



Yeomanry House
131 Castle Hill
Reading
RG1 6AG
Preliminary Ecological
Appraisal

Luscinia Ecology
On behalf of
Yeomanry House Ltd



Document Properties

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Chapter 1: Summary

- 1.1 This report will be submitted alongside a planning application for the “*conversion of a former Registry Office to eight dwellings (5 no. apartments and 3 no. houses), including alterations to the interior and exterior of the building to facilitate works*” at Yeomanry House, 131 Castle Hill, Reading, RG1 6AG. This report sets out a Preliminary Ecological Appraisal of the Proposed Development at the Site.
- 1.2 A data search and ecological surveys were completed to assess the potential ecological impacts, inform the design of the development, and identify appropriate mitigation, compensation, and enhancement measures. Where required, these measures are suggested to be secured by planning condition.
- 1.3 The Proposed Development avoids the loss of habitats of ecological importance as the Site is of low ecological importance. New landscaping and structural planting are proposed, and this includes native hedgerow planting. The overall impact on habitats from the Proposed Development will be at least neutral.
- 1.4 The ecological impacts, mitigation, and compensation associated with the Proposed Development is as follows:
 - A small number of poor-quality trees will be removed.
 - The building within the Site was assessed to have Negligible Suitability to support a bat roost. This was due to the presence of a small area of lead flashing and fascia board. In response, the area will be carefully inspected and removed / refitted in the presence of an ecologist, with all advice followed.
 - The trees within the Site were assessed to have No (None) Suitability to support roosting bats. No further action is required.
 - A Schedule 9 invasive species was present on Site and will be safely removed to avoid its spread.
 - A Sensitive Lighting Strategy will be implemented during construction and occupation to maintain the negligible impact on the local bat assemblage and flight-paths.
- 1.5 The following compensation and enhancements will be provided within the Site:
 - 4 x Vivara Pro 32mm nest boxes.
 - 1 x Schwegler 1FR tube.
- 1.6 The Applicant is aware of, and has committed to, all the mitigation, compensation, and enhancement measures set out within this report. Based on the results from the survey, context of the Site, and overall low ecological importance of the Site, this report is valid for a period of 18 months from the survey date (i.e., until 10/08/2027).



Chapter 2: Introduction

- 2.1 This report will be submitted alongside a planning application for a residential development scheme at Yeomanry House, 131 Castle Hill, Reading, RG1 6AG. This report sets out a Preliminary Ecological Appraisal of the Proposed Development at the Site.

Site Description

- 2.2 The Site includes a building, hardstanding, sparsely vegetated land, introduced shrub and grassland (referred to as 'the Site' throughout this report). The Site is approximately 0.15ha and is located at National Grid Reference: SU 70885 72899. The Site is immediately surrounded by areas of hardstanding, a small area of amenity grassland and a small coppice or woodland block. The surrounding landscape is predominantly residential and commercial development along with associated residential gardens (**Figure 1**).

