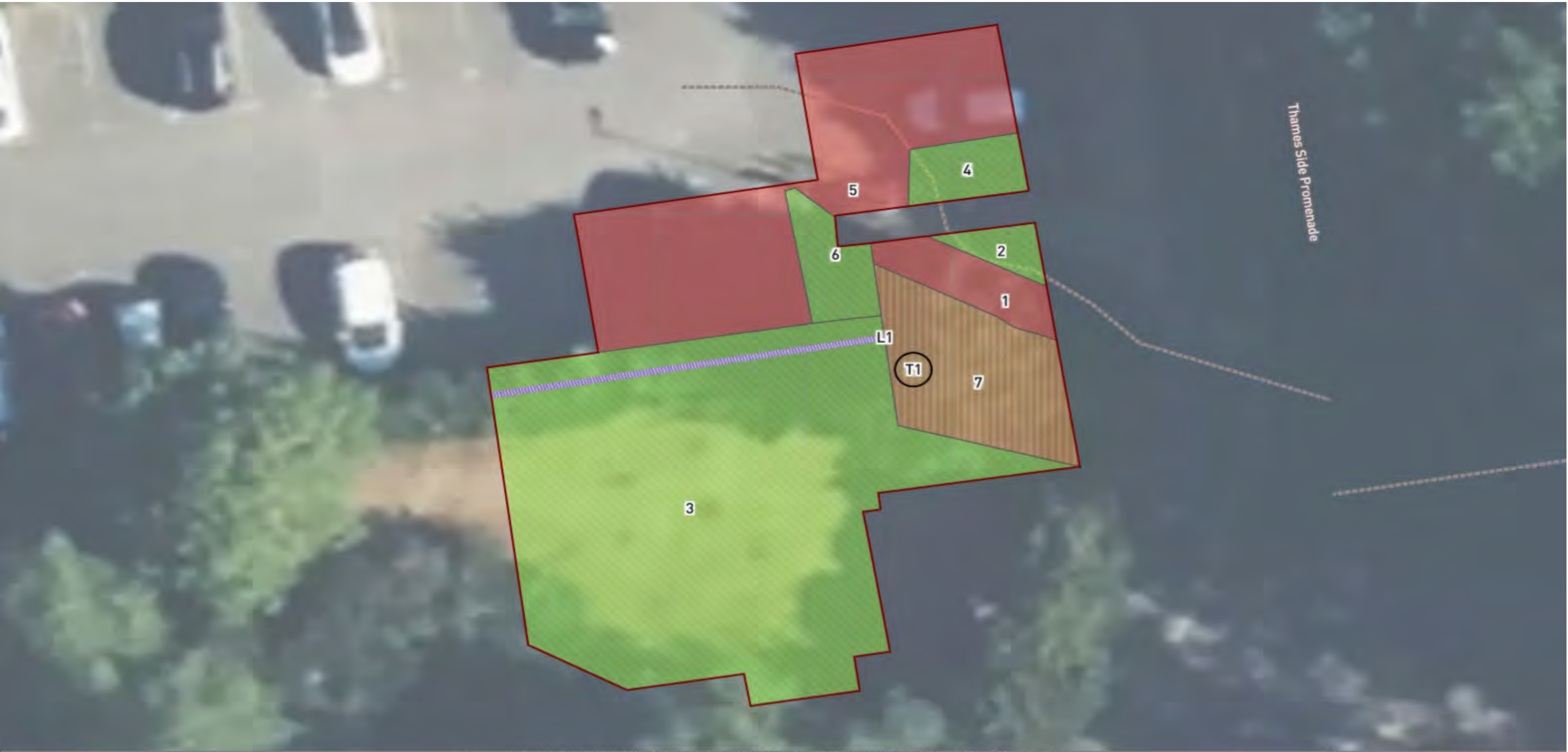
 Developed Land; Sealed Surface [2]

 Mixed Scrub [1]

 Modified Grassland [4]

 Native Hedgerow [1]

 Urban Tree [1]



Baseline Habitats with IDs Plan				Legend		BNGAi by AIDASH	
Author	BNGAi™	Project Name	P2434.23 Reading Village	Site Boundary Developed Land; Sealed Surface [2] Mixed Scrub [1] Modified Grassland [4] Native Hedgerow [1] Urban Tree [1]			
Approved	JD	Organisation Name	IONITY				
Date	05/11/2025	Data Sources	Mapbox 2024				
Size	A3	CRS	EPSG: 4326 - WGS 84				
Orientation	Landscape	1 : 300					
N 048121620 m							

