

## Preliminary Ecological Appraisal and Roost Assessment

**Survey site:**

Eaton Court, 112 Oxford Road, Reading, Berkshire, RG1 7LL

**Client:**

Eaton Reading Ltd

**Survey date:**

17<sup>th</sup> July 2025

**Project:**

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

The existing office block will be converted into residential. The existing two-storey office block will be extended upward to three storeys, and the existing two-storey car park will be extended upward to five storeys.

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

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

| The site survey was undertaken by Jade Lemm BSc (Hons) DipHE MRSB (Natural England Protected Species Licence Numbers: Great Crested Newt (2023-11450-CL08-GCN) and Bat Class 1 (2025-12750-CL17-BAT)). |                  |              |                 |             |      |
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| Date of survey                                                                                                                                                                                         | Temperature (°C) | Humidity (%) | Cloud Cover (%) | Wind (km/h) | Rain |
| 17/07/2025                                                                                                                                                                                             | 22               | 78           | 100             | 2           | None |

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| Ecological Survey Factor                                                                                                                                                                                                              | Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within the 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 consents. 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, PRA plan in Appendix 2, BERS plan in Appendix 3, location plan in Appendix 4, proposed plans in Appendix 5, photos in Appendix 6 and habitat condition assessment in Appendix 7). |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Summary of Survey Findings                                                                                                                                                                                                            | <b><u>Site background and context</u></b><br><br>The site is located at National Grid Reference SU 70897 73424 and has an area of approximately 0.44ha comprising buildings, hardstanding, scattered trees and introduced shrubs. The site has acidic loamy soils. It is immediately surrounded by businesses and dwellings in all directions. The wider landscape comprises A329 ~45m north, sports recreational grounds ~320m north, allotments ~400m north-west, railway line ~430m north, Holy Brook ~500m south-east, woodland ~500m north-west, River Kennet ~650m south-east, River Thames ~1km north, agricultural fields ~1km north-west, Grazing marshes ~1.2km south and Prospect Park ~1.65km south-west.<br><br>To the author’s knowledge, no previous ecology reports have been produced for the site. |
| <b><u>UKHab codes used:</u></b><br><br>- Modified grassland g4<br><br>- Developed land sealed surface with scattered trees and introduced shrubs u1b 32 847<br><br>- Buildings u1b5                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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|  | <p><b><u>Desk study</u></b></p> <p>A range of notable local habitats is located within 2 km of the site. These include:</p> <ul style="list-style-type: none"> <li>- Deciduous woodland ~500m north-west</li> <li>- Wood-pasture and Parkland ~1.6km south-west</li> <li>- Coastal and floodplain grazing marsh ~1.2km south</li> <li>- Traditional orchard ~1.6km north-west</li> </ul> <p><b><u>Habitats</u></b></p> <p><b><u>Modified grassland g4</u></b></p> <p>An area of modified grassland (approximately 90m<sup>2</sup>) is present on the south-western site boundary. The grassland has &gt;10% bare ground (~20%) and a sward height of 5 -10cm. The species composition included perennial ryegrass <i>Lolium perenne</i> (D), ribwort plantain <i>Plantago lanceolata</i> (F), common nettle <i>Urtica dioica</i> (O), common ragwort <i>Jacobaea vulgaris</i> (O), common dandelion <i>Taraxacum officinale</i> (O) and creeping thistle <i>Cirsium arvense</i> (R). No scrub or bracken was identified within the grassland. The survey noted previous management and footfall.</p> <p>An area of modified grassland (approximately 40m<sup>2</sup>) IS present in the centre of the site. The grassland has &gt;10% bare ground (~40%) and a sward height of ~4cm. The species composition included perennial ryegrass <i>Lolium perenne</i> (D), ribwort plantain <i>Plantago lanceolata</i> (O), common dandelion <i>Taraxacum officinale</i> (O) and creeping thistle <i>Cirsium arvense</i> (R). No scrub or bracken was identified within the grassland. The survey noted previous management and footfall.</p> <p><b><u>Developed land sealed surface with scattered trees and introduced shrubs u1b 32 847</u></b></p> |
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|  | <p>The area (approximately 0.132 ha) surrounding the building included parking and concrete paths. The hardstanding has areas of buddleia <i>Buddleja sp.</i> growing through the concrete. Areas of overgrown introduced shrubs surround the paths and the car park. Species included common barberry <i>Berberis vulgaris</i>, firethorn <i>Pyracantha sp.</i>, common ivy <i>Hedera helix</i> and Wilsons Honeysuckle <i>Lonicera ligustrina var. yunnanensis</i>.</p> <p>Thirteen scattered trees (T1–T13) are present throughout the site.</p> <ul style="list-style-type: none"> <li>- T1 is a semi-mature London Plane <i>Platanus x acerifolia</i> (~70cm DBH) with no ecological niches or evidence of human disturbance. The tree is oversailing introduced shrubs (&gt;20%).</li> <li>- T2 is a semi-mature wild cherry <i>Prunus avium</i> (~14cm DBH) with no ecological niches or evidence of human disturbance. The tree is oversailing introduced shrubs (&gt;20%).</li> <li>- T3 is a semi-mature sycamore <i>Acer pseudoplatanus</i> (16cm DBH) with no ecological niches or evidence of human disturbance. The tree is oversailing introduced shrubs (&gt;20%).</li> <li>- G4 is a group of four semi-mature Leyland cypress <i>Cupressus x leylandii</i> (~26-28cm DBH) with no ecological niches or evidence of human disturbance. The trees are oversailing introduced shrubs (&gt;20%).</li> <li>- G5 is a group of two semi-mature common laburnum <i>Laburnum anagyroides</i> (~20cm) with no ecological niches or evidence of human disturbance. The trees are oversailing introduced shrubs (&gt;20%).</li> <li>- T6 is a semi-mature wild cherry (~10cm DBH) with no evidence of human disturbance. The tree has ivy cladding on the trunk. The tree is oversailing introduced shrubs (&gt;20%).</li> <li>- T7 is an immature wild cherry (~7cm DBH) with no ecological niches or evidence of human disturbance. The tree is oversailing introduced shrubs (&gt;20%).</li> <li>- T8 is a semi-mature wild cherry (~7cm DBH) with no evidence of human disturbance. The tree has ivy cladding on the trunk. The tree is oversailing introduced shrubs (&gt;20%).</li> </ul> |
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|                         | <ul style="list-style-type: none"> <li>- T9 is a semi-mature wild cherry (~10cm DBH) with no ecological niches or evidence of human disturbance. The tree is oversailing introduced shrubs (&gt;20%).</li> <li>- T10 is an immature wild cherry (~7cm DBH) with no ecological niches or evidence of human disturbance. The tree is oversailing introduced shrubs (&gt;20%).</li> <li>- T11 is a semi-mature wild cherry (~10cm DBH) with no ecological niches or evidence of human disturbance. The tree is oversailing introduced shrubs (&gt;20%).</li> <li>- T12 is a semi-mature silver birch <i>Betula pendula</i> (~15cm DBH) with no evidence of human disturbance. The tree has ivy cladding on the trunk. The tree is oversailing introduced shrubs (&gt;20%).</li> <li>- T13 is a semi-mature silver birch (~15cm DBH) with no evidence of human disturbance. The tree has ivy cladding on the trunk. The tree is oversailing introduced shrubs (&gt;20%).</li> <li>- T14 is an immature Cypress (12cm DBH) with no ecological niches or evidence of human disturbance. The tree is oversailing introduced shrubs (&gt;20%).</li> </ul> <p><u>Buildings u1b5</u></p> <p>There are two designated buildings on site (B1 and B2). Building B1 is split into several different sections (B1a – B1b).</p> |
| <i>Foreseen Impacts</i> | <p>Areas of existing hardstanding will be removed during construction to create new parking bays and pathways. The areas of existing introduced shrubs will be replaced/expanded to larger shrub beds and grassland. All trees will be retained for the proposed development. No impacts to notable habitats are anticipated due to the proposed development's distance from such habitats and the site's urban location with surrounding physical barriers.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <i>Recommendations</i>  | <p>A biodiversity net gain (BNG) report will be required for the proposal, as the development area exceeds 25 m<sup>2</sup>.</p> <p>Best practice measures to minimise the possibility of pollution must be implemented during construction.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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|                                      | Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012).                                                                                                                                                                                                                                                                          |
| <b>Locality and Designated Sites</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <i>Summary of Survey Findings</i>    | The site is not subject to any designation, and there are no known statutory sites nearby.<br><br>The site lies within the impact risk zone for SSSIs. However, the proposed development type is not listed as a possible high risk for this designation.                                                                                                                                                                                                                             |
| <i>Foreseen Impacts</i>              | Areas of existing hardstanding will be removed during construction to create new parking bays and pathways. The areas of existing introduced shrubs will be replaced/expanded to larger shrub beds and grassland. All trees will be retained for the proposed development. No impacts to designated sites are anticipated due to the distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers. |
| <i>Recommendations</i>               | Best practice measures to minimise the possibility of pollution must be implemented during construction.                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Invasive / Non-native species</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <i>Summary of Survey Findings</i>    | Buddleia was identified on site, which is classed as a problematic species.                                                                                                                                                                                                                                                                                                                                                                                                           |
| <i>Foreseen Impacts</i>              | Areas of existing hardstanding will be removed during construction to create new parking bays and pathways. The areas of existing introduced shrubs will be replaced/expanded to larger shrub beds and grassland. All trees will be retained for the proposed development. Construction could result in the spread of buddleia.                                                                                                                                                       |
| <i>Recommendations</i>               | The buddleia should be dug up, including its roots, and disposed of in accordance with appropriate controlled waste measures.                                                                                                                                                                                                                                                                                                                                                         |
| <b>Invertebrates</b>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <i>Summary of Survey Findings</i>    | The grassland, scattered trees and introduced shrubs will likely provide habitat for a limited assemblage of common invertebrates.                                                                                                                                                                                                                                                                                                                                                    |

