

Caversham, Reading

784-B073665

Preliminary Ecological Appraisal

Planning Issues Ltd

January 2026

**Document prepared on behalf of Tetra Tech Limited. Registered in England number:
01959704**



TETRA TECH

Tetra Tech Limited. Registered in England number: 01959704

Tetra Tech Southampton, International House, Solent International Business Park,
George Curl Way, Southampton, SO18 2RZ
Registered Office: 3 Sovereign Square, Sovereign Street, Leeds, United Kingdom, LS1
4ER

DOCUMENT CONTROL

Document:	Preliminary Ecological Appraisal
Project:	Caversham, Reading
Client:	Planning Issues Ltd
Project Number:	784-B073665
File Origin:	M:\784-B073665_Caversham__Reading\60_Output\63_Published

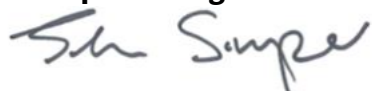
Version:	1	Prepared by:	Caian Edwards BSc (Hons) MSc Graduate Ecologist 
Date:	January 2026	Checked by:	Trish Holden BSc MSc MCIEEM Principal Ecologist 
Status:	Final	Approved By:	John Simper BSc MSc MCIEEM Principal Ecologist 
Description of Revision:	N/A		

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
1.0 INTRODUCTION	4
1.1 Background	4
1.2 Site Description	4
1.3 Development Proposals.....	4
1.4 Purpose of Report	4
1.5 Quality	5
1.6 Validity	5
2.0 METHODOLOGY	6
2.1 Historic Surveys.....	6
2.2 Desk Study	6
2.3 Field Surveys	6
2.3.1 Habitats	7
2.3.2 Protected and Notable Species	7
2.4 Limitations.....	10
3.0 RESULTS & EVALUATION.....	11
3.1 Protected Sites	11
3.2 Habitats	14
3.3 Protected and Notable Species	17
4.0 RECOMMENDATIONS.....	23
4.1 Mitigation and Further Survey	23
5.0 CONCLUSIONS.....	31
REFERENCES.....	33
FIGURES.....	34
APPENDICES	35

FIGURES

- Figure 1 – Site Location Plan
- Figure 2 – International Sites within 10 km
- Figure 3 – National and Local Sites within 2 km
- Figure 4 – Priority Habitats & Ancient Woodland within 1 km
- Figure 5 – UK Hab Habitat Plan
- Figure 6 – Waterbody Location Plan

APPENDICES

- APPENDIX A: REPORT CONDITIONS
- APPENDIX B: SITE MASTERPLAN
- APPENDIX C: TARGET NOTES & SURVEY DATA
- APPENDIX D: KEY LEGISLATION

EXECUTIVE SUMMARY

Contents	Summary
Site Location	The site is located south and west of Knighton Close, Reading, RG4 7SZ (Figure 1) and is centred at Ordnance Survey National Grid Reference SU 71240 75205. The site lies in Caversham, near the centre of the city of Reading.
Proposals	The proposal comprises the redevelopment of the site for retirement apartments with associated infrastructure, parking and open space. The proposed site plan (24 SW048_GF01) illustrates the redline boundary used to inform this assessment.
Scope of this Survey(s)	The purpose of this report is to: • Undertake a desk study to obtain existing information on statutory and non-statutory sites of nature conservation interest and relevant records of protected / notable species within the site and its zone of influence • Present the results of an extended Habitat Classification Survey, involving a walkover of the site to record habitat types and dominant vegetation, including any invasive species, and; evidence of protected fauna or habitats capable of supporting such species • Evaluate potential ecological receptors on site and within the zone of influence; identify any constraints to the site's development and make any recommendations for further surveys, mitigation or enhancement. This report has been written in conjunction with an associated Biodiversity Net Gain (BNG) Report (Tetra Tech, 2026a).
Results and Evaluation	There is one International statutory site within 10 km of the site, Hartslock Woods SPA which is approximately 9.55 km northwest, and 13 locally designated site, of which all are Local Wildlife Sites (LWS); one is also a Local Nature Reserve (LNR), Clayfield Copse, which is approximately 1.88 km northeast. The nearest LWS is located approximately 0.28 km northwest of the site. The majority of the site comprised of hardstanding and modified grassland as well as mixed woodland. The site has the potential to support a number of protected species including roosting bats, reptiles, foraging and nesting birds, hedgehog <i>Erinaceus europaeus</i> and badger <i>Meles meles</i>. Two Schedule 9 of the Wildlife and Countryside Act 1981 species, False Virginia creeper <i>Parthenocissus inserta</i> and variegated yellow archangel <i>Lamiastrum galeobdolon</i> subsp. <i>argentatum</i>, were recorded on site. There were also other non-native species present, such as cherry laurel <i>Prunus laurocerasus</i>, Russian vine <i>Fallopia baldschuanica</i> and butterfly bush <i>Buddleja davidii</i>; however, these are not Schedule 9 species.
Recommendations	Key recommendations of the report are:

- The site should demonstrate a minimum of a 10 % net gain in biodiversity in line with the National Planning Policy Framework (NPPF) (refer to the Biodiversity Net Gain (BNG) Report (Tetra Tech, 2026a)).
 - In order to adhere to the Mitigation Hierarchy, retention of existing on-site habitats including scrub and grassland should be incorporated into the project design where possible.
 - Include a HMMP along with a Defra Net Gain Plan.
 - Consideration must be given to local biodiversity and wildlife planning policies.
- A CEMP will be required with the aim of minimising indirect adverse impacts from dust, runoff, noise, and lighting to ecologically important features, retained habitats, and higher value habitats such as off-site hedgerows.
- A pre-commencement badger survey is required within the site and a surrounding 30 m buffer, where accessible, within three months prior to the commencement of works. Further details of the enhancement and mitigation plans for badgers is included in the associated badger report (Tetra Tech, 2026b).
- Details of the enhancement and mitigation plan for bats is included in the associated Bat Report (Tetra Tech, 2026c).
- Site vegetation clearance works and building demolition should avoid the nesting bird season if possible (considered to be March to September inclusive). If this is not possible (to account for constraints around reptiles and hedgehogs), then a nesting bird check 24 hours prior to vegetation removal will be required. If nesting birds are found, active nests must remain undisturbed in situ with a suitable buffer (to be determined by the ECoW) until chicks have fledged.
- Refugia on site including brash piles, log piles and debris (bricks, fence panels) are to be hand searched under ECoW prior to clearance and sheltering wildlife such as reptiles or hedgehog moved to a safe location away from the works area. Clearance of refugia must be undertaken at a time of year when reptiles and hedgehog are most likely to be active, i.e. April to October.
- A precautionary working statement will be included within the CEMP to detail the methods for the necessary two stage directional cut for any vegetation clearance within areas of suitable habitat for reptiles.
- Good practice reasonable avoidance measures must be included in the CEMP to avoid harm to wildlife; such as, but not limited to, covering excavations or providing means of escape, timing of works, storing materials on hardstanding, and providing Toolbox Talks to contractors prior to works.
 - The CEMP must also detail precautionary working measures to limit the introduction and spread of any INNS.

	• A sensitive lighting scheme in accordance with ILP guidance must be developed for the site to minimise disturbance to sensitive ecological receptors (e.g. bats) from temporary and permanent lighting. • Further surveys would be required to map and quantify the extent of any Schedule 9 INNS and inform an Eradication Plan and Biosecurity Management Plan. This plan would need to detail its removal, to be executed by specialist contractors, along with exclusion buffer zones, and possible controlled waste disposal requirements. • Recommended enhancements include: • Habitat retention and enhancement through the inclusion of native nectar and fruit producing trees and wildflower seed mixes, infilling and creating new hedgerows. • The erection of at least two integrated bat boxes / bricks, as well as, a mix of general-purpose bird boxes and groups of two-to-three swift bricks, and at least two bee bricks; to be erected on each new building. • The erection of two bat and two bird boxes are to be erected on retained trees within the woodland. • Creation of habitat enhancement features such as insect hotels, brash and log piles, and hibernacula to benefit invertebrates, amphibians, reptiles and hedgehogs. • Hedgehog highways to be created to improve connectivity to the wider landscape. • The number and locations of habitat enhancement features including bat/bird boxes and bricks will be detailed within the EMMP.
Conclusion	Provided the measures within this report are followed, it is anticipated that a design could be brought forward for this site that would be compliant with wildlife legislation as well as current local and national biodiversity planning policies.

1.0 INTRODUCTION

1.1 BACKGROUND

Tetra Tech Limited (Tetra Tech) was commissioned by Planning Issues Ltd in June 2025 to undertake a Preliminary Ecological Appraisal (PEA) of Caversham, Reading hereafter referred to as “the site”.

This report has been prepared by Graduate Ecologist Caian Edwards BSc (Hons) MSc and the conditions pertinent to it are in Appendix A.

1.2 SITE DESCRIPTION

The site is located south and west of Knighton Close, Reading, RG4 7SZ (Figure 1) and is centred at Ordnance Survey National Grid Reference SU 71240 75205. The site lies in Caversham, near the centre of the city of Reading. The site consists of a primary school and nursery and includes grassland, buildings, hardstanding, ornamental planting and woodland. The site lies within an urban location, bounded by existing residential development in all directions. The nearest green spaces are Balmore Walk located approximately 75m to the east and Caversham Cemetery (Victoria Road) which is located approximately 200m to the north. The site also lies approximately 600m to the north of the River Thames.

1.3 DEVELOPMENT PROPOSALS

The proposal comprises the redevelopment of the site for retirement apartments with associated infrastructure, parking and open space. The proposed site plan (24 SW048_GF01 Rev A) illustrates the redline boundary used to inform this assessment.

1.4 PURPOSE OF REPORT

The purpose of this report is to:

- Undertake a desk study to obtain existing information on statutory and non-statutory sites of nature conservation interest and relevant records of protected / notable species within the site and its zone of influence
- Present the results of an extended Habitat Classification Survey, involving a walkover of the site to record habitat types and dominant vegetation, including any invasive species, and evidence of protected fauna or habitats capable of supporting such species
- Evaluate potential ecological receptors on site and within the zone of influence; identify any constraints to the site's development and make any recommendations for further surveys, mitigation or enhancement.

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

This report should be read in conjunction with the accompanying Biodiversity Net Gain report (Tetra Tech, 2026a).

1.5 QUALITY

The lead surveyor, Principal Ecologist Alex Coggins, holds European protected species licences for Great Crested Newt (GCN) (2025-80541-SCI-CL08) and a Class 1 licence for Bats (2025-85639-CL17-BAT).

Our Ecologists follow Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct (CIEEM, 2025), with all surveys completed in accordance with Tetra Tech's Biosecurity Policy (Tetra Tech, 2025).

All staff have completed Health and Safety training. Risk Assessment Method Statements have been completed and verified prior to the site visit, with Dynamic Risk Assessments completed by all site staff upon arrival at site. The Asbestos register was received and reviewed on the 19th of September 2025.

1.6 VALIDITY

This report will be considered to remain valid for 18 months from the date of survey, until November 2026, in accordance with CIEEM (2019). After this time, it may be appropriate to consult an Ecologist to confirm if an update assessment is required. The recommendations within this report should be reviewed (and reassessed if necessary) should there be any changes to the habitats present, red line boundary or development proposals upon which this report was based.

2.0 METHODOLOGY

2.1 HISTORIC SURVEYS

Tetra Tech is not aware of any historical surveys to have been conducted on the site previously.

2.2 DESK STUDY

The desktop study comprised two elements:

- A data search obtained from the Thames Valley Environmental Records Centre (TVERC) of data collected within the last 10 years, received on the 19th of December 2025; and
- An online element including a search using : MAGIC, Defra's interactive, web-based database for statutory designations (<https://magic.defra.gov.uk>) and Ordnance Survey (OS) and Aerial Imagery (<https://www.bing.com/maps>).