Appendix J: Habitat Tables

Table 9: Area Habitat Details

Habitat ID	Habitat Type	Distinctiveness	Strategic Significance	Condition	Condition Survey	Area (ha)	Biodiversity Units	Irreplaceable Habitat	Updated On	Updated By
1	Developed land; sealed surface	Very Low	Low	N/A - Other	Ground Surveyed	9.0E-4	0.0	No	16 Oct 2025 10:21	Harri Williams
2	Modified grassland	Low	Low	Poor	Ground Surveyed	4.0E-4	8.0E-4	No	16 Oct 2025 10:21	Harri Williams
3	Modified grassland	Low	Low	Poor	Ground Surveyed	0.0147	0.0295	No	16 Oct 2025 10:21	Harri Williams
4	Modified grassland	Low	Low	Poor	Ground Surveyed	7.0E-4	0.0015	No	16 Oct 2025 10:21	Harri Williams
5	Developed land; sealed surface	Very Low	Low	N/A - Other	Ground Surveyed	0.0064	0.0	No	16 Oct 2025 10:21	Harri Williams
6	Modified grassland	Low	Low	Poor	Ground Surveyed	8.0E-4	0.0016	No	16 Oct 2025 10:21	Harri Williams
7	Mixed scrub	Medium	Low	Poor	Ground Surveyed	0.0027	0.0109	No	16 Oct 2025 10:23	AiDash
T1	Urban Tree	Medium	Low	Good	Ground Surveyed	0.0163	0.1956	No	16 Oct 2025 10:21	Harri Williams

Table 10: Hedgerow Habitat Details

Habitat ID	Habitat Type	Distinctiveness	Strategic Significance	Condition	Condition Survey	Length (km)	Biodiversity Units	Updated On	Updated By
L1	Native hedgerow	Low	Low	Poor	Ground Surveyed	0.0127	0.0254	16 Oct 2025 10:24	Harri Williams

Appendix K: Condition Criteria Summary Tables

Grassland Low Distinctiveness

Parcel Id	A	B	C	D	E	F	G	Condition
2	No	Yes	Yes	Yes	No	Yes	Yes	Poor
3	No	Yes	Yes	Yes	No	Yes	Yes	Poor
4	No	Yes	Yes	Yes	No	Yes	Yes	Poor
6	No	Yes	Yes	Yes	No	Yes	Yes	Poor

Hedgerow

Parcel Id	A1	A2	B1	B2	C1	C2	D1	D2	E1	E2	Condition
L1	Yes	No	Yes	No	No	No	No	No			Poor

Urban Trees

Parcel Id	A	B	C	D	E	F	Condition
T1	Yes	Yes	No	Yes	Yes	Yes	Good

Scrub

Parcel Id	A	B	C	D	E	Condition
7	No	No	Yes	No	No	Poor

Appendix L: Target Notes



Target Notes Plan

Legend


by AiDASH

Author	BNGAi™	Project Name	P2434.23 Reading Village
Approved	JD	Organisation Name	IONITY
Date	05/11/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 4326 - WGS 84
Orientation	Landscape	1 : 300	


N

0

4

8

12

16

20 m

 Site Boundary

 Developed Land; Sealed Surface [2]

 Mixed Scrub [1]

 Modified Grassland [4]

 Native Hedgerow [1]