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| Foreseen Impacts           | Areas of existing hardstanding will be removed during construction to create new parking bays and pathways. The areas of existing introduced shrubs will be replaced/expanded to larger shrub beds and grassland. All trees will be retained for the proposed development. The loss of such habitats is likely to be inconsequential to local invertebrate populations, owing to their low value and the presence of more extensive habitats in the area. |                                            |                                |
| Recommendations            | No further surveys.                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                            |                                |
| Bats                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                            |                                |
| Summary of Survey Findings | <b><u>Desk study</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                            |                                |
|                            | There are nine granted European Protected Species Licences (ESPLs) listed on Magic Maps within 2km of the site. Details are summarised in the table below.                                                                                                                                                                                                                                                                                                |                                            |                                |
|                            | EPSL reference                                                                                                                                                                                                                                                                                                                                                                                                                                            | Bat species affected                       | Impacts allowed by licence     |
|                            | 2017-32379-EPS-MIT<br>650m south                                                                                                                                                                                                                                                                                                                                                                                                                          | Common pipistrelle                         | Destruction of a resting place |
|                            | EPSM2013-6155<br>1km north-east                                                                                                                                                                                                                                                                                                                                                                                                                           | Common pipistrelle                         | Destruction of a resting place |
|                            | 2017-28045-EPS-MIT<br>1km north-east                                                                                                                                                                                                                                                                                                                                                                                                                      | Daubenton’s bat                            | Unknown                        |
|                            | 2019-44194-EPS-MIT<br>1.05km east                                                                                                                                                                                                                                                                                                                                                                                                                         | Common pipistrelle and soprano pipistrelle | Destruction of a resting place |
|                            | 2016-22301-EPS-MIT<br>1.3km south-east                                                                                                                                                                                                                                                                                                                                                                                                                    | Common pipistrelle                         | Destruction of a resting place |
|                            | 2014-1343-EPS-BDX                                                                                                                                                                                                                                                                                                                                                                                                                                         | Soprano pipistrelle                        | Unknown                        |

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1.5km north                        |                                             |                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | EPSM2010-2590<br>1.55km south-west | Soprano pipistrelle                         | Destruction of a resting place and breeding site |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 2016-27061-EPS-MIT<br>1.6km north  | Common pipistrelle and brown long-eared bat | Destruction of a resting place                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | EPSM2011-3175<br>1.9km north-east  | Common pipistrelle                          | Unknown                                          |
| <p><b><u>Foraging and commuting habitats</u></b></p> <p>Some scattered trees, grassland and introduced shrubs on-site provide suitable foraging and commuting habitats for bats. The wider habitats encompass allotments ~400m north-west, a railway line ~430m north, Holy Brook ~500m south-east, woodland ~500m north-west, the River Kennet ~650m south-east, the River Thames ~1km north, and agricultural fields ~1km north-west. All these features are favourable habitats for foraging and commuting bats. However, the immediate area is surrounded by residential dwellings, businesses, and streetlamps (increased artificial light).</p> <p><b><u>Roosting habitats</u></b></p> <p>There are two designated buildings on site (B1 and B2). Building B1 is split into several different sections (B1a – B1b).</p> <p><u>Building B1a (no evidence – moderate roost suitability)</u></p> |                                    |                                             |                                                  |

B1a is a two-storey office building with a large number of windows on the first and second storeys. The roof is a combination of corrugated metal and a (flat slate) tile roof. The building shows signs of wear, creating exterior crevices and access points.

The building has a service void above the office ceiling tiles, which is filled with pipes and wires (~1.5m height). The void is unlined (corrugated metal and concrete) with no gaps or light spill. The internal temperature of the void was 23°C, and the humidity was 77%.