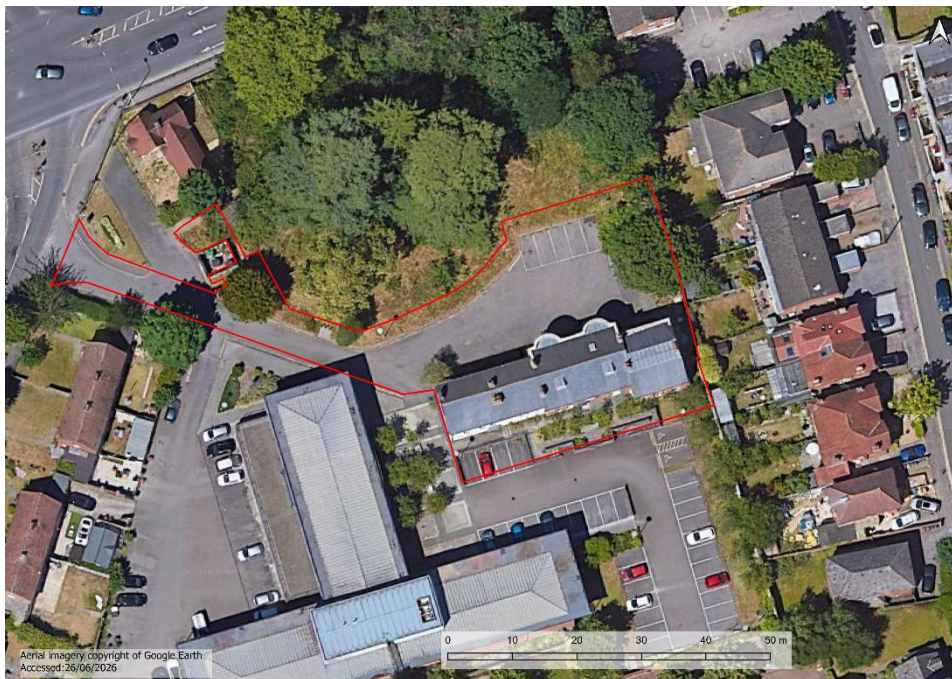


Figure 1: Aerial image – Site boundary in red line

Proposed Development

- 2.3 This report will be submitted alongside a planning application for the “*conversion of a former Registry Office to eight dwellings (5 no. apartments and 3 no. houses), including alterations to the interior and exterior of the building to facilitate works*” (referred to as the ‘Proposed Development’ throughout this report). Access will be via a private road, which leads to Coley Road to the north. The publicly managed garden landscaping (introduced shrub) to the south will be converted into private gardens, some of this landscaping may be lost. **Figure 2** shows the Proposed Development.



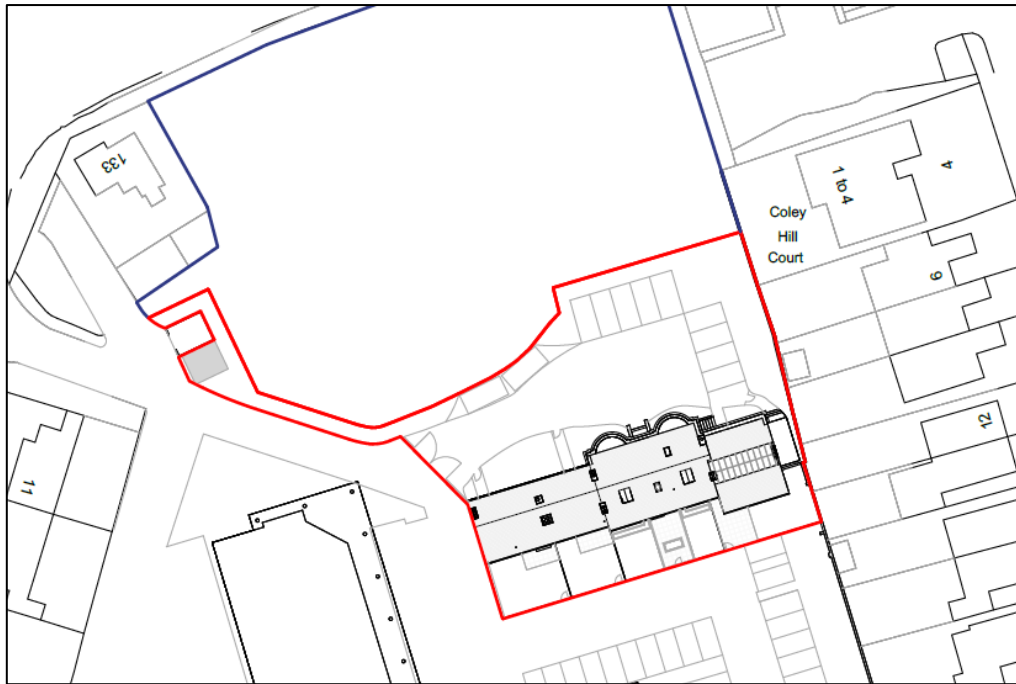


Figure 2: The Proposed Development

Purpose of this report

2.4 The purpose of this Preliminary Ecological Appraisal (PEA) is to provide sufficient information for the Local Planning Authority to assess the ecological effects of the development. The objectives of the PEA are to:

- Describe the planning, legal, and landscape context of the Site.
- Identify and assess habitats and plant communities within the Site and determine the presence or likely absence of protected and notable species.
- Assess the actual and potential ecological effects of the Proposed Development on the ecological Features within the Site.
- Apply the mitigation hierarchy to:
 - Demonstrate how the design of the development has evolved to avoid and minimise ecological impacts; and
 - Identify appropriate mitigation, compensation, and enhancement measures for protected, priority, and notable habitats and species.
- Identify any requirements for further survey, mitigation, or monitoring of ecological receptors.