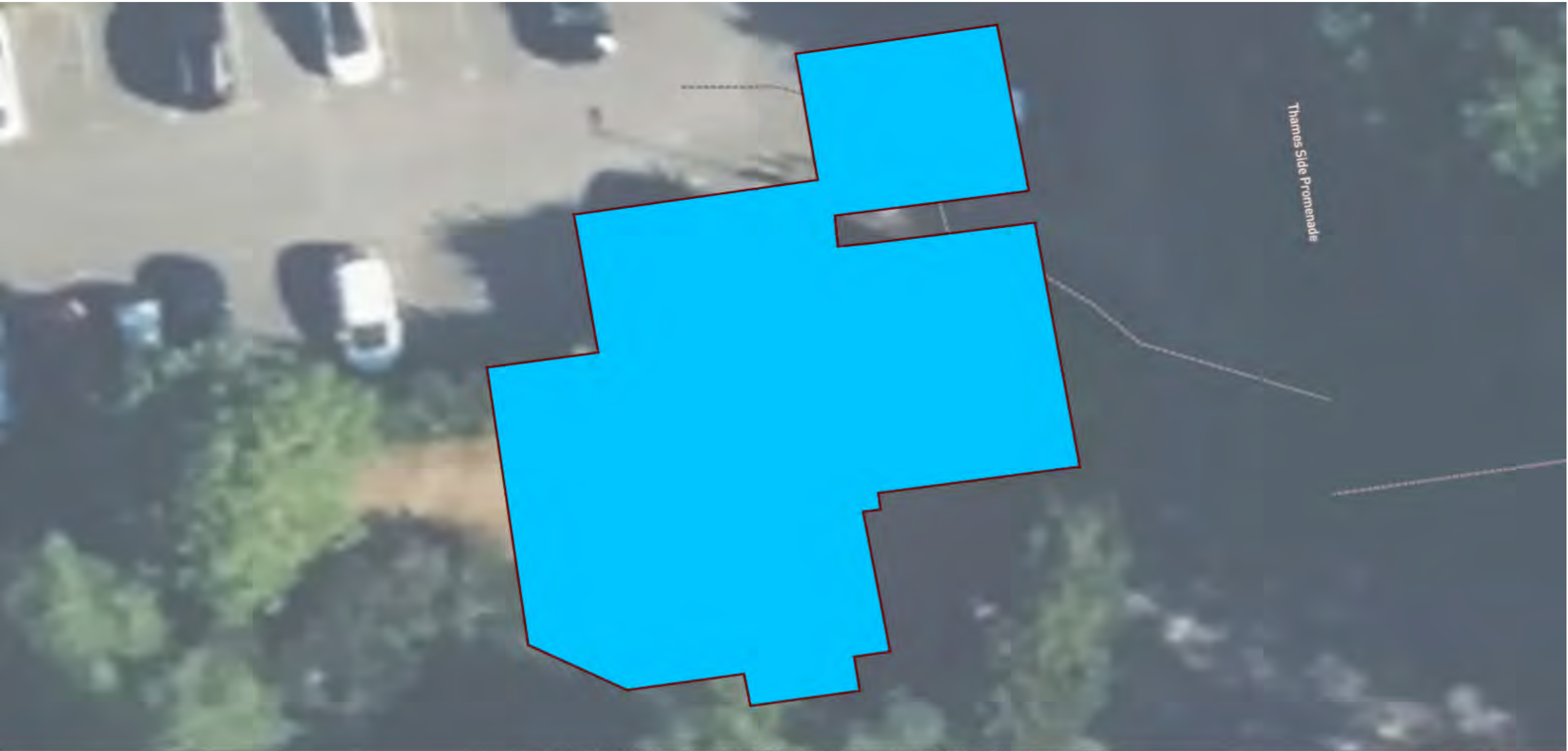
 Urban Tree [1]

 TN Target Note



Target Note Id	Description	Photos
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Appendix M: Soil Details



Soil Plan

Legend



Author	BNGAi™	Project Name	P2434.23 Reading Village
Approved	JD	Organisation Name	IONITY
Date	05/11/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 4326 - WGS 84
Orientation	Landscape	1 : 300	