External features may provide roosting opportunities for crevice-dwelling bats, access features for void-dwelling bats and conceal further evidence of roosting bats.

The external roosting and access features of B1a include:

- Gaps between the wall/brick pillar and the roof (circled in red)

Northern and western elevations



Eastern elevation



Southern elevation



B1a has moderate roost suitability due to its suitable roosting features, access points, and proximity to woodland and EPSL records in the local area.

Building B1b (no evidence – moderate roost suitability)

B1b is an 'L-shaped' three-storey office building with a large number of windows on all of the storeys. The roof is a combination of corrugated metal and a (flat slate) tile roof. The south-western elevation has a saltbox roof. The building exhibits signs of wear, resulting in exterior crevices and access points. The majority of B1b's roof is covered with bird netting.



The majority of the building has a small service void covering the third storey (filled with pipes and wires ~0.5m height). The void is unlined (corrugated metal and concrete) with no gaps or light spill. The internal temperature of the void was 23°C, and the humidity was 76%.



The area with the saltbox roof was vaulted (no void).



External features may provide roosting opportunities for crevice-dwelling bats, access features for void-dwelling bats and conceal further evidence of roosting bats.

The external roosting and access features of B1a include:

- Gaps between the wall/brick pillar and the roof (circled in red)
- Lifted lead flashing (circled in pink)
- Missing tiles (circled in yellow)

Northern elevation





Eastern elevation





Southern elevation





Western elevation

B1b has moderate roost suitability due to its suitable roosting features, access points, and proximity to woodland and EPSL records in the local area.

Building B2 (no evidence – negligible roost suitability)

B2 is a three-storey open-top and sides car park. The car park is open on all elevations. It has a garage/storeroom on the western and eastern elevations. The internal space is sealed with no access features. No suitable exterior crevices were noted, and the building was considered negligible as it lacked suitability for crevice and loft-dwelling bats (due to being well-sealed, light spill from open sides, dampness, and temperature fluctuation).



The trees (T1–T3, G4, G5, T6-T13) within the site were subject to a Ground-Level Tree Assessment (GLTA). All of these trees have an excellent natural form and appear in good condition with no Potential Roosting Features (PRFs). Further detail about the GLTA is discussed below.

Tree T1 (Potential roosting value - None)

T1 is a semi-mature London Plane with no ecological niches or evidence of human disturbance. The tree has an excellent natural form and appears in good condition. However, it does not seem to have suitable roosting features.



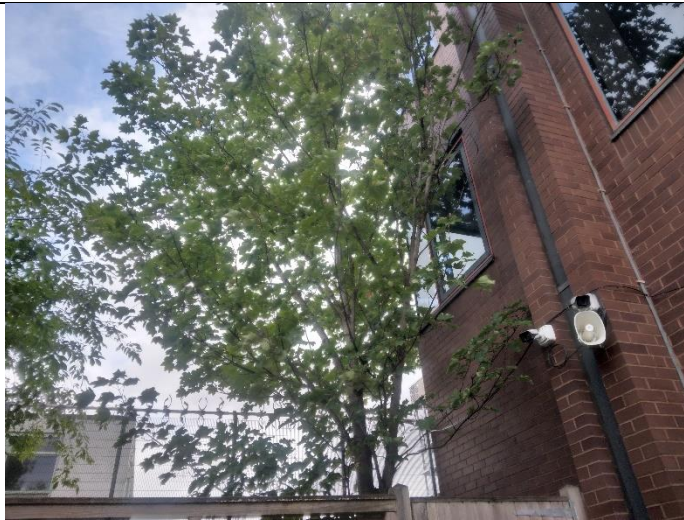
Tree T2 (Potential roosting value - None)

T2 is a semi-mature wild cherry with no ecological niches or evidence of human disturbance. The tree has an excellent natural form and appears in good condition. However, it does not seem to have suitable roosting features.



Tree T3 (Potential roosting value - None)

T3 is a semi-mature Norway maple with no ecological niches or evidence of human disturbance. The tree has an excellent natural form and appears in good condition. However, it does not seem to have suitable roosting features.



Tree G4 (Potential roosting value - None)

G4 is a group of four semi-mature Leyland cypress with no ecological niches or evidence of human disturbance. The trees have excellent natural forms and appear in good condition. However, it does not seem to have suitable roosting features.



Tree G5 (Potential roosting value - None)

G5 is a group of two semi-mature common laburnum with no ecological niches or evidence of human disturbance. The trees have excellent natural forms and appear in good condition. However, it does not seem to have suitable roosting features.



Tree T6 (Potential roosting value - None)

T6 is a semi-mature wild cherry with no evidence of human disturbance. The tree has a layer of ivy covering its trunk that can be observed in full. The tree has an excellent natural form and appears in good condition. However, it does not seem to have suitable roosting features.



Tree T7 (Potential roosting value - None)

T7 is an immature wild cherry with no ecological niches or evidence of human disturbance. The tree has an excellent natural form and appears in good condition. However, it does not seem to have suitable roosting features.



Tree T8 (Potential roosting value - None)

T8 is a semi-mature wild cherry with no evidence of human disturbance. The tree has a layer of ivy cladding on its trunk that can be observed fully. The tree has an excellent natural form and appears in good condition. However, it does not seem to have suitable roosting features.



Tree T9 (Potential roosting value - None)

T9 is a semi-mature wild cherry with no ecological niches or evidence of human disturbance. The tree has an excellent natural form and appears in good condition. However, it does not seem to have suitable roosting features.



Tree T10 (Potential roosting value - None)

T10 is an immature wild cherry with no ecological niches or evidence of human disturbance. The tree has an excellent natural form and appears in good condition. However, it does not seem to have suitable roosting features.



Tree T11 (Potential roosting value - None)

T11 is a semi-mature wild cherry with no ecological niches or evidence of human disturbance. The tree has an excellent natural form and appears in good condition. However, it does not seem to have suitable roosting features.



Tree T12 (Potential roosting value - None)

T12 is a semi-mature silver birch with no evidence of human disturbance. The tree has a layer of ivy cladding on its trunk that can be observed fully. The tree has an excellent natural form and appears in good condition. However, it does not seem to have suitable roosting features.



Tree T13 (Potential roosting value - None)

T13 is a semi-mature silver birch with no evidence of human disturbance. The tree has a layer of ivy cladding on its trunk that can be observed fully. The tree has an excellent natural form and appears in good condition. However, it does not seem to have suitable roosting features



Tree T13 (Potential roosting value - None)

T14 is an immature Cypress (12cm DBH) with no ecological niches or evidence of human disturbance. The tree has an excellent natural form and appears in good condition. However, it does not seem to have suitable roosting features.