Chapter 3: Method

- 3.1 This report was written with regard to the CIEEM Guidelines on: Ecological Report Writing¹, Preliminary Ecological Appraisal², and Ecological Impact Assessment³, as well as the British Standard on the Biodiversity Code of Practice for Planning and Development Biodiversity⁴ and Writing Effective Ecological Reports⁵.

Zone of Influence

- 3.2 The ecological impacts / likely ecological impacts of the Proposed Development will be largely confined to the construction zone within the Site and would include the loss, degradation, and fragmentation of habitats, along with ecological impacts (e.g., killing and injury) on protected, priority and notable species, including the loss of ecological functions such as (commuting, hibernation, breeding opportunities). In addition, consideration has been given to the following potential impacts, which may spread beyond the Site:

- Disruption to species and habitats within receiving range of dust, light, noise and pollution during demolition, construction, and occupation of the Proposed Development.
- Disturbance to habitats/species within walking/driving distance of the new residents of the Proposed Development once the Proposed Development is completed.

- 3.3 The surveys of the Site and search buffers used within the data search are sufficient to capture the full extent of the Zone of Influence (Zoi) of the Proposed Development.

Data Search

- 3.4 A review of existing ecological knowledge of the Site and its surrounding area was undertaken on 10/02/2026. The data search included the following:

- Statutory designated sites of international importance with known strategic strategies known to overlap the Site.
- A 5km radius around the Site for statutory designated sites⁶.

¹ CIEEM (2015). *Guidelines on Ecological Report Writing*. Chartered Institute for Ecology and Environmental Management, Winchester.

² CIEEM (2017). *Guidelines for Preliminary Ecological Appraisal. 2nd Edition*. Chartered Institute for Ecology and Environmental Management, Winchester.

³ CIEEM (2018). *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, and Coastal and Marine*. Chartered Institute for Ecology and Environmental Management, Winchester.

⁴ BSI (2013). BS 42020:2013: *Biodiversity: Code of Practice for Planning and Development*. British Standards Institution, Bristol.

⁵ Dean M. (2021). *Writing Effective Ecological Reports: A Guide to Principles and Practice*. Pelagic Publishing, Exeter.

⁶ Multi-Agency Geographic Information for the Countryside (MAGIC) maps For England and Wales. Available online at: <https://magic.defra.gov.uk/home.htm>



- A 1km radius around the Site for granted European Protected Species Licences (EPSL), great crested newt class survey licence returns, and great crested newt pond surveys 2017 - 2019⁶.
- A 1km data search from Thames Valley Environmental Records Centre (TVERC) for protected and notable species and non-statutory designated sites⁷.
- An aerial 1km review of the habitats within the local landscape, including the presence of ancient woodland and any Habitats of Principal Importance, along with their suitability to support protected and notable species using Google Earth⁸.

Field Surveys

3.5 The following surveys were undertaken at the Site:

- Extended UK Habitat Classification Survey⁹
- Bats: Preliminary Roost Assessment (PRA)¹⁰
- Bats: Ground Level Tree Assessment (GLTA)¹⁰
- Incidental observations (All dates on Site)

3.6 The surveys were completed on 10/02/2026 by Alfie Dickens and Greg Nightingale. A detailed method for each of the surveys listed above is presented within **Appendix A**.

Contributor information

3.7 The surveys and assessments were designed and led by Alfie Dickens. The PEA was written by Alfie Dickens. Technical review of this assessment was undertaken by Greg Nightingale. **Table 1** outlines the relevant experience of the assessment contributors.