▲
N

0

4

8

12

16

20 m

▬

Site Boundary

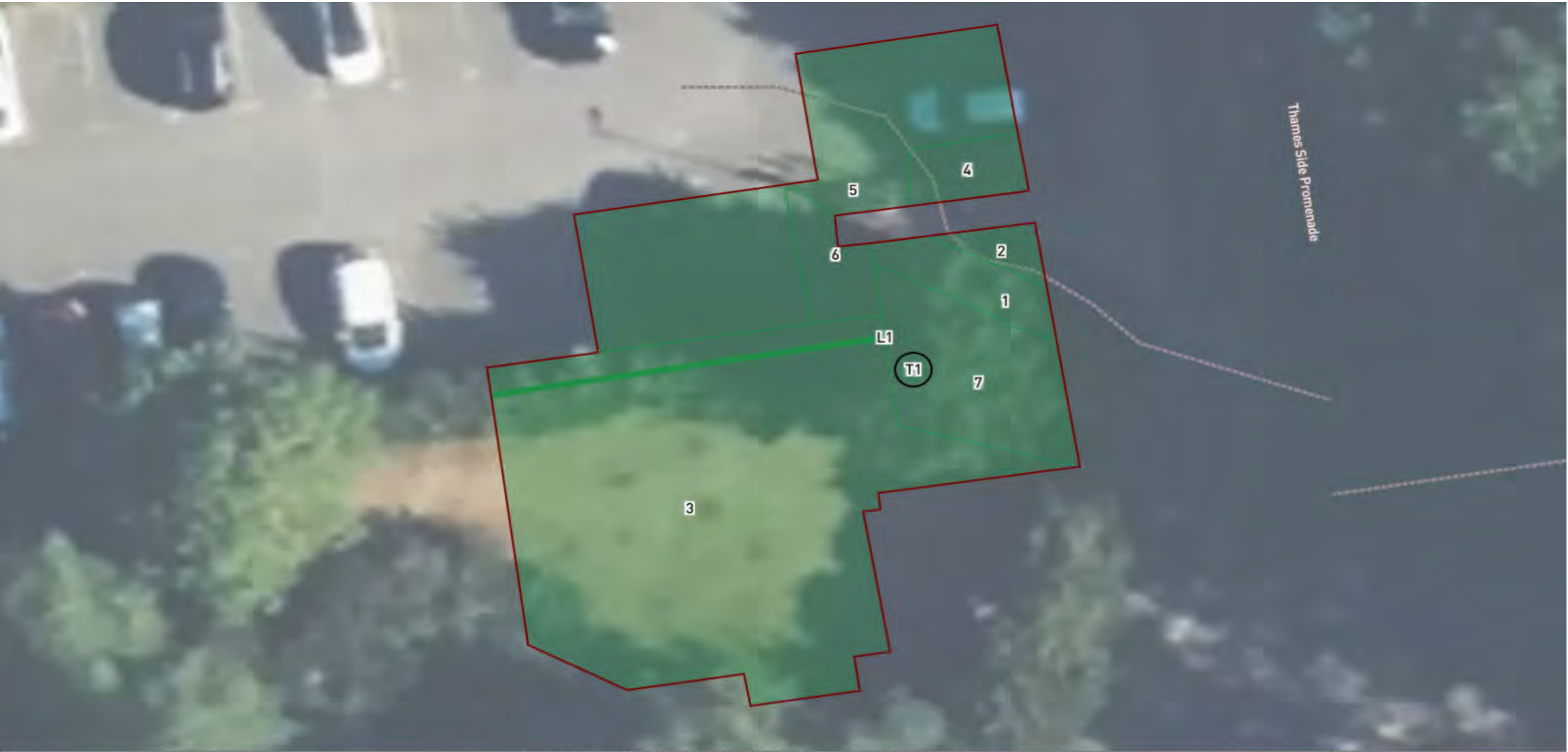
■

Loamy and clayey floodplain soils with naturally high groundwater

Table 11: National Soil Map

Soil Scape	Soil Association	Dominant Soils	Associated Soils	Simple Description	Habitats	Fertility	Site Characteristics
Loamy and clayey floodplain soils with naturally high groundwater	THAMES	Stoneless mainly calcareous clayey soils affected by groundwater.		Seasonally wet deep clay	Wet flood meadows with wet carr woodlands in old river meanders	Moderate	Flat land. Risk of flooding.

Appendix N: Strategic Significance



Strategic Significance Plan

Legend


by AiDASH

Author	BNGAi™	Project Name	P2434.23 Reading Village
Approved	JD	Organisation Name	IONITY
Date	05/11/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 4326 - WGS 84
Orientation	Landscape	1 : 300	