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| <i>Foreseen Impacts</i> | <p><b><u>Building B1 (B1a - B1b)</u></b></p> <p>As the proposals include the upward extension and roof repair of B1, any bat roosts within them will be destroyed. This could also result in the death or injury of bats.</p> <p><b><u>Building B2</u></b></p> <p>Bats are very unlikely to be roosting within this building, there are not anticipated to be any impacts on roosting bats as a result of the extension of this building.</p> <p><b><u>Foraging and commuting habitats</u></b></p> <p>The proposed development (upward extension) may lead to an increase in the amount of current lighting in surrounding habitats. This may disturb commuting bats.</p> |  |
| <i>Recommendations</i>  | <p><b><u>Building B1 (B1a - B1b)</u></b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |

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|              | <p>Two bat emergence and re-entry surveys are required during the active bat season (optimal May to August, suboptimal September) to confirm presence or likely absence of a bat roost in the building. Both of the surveys should be completed during the optimal survey period mid-May to August inclusive.</p> <p>Infra-red cameras should be used as an aid. Surveys should be a minimum of three weeks apart.</p> <p>Four surveyors are required to provide full coverage of the building.</p> <p>If bat roosts are confirmed in the building, one additional survey may be required to characterise the roost and to inform an EPSL application to Natural England. The EPSL application requires that surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission.</p> <p><b><u>Building B2</u></b></p> <p>In the unlikely event that a bat or evidence of bats is discovered during the development, all work must stop, and a bat-licensed ecologist must be contacted for further advice.</p> <p><b><u>Foraging and commuting habitats</u></b></p> <p>Lighting mitigation may be required based on the outcome of the night bat surveys.</p> <p>Enhancements are dependent on the outcome of further surveys.</p> |
| <b>Birds</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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| <i>Summary of Survey Findings</i> | Bird droppings were observed around the gaps in the soffit boxes and brick pillars throughout building B1 (Appendix 6, Photo 7). Birds could also use the scattered trees for nesting. No habitat for schedule 1 or ground nesting birds was observed.                                                                                                                                                                                                                                                                                                                                                                                                          |
| <i>Foreseen Impacts</i>           | Areas of existing hardstanding will be removed during construction to create new parking bays and pathways. The areas of existing introduced shrubs will be replaced/expanded to larger shrub beds and grassland. All trees will be retained for the proposed development. The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.                                                                                                                                                                                                                                                         |
| <i>Recommendations</i>            | <p>Any building or vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.</p> <p>Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.</p> |
| <b>Reptiles</b>                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <i>Summary of Survey Findings</i> | The introduced shrubs are suitable for sheltering opportunities. The grassland is suitable for basking and commuting opportunities. However, these habitats are sub-optimal due to the urban infrastructure surrounding the site (residential dwellings, businesses and roads). Due to the urban surroundings, the development area is poorly connected to the wider landscape.                                                                                                                                                                                                                                                                                 |
| <i>Foreseen Impacts</i>           | Areas of existing hardstanding will be removed during construction to create new parking bays and pathways. The areas of existing introduced shrubs will be replaced/expanded to larger shrub beds and grassland. All trees will be retained for the proposed development. The likelihood of reptiles being on site is low, as there are sub-optimal habitats on site and                                                                                                                                                                                                                                                                                       |

|                                      | the site is poorly connected to the surrounding landscape (urban fragmentation). If any reptiles were present, it would only be individuals commuting through the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                      |           |                                      |                   |                 |        |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-----------|--------------------------------------|-------------------|-----------------|--------|
| Recommendations                      | <p>A precautionary working method will be implemented for widespread reptiles during construction, including the following measures:</p> <ul style="list-style-type: none"><li>• Vegetation will be maintained at a short sward (5cm) to discourage reptiles.</li><li>• Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.</li><li>• Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats.</li><li>• Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.</li><li>• If any reptiles are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.</li></ul> |                                      |           |                                      |                   |                 |        |
| Amphibians                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                      |           |                                      |                   |                 |        |
| Summary of Survey Findings           | <p><b><u>Desk study</u></b></p> <p>No Great Crested Newt European Protected Species License (EPSL) is within 2km of the site. One historic Great Crested Newt pond survey was identified within 2km of the site. Details are shown below.</p> <table><tr><th>Distance and direction from the site</th><th>HSI score</th><th>eDNA results – GCN present or absent</th></tr><tr><td>1.95km south-west</td><td>0.67 (moderate)</td><td>Absent</td></tr></table> <p><b><u>Survey results</u></b></p> <p>Similarly to reptiles, the suitable habitats on site consist of introduced shrubs for sheltering opportunities. The grassland is suitable for commuting opportunities. However, these habitats are sub-optimal due to the urban infrastructure</p>                                                                                                                                          | Distance and direction from the site | HSI score | eDNA results – GCN present or absent | 1.95km south-west | 0.67 (moderate) | Absent |
| Distance and direction from the site | HSI score                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | eDNA results – GCN present or absent |           |                                      |                   |                 |        |
| 1.95km south-west                    | 0.67 (moderate)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Absent                               |           |                                      |                   |                 |        |