⁷ Thames Valley Environmental Records Centre (TVERC), received 30/01/2025.

⁸ Google Earth. Available online at: <https://earth.google.com/web/>

⁹ UKHab Ltd (2023). *UK Habitat Classification Version 2.0*. UKHab Ltd, Stockport.

¹⁰ Collins, J. (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition)*. The Bat Conservation Trust, London.



Contributor	Experience
Greg Nightingale BSc (Hons) MCIEEM	Greg is the Director of Luscinia Ecology (A CIEEM Registered Practice) with over 11 years of experience in ecology and environmental management in the private sector. Greg has worked extensively within the planning system, undertaking protected species surveys, habitat surveys and Ecological Impact Assessments as well as providing advice on habitat management and mitigation and enhancement design. He has a comprehensive understanding of environmental policy and the challenges the environment is facing, along with how these challenges are managed within the planning system. Through an understanding of good practice, planning policy, the ecology of protected habitats and species, and environmental impact pathways, Greg provides robust ecological advice that is cognisant of planning and legal requirements. He is experienced in the UK Habitat Classification system. He has designed, undertaken, and reported on numerous habitat and protected species surveys (including badger surveys, bat emergence/re-entry surveys, bat activity surveys, and hazel dormouse surveys), including bespoke survey design and the implementation of numerous protected species mitigation strategies. Greg is a full member of CIEEM. He holds a level two Bat Licence, a level one Great Crested Newt Licence, and a NPTC (CS38) Tree Climbing and Aerial Rescue qualification. In addition, he has been named on badger and bat mitigation licences and has completed courses in barn owls, botany, breeding birds, and hazel dormouse.
Alfie Dickens BSc (Hons)	Alfie is a Consultant Ecologist with expertise in UK Habitat Classification, botanical surveys, and protected species work. He has delivered a wide range of species focused surveys, including for bats, otters, badgers, dormice, and great crested newts, among others. He has six years of experience in ecological data visualisation using GIS software, including QGIS and ArcGIS. Alfie has worked in both private consultancy and local government, most recently with Wiltshire Council's Ecology team, where he reviewed planning applications. His experience includes project management, client liaison, and ecological reporting across development and conservation contexts. He has completed additional training in botany, winter NVC, and freshwater invertebrates. He is actively developing his botanical skills towards FISC accreditation.

Table 1: Contributor experience

Assumptions, Clarifications, and Limitations

Assumptions

3.8 None.



Clarifications

- 3.9 This is in line with CIEEM's Guidelines for accessing, using & sharing biodiversity data in the UK¹¹.

Limitations

- 3.10 Limitations associated with the survey work, data analysis, and reporting are set out within **Table 2**, along with an analysis of the effect of the limitation on the validity and robustness of the decision making within this report.

Limitation	Analysis of effect
Measurements within this report are approximate – The mapping of baseline habitats and Proposed Development plans has relied upon the georeferencing of plans provided by the client.	The mapping of baseline habitats and Proposed Development plans has relied upon the georeferencing of plans provided by the project team. The process of georeferencing and mapping of polygon habitats at a fine scale may result in minor deviations from actual and proposed measurements. This has been controlled for via the use of advanced digitising tools and given the scale of the proposals any deviations in spatial areas or point locations are sufficiently minor to be inconsequential and will be subsumed within precautionary rounding.
The survey was undertaken in winter, which is outside the optimum survey season for botanical surveys.	Although the survey was undertaken in winter, the evaluation and habitat descriptions (and hence the impacts and their significance), are considered to be accurate for the following reasons: • Given the type of vegetation and habitats present, the valuation of the intrinsic interest is considered unlikely to change. • Access was possible to all areas of the Site and the vegetation was clearly visible. Overall, the effect on the evaluation and habitat descriptions (and hence the impacts and their significance) was considered negligible.

Table 2: Summary of limitations and their effect

¹¹ CIEEM (2023). *Guidelines for accessing & using & sharing biodiversity data in the UK*. Chartered Institute for Ecology and Environmental Management, Winchester.