N

0

4

8

12

16

20 m

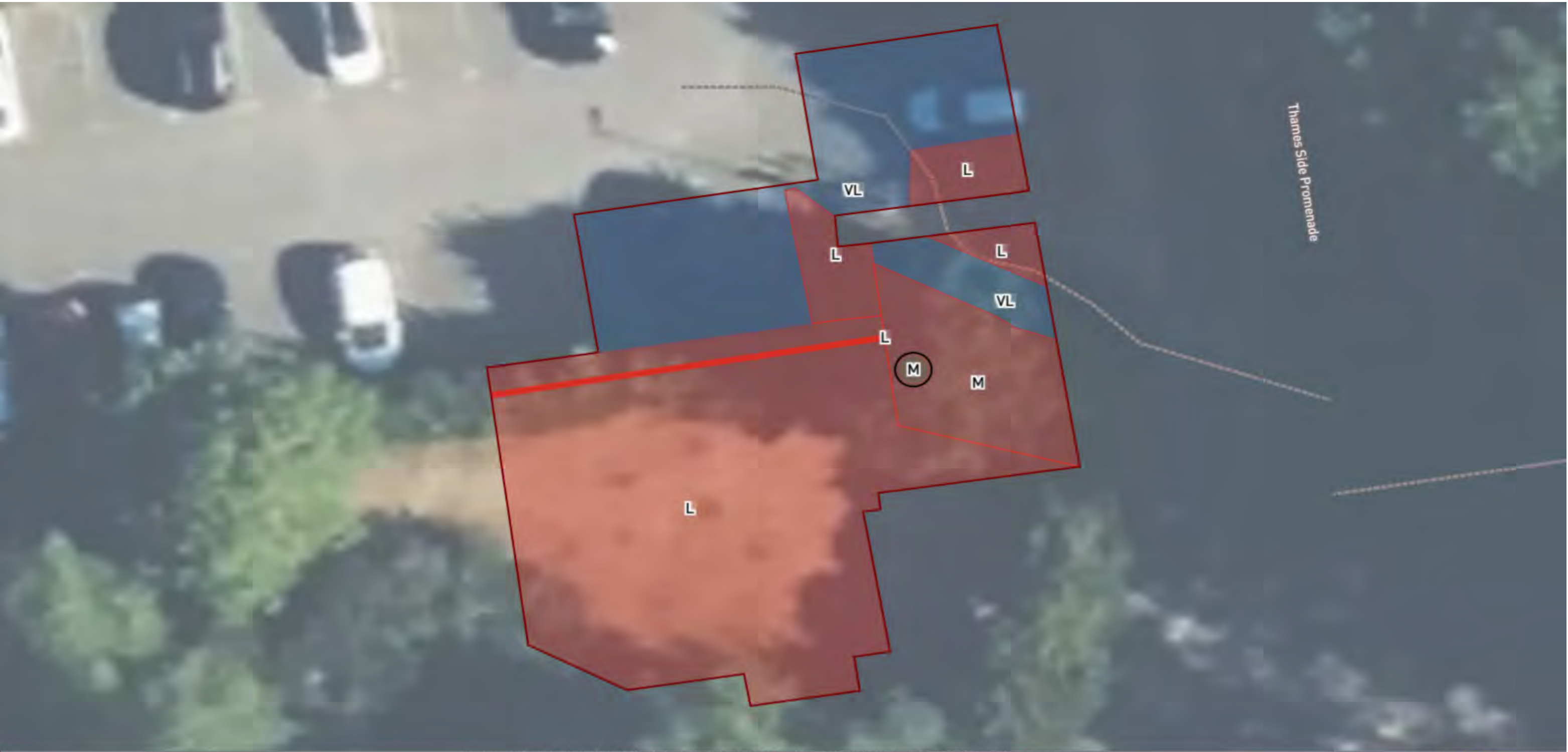
 Site Boundary

 Low Strategic Significance [7]

 Low Strategic Significance [1]

 Low Strategic Significance [1]

Appendix O: Development Opportunities Plan



Development Opportunities Plan

Legend


by AiDASH

Author	BNGAi™	Project Name	P2434.23 Reading Village
Approved	JD	Organisation Name	IONITY
Date	05/11/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 4326 - WGS 84
Orientation	Landscape	1 : 300	

 Site Boundary

 Poor Area Habitat Condition [5]

 N/A - other [2]

 Poor Linear Habitat Condition [1]

 Good Tree Condition [1]

Distinctiveness Label

VL Very Low

L Low

M Medium

Appendix P: Site Photos

Habitat Id	Habitat Type	Photos
1	Developed land; sealed surface	
2	Modified grassland	

3	Modified grassland	
4	Modified grassland	
5	Developed land; sealed surface	

6	Modified grassland	
7	Mixed scrub	
T1	Urban Tree	

L1

Native hedgerow



Appendix Q: Preliminary Ecological Appraisal (PEA)

1. Introduction

This appendix provides supplementary information for the Preliminary Ecological Appraisal (PEA) undertaken as part of the combined BNG and PEA assessment.

For project background, site description, and legislation details, please refer to:

- Section 1: Introduction (main report)
- Section 1.3: Legislation (main report)
- Appendix A: Legislation and Policy (main report)

1.1 Report Validity

See Section 1.4 of the main report for report validity information.

2. Methodology

2.1 Desk Study

For desk study methodology, please refer to Section 2.2 of the main report.

Additional PEA-specific desk study elements included:

- A biological records search for non-statutory designated sites and protected and notable species records within the last 10 years was undertaken of an area within a 2 km radius of the Site. This was commissioned from Thames Valley Environmental Records Centre (TVERC).
- Assessment of habitat connectivity and potential ecological corridors.

2.2 Field Survey

For general field survey methodology, please refer to Section 2.3 of the main report.

PEA-specific survey elements included:

- Extended Phase 1 habitat survey methodology
- Assessment of habitat suitability for protected and notable species
- Incidental recording of any evidence of protected species
- Identification of invasive non-native species

2.3 Survey Limitations

For general limitations, please refer to Section 2.6 of the main report.

3. Results

3.1 Designated Sites

For designated sites information, please refer to:

- Section 3.1: Designated Habitats Inventory (main report)
- Section 3.2: Statutory Designated Sites (main report)
- Section 3.3: Non-Statutory Designated Sites (main report)

3.2 Habitats

For detailed habitat descriptions and mapping, please refer to:

- Section 3.4: Habitat Table (main report)
- Appendix H: Habitat Plans (main report)
- Appendix I: Detailed Habitats Table (main report)

3.3 Protected and Notable Ecological Features Overview

The table below provides an evaluation of ecological features identified or potentially present within influence of the Site in the context of relevant legislation and policy which may be a constraint to the Proposed Development, as well as opportunities to enhance these features as part of any BNG design that is progressed.