The geographical extent of the search area was related to the significance of sites and species and potential zones of influence. For this site the following search areas were considered appropriate:

- 10 km for sites of International Importance (e.g. Special Areas of Conservation (SAC), Special Protection Area (SPA), Ramsar sites);
- 2 km for sites of National or Regional Importance (e.g. Sites of Special Scientific Interest (SSSI), protected or otherwise notable species and non-statutory designated sites of County Importance (e.g. Local Wildlife Sites (LWS));
 - In addition, any Impact Risk Zones (for identifying likely impacts on SSSIs / SACs / SPAs & Ramsar sites) overlapping the site were identified.
- 2 km for biological records;
- 2 km for granted European Protected Species Licenses (EPSLs) for Great Crested Newts (GCN) *Triturus cristatus*, hazel dormouse *Muscardinus avellanarius* and bats;
- 1 km for ancient woodland and mapped priority habitats (those which have been deemed to be of principal importance for the purpose of conserving biodiversity, being listed in Natural Environment and Rural Communities (NERC) Act (2006) Section 41 habitats of principal importance); and
- Additionally, <https://naturespaceuk.com/district-licensing/impact-map/> was checked to determine the risk of great crested newts being present.

The data search did not cover Tree Preservation Orders (TPOs); or Conservation Areas designated for their special architectural and historic interest.

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

2.3 FIELD SURVEYS

The following methodologies have been used to identify the ecological receptors present on or near the site and which are relevant to the proposed development. Survey extended beyond the site to a distance of 50 m for badger survey, 500 m for ponds and 20 m for trees / structures with bat roost potential, where accessible.

2.3.1 Habitats

An extended Habitat Classification Survey was undertaken on the site on the 20th of May 2025 by Tetra Tech Principal Ecologist Alex Coggins BSc (Hons). The weather conditions were dry with a light breeze with 40% cloud cover and an air temperature of 16°C.

The habitats present on site were mapped in accordance with the UK Habitat Classification Professional Edition – Version 2.0 (UK Hab Ltd., 2023), hereafter referred to as ‘UKHab’.

The habitats have been classified to a minimum of ‘Level 3’ (in accordance with UKHab), to identify the presence of any Habitats of Principal Importance (HPIs) listed under the NERC Act 2006. Where habitats occur in multiple areas of the site or are of different condition, additional polygons of the same habitat have been mapped so that their condition may be assessed independently.

The minimum recording unit for habitat is 25 m² or 5 m length for linear habitats (such as hedgerows or watercourses). Dominant plant species were recorded for each habitat present using standard nomenclature (Stace, 2019). Lists of plants recorded on site are provided in Appendix C.

2.3.2 Protected and Notable Species

The site was inspected for evidence of, and its potential to support, protected or notable species, especially those listed under the Schedule 2 of the Habitat Regulations 2017 (as amended), Schedule 5 of the Wildlife and Countryside Act (W&CA) 1981 (as amended), the Countryside Rights of Way (CROW) Act 2000, those given extra protection under the Natural Environment and Rural Communities (NERC) Act 2006, and species included in the City of London Local Biodiversity Action Plan (LBAP).

The presence of some species was determined using standard best practice guidance and are listed below.

Badger

The site was surveyed for evidence of badger *Meles meles* setts or other badger activity such as paths, latrines or signs of foraging. Methodologies used and any setts recorded were classified according to published criteria (Harris, et al., 1989).

Hazel Dormouse

The site was surveyed for its suitability to support hazel dormouse based on best practice guidance (Bright, et al., 2006).

Bats

Roosting Bats – Buildings / Structures / Trees

Any suitable buildings, structures or trees on site were assessed from the ground for their suitability to support breeding, resting and hibernating bats using survey methods based on the BCT Good Practice Guidelines (Collins, 2023), hereafter referred to as the ‘BCT Guidelines’.

Categorisation of Buildings

A preliminary assessment of buildings/structures on site was undertaken from the ground for their suitability to support breeding, resting and hibernating bats using survey methods based on the BCT Guidelines and outlined in Table 1 below.

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

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

Categorisation of Trees

A preliminary assessment of trees was undertaken, and trees were categorised to highlight whether additional assessment is required referring to the categories in Table 2 below. Professional judgement was used to identify trees where features could be obscured by foliage or other branches. If a feature was

identified on the tree the tree was categorised as PRF as the tree had at least 1 potential roost feature (PRF) present.

Table 2. Categorisation of Trees

Suitability	Description
None	Either no PRFs in the tree or highly unlikely to be any.
FAR	Further assessment required (FAR) to establish if PRFs are present in the tree.
PRF	A tree with at least one potential roost feature (PRF) present.

Birds

Bird species identified at the time of survey were noted and nesting birds recorded as seen. An assessment of habitats was undertaken to determine the likely value to breeding, wintering and foraging birds.

Great Crested Newt & Common Amphibians

The site was appraised for its suitability to support GCN based on guidance outlined in the Herpetofauna Workers' Manual (Gent & Gibson, 2003) and the *Great Crested Newt Conservation Handbook* (Langton, et al., 2001). This appraisal also considered waterbodies within 500 m of the site and their potential to be used for breeding newts. Each pond was assessed using the Habitat Suitability Index (HSI) (Oldham, et al., 2000) which assigns a value to the pond calculated from 10 pre-identified features. The HSI value gives a correlation of likely use by GCN and below 0.46 the waterbody is considered to have less likelihood of GCN presence however this metric is a guide and should be assessed on a site-by-site basis as waterbodies with low HSI have been known to support GCN.

Habitat suitability and evidence of other common amphibians was recorded on site where relevant.

Reptiles

The site was appraised for its suitability to support reptiles using guidance outlined in the Herpetofauna Workers' Manual (Gent & Gibson, 2003).

Invertebrates

The site's habitats were appraised for suitability to support assemblages of invertebrates and commented on in the report as appropriate.

Other Species

The site was also appraised for its suitability to support other protected or notable fauna with regard to the Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017) and BS42020:2013 Biodiversity – Code of Practice for Planning and Development (BSI, 2013). Evidence of any current or historical presence of such species was recorded.

Invasive Species

Evidence of species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), and the Invasive Alien Species (Enforcement and Permitting) Order 2019 (as amended) were recorded as seen.

Scoped Out

Due to the absence of a water course nearby or connected to the site otter *Lutra lutra* and water vole *Arvicola amphibius* have been scoped out of consideration and are not discussed further.

2.4 LIMITATIONS

Any absence of desk study records cannot be relied upon to infer absence of a species/habitat as the absence of records may be a result of under-recording within the given search area.

Access was possible to all areas of the site; however, due to lack of access to the residential areas surrounding the site a full 50 m buffer could not be surveyed. However, no signs of badger activity was recorded at the boundary of site; therefore, this was not considered a significant limitation.

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

3.0 RESULTS & EVALUATION

3.1 PROTECTED SITES

International and National designated sites identified within 10 km of the proposed development are presented in Table 3 with the designation, qualifying features and proximity from the development site also indicated. Details of local non-designated sites within 2 km and obtained from the TVERC are also included (Figure 2 and 3).

Table 3. Statutory and non-Statutory Designated Sites Identified During the Desk Study

Site Name	Designation	Distance and Direction from Site	Reasons for Designation
Hartslock Wood	Special Protection Area (SPA)	9.55 km NW	The semi-natural dry grassland and scrubland facies on calcareous substrates hosts an important orchid rich site. This site supports one of only three populations of monkey orchid <i>Orchis simia</i> . The site also contains a English yew <i>Taxus baccata</i> woodland, within which recent storms and landslips have resulted in a diverse age-structure for the yew population.
Clayfield Copse	Local Nature Reserve (LNR) and Local Wildlife Site (LWS)	1.88 km NE	Ancient woodland with service trees, wild pear trees <i>Pyrus pyraster</i> , bluebells <i>Hyacinthoides non-scripta</i> , common orchids and wood anemome <i>Anemonoides nemorosa</i> . Throughout the woodland there are ancient boundary banks, ditches, and plough balks
The Warren Woodlands Complex	LWS	0.27 km SW	The Warren Woodland Complex consists of six sites. These are Warren Woods Chalkpit, Chalkpit Wood (SU692753), Chazney Wood (SU707764), Grass Hill and Warren Court Wood (SU706749), Woodrow Court Woods (SU709750) and Long Drain (SU693752). The sites are situation on the chalk scarp of The Warren in Caversham, Reading.
Highdown Wood	LWS	0.8 km N	This is a small broadleaved woodland, dominated by mature beech (<i>Fagus</i> spp.) indicating plantation origin. There is a line of old oaks along the escarpment which continues into the woodland. The wood is south-west facing on a moderate slope and has thin, free draining calcareous soils of the Upper Chalk though there are springs and seepage from the overlying Reading beds.
Highdown Wood Proposed Extension	LWS	0.82 km N	This site is on the whole a very species poor scrubby secondary woodland with the ground flora generally dominated by Bramble <i>Rubus</i> spp., Nettle <i>Urtica</i> spp. and Ivy <i>Hedera helix</i> . There is the occasional large mature Oak at the southern and northern end of the site under which survive areas of Bluebells and Pignut <i>Conopodium majus</i> . But on the whole the cover is of scrubby trees of locally abundant cherry

			suckering <i>Prunus</i> spp., frequent Elm <i>Ulmus procera</i> , Elder <i>Sambucus nigra</i> and Sycamore <i>Acer pseudoplatanus</i> .
Rotherfield Way Copse	LWS	1 km NE	This small broad-leaved woodland is situated in a sheltered dry valley sloping moderately from NE to SW between roads and houses in Emmer Green, Reading. The geology appears to be Reading Beds. There are no other LWS in the vicinity and the wood is entirely surrounded by urban development apart from a wide mown grass verge to Rotherfield Way, of little wildlife value.
Hemdean Bottom	LWS	1.05 km NW	A chalk valley on the edge of Caversham. Most of the site is grassland with small areas of woodland and planted scrub towards the edges. The valley sides are fairly gently sloping, and the grassland is quite neutral in character but there is still a strong calcareous influence. On the steeper slopes where the sward is short there are more elements of lowland calcareous grassland. The chalk valley extends northwards into Oxfordshire where further areas of calcareous grassland are found.
Furzeplat	LWS	1.39 km N	This is a small area of mixed semi-natural woodland that holds a diversity of tree and shrub species and typical habitats, including substantial standing and fallen deadwood. The site is unmanaged and as such tends to be structurally quite uniform, both in the canopy and shrub layers.
Dingley Dell	LWS	1.49 km E	Dingley Dell is a large site incorporating woodland and semi-improved grassland, with a small area of scrub with mature willow pollards and species-poor ground cover at the far western end. It is an area of open access land owned by the council, which was recently subject to a programme of restoration and management to clear rubbish, create infrastructure, and improve accessibility.
Cow Lane Depot	LWS	1.55 km SW	The site forms a mosaic of habitats ranging from willow scrub with mature trees, to open standing water with swamp to ruderal and tall herb grassland.
Reading Golf Course (West)	LWS	1.6 km N	Despite its name this site does not lie within Reading Golf Course. It is located on a steep bank to the west of the course and supports chalk grassland habitat. Chalk grassland is mainly restricted to steeper banks such as this and is a national priority for nature conservation. Much of the grassland is quite tall and the richer areas are found where the sward is short. Wildflowers found here include centaury <i>Centaurea erythraea</i> , fairy flax <i>Linum catharticum</i> and salad burnet <i>Sanguisorba minor</i> . In the taller sward colourful wildflowers such as wild basil <i>Clinopodium vulgare</i> , knapweed <i>Centaurea nigra</i> , wild parsnip <i>Pastinaca sativa</i> and field scabious <i>Knautia arvensis</i> are found.