Chapter 4: Results and Assessment

Data Search

The Local Landscape Context

- 4.1 The Site is immediately surrounded by areas of hardstanding, a small area of amenity grassland and a small coppice or woodland block. The surrounding landscape is predominantly residential and commercial development along with associated residential gardens. The key green infrastructure within the local landscape includes nearby vegetated gardens, Coley Recreation Ground to the south and Holy Brook Nook to the east. The key blue infrastructure in the local area includes Holy Brook and the River Kennet / Kennet and Avon Canal, both to the east.

Statutory Designated Sites

- 4.2 Statutory designated sites are significant ecological receptors and include Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites (of **International Importance**), and Special Scientific Interest (SSSIs; of **National Importance**).
- 4.3 Local Nature Reserves (LNRs) are notified under Section 21 of the National Parks and Access to the Countryside Act 1949 (as amended) by local authorities and are of **Local Importance**. They are intended for public appreciation and enjoyment of wildlife. The LNR designation does not afford special protection; however, LNRs are protected under legislation and planning policy.
- 4.4 The statutory designated sites within returned by the desk study are shown in **Table 3¹²**.

¹² Any SSSIs solely designated for their earth heritage or geological value are not shown within this table.



Site Name	Reason for designation	Distance and direction
Sites of Local Importance		
Lousehill Copse LNR	Semi-ancient woodland surrounded by housing. Mature oak and hazel woodland with some coppice. There are bluebells and other spring flowers, streams, relics of old ponds and boggy areas.	2.2km west
Mcllroy Park LNR	An extensive natural park with good views over the River Thames featuring heather <i>Calluna vulgaris</i> and broom within the grassland.	3km west
Round Copse LNR	A dense woodland adjacent to and joining Mcllroy Park.	3.1km west
Blundells Copse LNR	Ancient woodland with a stream. There are large alder trees, cherry, willow, hazel, oak and ash.	3.3km west
Highwood LNR	The site has exotic tree species which were part of an arboretum and include giant redwoods <i>Sequoiadendron giganteum</i> and monkey puzzle. It is an example of mixed lowland woodland with heathland.	3.9km east
Maiden Eriegh Park LNR	Habitats include lowland mixed deciduous woodland, ancient semi natural woodland and eutrophic open water.	4.1km east
Clayfield Copse LNR	8.6ha area of ancient woodland featuring orchids and wood anemones <i>Anemonoides nemorosa</i> along with wild service trees.	4.2km north-east
Pearman's Copse LNR	6.9ha area of ancient woodland containing ash, hazel, and oak trees.	4.4km south-west

Table 3: Summary of statutory designated sites returned by the desk study

Non-Statutory Designated Sites

4.5 The non-statutory designated sites within returned by the desk study are shown in **Table 4**.



Site Name	Reason for designation	Distance and direction
Holy Brook LWS	The Holy Brook is a stream that carries water from and emptying back into the River Kennet, a chalk river. Alder and willows line the banks and a variety of wetland species are found along the banks with stands of reed sweet-grass <i>Glyceria maxima</i> , hemlock water-dropwort <i>Oenanthe crocata</i> and occasional water dock <i>Rumex hydrolapathum</i> .	320m east
River Kennet / Kennet & Avon Canal LWS	This stretch of the River Kennet and the Kennet and Avon Canal runs from Southcote Lock, south-east of Reading, to Waterloo Meadows. Marginal vegetation is variable along the length of the site, with some sections being more diverse than others. Many typical wetland plants are present.	580m south-east
Fobney and Kennet Valley Meadows LWS	A large area of permanent pasture with some wet grassland and patches of swamp vegetation. The site has a good series of ditches with tall wetland and aquatic species and a small area of woodland.	720m south
Cow Lane Depot LWS	Cow Lane Depot forms a mosaic of habitats ranging from willow scrub with mature trees, to open standing water with swamp to ruderal and tall herb grassland.	950m north
Prospect Park (Includes the Rookery) LWS	Prospect Park is an historic parkland site mainly consisting of closely mown amenity grassland. The Rookery is a small area of lowland mixed deciduous woodland sitting on a small plateau raised above the surrounding Prospect Park to the south. The canopy is largely oak dominated and even aged in some areas the canopy is joined by occasional other trees including ash, horse chestnut, beech, sycamore and common lime <i>Tilia x europaea</i> .	1.5km west
Fobney Island	The primary portion of the site is an island situated between the Kennet and Avon Canal and the Kennet overflow. This area features a diverse wetland mosaic designed for wildlife, characterised by standing water bodies fringed by grassland and tall ruderal vegetation. Neutral grassland present is closely associated with MG1 communities.	1.8km south