Ecological Feature	Nearest Desk Study Record Distance (m) and Direction from Site	Evaluation	Relevant Legislation or Policy	Associated Target Note(s)	Next Steps
Statutory designated sites for nature conservation	Three statutory designated sites lie within a 2 km radius. Clayfield Copse Local Nature Reserve is the closest designation to the Site, situated 2.91 km to the north-east.	Due to the distance and lack of hydrological or terrestrial connectivity between the Site and the closest designated site, it is considered unlikely that the works will have any impact on designated sites and they can be scoped out of this report.	Conservation of Habitats and Species Regulations 2017 (as amended); Wildlife and Countryside Act 1981 (as amended)	-	None.
Non-statutory designated sites for nature conservation	Eight Local Wildlife Sites (LWSs) lie within a 2 km radius of the Site. The Warren Woodlands Complex LWS is the nearest non-statutory designation to the Site, situated 0.3 km to the north.	None of the LWSs are terrestrially or hydrologically connected to the Site, and the river Thames acts as a dispersal barrier between the Site and the closest LWS to the north, making dispersal of species between the two unlikely. LWSs can be scoped out of this report.		-	None.
Notable or protected plant species	Two records of protected plants were returned including sticky English eyebright (<i>Euphrasia officinalis subsp. Anglica</i>) and grape hyacinth (<i>Muscari neglectum</i>), approximately 1.4 km to the north.	None recorded on Site or adjacent to the survey area. There is no risk of impacting populations of notable or protected plant species because of the development.	Wildlife and Countryside Act 1981	-	None.
Non-native invasive species	Two records of Himalayan balsam (<i>Impatiens glandulifera</i>), two of Japanese knotweed (<i>Fallopium japonicum</i>), one of New Zealand pygmyweed (<i>Crassula helmsii</i>), and one of Nuttall's waterweed (<i>Elodea nuttallii</i>) were returned, the closest being 0.6 km to the south-east.	None recorded on Site or adjacent to the survey area. There is deemed to be no risk of spreading Schedule 9 species because of the development.	Wildlife and Countryside Act 1981 Schedule 9; The Invasive Alien Species (Enforcement and Permitting) Order 2019	-	None.
Invertebrates	Hundreds of records of stag beetle (<i>Lucanus cervus</i>) were returned, most of which the location was unavailable for, however the closest record with location data comes from approximately 0.2 km to the north, beyond the Thames. A small number of records of small heath (<i>Coenonympha pamphilus pamphilus</i>) and white letter hairstreak (<i>Satyrrium w-album</i>) were also returned.	No habitat was present on Site which would be particularly suited to supporting population of insects, and no significant amounts of dead wood was present which could provide habitat for stag beetle. The development is unlikely to impact insect populations.	Wildlife and Countryside Act 1981 Schedule 5; Conservation of Habitats and Species Regulations 2017; NERC Act 2006 Section 41	-	None.
Amphibians	Three records of amphibians, two of smooth newt (<i>Lissotriton vulgaris</i>) and one of great crested newt (<i>Triturus cristatus</i>), were returned, the nearest located 0.3 km to the north beyond the Thames.	There is limited suitability within the scrub and along the hedgerow for terrestrial amphibian habitat, and the grassland provides sub-optimal habitat as it is structurally uniform and appears regularly managed. There is no aquatic habitat present on Site, and no ponds are present within a 500 m radius of the Site, making the presence of amphibians unlikely.	Conservation of Habitats and Species Regulations 2017; Wildlife and Countryside Act 1981 Schedule 5; NERC Act 2006 Section 41	-	None.
Reptiles	Two records of grass snake (<i>Natrix Helvetica</i>) and six of slow worm (<i>Anguis fragilis</i>) were returned, the closest located 0.7 km to the south-east.	There is limited suitability within the scrub and along the hedgerow, and the grassland is not suitable habitat as it is structurally uniform and appears regularly managed. This together with the low number of records means it is considered unlikely that significant populations are present at the Site.	Wildlife and Countryside Act 1981 Section 1; NERC Act 2006 Section 41;	-	None.
Birds	Approximately 2,000 records of birds were returned, including numerous protected and notable species such as swifts (<i>Apus apus</i>), spotted flycatcher (<i>Muscicapa striata</i>), sparrowhawk (<i>Accipiter nisus</i>), greenfinch (<i>Chloris chloris</i>), fieldfare (<i>Turdus pilaris</i>), crossbill (Loxia	No nests were recorded on Site, however birds could potentially nest within the trees, and utilize the vegetation adjacent to the Site for foraging. Significant populations of notable species are considered highly unlikely.	Conservation of Habitats and Species Regulations 2017; Wildlife and Countryside Act 1981 Schedule 5; NERC Act 2006 Section 41	-	Further mitigation is required, see section 4 below.