The Coal, Kennetmouth and Kings Meadow East	LWS	1.7 km SE	This site is a combination of two sites that were previously notified separately (The Coal and Kennetmouth West) and an area of land in the east of Kings Meadow. The Coal comprises a central and riverside woodland area and an open wayleave at the foot of a steep railway embankment. The former is dominated by canopy trees including two large poplars and a small stand of semi-mature hornbeams (<i>Carpinus betulus</i>). Kennetmouth is a short length of towpath at the confluence of the River Kennet and the River Thames at Reading. It includes the western bank of the Kennet and the southern bank of the Thames. It has alder <i>Alnus glutinosa</i>, willow <i>Salix</i> spp. and ash trees <i>Fraxinus excelsior</i> and patches with wetland species such as reed sweet-grass <i>Glyceria maxima</i>, lesser reedmace <i>Typha angustifolia</i>, yellow flag iris <i>Iris pseudacorus</i>, hemlock water-dropwort <i>Oenanthe crocata</i>, meadowsweet <i>Filipendula ulmaria</i> and water figwort <i>Scrophularia auriculata</i>. Kings Meadow East is currently utilised as a recreational area and as a short cut through to the supermarket from the boating jetty on the Thames. Much of this site has been created through the landscaping works associated with the supermarket development, including reprofiling the topography and substantial amounts of tree and shrub planting (circa 10 – 15 years ago). This work has supplemented the natural development of habitats on the site.
Henley Road Gravel Pit	LWS	1.95 km SE	This site is a large pit next to the Thames where gravel was extracted in the past. The site supports a range of wildfowl that winter in the UK including species such as gadwall which is classed a bird of conservation concern. Some nationally scarce insects have also been recorded here.
Reading Golf Course (East)	LWS	1.95 km N	The site is a strip of woodland and grassland on a south facing chalk bank in Reading golf course. The grassland has quite a dense sward but is species-rich with characteristic species of calcareous grassland including horseshoe vetch <i>Hippocrepis comosa</i>, greater knapweed <i>Centaurea scabiosa</i>, dwarf thistle <i>Cirsium acaule</i>, mouse-ear hawkweed <i>Pilosella officinarum</i>, burnet saxifrage <i>Pimpinella saxifraga</i>, common milkwort <i>Polygala vulgaris</i> and wild marjoram <i>Origanum vulgare</i>. Herbs characteristic of more neutral soils are also present. Large parts of the site are wooded with a species-rich mix of trees and scrubs.

Impact Risk Zones

The site is located within the Impact Risk Zones (IRZ) for Hartslock SSSI which located 9.55 km NW.

None have a hydrological connection to the site. However, factors that will trigger Local Planning Authority (LPA) consultation include:

- Air Pollution: Livestock & poultry units with a floorspace > 500 m², slurry lagoons > 750 m².
- Combustion: General combustion processes >50MW energy input. Including: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/combustion.

Based on the proposals for the site no consultation will be required.

Ancient Woodland and Priority Habitats

A desk-based study from MAGIC identified a total of 21 Priority Habitat parcels within a 1 km radius of the site, comprising 19 areas of deciduous woodland and two traditional orchards. In addition, four areas of good quality semi-improved grassland are located within a 1km radius. A map of the Priority Habitats within 1 km of the site can be found in Figure 4.

The closest deciduous woodland parcel shown on MAGIC is located on site in the northwestern corner and the second closest parcel is approximately 0.19 km to the south of the site, the other 18 deciduous woodland parcels within 1 km are scattered in all directions from the site. There is limited connectivity between the site and the nearby deciduous woodland due to the urban nature of the surrounding habitats. The closest area of good quality semi-improved grassland is located approximately 0.91 km to the northwest of the site., the other three parcels are all within 80 m of each other.

3.2 HABITATS

The following habitats, as outlined in Table 4, have been identified through the field assessment, a UKHab map can be found in Figure 5, with detailed Target Notes (TN) and Photographic Plates included in Appendix C, as appropriate. Importance is assessed in accordance with the CIEEM 'Guidelines for Ecological Impact Assessment in the UK and Ireland' (CIEEM, 2018) (hereafter referred to as the 'CIEEM Guidelines').

Table 4. Habitats

Habitat (UKHab Code) (TN)	Result	Importance Assessment
g4 – Modified grassland <u>Secondary codes:</u> Tall forbs (16)	There was a scattering of modified grassland parcels across the site. The largest was the former school playing field in the northeastern section of the site (TN1), it was composed of mainly of perennial ryegrass <i>Lolium perenne</i> , with abundant yarrow <i>Achillea millefolium</i> and frequent ribwort plantain <i>Plantago lanceolata</i> . A few smaller parcels on the southside and centre of the site had the same composition as the former school field (TN2 and TN3). Another small patch in the northwestern corner of the site had a slightly different composition which was dominated by cock's-foot <i>Dactylis glomerata</i> (TN4). Beside this patch was a smaller parcel used as the nursery grassland in which the Invasive Non-Native Species (INNS) Russian vine <i>Fallopia baldschuanica</i> was recorded (TN5).	This habitat is of local ecological importance as it contributes to the diversity of natural habitats on site, and it has the potential to support both common and widespread and notable and protected species as discussed in Section 3.3.4.

Habitat (UKHab Code) (TN)	Result	Importance Assessment
	There was also a patch of unmown grassland within the centre of the site where tall ruderal species have established such as common nettle <i>Urtica dioica</i> (TN6).	
u1 – Built-up areas and gardens <u>Secondary codes:</u> Introduced shrub (847)	Six parcels of built-up areas and gardens were recorded across the site. Two of these parcels had introduced shrub of cherry laurel <i>Prunus laurocerasus</i> and butterfly-bush <i>Buddleja davidii</i> (TN7). Another Schedule 9 INNS, variegated yellow archangel <i>Lamium galeobdolon</i> subsp. <i>argenteum</i> was recorded in an area of introduced scrub behind the building in the northwestern corner of the site (TN8)	This habitat is of local ecological importance as it contributes to the diversity of natural habitats on site, and it has the potential to support both common and widespread and notable and protected species as discussed in Section 3.3.4.
u1b – Developed land, sealed surface	The majority of the site is composed of hardstanding in the form of a tennis court, car park, and footpaths (TN9). On the edge of the tennis court a single recording of the schedule 9 invasive non-native species (INNS) false Virginia creeper <i>Parthenocissus inserta</i> (TN10).	This habitat is of negligible ecological importance .
u1b5 - Buildings	There were 11 buildings recorded on site, all of which combined to form the previous school. The main schoolhouse is a classical, large four-story building situated on the western portion of the site and is surrounded on its eastern and southern boundaries by woodland. Four smaller single-story buildings surround the main schoolhouse. There are also six buildings on the eastern portion which are still in use.	This habitat is of negligible ecological importance . However, it has the potential to support both common and widespread and notable and protected species as discussed in Section 3.3.4.
w1g – Other woodland, broadleaved	A parcel of broadleaved woodland positioned in the northwestern corner of the site. The woodland extends further north outside the redline boundary. The woodland is composed of cow parsley <i>Anthriscus sylvestris</i> , beech <i>Fagus sylvatica</i> , common ivy <i>Hedera helix</i> , ramsons <i>Allium ursinum</i> , sycamore <i>Acer pseudoplatanus</i> , horse-chestnut <i>Aesculus hippocastanum</i> , elder <i>Sambucus nigra</i> , and yew <i>Taxus baccata</i> (TN11). This parcel is distinct in species composition to the woodland parcel southwest of the schoolhouse.	This habitat is of local ecological importance as it contributes to the diversity of natural habitats on site, and it has the potential to support both common and widespread and notable and protected species as discussed in Section 3.3.4.
w1h – Other woodland, mixed	A single parcel of woodland was recorded in the southwestern portion of the site with a mix of non-native and native woody species, such as common ivy, cherry laurel <i>Prunus laurocerasus</i> , sycamore, horse-chestnut, yew, elder and holly <i>Ilex aquifolium</i> (TN12). The woodland borders the main schoolhouse on both its western and southern sides. There is	This habitat is of local ecological importance as it contributes to the diversity of natural habitats on site, and it has the potential to support both common and widespread and notable and

Habitat (UKHab Code) (TN)	Result	Importance Assessment
	slight crossover with the woodland to the north of the schoolhouse.	protected species as discussed in Section 3.3.4.
Urban trees	Scattered urban trees were present across the site amongst the hardstanding, buildings and grassland. The species of tree included cherry <i>Prunus</i> sp., beech, hybrid lime <i>Tilia x europaea</i> , sycamore <i>Acer pseudoplatanus</i> , and Leylan cypress <i>Cupressus x leylandii</i> amongst them (TN13).	This habitat is of local ecological importance as it contributes to the diversity of natural habitats on site, and it has the potential to support both common and widespread and notable and protected species as discussed in Section 3.3.4.

3.3 PROTECTED AND NOTABLE SPECIES

Data purchased from the TVERC confirmed the presence of a number of protected and notable species within 2 km of the site. Relevant data are discussed in Table 5 below.

Protected and notable species identified as a receptor for the site are detailed in Table 5. For species with legal protection arising from persecution, such as badgers, some details are purposefully omitted but can be provided on request to inform the masterplan. Further information on relevant species / environmental legislation and planning policy can be found in Appendix D.

Table 5. Species

Species	Legal Protection	Result	Importance Assessment
Badger	Protection of Badgers Act 1992; Wildlife and Countryside Act 1981 (as amended) Schedule 6.	Desk Study TVERC returned 49 records of badger within 2 km of the site over the last 10 years. The exact location of the records will not be reported on. The record is from July 2024 approximately 0.2 km southwest from the site. Field Survey No evidence of badger was observed within the site. However, mammal holes were recorded in the woodland to the north of the site with one hole recorded entering under the northmost building. However, they are likely from the fox which were also recorded during the walkover. The woodland and modified grassland on site supplies suitable foraging and sett creation habitat.	Local importance – the site could support foraging badgers from the wider area.
Hazel Dormouse	Conservation of Habitats and Species Regulations 2017 (as amended) Schedule 2; Wildlife and Countryside Act 1981 (as amended) Schedules 5 & 6; Natural Environment and Rural Communities 2006 Section 41.	Desk Study TVERC returned three records of hazel dormouse within 2 km of the site over the last 10 years. All three records are from the same location approximately 1.2km west of the site. The most recent record is from October 2022. A data search of MAGIC identified no EPSLs for hazel dormice with 2 km of the site within the last 10 years. Field Survey No evidence of hazel dormouse was recorded on site. The woodland onsite could provide suitable habitat for dormouse, however, due to the urbanisation	Negligible – Although the site may have suitable habitat for hazel dormice, due to lack of connectivity to the surrounding urban environment hazel dormice are considered likely absent from the site.

Species	Legal Protection	Result	Importance Assessment
		surrounding the site there is limited connectivity to surrounding environments which may support dormice. As such, dormice are considered likely absent from site.	
Bats	Conservation of Habitats and Species Regulations 2017 (as amended) Schedule 2; Wildlife and Countryside Act 1981 (as amended) Schedules 5 & 6; Natural Environment and Rural Communities 2006 Section 41.	Desk Study The data search returned 882 records of at least 13 species within 2 km of the site within the last 10 years. Some records could not be attributed to a direct species and were consequently labelled to a species group such as 'Myotis bat species', for example. Species of bats identified include western barbastelle <i>Barbastella barbastellus</i>, Cnephaeus serotinus (formerly known as serotine <i>Eptesicus serotinus</i>), Alcaethoe bat <i>Myotis alcathoe</i>, Brandt's bat <i>Myotis brandtii</i>, Daubenton's bat <i>Myotis daubentonii</i>, whiskered bat <i>Myotis mystacinus</i>, Natterer's bat <i>Myotis nattereri</i>, Leisler's bat <i>Nyctalus leisleri</i>, noctule <i>Nyctalus noctula</i>, Nathusius's pipistrelle <i>Pipistrellus nathusii</i>, common pipistrelle <i>Pipistrellus pipistrellus</i>, soprano pipistrelle <i>Pipistrellus pygmaeus</i> and brown long-eared <i>Plecotus auritus</i>. A search of MAGIC identified 12 EPSLs for bat roosts within 2 km of the site, over the last 10 years, the species for which the licences were issued are: brown long eared bat, Daubenton's bat, serotine, common pipistrelle and soprano pipistrelle. The most recent licence was for the destruction of the resting place for brown long eared bat, Daubenton's bat, common pipistrelle and soprano pipistrelle (2020-44895-EPS-MIT-1), 1.6km east of the site. The closest licence was for soprano pipistrelle (2014-1343-EPS-BDX), 0.26 km south of the site. Field Survey Roosting Bats Four of the buildings on site had potential to host roosting bats these included the nursery on the eastern portion of the site, both classroom buildings in the centre of the site and the main schoolhouse, which was deemed to have high potential for roosting bats due to the number of features present. The other buildings were deemed unsuitable. A total of four trees were surveyed for their potential to support roosts, of these trees only two were recorded to have potential roosting features.	Unknown – full details can be found in the associated Bat Report (Tetra Tech, 2026c).