Table 4: Summary of non-statutory designated sites returned by the desk study

Protected and Notable Species

- 4.6 The results of the protected and notable species data search are incorporated into the relevant Protected and Notable Species sections, below.

Habitat Survey

- 4.7 An Extended UK Habitat Classification Plan was produced (**Appendix B**). The Site was comprised of the following habitats:

- **Grassland:** Modified grassland
- **Individual trees:** Urban tree
- **Sparsely vegetated land:** Ruderal/ephemeral



- **Urban:** Bare ground
- **Urban:** Developed land; sealed surface
- **Urban:** Introduced shrub

Grassland: Modified Grassland

- 4.8 There was a small area of grassland in the northwest of the Site (**Photograph 1**) and also a small area in the south east. Grassland herbs consisted of creeping buttercup *Ranunculus repens*, daisy *Bellis perennis*, Dove's foot cranesbill *Geranium molle*, ground-sel *Senecio vulgaris*, herb-robert *Geranium robertianum*, mouse ear chickweed *Cerastium fontanum*, ox-eye daisy *Leucanthemum vulgare*, perennial sow thistle *Sonchus arvensis*, red dead nettle *Lamium purpureum*, ribwort plantain *Plantago lanceolata*, spear thistle *Cirsium vulgare* and yarrow *Achillea millefolium*. Grasses included red fescue *Festuca rubra* and cocksfoot *Dactylis glomerata*. The **Modified Grassland** was of **Negligible Importance**.



Photograph 1: Modified Grassland

Individual trees: Urban tree

- 4.9 There were seven semi-mature and mature urban trees within the Site. On the Site there was a cedar spp. (**T12**), two small mature holly trees (**T10** and **T11**), a semi-mature a small maple *acer* spp. (**T13**) and a large mature sycamore (**T1**; **Photograph 2**) tree and a mature yew (**T9**). There were two groups of trees (**G15** and **G16**) within the Site. The **urban trees** were of **Site Importance**.





Photograph 2: T1, large mature sycamore

Sparsely vegetated land: Ruderal/ephemeral

- 4.10 There was a small area of ruderal/ephemeral (**Photograph 3**) in the northeast of Site. The vegetation was dominated by green alkanet *Pentaglottis sempervirens* and was shaded by the large mature sycamore. The **ruderal / ephemeral** was of **Negligible importance**.





Photograph 3: Ruderal/ephemeral viewed from the south

Urban: Developed land; sealed surface

Buildings

- 4.11 There was one building within the Site (**B1**).
- 4.12 **B1** was a currently vacant two storey structure, originally a military installation it was then re-purposed as a council registrar services site (**Photographs 4 – 6**). The interior was split into many different levels and rooms. The structure was formed predominately by brick and render, with a slate tiled roof. All elevations had tightly fitted wooden fascias and soffit box present. There was a loft space in the roof of **B1** formed of two side crawl spaces towards the northern and southern extremities the loft. The roof was largely converted with a short enclosed (inaccessible) section along the ridge. The walls of the loft space were lined / insulated with Lath and plaster, and the roof frame had sarking boards on the interior.
- 4.13 The **building** was of **Negligible Importance**. The importance of the buildings in relation to bats and birds is discussed within the Protected and Notable Species section below.





Photograph 4: B1, Western and northern elevation¹³



Photograph 5: B1 Southern elevation

¹³ The scaffold relates to repair work due to recent theft of leadwork.





Photograph 6: Soffit Boxes on B1

Hardstanding

- 4.14 Hardstanding, in the form of asphalt and paving occupied most of the Site. The areas formed the entrance to the Site, the track to the Site, the curtilage to the buildings, car parking, and the road system through the Site. The **hardstanding** was of **Negligible Importance**.