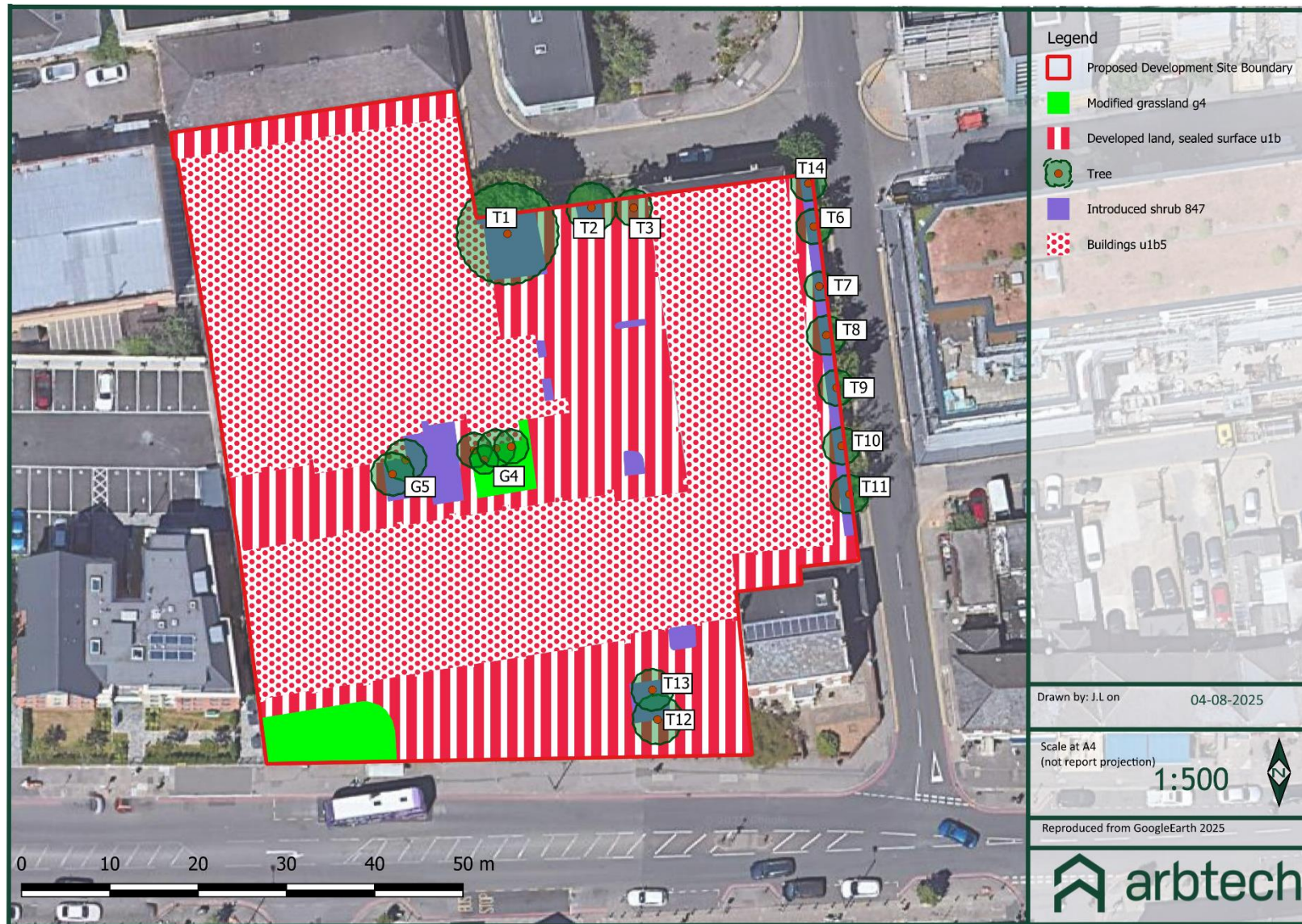
|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                         | <p>surrounding the site (residential dwellings, businesses and roads). Due to the urban surroundings, the development area is poorly connected to the wider landscape.</p> <p>Amphibians also require suitable aquatic habitats to breed and complete their life cycle. There are no known ponds on site or within 500m of the site when consulting OS maps. Therefore, GCN are likely to be absent around the survey site year-round. However common amphibians may utilise the areas of introduced shrubs and grassland.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <i>Foreseen Impacts</i> | <p>Areas of existing hardstanding will be removed during construction to create new parking bays and pathways. The areas of existing introduced shrubs will be replaced/expanded to larger shrub beds and grassland. All trees will be retained for the proposed development. No impacts are anticipated on great crested newt, as a result of the proposed development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <i>Recommendations</i>  | <p>A precautionary working method will be implemented for widespread amphibians during construction, including the following measures:</p> <ul style="list-style-type: none"> <li>• Vegetation will be maintained at a short sward (5cm) to discourage amphibians.</li> <li>• Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.</li> <li>• Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats.</li> <li>• Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.</li> <li>• If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.</li> <li>• In the unlikely event that a great crested newt is identified, works must cease and advice must be sought from a suitably qualified ecologist.</li> </ul> |
| <b>Badger</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Summary of Survey Findings</i> | From the survey and aerial imagery, no sett-making activity, latrines or feeding activity was observed within the site boundary or 30m of the development boundary. The grassland and introduced shrub provides foraging opportunities for badgers. However, due to the urban surroundings and fence/wall around the boundaries, badgers are unlikely to use the proposed development site for sett excavation, foraging and or commuting.                                                                                                                                                                                                                                                                                                                |
| <i>Foreseen Impacts</i>           | Areas of existing hardstanding will be removed during construction to create new parking bays and pathways. The areas of existing introduced shrubs will be replaced/expanded to larger shrub beds and grassland. All trees will be retained for the proposed development. No direct impacts are anticipated on badgers as a result of the proposed development. However, albeit exceedingly low, badgers and other small mammals could still commute through the site and get stuck in any excavations (if any) during the construction phase.                                                                                                                                                                                                           |
| <i>Recommendations</i>            | <p>Basic precautionary mitigation during works is recommended:</p> <ul style="list-style-type: none"> <li>• Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.</li> <li>• The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to habitats which badgers could use. South and west boundaries.</li> <li>• Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.</li> </ul> <p>In the unlikely event that a badger sett is identified within 30m, works must cease and advice must be sought from a suitably qualified ecologist.</p> |
| <b>Riparian animals</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <i>Summary of Survey Findings</i> | There are no watercourses on or connected to the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