Species	Legal Protection	Result	Importance Assessment
		Further details can be found in the associated Bat Report (Tetra Tech, 2026c). Foraging and commuting bats The woodlands and grassland on site had some potential support for foraging and commuting bats within the woodland on site. However, due to the urbanisation surrounding the site the site was deemed to be cusping on low potential for foraging and commuting bats. As such further bat activity surveys were conducted to understand; further details can be found in the associated Bat Report (Tetra Tech, 2026c).	
Birds	Wildlife and Countryside Act 1981 (as amended).	Desk Study The data search returned 2538 records of 70 species within 2 km of the site within the last 10 years. Of these 70 species 37 species are amber listed species, 24 are red listed species, and four are listed on Schedule 1 of the Wildlife and Countryside Act 1981. These four species include the black redstart <i>Phoenicurus ochruros</i>, Mediterranean gull <i>Ichthyaetus melanocephalus</i>, redwing <i>Turdus iliacus</i>, and white-tailed eagle <i>Haliaeetus albicilla</i>. All records of black redstart in the surrounding area originated from industrial brownfield sites. Field Survey The woodland provide a suitable habitat for nesting and foraging birds. However, it is unlikely that the site could support assemblages of protected and notable species, including black redstart. Given the regular management of the sites grassland it is considered to provide foraging habitat but would not support ground nesting birds. The woodland and buildings on site may support a number of more widespread, common, and notable (BoCC Amber/ Red listed species) species (see Section 3.2.2).	Local importance – the site could support a number of widespread, common, and notable species; however, due to lack of suitable habitat it is unlikely that the site can support significant assemblages of protected species.
GCN and Common Amphibians	GCN: Conservation of Habitats and Species Regulations 2017 (as amended) Schedule 2; Wildlife and Countryside Act 1981 (as amended)	Desk Study TVERC returned one record of GCN and two records of smooth newt <i>Lissotriton vulgaris</i> within 2 km of the site over the last 10 years. The GCN record was recorded in June 2017 and located approximately 1.25 km southwest of the site.	Negligible –Due to lack of suitable habitats on site and lack of connectivity to the surrounding environment GCN are considered likely absent from the site.

Species	Legal Protection	Result	Importance Assessment
	Schedules 5; Natural Environment and Rural Communities 2006 Section 41. <i>Other amphibians:</i> Wildlife and Countryside Act 1981 (as amended) Schedules 5; Natural Environment and Rural Communities 2006 Section 41.	The most recent record of smooth newt was record in June 2022 approximately 1.3 km northeast of the site. Using the Naturespace website, the risk of GCN being present was found to be within the green Impact Risk Zone. Only one waterbody was noted within 500 m of the site, the River Thames which flows through the city of reading, south of the site (Figure 6). Field Survey No evidence of GCN was recorded on site, the grassland and woodland may provide suitable habitat for terrestrial amphibians; however, due to the lack of connectivity the site has to any known waterbodies GCN are considered likely absent from the site.	
Reptiles	<i>Adder, grass snake, slow worm and common lizard:</i> Wildlife and Countryside Act 1981 (as amended) Schedule 5; Natural Environment and Rural Communities 2006 Section 41.	Desk Study The data search returned 24 records of reptiles within 2km of the site within the last 10 years. These include grass snake <i>Natrix helvetica</i> and slow worm <i>Anguis fragilis</i>. The closest record is from a slow worm c. 0.25 km west from August 2018. The most recent record was of two slow worms recorded c. 0.4 km north of the site from June 2021. Field Survey The site's woodlands and ruderal areas of grassland offer small areas of foraging, basking and hibernation potential for widespread and common species of reptiles. As such a small area of the site has suitable habitat, it is recommended that precautionary methods are utilised to ensure the protection of any reptile species. Further details are included in section 4.1.	Unknown – small parcels of the site have the potential to support a population of reptiles and precautionary working methods are recommended to ensure protection of potential reptiles present.
Invertebrates	Some invertebrates are protected under Conservation of Habitats and Species Regulations 2017 (as amended) and Wildlife and Countryside Act 1981 (as amended).	Desk Study The data search returned 364 records of 16 invertebrate species, of which ten are listed under Section 41 of the NERC Act (2006). Of these, two are protected under Schedule 5 of the Wildlife and Countryside Act. These are the white-letter hairstreak <i>Satyrrium w-album</i>, which returned one record from July 2018 located c. 1.75 km southwest, and stag beetle <i>Lucanus cervus</i>, which returned 318	Local importance – the site likely supports common species. Habitat is of limited quality to support notable species.

Species	Legal Protection	Result	Importance Assessment
	Many invertebrates are also listed as rare and most threatened species under Section 41 of the Natural Environment and Rural Communities Act (2006).	records, with the closest being recorded on site in June 2015 the most recent was recorded in June 2023 located c. 0.28 km. Field Survey The site's grassland, hedgerow, scrub, and woodland would offer habitat for multiple species of invertebrates. However, the limited species diversity recorded within the grassland and woodland habitat on site was not deemed substantial enough to sustain large, diverse invert assemblages. There was no deadwood recorded on site which may support protected saprophytic species, such as stag beetle.	
Invasive Non-Native Species (INNS)	Wildlife and Countryside Act 1981 (as amended) Schedule 9; The Invasive Alien Species (Enforcement and Permitting) Order 2019 (as amended); Environmental Protection Act 1990.	Desk Study The data search returned eight records of six species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), the closest record is of three-cornered garlic <i>Allium triquetrum</i> located c. 0.84 km north of the site. The data search also returned two invasive fauna species, the demon shrimp <i>Dikerogammarus haemobaphes</i> and American mink <i>Neovison vison</i> . The demon shrimp was recorded c. 1.8 km southwest in June 2016 and the American mink was recorded 1.9km southwest in March 2019. Field Survey Two Schedule 9 species was recorded, false Virginia creeper, on the north side of the tennis court, and variegated yellow archangel on the northern boundary in the nursery garden. No other Schedule 9 species were recorded, however, other non-native species were present such as Russian vine, butterfly bush <i>Buddleja davidii</i> , and cherry laurel <i>Prunus laurocerasus</i> .	Invasive plant species (Schedule 9) present on site. See recommendations in Section 4.0.
Other mammals (including European hedgehog <i>Erinaceus europaeus</i>)	Wildlife and Countryside Act 1981 (as amended) Schedule 6; Natural Environment and Rural Communities 2006 Section 41.	Desk Study The data search returned 111 records of hedgehog within 2 km of the site, over the last 10 years. Field Survey	Local importance – the site is likely to support hedgehogs.

Species	Legal Protection	Result	Importance Assessment
		The site's grassland and woodland would offer habitats which are likely to support foraging and sheltering hedgehogs, as well as the adjacent offsite woodland habitat.	

4.0 RECOMMENDATIONS

4.1 MITIGATION AND FURTHER SURVEY

All of the works outlined below in Table 6 should be assumed as likely requirements for the pre-planning stage to inform a planning application, unless otherwise stated.

Where species such as dormice, bats and great crested newts may potentially be impacted, further surveys are likely to be required to fully inform the proposals, mitigation, and, if necessary, a EPSL to allow actions that would otherwise be illegal.

Table 6. Mitigation and Further Survey / Assessment

Ecological Receptor	Further Survey / Assessment	Mitigation Required	Opportunity for Enhancement
Designated sites	The site is within 10 km of Hartslock Wood SAC and within 2km of 13 locally designated sites including 12 LWS and 1 LNR and LWS Clayfied Copse. A review of information presented of APIS (https://www.apis.ac.uk/app) indicates that the qualifying features of Hartslock Wood SAC are sensitive to atmospheric nitrogen deposition. Due to the scale and nature of the works proposed it is considered likely that the construction phase of this project will only result in a localised Affected Road Network (ARN) (within the immediate surroundings of the site's access). This ARN will be situated further than 200 m (to which nitrogen disposition is not assessed for impact) to Hartlock Wood SAC (9.55 km away). Therefore, deposition of airborne pollution within the above habitats will not increase as a result of this project. Therefore, a HRA will not be required.	Mitigation measures will need to be implemented to prevent an adverse effect to the integrity of designated sites, in line with planning policy ENV3 of the Reading Borough Local Plan (Reading Borough Council, 2019). Standard measures to reduce noise, dust, lighting, etc to be included within a Construction Environmental Management Plan (CEMP) in accordance with British Standard BS42020:2013.	N/A

Ecological Receptor	Further Survey / Assessment	Mitigation Required	Opportunity for Enhancement
	The site is also located within the IRZ of the Hartslock Wood SSSI which is located 9.55 km northwest of the site (see section 3.1). However, the development does not meet any of the thresholds to require consultation with Natural England and there are no hydrological connections. The site does not lie within a nutrient neutrality catchment area as such a nutrient neutrality assessment is not required.		
Habitats	The development will need to achieve a minimum of a 10 % net gain in biodiversity in line with the National Policy Planning Framework (NPPF) (Ministry of Housing Communities and Local Government, 2024) and Policy EN12 of the Reading Borough Local Plan (Reading Borough Council, 2019). which must be read in conjunction with this report.	It is recommended that all woodland is retained where possible together with suitable buffers / root protection zones (to be guided by an Arboricultural Impact Assessment). Loss of habitats on site will be mitigated and compensated for through obtaining a minimum of a 10 % net gain in biodiversity. This will most easily be achieved by prioritising the retention of urban greenspaces within the final design (e.g. limiting grassland loss where possible) and creating and enhancing habitats to higher quality. Habitat management tasks are likely to be required and legally secured (e.g. through Conservation covenant or S106 agreement, to be determined by the LPA) for up to 30 years post-development in order for retained and created habitats to reach and be maintained in target condition. Habitat prescriptions must be captured within a Habitat Management and Monitoring Plan (HMMP) (https://www.gov.uk/guidance/creating-a-habitat-	The following measures are recommended to enhance the site post development: • Infill planting within woodland with native species and standard trees. • Creation of high value grasslands within any open spaces in site design.

Ecological Receptor	Further Survey / Assessment	Mitigation Required	Opportunity for Enhancement
		management-and-monitoring-plan-for-biodiversity-net-gain), to be prepared by an Ecologist. Alongside a HMMP, it is requirement to also deliver a Defra Net Gain plan.	
Badger	Mammal holes were recorded on site, although they are likely fox holes, as such a detailed badger survey is required.	Mitigation to be captured within the associated Badger Survey Report (Tetra Tech, 2026b). General recommendations for the site include: - As badgers are a highly mobile and can excavate new setts in a short period of time, an update survey for badgers is recommended to take place no more than three months prior to works commencing, to confirm their likely continued absence. - A pre-works check must be undertaken by a suitably qualified ecologist within 48 hours prior to works commencing as badgers are mobile animal and always expanding territories. This will also check for any active or new fox earths within the works area to prevent an offence under the Mammal Act; and - All trenches and holes dug on site must either be covered, or a suitable ramp be provided within them for any stretch of time workers are not on site. This will allow any mammals which happen to fall in to escape.	To enhance the site for badgers, the following are recommended: - Wildflower meadow planting within green open spaces. - New tree planting to expand and improve woodland habitats.