Urban: Introduced Shrub

- 4.15 In the south of the Site, adjacent to **B1** was a small area of introduced trees and shrubs, managed as a garden (**Photograph 7**). Species recorded in the area included: rose spp., rosemary *Rosmarinus officinalis*, sorbus tree spp., and other introduced / ornamental shrub species. The **Introduced shrub** was of **Negligible Importance**.





Photograph 7: Introduced Shrub

Protected and Notable Species

4.16 Based upon the nature, location, and characteristics of the Site and adjoining landscape, the suitability of the Site to support the following species/species groups is outlined below:

- Bats
- Birds
- Hedgehog

4.17 If a species or species group is not listed above, then it has been scoped out of this assessment based upon the nature, location, and characteristics of the Site and adjoining landscape.

Bats

Data search

4.18 Between 2013 and 2018, six EPSLs were granted within 1km of the Site. These licences primarily concern common species found in the local area and were located between 450m and 900m, including:

- Brown long-eared
- Common pipistrelle



- Soprano pipistrelle

- 4.19 Within the species records, a total of 153 bat records were identified from 2015 to the present. These include common pipistrelle, noctule, and soprano pipistrelle which represent the bulk of local activity. Broad locations for these records are clustered around the River Kennet corridor to the south and residential areas such as Lorne Street to the west.
- 4.20 The closest bat records to the Site include a common pipistrelle and a soprano pipistrelle both recorded at grid reference SU 711732, located approximately 280m east from the Site coordinates. These records show likely regular use of nearby mature trees and residential gardens for commuting and foraging. Records within 1km also include Daubenton's bat and Natterer's bat.
- 4.21 Several records also indicate potential roosting nearby. Overall, the data indicate a moderately diverse bat community with some suitable roosting and feeding habitat in the vicinity but not close to the Site.

Preliminary Roost Assessment

- 4.22 **B1** was assessed to have **Negligible Suitability** to support a bat roost. This was due to the presence of a small area of lead flashing and fascia board that presented a single small crevice feature on the eastern elevation with a cobwebbed entrance (**Photograph 8**).



Photograph 8: Flashing and fascia board

- 4.23 The remaining areas of the building had No (None) Suitability to support a bat roost. This was predominantly due to the materials used in its construction, and the physical



lack of opportunities for bats to use the structure to roost. The slate tiles on the roof were tightly fitted (**Photograph 5**) and appeared relatively newly replaced. The soffit boxes while worn were in overall good condition and remain tightly fitted. Lead flashing on the roof was in good condition and tightly fitted to the building. The overall lack of light apertures seen from the interior, sheltered crevices, or ingress points suggests the building's exterior is effectively sealed.

Ground Level Tree Assessment

- 4.24 There were six mature and semi-mature trees and two tree groups within the Site.
- 4.25 The holly to the west of **B1 (T11)** had several knot holes (**Photograph 9**) which were searched by torch light and found not to be potential roosting features (PRFs) as they were exposed and/or shallow.
- 4.26 **All trees within the Site had No (none) Suitability** to support a bat roost.



Photograph 9: Knot holes on holly tree

Flight-paths and Foraging Habitat

- 4.27 The Site supports a simple habitat structure formed of manmade habitats and/or poor-quality habitats, with limited connectivity. The Site is immediately surrounded by areas of hardstanding, a small area of amenity grassland and a small coppice or woodland block. The surrounding landscape is predominantly residential and commercial development along with associated residential gardens. The key green infrastructure within the local landscape includes nearby vegetated gardens, Coley Recreation Ground to the south and Holy Brook Nook to the east. The key blue infrastructure in



the local area includes Holy Brook and the River Kennet / Kennet and Avon Canal, both to the east.

4.28 The wider landscape broadly aligns with Low Suitability flight-path and foraging habitat:

4.29 Low Suitability habitat:

“Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat.

Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.”

4.30 The habitats within the Site are bound by streetlight lit urban areas and are made up of simple habitats that don't present significant foraging opportunities for bats.