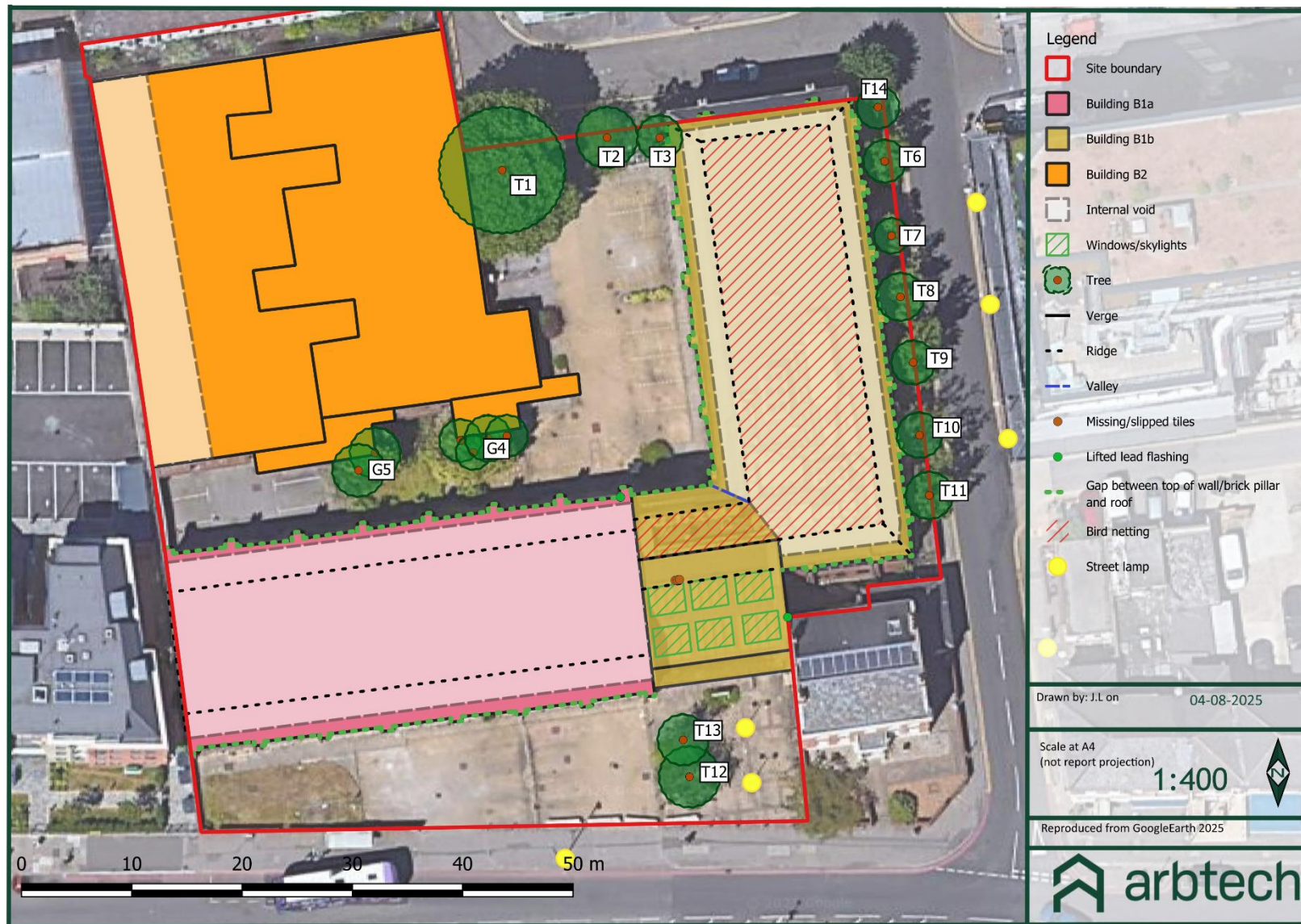
|                                   |                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Foreseen Impacts</i>           | Areas of existing hardstanding will be removed during construction to create new parking bays and pathways. The areas of existing introduced shrubs will be replaced/expanded to larger shrub beds and grassland. All trees will be retained for the proposed development. No impacts are anticipated on riparian animals as a result of the proposed development. |
| <i>Recommendations</i>            | N/A                                                                                                                                                                                                                                                                                                                                                                |
| <b>Hazel dormouse</b>             |                                                                                                                                                                                                                                                                                                                                                                    |
| <i>Summary of Survey Findings</i> | <p>There is no suitable dormouse habitat on the site itself, and the local habitats are heavily fragmented and not connected to core habitats for the species.</p> <p>There are no dormouse European Protected Species Licences (EPSLs) within 2km.</p>                                                                                                            |
| <i>Foreseen Impacts</i>           | Areas of existing hardstanding will be removed during construction to create new parking bays and pathways. The areas of existing introduced shrubs will be replaced/expanded to larger shrub beds and grassland. All trees will be retained for the proposed development. No impacts are anticipated on hazel dormice as a result of the proposed development.    |
| <i>Recommendations</i>            | None.                                                                                                                                                                                                                                                                                                                                                              |
| <b>Other e.g. hedgehog</b>        |                                                                                                                                                                                                                                                                                                                                                                    |
| <i>Summary of Survey Findings</i> | The grassland and introduced shrubs provide limited foraging and commuting opportunities for hedgehogs. However, the majority of the site is surrounded by a fence and wall, and is also situated near busy roads. Therefore, hedgehogs are unlikely to use the proposed development site for foraging and commuting.                                              |
| <i>Foreseen Impacts</i>           | Areas of existing hardstanding will be removed during construction to create new parking bays and pathways. The areas of existing introduced shrubs will be replaced/expanded to larger shrub beds and grassland. All trees will be retained for the proposed development.                                                                                         |

|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                        | <p>As the majority of the site is fenced off (well-sealed) and surrounded by busy roads, the loss of such habitat is likely to be inconsequential to local hedgehog populations, owing to more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs (if present).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <i>Recommendations</i> | <p>A precautionary working method will be implemented during construction, including the following measures:</p> <ul style="list-style-type: none"><li>• Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.</li><li>• The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use.</li><li>• Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.</li></ul> <p>If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.</p> |