Ecological Receptor	Further Survey / Assessment	Mitigation Required	Opportunity for Enhancement
Bats	Bats are fully protected under the Habitats Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Further assessment is required to inform the proposals and any licensing requirements. Roosting As a result of the buildings and trees offering bat roosting potential a detailed Bat Roost Assessment (BRA) and Ground Level Tree Assessment (GLTA) were recommended for any buildings or trees that were to be disturbed or removed during construction. Further nocturnal emergence/return were required to confirm presence or likely absence of bats to fully inform licensing and mitigation. These surveys were conducted by Tetra Tech and full details are included in the associated bat survey report (Tetra Tech, 2026c). Foraging And Commuting The site was assessed as offering low foraging suitability, due to the woodland present on site. As such static bat detector monitoring was conducted to understand the commuting and foraging assemblages through the woodland. However, a full suite of night-time bat walkover (NBW) surveys was considered disproportionate due to the small size of the site and the relative impact of the proposals.	Full details of the required mitigation are included within the associated bat survey report (Tetra Tech, 2026c).	Further enhancements will be provided following the further assessments and outlined within the associated bat survey report (Tetra Tech, 2026c).

Ecological Receptor	Further Survey / Assessment	Mitigation Required	Opportunity for Enhancement
	Full details are included in the associated bat survey report (Tetra Tech, 2026c).		
Birds	Breeding birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended), while Schedule 1 species are further protected meaning it is an offence to disturb individuals of these species when they are 'at or near' an active nest. Due to the lack of suitable nesting habitat on site, it is unlikely that the site could support significant assemblages of protected and notable species. The modified grassland on site is not suitable for ground nesting birds, but the woodland and buildings on site may support a number of more widespread common and notable (BoCC Amber) species (see Section 3.2.2). No further assessments are required at this stage; however, precautionary methods are recommended for any clearance works.	All woodland and scattered trees should be retained within the development, wherever possible. Vegetation clearance and building demolition should avoid the nesting bird season (March to September inclusive for most birds). Where the nesting bird season cannot be avoided, for example with vegetation clearance for reptiles and hedgehogs (see below), then pre-commencement nesting bird checks must be conducted a maximum of 24 hours prior to any vegetation clearance or demolition of structures under the supervision of an Ecological Clerk of Works (ECOW). In the event that nesting birds are found, all works within a minimum 5 m radius (species dependent) of the nest must cease until the young have flown and no longer return to the vicinity of the nest. Larger exclusion zones may be necessary dependent on species, and an ecologist must apply their professional knowledge when determining size. Precautionary measures must be captured within the site's CEMP.	Enhancements will be implemented on site by erecting bird boxes (to be installed at least 4 m above ground level on north / northeastern aspects on new dwellings with considerations for window, door, and passage locations). This demonstrates the proposals incorporate features that enhance biodiversity in line with Policy EN12 of the Reading Borough Local Plan (Reading Borough Council, 2019). Enhancement of the site through planting of native trees or hedgerow (in line with the BNG requirement) would provide further nesting opportunities. More detailed enhancements, including number and locations of bird boxes, will be contained within the Ecological Mitigation and Management Plan (EMMP).
GCN and Common Amphibians	GCN are fully protected under the Habitats Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended).	N/A	N/A

Ecological Receptor	Further Survey / Assessment	Mitigation Required	Opportunity for Enhancement
	Suitable habitat is present on site for GCN including the grassland and woodland. However, suitable breeding habitat (waterbodies) within 500 m of the site are separated through unsuitable urban habitat. Therefore, no further surveys are deemed necessary.		
Reptiles	Reptiles are protected from killing and injuring under the Wildlife and Countryside Act 1981 (as amended), and listed in the NERC Act, 2006. The grasslands and woodland on site offer potential foraging, basking and hibernation habitat suitable for widespread and common reptile species, such as, slow worm. However, due to the size of the site and nature of the surrounding habitats with limited connectivity to suitable habitat in the wider landscape, further surveys are not required at this stage.	In order to reduce risks of killing or injuring reptiles, Precautionary Working Methods are to be used including refugia checks and a direction two stage cut for any vegetation clearance under the supervision of an ECoW. All details of mitigation methods to be included in the site's CEMP. Suitable reptile habitat (basking areas, woodland, and grassland within close proximity to the woodland) should be retained where possible with suitable buffers and connectivity.	To enhance the site for reptiles, the following are recommended to meet Policy EN12 of the Reading Borough Local Plan (Reading Borough Council, 2019): - Retention and enhancement of grassland habitats to include tussocky grassland and wildflower planting. Management would need to consider how a diverse vertical structure would be maintained; and - Creation of log piles, hibernacula, and habitat piles for breeding (soft grass / vegetation cuttings) within boundary vegetation buffers. More detailed enhancements, including number and locations of hibernacula and log piles, will be contained within the EMMP.

Ecological Receptor	Further Survey / Assessment	Mitigation Required	Opportunity for Enhancement
Invertebrates	It is considered unlikely that the site will support a significant population of both protected and notable species or common and widespread species typical of the habitats on site. As such, no further surveys are recommended with regard to invertebrates.	The CEMP will outline methods of minimising adverse impacts from noise, dust, debris, and pollution. A sensitive lighting scheme will be included for any temporary or permanent lighting to be used during the construction-phase and operational-phase of the development; ensuring no light spill onto retained vegetation or suitable habitats (woodland).	To enhance the site for invertebrates, the following are recommended to meet Policy EN12 of the Reading Borough Local Plan (Reading Borough Council, 2019): • Log piles could be created to attract insects within habitat boundary buffers. • Insect hotels could be mounted on poles near suitable retained vegetation. • It is recommended that a minimum of two bee bricks are incorporated into south facing aspects of all new dwellings at least 1 m from the ground with no vegetation covering the holes.
Invasive species	Two Schedule 9 of the Wildlife and Countryside Act 1981, False Virginia creeper and variegated yellow archangel, were recorded on site. In order to prevent spread (and therefore an offence under the Wildlife and Countryside Act), further surveys would be required to map and quantify the extent of any Schedule 9 INNS and inform a Eradication Plan and Biosecurity Management Plan (BMP). This plan would	General precautionary measures to prevent the introduction and spread of INNS must be undertaken (such as clean, check, dry policy for tools and machinery before entering site), which must be outlined in the site's CEMP and BMP. The removal of any INNS must be conducted by specialist contractors to prevent spread and thus an offence being committed. Toolbox talks should be conducted prior to works to ensure the contractors are aware of the potential for invasive species on site. Best practice	The eradication of any INNS would be considered an enhancement.

Ecological Receptor	Further Survey / Assessment	Mitigation Required	Opportunity for Enhancement
	need to detail its removal, to be executed by specialist contractors, along with exclusion buffer zones, and possible controlled waste disposal requirements. Three other INNS were recorded: cherry laurel, butterfly bush and Russian vine. These are not Schedule 9 species; however, they are fast spreading, and consideration should be given to their management on site.	working methods, including pollution prevention methods, should be outlined in the CEMP and / or BMP to limit the spread of invasive plant species. It is recommended that a specialist contractor is appointed to produce a control / eradication plan, to include 'no-work' buffer zones with fencing, and controlled waste disposal where necessary.	
Other mammals (including European hedgehogs)	No further surveys or assessments are required for other mammals, such as hedgehog.	To avoid harm to hedgehogs during the construction-phase of the development, a search by hand will be carried out immediately prior to removing any dense vegetation and brash piles. This can be completed alongside refugia checks conducted by an ECoW for reptiles, as detailed above. This work is to be restricted to periods where hedgehogs are likely to be active if possible (April- October; with considerations to nesting birds). If any hedgehogs are found, they must be moved to a safe area away from the development works. If works must be done outside this time and hedgehogs are found hibernating, they must be taken to a local hedgehog rescue centre. During construction, good practice RAMs are recommended; those included for badgers will also mitigate for other mammals such as hedgehogs.	The inclusion of native trees and shrubs with a diverse structure within the landscape design post-development, and retention of cut vegetation in brash piles at the site's peripheries will contribute to the resource available to hedgehogs for sheltering and hibernation. Hedgehog highways (a 13 cm x 13 cm hole) are to be created in fencing, if proposed, to facilitate hedgehog commuting.

5.0 CONCLUSIONS

The development proposals are considered likely to have a negligible impact on the statutory designated sites due to the limited scope and duration of works. Due to the distance from the site to the closest SPA (9.55 km) there is no pathways for disturbance. The site is however, within the Impact Risk Zones for one SSSIs; yet the development does not trigger the need for consultation with Natural England.

The site has the potential to support a number of protected species including bats, nesting birds, badgers, and hedgehogs. There is also a stand of false Virginia creeper and variegated yellow archangel, both Schedule 9 invasive plant species, that will need to be considered under a biosecurity plan before works commence.

Key recommendations of the report are:

- The site should demonstrate a minimum of a 10 % net gain in biodiversity in line with the NPPF (refer to the BNG Report (Tetra Tech, 2026a)).
 - In order to adhere to the Mitigation Hierarchy, retention of existing on-site habitats including scrub and grassland should be incorporated into the project design where possible.
 - Include a HMMP along with a Defra Net Gain Plan.
 - Consideration must be given to local biodiversity and wildlife planning policies.
- A CEMP will be required with the aim of minimising indirect adverse impacts from dust, runoff, noise, and lighting to ecologically important features, retained habitats, and higher value habitats such as off-site hedgerows.
- A pre-commencement badger survey is required within the site and a surrounding 30 m buffer, where accessible, within three months prior to the commencement of works. Further details of the enhancement and mitigation plans for badgers is included in the associated badger report (Tetra Tech, 2026b).
- Details of the enhancement and mitigation plan for bats is included in the associated Bat Report (Tetra Tech, 2026c).
- Site vegetation clearance works and building demolition should avoid the nesting bird season if possible (considered to be March to September inclusive). If this is not possible (to account for reptiles and hedgehogs), then a nesting bird check 24 hours prior to vegetation removal will be required. If nesting birds are found, active nests must remain undisturbed in situ with a suitable buffer (to be determined by the ECoW) until chicks have fledged.
- Refugia on site including brash piles, log piles and debris (bricks, fence panels) are to be hand searched under ECoW prior to clearance and sheltering wildlife such as reptiles or hedgehog moved to a safe location away from the works area. It is recommended that clearance of refugia is undertaken at a time of year when reptiles and hedgehogs are most likely to be active, i.e. April to October.
- A precautionary working statement will be included within the CEMP to detail the methods for the necessary two stage directional cut for any vegetation clearance within areas of suitable habitat for reptiles.

- Good practice reasonable avoidance measures must be included in the CEMP to avoid harm to wildlife, such as, but not limited to, covering excavations or providing means of escape, timing of works, storing materials on hardstanding, and providing Toolbox Talks to contractors prior to works.
 - The CEMP must also detail precautionary working measures to limit the introduction and spread of any INNS.
- A sensitive lighting scheme in accordance with ILP guidance must be developed for the site to minimise disturbance to sensitive ecological receptors (e.g. bats) from temporary and permanent lighting.
- Further surveys would be required to map and quantify the extent of any Schedule 9 INNS and inform a BMP. This plan would need to detail its removal, to be executed by specialist contractors, along with exclusion buffer zones, and possible controlled waste disposal requirements.
- Recommended enhancements include:
 - Habitat retention and enhancement through the inclusion of native nectar and fruit producing trees and wildflower seed mixes, infilling and creating new hedgerows.
 - The erection of at least two integrated bat boxes / bricks bird boxes including a mix of general-purpose boxes and groups of two-to-three swift bricks, and at least two bee bricks; to be erected on each new building. In addition to that two bat and two bird boxes are to be erected on retained trees within the woodland.
 - Creation of habitat enhancement features such as insect hotels, brash and log piles, and hibernacula to benefit invertebrates, amphibians, reptiles and hedgehog.
 - Hedgehog highways to be created to improve connectivity to the wider landscape.
 - The number and locations of habitat enhancement features including boxes and bricks will be detailed within the EMMP.