Ecological Feature	Nearest Desk Study Record Distance (m) and Direction from Site	Evaluation	Relevant Legislation or Policy	Associated Target Note(s)	Next Steps
	curvirostra), common scoter (<i>Melanitta nigra</i>), and Cetti's warbler (<i>Cettia cetti</i>).				
Bats	612 records of bats are present within a 2 km radius, including brown long-eared (<i>Plecotus auritus</i>), common pipistrelle (<i>Pipistrellus pipistrellus</i>), soprano pipistrelle (<i>Pipistrellus pygmaeus</i>), Daubenton's (<i>Myotis daubentonii</i>), Nathusius' pipistrelle (<i>Pipistrellus nathusii</i>), noctule (<i>Nyctalus noctule</i>), and serotine (<i>Eptesicus serotinus</i>). The closest record is of a Daubenton's bat located 0.2 km to the north-west.	None of the trees were mature enough to feature potential roosting features for bats, and they are considered highly unlikely to be present at the Site. However, it may be possible for bats to utilise the adjacent area of vegetation for foraging and commuting and may therefore occasionally use the Site.	Conservation of Habitats and Species Regulations 2017; Wildlife and Countryside Act 1981 Schedule 5; NERC Act 2006 Section 41	-	Further mitigation is required, see section 4 below.
Hazel dormouse	Three records of hazel dormouse (<i>Muscardinus avellanarius</i>) were returned all from 2022, located 1.2 km to the north-west.	The hedgerow on Site is deemed largely sub-optimal for this species as it lacks its preferred food sources and is not well connected to other hedgerow networks. Due to the lack of nearby records and the sub-optimality of habitat on Site this species is scoped out.	Conservation of Habitats and Species Regulations 2017; Wildlife and Countryside Act 1981 Schedule 5; NERC Act 2006 Section 41	-	None.
Otter	13 records of otter (<i>Lutra lutra</i>) were returned within a 2 km search radius, the closest located under Caversham Bridge, approximately 0.1 km to the north-east of the Site.	No suitable habitat is present on Site for these species and otters would be unlikely to utilize the Site's terrestrial habitats due to the built-up nature of its surroundings and the high levels of human presence.	Conservation of Habitats and Species Regulations 2017; Wildlife and Countryside Act 1981 Schedule 5; NERC Act 2006 Section 41	-	None.
Water vole	No records were returned.	No suitable habitat is present on Site for these species.	Wildlife and Countryside Act 1981 Schedule 5; NERC Act 2006 Section 41	-	None.
Badgers	38 records of badger were returned, the closest being 0.5 km to the north beyond the Thames.	The Site's habitats are largely sub-optimal for badgers, with no opportunities for sett-creation. There is limited suitability for foraging badgers within the scrub and along the hedgerow, however it is considered unlikely that badgers would utilise the Site.	Protection of Badgers Act 1992	-	Further mitigation is required, see section 4 below.
White-clawed crayfish	No records were returned.	No suitable habitat is present on Site for these species.	Conservation of Habitats and Species Regulations 2017;	-	None.
Other mammals	110 records of hedgehog (<i>Erinaceus europaeus</i>) were returned, the closest located 0.5 km to the north.	There is limited suitability for foraging and commuting small mammals within the scrub and along the hedgerow, however it is considered unlikely that significant populations are present at the Site.	NERC Act 2006 Section 41; Wildlife and Countryside Act 1981	-	None.

4. Evaluation and Recommendations

The table below outlines the recommended next steps in respect of relevant survey, mitigation or enhancements identified for sites and species associated with the Proposed Development. The table below includes optimal survey periods, constraints that need to be considered in the survey programme and related best practice guidance.

The timing of ecological surveys is critical to project planning, as many species surveys are seasonally constrained. Early engagement with these survey requirements can help avoid delays in the planning process and ensure that appropriate mitigation measures can be developed where necessary. Similarly, mitigation measures may have certain constraints associated with them and should be factored into construction plans at the earliest stages to reduce potential delays.

Below are some possible ecological enhancements which could be applied to the Site to enhance the overall biodiversity value for a range of species.