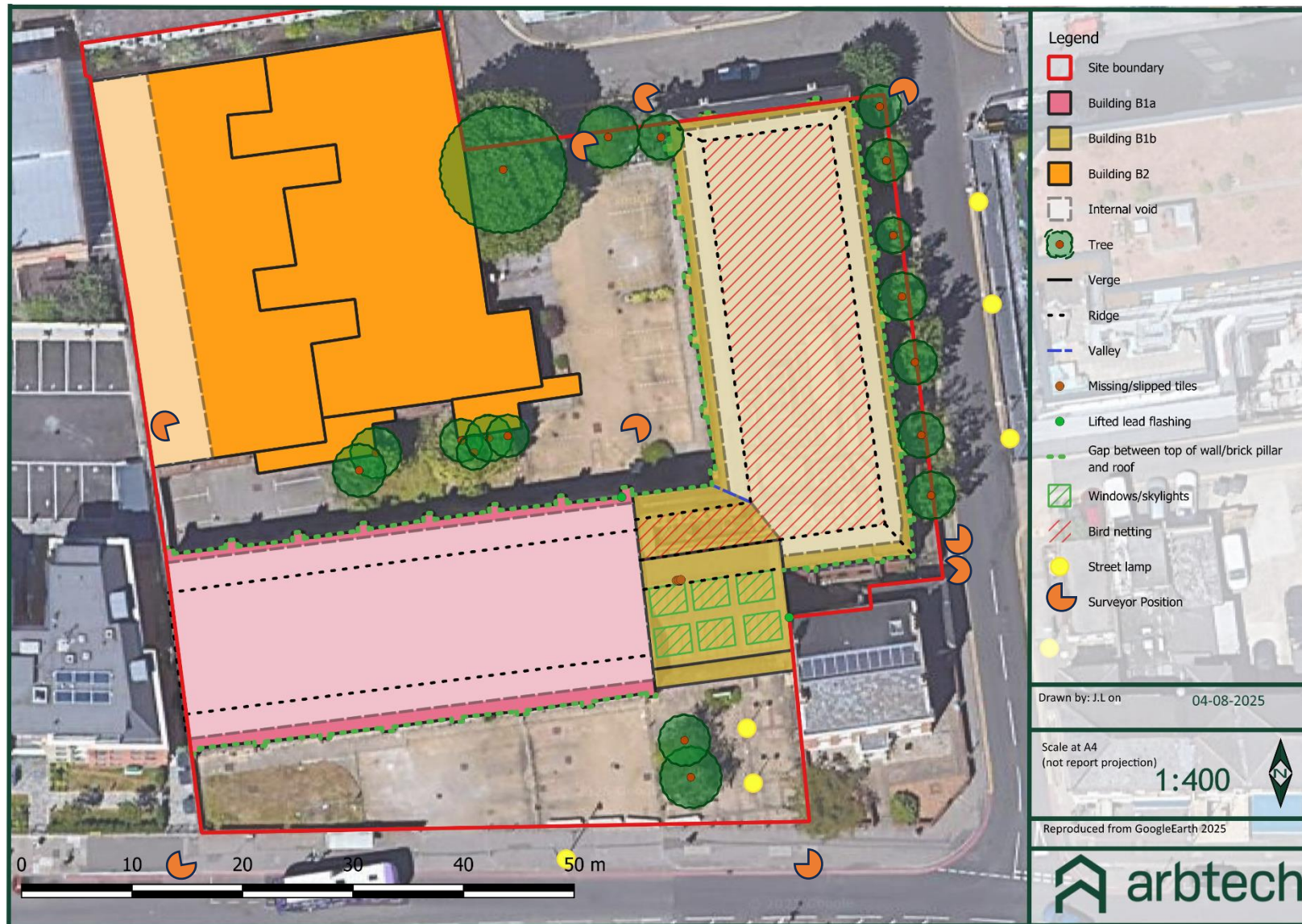
## Appendix 1: Habitat map



## Appendix 2: PRA plan



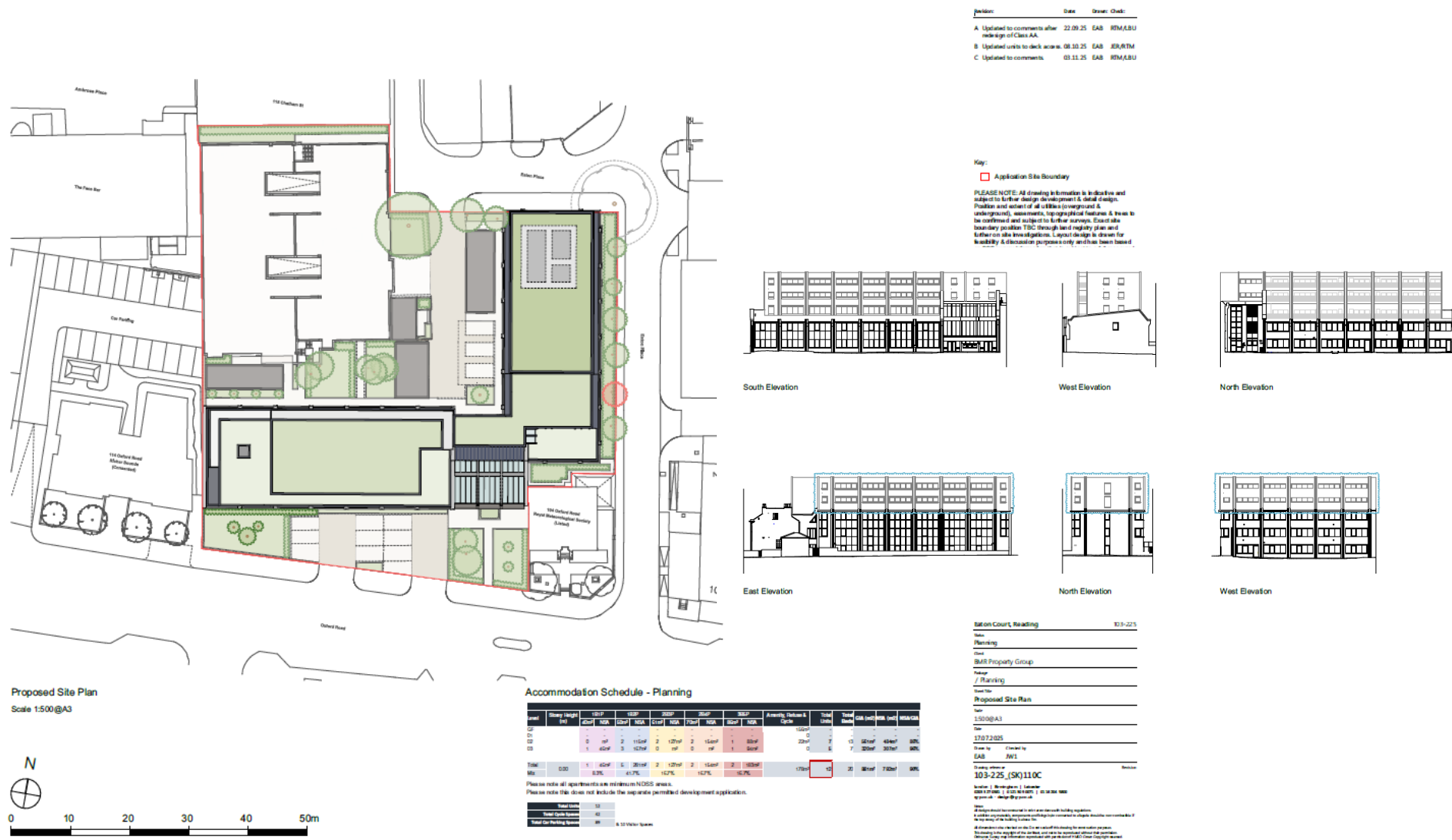
### Appendix 3: BERS plan



## Appendix 4: Location map



## Appendix 5: Proposed plan



## Appendix 6: Photos



Photo 1: Looking at the introduced shrubs, scattered trees and buildings on the eastern boundary.



Photo 2: Looking south at the areas of hardstanding and introduced shrubs.



Photo 3: Looking north at the areas of hardstanding, scattered trees and introduced shrubs.



Photo 4: Looking west at the areas of hardstanding, modified grassland and scattered trees.



Photo 5: Looking at the area of modified grassland on the south-western boundary.



Photo 6: Looking at the hardstanding, the building introduced shrubs and scattered trees on the south-eastern boundary.



Photo 7: Looking at the bird droppings below the gap between the wall/brick pillar and roof.

## Appendix 7: Habitat condition assessment

**Urban Trees;** assessed using 'Individual Trees' habitat type condition sheet:

| Condition Assessment Criteria |                                                                                                                                                                                                                                                            | Condition Achieved (Y/N) |       |       |      |      |       |       |       |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------|-------|------|------|-------|-------|-------|
|                               |                                                                                                                                                                                                                                                            | T01 M                    | T02 S | T03 S | G4 S | G5 S | T06 S | T07 S | T08 S |
| A                             | The tree is a native species (or more than 70% within the block are native species).                                                                                                                                                                       | N                        | Y     | N     | N    | N    | Y     | Y     | Y     |
| B                             | The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).                                                            | Y                        | Y     | Y     | Y    | Y    | Y     | Y     | Y     |
| C                             | The tree is mature (or more than 50% within the block are mature).                                                                                                                                                                                         | N                        | N     | N     | N    | N    | N     | N     | N     |
| D                             | There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height. | Y                        | Y     | Y     | Y    | Y    | Y     | Y     | Y     |
| E                             | Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.                                                                                                                        | N                        | N     | N     | N    | N    | Y     | N     | Y     |
| F                             | More than 20% of the tree canopy area is oversailing vegetation beneath.                                                                                                                                                                                   | Y                        | Y     | N     | Y    | Y    | Y     | Y     | Y     |
| Number of criteria passed     |                                                                                                                                                                                                                                                            | 3                        | 4     | 2     | 3    | 3    | 5     | 4     | 5     |