Provided the measures within this report for further survey and mitigation can be adopted, it is anticipated that a design could be brought forward for this site that would be compliant with wildlife legislation as well as current local and national biodiversity planning policies.

Provided the measures within this report for further survey and mitigation can be adopted, it is anticipated that a design could be brought forward for this site that would be compliant with current local and national biodiversity planning policy.

REFERENCES

- Bright, Morris & Mitchell-Jones, 2006. *The dormouse conservation handbook*. 2nd ed. Peterborough: English Nature.
- BSI, 2013. *BS 42020 – a code of practice for biodiversity in planning and development*, London: BSI Group.
- CIEEM, 2017. *Guidelines for Preliminary Ecological Appraisal*. 2nd ed. Winchester: CIEEM.
- CIEEM, 2018. *Guidelines for Ecological Impact Assessment in the UK and Ireland*, Winchester: CIEEM.
- CIEEM, 2019. *Advice note on the lifespan of ecological reports & surveys*. s.l.:Chartered Institute of Ecology and Environmental Management, Winchester..
- CIEEM, 2025. *Code of Professional Conduct*. s.l.:Chartered Institute of Ecology and Environmental Management, Ampfield.
- Collins, 2023. *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition)*. London: The Bat Conservation Trust.
- Gent & Gibson, 2003. *Herpetofauna Workers' Manual*. Peterborough: JNCC.
- Harris, Cresswell & Jefferies, 1989. *Surveying badgers. An occasional publication of the mammal society – No. 9*. London: Mammal Society.
- Langton, Beckett & Foster, 2001. *Great Crested Newt Conservation Handbook*. Halesworth: Froglife.
- Ministry of Housing Communities and Local Government, 2024. *National Planning Policy Framework*. [Online]
Available at:
https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf
- Oldham, Keeble, Swan & Jeffcote, 2000. Evaluating the Suitability of Habitat for the Great Crested Newt (*Triturus cristatus*). *Herpetological Journal*, pp. 10 (4), 143-155.
- Reading Borough Council, 2019. *Reading Borough Local Plan*, s.l.: s.n.
- Stace, 2019. *New Flora of the British Isles*. 4th ed. Suffolk: C&M Floristics Middlewood Green.
- Tetra Tech, 2025. *Biosecurity Policy*, s.l.: s.n.
- Tetra Tech, 2026a. *Caversham, Reading - Biodiversity Net Gain Assessment Report*, s.l.: s.n.
- Tetra Tech, 2026b. *Caversham, Reading - Badger Survey Report*, s.l.: s.n.
- Tetra Tech, 2026c. *Caversham, Reading - Bat Roost Survey Report*, s.l.: s.n.
- UK Hab Ltd., 2023. *UK Habitat Classification Version 2.0*. [Online]
Available at: <https://www.ukhab.org>

FIGURES

Figure 1 – Site Location Plan

Figure 2 – International Sites within 10 km

Figure 3 – National and Local Sites within 2 km

Figure 4 – Priority Habitats & Ancient Woodland within 1 km

Figure 5 – UK Hab Habitat Plan

Figure 6 – Waterbody Location Plan



Site Location Plan

Caversham, Reading



Planning Issues Ltd

Legend

-  Red line boundary
-  Ownership boundary

Notes:

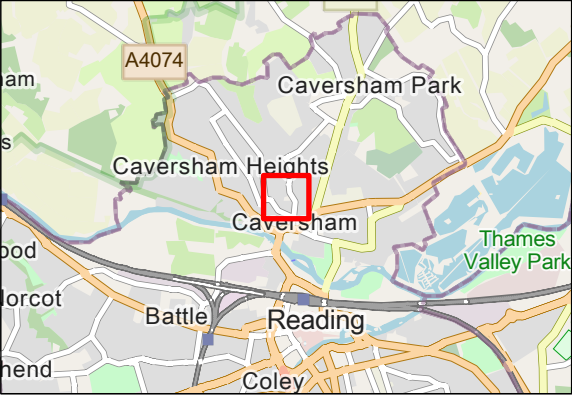
Drawn by: CHRIS.DAWE
Checked by: Alex Coggins

Figure No. 1
Revision No. B
29 January 2026

0 20 40 60 80 Meters
Scale 1:2,000 @A3

British National Grid
NGR: 471262E 175218N

Microsoft, Vantor, Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri




TETRA TECH

3 Sovereign Square
Sovereign Street
Leeds
United Kingdom
LS1 4ER

Tetra Tech Limited.
Registered in England
number: 01959704



International Sites Within 10 km

Caversham, Reading



Planning Issues Ltd

Legend

-  Site boundary
-  Ownership boundary
-  Site boundary buffer (10 km)
-  Special Areas of Conservation (SAC)

Data Sources:
[Special Areas of Conservation](#)

Notes:
Symbology similar to that used within the MAGIC Application

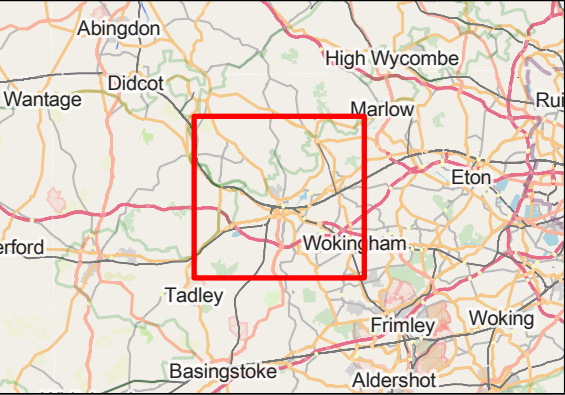
Drawn by: CHRIS.DAWE
Checked by: Alex Coggins

Figure No. 2
Revision No. B
29 January 2026

0 1 2 3 Kilometers
Scale 1:75,000 @A3

British National Grid
NGR: 471262E 175240N

Earthstar Geographics, Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri



TETRA TECH

3 Sovereign Square
Sovereign Street
Leeds
United Kingdom
LS1 4ER

Tetra Tech Limited.
Registered in England
number: 01959704



National and Local Sites Within 2 km

Caversham, Reading



Planning Issues Ltd

Legend

-  Site boundary
-  Ownership boundary
-  Site boundary buffer (2 km)
-  Local Nature Reserves (LNR)
-  Local Wildlife Site (LWS)

Data Sources:
[National Nature Reserves](#)

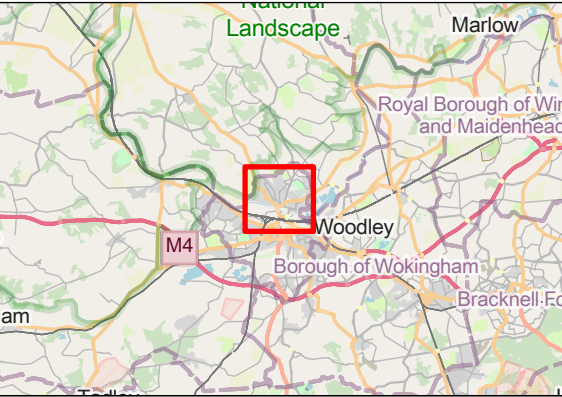
Notes:
Symbology similar to that used within the MAGIC Application

Drawn by: CHRIS.DAWE
Checked by: Alex Coggins

Figure No. 3
Revision No. B
29 January 2026

0 250 500 750 Meters British National Grid
Scale 1:15,000 @A3
NGR: 471262E 175240N

Microsoft, Vantor, Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri



3 Sovereign Square
Sovereign Street
Leeds
United Kingdom
LS1 4ER

Tetra Tech Limited.
Registered in England
number: 01959704



Priority Habitats & Ancient Woodland within 1 km

Caversham, Reading

Planning Issues Ltd

Legend

-  Site boundary
-  Ownership boundary
-  Site boundary buffer (1km)

Priority Habitats Inventory

-  Deciduous woodland
-  Good quality semi improved grassland
-  Traditional orchard



Notes:

Drawn by: CHRIS.DAWE
Checked by: Alex Coggins

Figure No. 4
Revision No. B
29 January 2026

0 100 200 300 400 Meters
Scale 1:8,500 @A3

British National Grid
NGR: 471262E 175218N

Microsoft, Vantor, Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

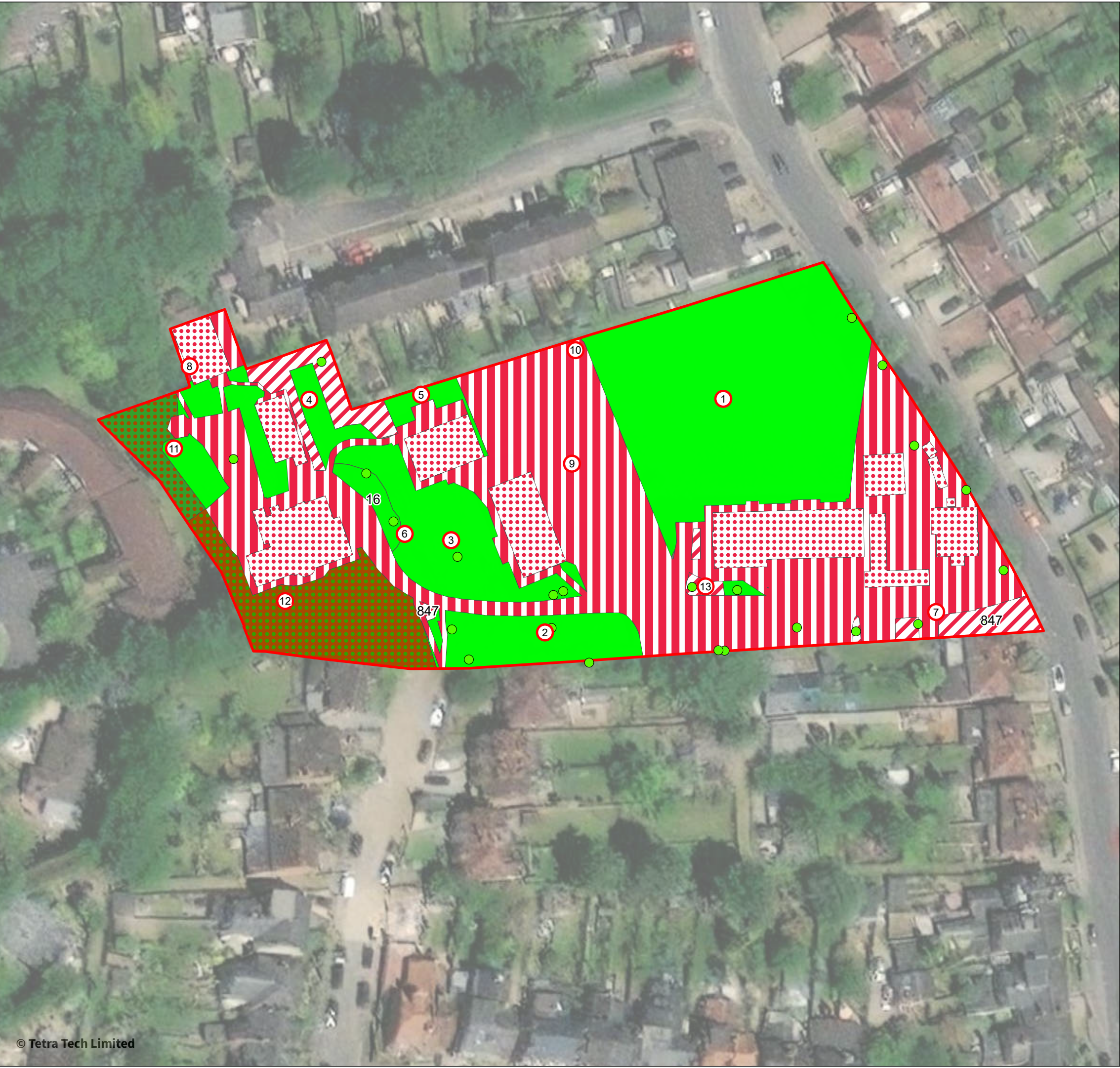




TETRA TECH

3 Sovereign Square
Sovereign Street
Leeds
United Kingdom
LS1 4ER

Tetra Tech Limited.
Registered in England
number: 01959704



UK Hab Habitat Plan

Caversham, Reading



Planning Issues Ltd

Legend

- Site boundary
- g4 - Modified grassland
- u1 - Built-up areas and gardens
- u1b - Developed land, sealed surface
- u1b5 - Buildings
- w1g - Other woodland, broadleaved
- w1h - Other woodland, mixed
- Urban tree
- Target notes