- **Bats:** Bat boxes can be installed on mature trees or on/in building walls (e.g. Schwegler 2F or equivalent for trees, and Schwegler 1FR bat tube or equivalent, to be incorporated into walls). These should be installed on south-facing elevations and near areas of vegetation like hedgerows or treelines, to provide foraging and commuting routes. New/enhanced hedgerow planting and tree lines could be incorporated into the design to improve commuting routes.
- **Nesting Birds:** Bird boxes for a range of species could be fixed on trees/buildings on north/east-facing elevations. Examples of boxes include the Schwegler 1B, or equivalent (for Blue/Marsh/Coal/Great tits) and Schwegler 1SP, or equivalent (for House sparrows). Swift bricks could also be easily incorporated into certain construction designs to provide enhanced nesting opportunities. Grassland retained/created on-site could be managed to include a varied sward height to encourage invertebrates and small mammals as prey for a range of birds. Grassland within agricultural landscapes could be enhanced for farmland birds.

Below are some possible general good practice measures for proposed works.

- **Vegetation Clearance:** Where possible, schedule vegetation clearance outside of breeding bird season (March to October inclusive) to avoid impacts to nesting birds. If works are scheduled during this period they should be preceded by a nesting bird check by a suitably qualified ecologist and may need said ecologist to remain on-site during the clearance. Contractors should receive species-specific toolbox talks on which species may be present and in which habitats, where relevant to site risks.
- **Tool and Machinery Usage:** Limit machinery usage to clearly demarcated areas to prevent unnecessary habitat damage and topsoil erosion. Ensure no machinery is utilized within the Root Protection Zones of trees (these should be fenced where protected trees are present).
- **Pollution Control:** Ensure spill kits, bunds, and suitable containment systems for fuels and chemicals are in place prior to works to prevent contamination of land. Chemicals and fuel should be stored away from any sensitive habitats.

- **Lighting:** Lighting necessary for works should be kept to a minimum level and directed downwards and away from areas of dense vegetation (where possible), to reduce its impact on bats, and warm spectrum lighting should be used.
- **Wildlife Management:** For works involving excavations, these should be closed overnight or escape ramps provided for small mammal species. Excavations should be checked each morning prior to works commencing to ensure no animals are present. Should any protected or priority species be encountered during works, works should cease, and a suitably qualified ecologist consulted on how to proceed and whether a Natural England protected species license may be needed.

Protected Species and Habitat Details

Table Fill Key:

Red = High risk, surveys/ LPA advise required

Amber = Moderate risk, further surveys may be required

Green = Low risk, mitigation measures

Ecological Receptor	Mitigation/ Further Survey	Enhancements
Bats	A sensitive lighting strategy should be implemented, specifying low level, warm spectrum lighting directed away from the area of vegetation adjacent to the Site, to prevent habitat degradation for bats.	Enhancements could include planting native species to improve habitat quality and attract invertebrate prey populations for bats to forage. New structures could also incorporate in-built bat bricks/boxes.
Nesting Birds	If vegetation clearance works are required during the main nesting bird season (March to August (inclusive)) then a nesting bird check should be undertaken by a suitably qualified ecologist. This should be undertaken no later than 48 hours before the work begins, ideally within 24 hours. If an active nest is discovered during the inspection, the ecologist will recommend establishing a safety perimeter around the nest. This perimeter must be maintained until the chicks have fledged.	Bird boxes can be installed on mature trees on Site, and on any buildings constructed as part of the development, such as in-built swift bricks.
Badgers	A pre-works check of the site for evidence of badger should be undertaken by a suitably experienced ecologist. This inspection should occur within one month of the start date of construction or vegetation clearance. If badger setts are found within 30 m of the works area a license from Natural England may be required to disturb the badgers or alter their habitats temporarily or permanently. The necessity for this license will depend on the construction methods used and the potential for disturbance. Any uncovered pits or trenches should be secured overnight, or a ramp should be provided to allow any trapped animals, including badgers, to escape. Before work begins each day, any open pits or trenches should be inspected to ensure no badgers are trapped. If any badgers are found trapped, an ecologist experienced in trapping and handling badgers will need to be called upon to safely remove them.	Planting fruit and nut bearing species can provide additional food sources.

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Legislation and Policy

The Invasive Alien Species (Enforcement and Permitting) Order 2019

Designed to manage and control the introduction and spread of invasive alien species (IAS). It aims to prevent, minimize, and mitigate the adverse effects of invasive alien species on biodiversity, ecosystems, human health, and the economy.

Wild Mammals (Protection) Act 1996

Provides protection to mammals and makes it an offence to mutilate, kick, beat, nail or otherwise impale, stab, burn, stone, crush, drown, drag or asphyxiate any wild mammal with intent to inflict unnecessary suffering.

Protection of Badgers Act 1992

Badgers and their setts are protected from killing, injury, damage, disturbance, or cruel treatment.



Biodiversity Net Gain Baseline and Preliminary Ecological Appraisal Report

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