|                             |                            |                  |
|-----------------------------|----------------------------|------------------|
| Condition Assessment Result | Condition Assessment Score | Score Achieved ✓ |
|-----------------------------|----------------------------|------------------|

|                                |              |   |
|--------------------------------|--------------|---|
| Passes 5 or 6 of 6 criteria    | Good (3)     | ✓ |
| Passes 3 or 4 of 6 criteria    | Moderate (2) | ✓ |
| Passes 0, 1 or 2 of 6 criteria | Poor (1)     | ✓ |

| Condition Assessment Criteria |                                                                                                                                                                                                                                                            | Condition Achieved (Y/N) |       |       |       |       |       |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------|-------|-------|-------|-------|
|                               |                                                                                                                                                                                                                                                            | T09 S                    | T10 S | T11 S | T12 S | T13 S | T14 S |
| A                             | The tree is a native species (or more than 70% within the block are native species).                                                                                                                                                                       | Y                        | Y     | Y     | Y     | Y     | N     |
| B                             | The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).                                                            | Y                        | Y     | Y     | Y     | Y     | Y     |
| C                             | The tree is mature (or more than 50% within the block are mature).                                                                                                                                                                                         | N                        | N     | N     | N     | N     | N     |
| D                             | There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height. | Y                        | Y     | Y     | Y     | Y     | N     |
| E                             | Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.                                                                                                                        | N                        | N     | N     | Y     | Y     | N     |
| F                             | More than 20% of the tree canopy area is oversailing vegetation beneath.                                                                                                                                                                                   | Y                        | Y     | Y     | Y     | Y     | Y     |
| Number of criteria passed     |                                                                                                                                                                                                                                                            | 4                        | 4     | 4     | 5     | 5     | 2     |

| Condition Assessment Result    | Condition Assessment Score | Score Achieved ✓ |
|--------------------------------|----------------------------|------------------|
| Passes 5 or 6 of 6 criteria    | Good (3)                   | ✓                |
| Passes 3 or 4 of 6 criteria    | Moderate (2)               | ✓                |
| Passes 0, 1 or 2 of 6 criteria | Poor (1)                   | ✓                |

**Modified Grassland (centre of site);** assessed using 'Grasslands Low Distinctiveness' habitat type condition sheet:

| Condition Assessment Criteria:                                      |                                                                                                                                                                                                                                                         | Condition passed (Yes or No) | Notes/Justification                                              |
|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|------------------------------------------------------------------|
| A                                                                   | There must be 6-8 vascular plant species per m <sup>2</sup> , including at least 2 forbs.<br><b>Note – this criterion is essential for achieving moderate condition.</b>                                                                                | N                            | Fewer than 6 vascular plant species per m <sup>2</sup> .         |
| B                                                                   | Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.                                         | N                            | ~4cm sward height                                                |
| C                                                                   | Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.          | Y                            | No scattered scrub present (less than 20% coverage).             |
| D                                                                   | Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities. | N                            | Physical damage present in more than 5% of total grassland area. |
| E                                                                   | Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).                                                                                                                                 | N                            | Bare ground cover over 10%.                                      |
| F                                                                   | Cover of bracken less than 20%.                                                                                                                                                                                                                         | Y                            | No bracken observed (less than 20% coverage).                    |
| G                                                                   | There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).                                                                                                                                                              | Y                            | Absence of invasive species.                                     |
| Essential criterion achieved (Y/N)                                  |                                                                                                                                                                                                                                                         |                              | N                                                                |
| Number of criteria passed                                           |                                                                                                                                                                                                                                                         |                              | 3                                                                |
| Condition Assessment Result                                         | Condition Assessment Score                                                                                                                                                                                                                              | Score Achieved ✓             |                                                                  |
| Passes 6 or 7 of 7 criteria including passing essential criterion A | Good (3)                                                                                                                                                                                                                                                |                              |                                                                  |
| Passes 4 or 5 of 7 criteria including passing essential criterion A | Moderate (2)                                                                                                                                                                                                                                            |                              |                                                                  |

|                                                                                        |          |   |  |
|----------------------------------------------------------------------------------------|----------|---|--|
| Passes 0, 1, 2 or 3 of 7 criteria; OR<br>4, 5 or 6 of criteria but failing criterion A | Poor (1) | ✓ |  |
|----------------------------------------------------------------------------------------|----------|---|--|

**Modified Grassland (South-western boundary);** assessed using 'Grasslands Low Distinctiveness' habitat type condition sheet:

| Condition Assessment Criteria:                                                         |                                                                                                                                                                                                                                                         | Condition passed<br>(Yes or No) | Notes/Justification                                              |
|----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|------------------------------------------------------------------|
| A                                                                                      | There must be 6-8 vascular plant species per m <sup>2</sup> , including at least 2 forbs.<br><b>Note – this criterion is essential for achieving moderate condition.</b>                                                                                | Y                               | More than 6 vascular plant species per m <sup>2</sup> .          |
| B                                                                                      | Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.                                         | Y                               | Mixed sward height between 5cm – 10cm.                           |
| C                                                                                      | Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.          | Y                               | No scattered scrub present (less than 20% coverage).             |
| D                                                                                      | Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities. | N                               | Physical damage present in more than 5% of total grassland area. |
| E                                                                                      | Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).                                                                                                                                 | N                               | Bare ground cover over 10%.                                      |
| F                                                                                      | Cover of bracken less than 20%.                                                                                                                                                                                                                         | Y                               | No bracken observed (less than 20% coverage).                    |
| G                                                                                      | There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).                                                                                                                                                              | Y                               | Absence of invasive species.                                     |
| Essential criterion achieved (Y/N)                                                     |                                                                                                                                                                                                                                                         |                                 | Y                                                                |
| Number of criteria passed                                                              |                                                                                                                                                                                                                                                         |                                 | 5                                                                |
| Condition Assessment Result                                                            |                                                                                                                                                                                                                                                         | Condition Assessment Score      | Score Achieved ✓                                                 |
| Passes 6 or 7 of 7 criteria including passing essential criterion A                    |                                                                                                                                                                                                                                                         | Good (3)                        |                                                                  |
| Passes 4 or 5 of 7 criteria including passing essential criterion A                    |                                                                                                                                                                                                                                                         | Moderate (2)                    | ✓                                                                |
| Passes 0, 1, 2 or 3 of 7 criteria; OR<br>4, 5 or 6 of criteria but failing criterion A |                                                                                                                                                                                                                                                         | Poor (1)                        |                                                                  |

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