Secondary codes:
16 - Tall Forbs
847 - Introduced shrub

Symbology defined by UK Habs. <https://ukhab.org/ukhab-documentation/>

Notes:

Drawn by: CHRIS.DAWE
Checked by: Alex Coggins

Figure No. 5
Revision No. B
29 January 2026

0 8 16 24 32 Meters
Scale 1:700 @A3

British National Grid
NGR: 471276E 175193N

Microsoft, Vantor, Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri



TETRA TECH
3 Sovereign Square
Sovereign Street
Leeds
United Kingdom
LS1 4ER

Tetra Tech Limited.
Registered in England
number: 01959704



© Tetra Tech Limited

Waterbody Location Plan

Caversham, Reading



Planning Issues Ltd

Legend

-  Site boundary
-  Ownership boundary
-  Site boundary buffer (500m)
-  Site boundary buffer (250m)
-  Waterbody

Notes:

Drawn by: CHRIS.DAWE
Checked by: Alex Coggins

Figure No. 6
Revision No. B
29 January 2026

0 50 100 150 200 Meters
Scale 1:5,000 @A3

British National Grid
NGR: 471262E 175240N

Microsoft, Vantor, Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri





TETRA TECH

3 Sovereign Square
Sovereign Street
Leeds
United Kingdom
LS1 4ER

Tetra Tech Limited.
Registered in England
number: 01959704

APPENDICES

APPENDIX A: REPORT CONDITIONS

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

No liability is accepted or warranty given for; unconfirmed data, third party documents and information supplied to Tetra Tech or for the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report. Tetra Tech does not purport to provide specialist legal, tax or accounting advice.

The report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections'. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times. No investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal and weather-related conditions. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions. The “shelf life” of the Report will be determined by a number of factors including; its original purpose, the Client’s instructions, passage of time, advances in technology and techniques, changes in legislation etc. and therefore may require future re-assessment.

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

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

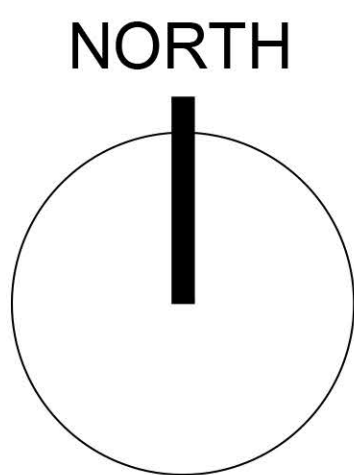
The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final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

APPENDIX B: SITE MASTERPLAN

Former Hemdean House School, Hemdean Road - Proposed Retirement Housing - Proposed Site Plan (with Retirement Ground Floor Plan)



© CHURCHILL LIVING		
REVISIONS		
Rev.	Date	By



- * Proposed Lodge conversion to 1no. cottage
- ** Proposed School House conversion to 10no. open market flats
- *** Existing Music building to be retained
- Existing mature trees, some indicated with TPOs
- Mature trees to be removed
- Proposed retaining wall with banking
- +40.5m Assumed site level
- Existing & proposed levels based on Topographical Survey by cube surveys

Client

Churchill Living

Your lifestyle • Your choice

PROPOSED RETIREMENT APARTMENTS
FORMER HEMDEAN HOUSE SCHOOL
HEMDEAN ROAD, CAVERSHAM
RG4 7SD

PROPOSED SITE PLAN

PLANNING APPLICATION

Scale	1:400 @ A1	Date	JAN. 2026
Drawn	KLS	Checked	RJ
Drawing No.		Rev.	

10137CS PA00

planningissues

TOWN PLANNING AND ARCHITECTURE

Churchill House • Parkside • Ringwood • Hampshire • BH24 3SD
Tel: (01429) 462375 E-mail: design@planningissues.co.uk

Scale 1:400

APPENDIX C: TARGET NOTES & SURVEY DATA

CAVERSHAM PEA - 20 MAY 2025

Survey Details	
Surveyor	Alex Coggins
Project Number	784-B073665
Project Name	Caversham PEA
General Notes	PEA

Temperature (°C)	Cloud Cover	Wind	Precipitation
16°C	40%	1 - Light air	No precipitation

TN1			
Description			Photos
Modified grassland Former school playing field.			
Common Name	Latin Name	Dafour	
Perennial rye-grass	<i>Lolium perenne</i>	1 - Dominant	
Yarrow	<i>Achillea millefolium</i>	2 - Abundant	
Ribwort plantain	<i>Plantago lanceolata</i>	3 - Frequent	
Creeping buttercup	<i>Ranunculus repens</i>	4 - Occasional	

Daisy	<i>Bellis perennis</i>	4 - Occasional	
Red fescue	<i>Festuca rubra</i>	4 - Occasional	
White clover	<i>Trifolium repens</i>	4 - Occasional	
Annual meadow-grass	<i>Poa annua</i>	5 - Rare	
Cat's-ear	<i>Hypochaeris radicata</i>	5 - Rare	
Cock's-foot	<i>Dactylis glomerata</i>	5 - Rare	
Common nettle	<i>Urtica dioica</i>	5 - Rare	
Dandelion	<i>Taraxacum agg.</i>	5 - Rare	
British National Grid (m): 471307E, 175219N			
TN2			
Description			Photos
Modified grassland Small areas of modified grassland around site. Same composition of species and management as playing field .			
Common Name	Latin Name	Dafour	
Perennial rye-grass	<i>Lolium perenne</i>	1 - Dominant	
Daisy	<i>Bellis perennis</i>	3 - Frequent	
Ribwort plantain	<i>Plantago lanceolata</i>	3 - Frequent	
Creeping buttercup	<i>Ranunculus repens</i>	4 - Occasional	

Annual meadow-grass	<i>Poa annua</i>	5 - Rare												
Cock's-foot	<i>Dactylis glomerata</i>	5 - Rare												
Common ragwort	<i>Jacobaea vulgaris</i>	5 - Rare												
Dandelion	<i>Taraxacum agg.</i>	5 - Rare												
Yorkshire-fog	<i>Holcus lanatus</i>	5 - Rare												
British National Grid (m): 471273E, 175175N														
TN3														
Description		Photos												
Modified grassland Same species composition as playing field. British National Grid (m): 471256E, 175192N														
TN4														
Description		Photos												
Modified grassland Small area of unmanaged modified grassland with slightly different species composition. <table border="1"> <thead> <tr> <th>Common Name</th><th>Latin Name</th><th>Dafour</th></tr> </thead> <tbody> <tr> <td>Cock's-foot</td><td><i>Dactylis glomerata</i></td><td>1 - Dominant</td></tr> <tr> <td>Germander speedwell</td><td><i>Veronica chamaedrys</i></td><td>4 - Occasional</td></tr> <tr> <td>Herb-Robert</td><td><i>Geranium robertianum</i></td><td>4 - Occasional</td></tr> </tbody> </table>		Common Name	Latin Name	Dafour	Cock's-foot	<i>Dactylis glomerata</i>	1 - Dominant	Germander speedwell	<i>Veronica chamaedrys</i>	4 - Occasional	Herb-Robert	<i>Geranium robertianum</i>	4 - Occasional	
Common Name	Latin Name	Dafour												
Cock's-foot	<i>Dactylis glomerata</i>	1 - Dominant												
Germander speedwell	<i>Veronica chamaedrys</i>	4 - Occasional												
Herb-Robert	<i>Geranium robertianum</i>	4 - Occasional												

Hogweed	<i>Heracleum sphondylium</i>	4 - Occasional
Creeping buttercup	<i>Ranunculus repens</i>	5 - Rare

British National Grid (m): 471229E, 175219N

TN5

Description	Photos						
Introduced shrub Russian vine along the site boundary. <table><tr><th>Common Name</th><th>Latin Name</th><th>Dafour</th></tr><tr><td>Russian vine</td><td><i>Fallopia baldschuanica</i></td><td>4 - Occasional</td></tr></table>	Common Name	Latin Name	Dafour	Russian vine	<i>Fallopia baldschuanica</i>	4 - Occasional	
Common Name	Latin Name	Dafour					
Russian vine	<i>Fallopia baldschuanica</i>	4 - Occasional					

British National Grid (m): 471251E , 175220N

TN6

Description	Photos																		
Tall ruderal Patch of unmown area where ruderal species have established. <table><tr><th>Common Name</th><th>Latin Name</th><th>Dafour</th></tr><tr><td>Common nettle</td><td><i>Urtica dioica</i></td><td>1 - Dominant</td></tr><tr><td>Cock's-foot</td><td><i>Dactylis glomerata</i></td><td>3 - Frequent</td></tr><tr><td>Cleavers</td><td><i>Galium aparine</i></td><td>4 - Occasional</td></tr><tr><td>Green alkanet</td><td><i>Pentaglottis sempervirens</i></td><td>4 - Occasional</td></tr><tr><td>Bramble</td><td><i>Rubus fruticosus agg.</i></td><td>5 - Rare</td></tr></table>	Common Name	Latin Name	Dafour	Common nettle	<i>Urtica dioica</i>	1 - Dominant	Cock's-foot	<i>Dactylis glomerata</i>	3 - Frequent	Cleavers	<i>Galium aparine</i>	4 - Occasional	Green alkanet	<i>Pentaglottis sempervirens</i>	4 - Occasional	Bramble	<i>Rubus fruticosus agg.</i>	5 - Rare	
Common Name	Latin Name	Dafour																	
Common nettle	<i>Urtica dioica</i>	1 - Dominant																	
Cock's-foot	<i>Dactylis glomerata</i>	3 - Frequent																	
Cleavers	<i>Galium aparine</i>	4 - Occasional																	
Green alkanet	<i>Pentaglottis sempervirens</i>	4 - Occasional																	
Bramble	<i>Rubus fruticosus agg.</i>	5 - Rare																	

Cow parsley	<i>Anthriscus sylvestris</i>	5 - Rare
Foxglove	<i>Digitalis purpurea</i>	5 - Rare
Sycamore	<i>Acer pseudoplatanus</i>	5 - Rare
Wood avens	<i>Geum urbanum</i>	5 - Rare
Wood dock	<i>Rumex sanguineus</i>	5 - Rare

British National Grid (m): 471247E, 175193N

TN7

Description			Photos
Introduced shrub			
Common Name	Latin Name	Dafour	
Cherry laurel	<i>Prunus laurocerasus</i>	3 - Frequent	
Butterfly-bush	<i>Buddleja davidii</i>	4 - Occasional	
Dogwood	<i>Cornus sanguinea</i>	5 - Rare	
Hazel	<i>Corylus avellana</i>	5 - Rare	
Snowberry	<i>Symphoricarpos albus</i>	5 - Rare	

British National Grid (m): 471347E, 175179N

TN8

Description	Photos
Introduced scrub	
Variegated yellow archangel.	

<table><tr><th>Common Name</th><th>Latin Name</th><th>DAFOR</th></tr><tr><td>Variegated Yellow Archangel</td><td><i>Lamiastrum galeobdolon subsp. argentatum</i></td><td>1 - Dominant</td></tr></table> British National Grid (m): 471207E, 175225N			Common Name	Latin Name	DAFOR	Variegated Yellow Archangel	<i>Lamiastrum galeobdolon subsp. argentatum</i>	1 - Dominant	
Common Name	Latin Name	DAFOR							
Variegated Yellow Archangel	<i>Lamiastrum galeobdolon subsp. argentatum</i>	1 - Dominant							
TN9									
Description		Photos							
Hardstanding In the form of tennis court, car park and footpaths. British National Grid (m): 471278E, 175207N									
TN10									
Description		Photos							
Introduced shrub									

False Virginia creeper along the fence surrounding the tennis court.

Common Name	Latin Name	Dafour
False Virginia creeper	<i>Parthenocissus inserta</i>	2 - Abundant



British National Grid (m): 471279E, 175228N

TN11

Description	Photos
Woodland Former area used as forest school. Wraps around from north west to west to south west of RLB Several foxes including cubs observed across this area. Species indicative of ancient woodland. This area is distinct in species composition from area south of former School House.	

Common Name	Latin Name	Dafour
Cow parsley	<i>Anthriscus sylvestris</i>	2 - Abundant
Beech	<i>Fagus sylvatica</i>	3 - Frequent
Common ivy	<i>Hedera helix</i>	3 - Frequent
Ramsons	<i>Allium ursinum</i>	3 - Frequent
Sycamore	<i>Acer pseudoplatanus</i>	3 - Frequent
Butcher's broom	<i>Ruscus aculeatus</i>	4 - Occasional
Field maple	<i>Acer campestre</i>	4 - Occasional
Horse-chestnut	<i>Aesculus hippocastanum</i>	4 - Occasional

Spurge-laurel	<i>Daphne laureola</i>	4 - Occasional	
Bramble	<i>Rubus fruticosus agg.</i>	5 - Rare	
Elder	<i>Sambucus nigra</i>	5 - Rare	
Hawthorn	<i>Crataegus monogyna</i>	5 - Rare	
Yew	<i>Taxus baccata</i>	5 - Rare	
Dog's mercury	<i>Mercurialis perennis</i>	7 - Locally frequent	
British National Grid (m): 471187E, 175252N			
TN12			
Description			Photos
Woodland Distinct in species composition compared to area to the north which has ancient woodland indicator species and more mature trees. This area is a mix of non natives and some natives and no AWI in ground flora. Crossover is just slightly the north of the school house.			
Common Name	Latin Name	Dafour	
Common ivy	<i>Hedera helix</i>	1 - Dominant	
Cherry laurel	<i>Prunus laurocerasus</i>	2 - Abundant	
Sycamore	<i>Acer pseudoplatanus</i>	2 - Abundant	
Horse-chestnut	<i>Aesculus hippocastanum</i>	3 - Frequent	
Yew	<i>Taxus baccata</i>	4 - Occasional	

Elder	<i>Sambucus nigra</i>	5 - Rare		
Holly	<i>Ilex aquifolium</i>	5 - Rare		
British National Grid (m): 471213E, 175201N				
TN13				
Description		Photos		
Scattered trees				
Scattered trees amongst Hardstanding, buildings and grassland.				
Common Name	Latin Name			Dafour
Cherry	<i>Prunus sp.</i>			3 - Frequent
Beech	<i>Fagus sylvatica</i>			4 - Occasional
Hybrid lime	<i>Tilia x europaea</i>			4 - Occasional
Sycamore	<i>Acer pseudoplatanus</i>			4 - Occasional
Leyland cypress	<i>Cupressus x leylandii</i>			5 - Rare
Osier	<i>Salix viminalis</i>			5 - Rare
Pine	<i>Pinus sp.</i>			5 - Rare
Walnut	<i>Juglans regia</i>	5 - Rare		
British National Grid (m): 471303E, 175184N				

APPENDIX D: KEY LEGISLATION

Habitats Directive

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

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

Birds Directive

The EC Directive on the Conservation of Wild Birds (79/409/EEC) or 'Birds Directive' was introduced to achieve favourable conservation status of all wild bird species across their distribution range. In this context, the most important provision is the identification and classification of Special Protection Areas (SPAs) for rare or vulnerable species listed in Annex 1 of the Directive, as well as for all regularly occurring migratory species, paying particular attention to the protection of wetlands of international importance.

Conservation of Habitats and Species Regulations 2017 (as amended)

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

The 2018 amendments mainly related to the impact of the *People Over Wind* decision and some implications arising for neighbourhood plan development and a range of other planning tools including Local Development Orders and Permission in Principle – see here for full details:

<https://www.legislation.gov.uk/uksi/2018/1307/note/made>

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

<https://www.legislation.gov.uk/ukdsi/2019/9780111176573>

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

Wildlife & Countryside Act 1981 (as amended)

This is the principal mechanism for the legislative protection of wildlife in the UK. This legislation is the chief means by which the 'Bern Convention' and the Birds Directive are implemented in the UK. Since it was first introduced, the Act has been amended several times.

The Act makes it an offence to (with exception to species listed in Schedule 2) intentionally:

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

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

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

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

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

Finally, the Act also makes it an offence (subject to exceptions) to: intentionally pick, uproot or destroy any wild plant listed in Schedule 8, or any seed or spore attached to any such wild plant; unless an authorised person, intentionally uproot any wild plant not included in Schedule 8; or sell, offer or expose for sale, or possess (for the purposes of trade), any live or dead wild plant included in Schedule 8, or any part of, or anything derived from, such a plant.

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

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

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

Environment Protection Act 1990

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

Protection of Badgers Act 1992

The main legislation protecting badgers in England and Wales is the Protection of Badgers Act 1992 (the 1992 Act). Under the 1992 Act it is an offence to: wilfully kill, injure, take or attempt to kill, injure or take a badger; dig for a badger; interfere with a badger sett by, damaging a sett or any part thereof, destroying a sett, obstructing access to a sett, causing a dog to enter a sett or disturbing a badger while occupying a sett. The 1992 Act defines a badger sett as: "any structure or place which displays signs indicating current use by a badger".

Natural Environment and Rural Communities Act 2006

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

The Environment Act 2021

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

National Planning Policy Framework - Published the 27 March 2012, updated December 2024

National Planning Policy Framework (NPPF) is the top tier of planning policy. The Framework provides guidance to local authorities and other agencies on planning policy and the operation of the planning system. Section 15 relates to 'Conserving and enhancing the natural environment'. Paragraph 187- 201

Relevant policies in relation to planning application include Paragraphs:

"187. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

188. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework^[1]; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries

192. To protect and enhance biodiversity and geodiversity, plans should:

^[1] Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality

(a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity [2] ; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation [3] ; and

(b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

193. When determining planning applications, local planning authorities should apply the following principles:

(a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

(b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

(c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons [4] and a suitable compensation strategy exists; and

(d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

194. The following should be given the same protection as habitats sites:

(a) potential Special Protection Areas and possible Special Areas of Conservation;

(b) listed or proposed Ramsar sites; and

(c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

195. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site

^[1] Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality

² Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system

³ Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them

⁴ For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat

⁵ Potential Special Protection Areas, possible Special Areas of Conservation and proposed Ramsar sites are sites on which Government has initiated public consultation on the scientific case for designation as a Special Protection Area, candidate Special Area of Conservation or Ramsar site

see here for full details: <https://www.gov.uk/guidance/national-planning-policy-framework>

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

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

Birds of Conservation Concern

This is a review of the status of all birds occurring regularly in the United Kingdom. It is regularly updated and is prepared by leading bird conservation organisations, including the British Trust for Ornithology (BTO), Joint Nature Conservation Committee (JNCC) and The Royal Society for the Protection of Birds (RSPB).

The latest report was produced in 2021 (Eaton *et al*, 2021) and identified 70 red list species, 103 amber species, and 72 green species. The criteria are complex, but generally:

Red list species are those that have shown a decline of the breeding population, non-breeding population or breeding range of more than 50% in the last 25 years.

^[2] Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system

^[3] Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them

^[4] For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat

Amber list species are those that have shown a decline of the breeding population, non-breeding population or breeding range of between 25% and 50% in the last 25 years. Species that have a UK breeding population of less than 300 or a non-breeding population of less than 900 individuals are also included, together with those whose 50% of the population is localised in 10 sites or fewer and those whose 20% of the European population is found in the UK.

Green list species are all regularly occurring species that do not qualify under any of the red or amber criteria are green listed.

Global IUCN Red List

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

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

Local Biodiversity Action Plan (LBAP)

Local Biodiversity Action Plans (LBAP) identify habitat and species conservation priorities at a local level (typically at the County level), and are usually drawn up by a consortium of local Government organisations and conservation charities.

Some LBAP's may also include Habitat Action Plans (HAP) and/or Species Action Plans (SAP), which are used to guide and inform the local decision making process.

Wild Mammals (Protection) Act 1996

This Act offers protection to all wild species of mammals, irrespective of other legislation, and focussed on animal welfare, rather than conservation.

Unless covered by one of the exceptions, a person is guilty of an offence if he mutilates, kicks, beats, nails or otherwise impales, stabs, burns, stones, crushes, drowns, drags or asphyxiates any wild mammal with intent to inflict unnecessary suffering.

Its application is typically restricted to preventing deliberate harm to wildlife (in general) during construction works etc.

Reading Borough Local Plan

Policy EN12 – Biodiversity and the Green Network

- a) The identified Green Network, the key elements of which are shown on the Proposals Map, shall be maintained, protected, consolidated, extended and enhanced. Permission will not be granted for development that negatively affects the sites with identified interest or fragments the overall network. The Green Network comprises:
 - Sites with identified biodiversity interest - Local Wildlife Sites, Local Nature Reserves, Biodiversity Opportunity Areas, protected and priority species and their habitats, Priority and Biodiversity Action Plan habitats, and the River Thames and all its tributaries (including the River Kennet and the Kennet & Avon Canal); and
 - Areas with potential for biodiversity value and which stitch the Green Network together – designated Local Green Space and open green spaces, and existing and potential Green Links.New development shall demonstrate how the location and type of green space, landscaping and water features provided within a scheme have been arranged such that they maintain or link into the existing Green Network and contribute to its consolidation. Such features should be designed to maximise the opportunities for enhancing this network. All new development should maximise opportunities to create new assets and links into areas where opportunities are as yet unidentified on the Proposals Map.
- b) On all sites, development should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible. Development should:
 - Protect and wherever possible enhance features of biodiversity interest on and adjacent to the application site, incorporating and integrating them into development proposals wherever practicable; and
 - Provide new tree planting, wildlife friendly landscaping and ecological enhancements (such as wildlife ponds, bird and bat boxes) wherever practicable.In exceptional circumstances where the need for development clearly outweighs the need to protect the value of the site, and it is demonstrated that the impacts cannot be: 1) avoided; 2) mitigated or; 3) compensated for on-site; then new development will provide off-site compensation to ensure that there is “no net loss” of biodiversity. Provision of off-site compensation shall be calculated in accordance with nationally or locally recognised guidance and metrics. It should not replace existing alternative habitats, and should be provided prior to development.

EN3: Enhancement of Conservation Areas	The special interest, character and architecture of Conservation Areas will be conserved and enhanced. Development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness. Positive consideration will be given to proposals which take opportunities to enhance the character of conservation areas. These may include: • Reducing visual clutter caused by negative factors, such as poles and overhead wires, satellite dishes or unnecessary street furniture; • Restoring original building features; • Removing inappropriate additions or alterations to buildings; • Protecting and encouraging the maintenance of green spaces and important trees, particularly where they are intrinsic to the history and character of the area; • Improving signage and street furniture; • Restoring or re-establishing appropriate paving, railings or walls; • Sympathetic landscaping and planting; • Improving or restoring green spaces, including front gardens, that are appropriate to the historic interest of a Conservation Area; • Signage that reveals and promotes the Conservation Area and its boundaries; • Interpretation panels to inform the public of the area's historical significance. Where a Conservation Area Appraisal and Management Plan has been adopted for a particular Conservation Area, this will be a material consideration in determining applications for development.