4.31 The habitat within the Site was assessed to be of **Low Suitability** for bat flight paths and foraging habitat.

Nesting birds

4.32 Within the TVERC species records, a total of 5,821 bird records were identified from 2015 onwards. The broad locations for these records appear to be heavily concentrated at Fobney Island and Fobney Meadow to the south, supporting a high diversity of wetland, farmland, and urban bird species.

4.33 There were four Schedule 1 species identified within the TVERC species records from 2015 onwards:

- Barn owl, 1.9km south-west
- Cetti's warbler, 1.9km south-west
- Peregrine, 600m north-east
- Redwing, 200m north-east

4.34 The closest bird records to the Site consist primarily of redwing and common urban species.

4.35 The Site supported limited areas of vegetation, which comprised trees, ornamental planting and gardens, and ephemeral habitat. These areas were not suitable for nesting birds. The exterior of **B1** was also assessed as having suitability to support bird nests.

4.36 The **nesting bird interest** was of **Site Importance**.

Hedgehog

4.37 TVERC returned records of hedgehog 130m from the Site.



4.38 It is expected that hedgehogs could be present within the local area and may occasionally enter the Site to commute, forage, and rest. The ground was considered to provide insufficient cover or features for hedgehogs to use to hibernate.

4.39 The **hedgehog interest** was of **Site importance**.

Invasive species

4.40 Wall cotoneaster *Cotoneaster horizontalis* plant was identified within the Site boundary during the survey at Grid reference SU 70895 72906. This species is listed on **Schedule 9** of the Wildlife and Countryside Act 1981 (as amended), which makes it an offense to plant or otherwise cause the species to grow in the wild.

Results Conclusion

4.41 A summary of the results is presented in **Table 5**. Where further consideration is required, this is addressed and resolved in the following chapters of this report.

Ecological Feature	Importance / Suitability*	Further consideration required?
Designated Sites		
Lousehill Copse LNR, McIlroy Park LNR, Round Copse LNR, Blundells Copse LNR, Highwood LNR	Local	Yes
All Local Wildlife Sites identified within this report		
Habitats		
Grassland: Modified grassland	Negligible	No
Individual trees: Urban tree	Site	Yes
Sparsely vegetated land: Ruderal/ephemeral	Negligible	No
Urban: Developed land; sealed surface		
Urban: Introduced shrub		
Species and Species Groups		
Bats: Roosting: B1	Negligible*	No
Bats: Roosting (Trees)	No (None)*	
Bats: Flight-paths and Foraging Habitat	Low*	Yes
Nesting birds	Site	
Hedgehog		
Invasive species (Wall Cotoneaster)	None	

Table 5: Summary of Results



Chapter 5: Discussion

- 5.1 This section of the report follows the mitigation hierarchy. The avoidance measures and the embedded mitigation are set out. Followed by additional mitigation measures to minimise impacts further and then compensation to address any remaining impacts. Lastly, ecological enhancements are provided.
- 5.2 The following discussion and assessment have been provided to ensure compliance with legislation and both local and national planning policy set out in **Appendix C**.
- 5.3 This report is valid provided the plans shown in **Figure 2** do not change.
- 5.4 All details set out in this Chapter are deliverable with the Proposed Development and have been approved by the Applicant.

Embedded Mitigation and Avoidance

- 5.5 Using the design principles and layout within **Figure 2**, this section considers the embedded mitigation associated with the Proposed Development.
- 5.6 The selection of the Site for Proposed Development has inherently avoided impacts on ecology and biodiversity as the Site comprises a previously developed area, comprising buildings, hardstanding, and poor-quality habitats.

Effects of the Proposed Development

- 5.7 Using the design principles and layout within **Figure 2**, this section concerns an assessment of ecological effects resulting from the Proposed Development. In the absence of mitigation, the following ecological impacts have been identified:
- The internal works and works to the roof of **B1**, which has suitability for nesting birds and an area of lead flashing with negligible suitability to support a bat roost.
 - The removal of the hardstanding, introduced shrub, ruderal/ephemeral habitat, and a small number of poor-quality trees.
 - There will be increases in light spill during construction and occupation.
 - There will be pollution during construction in the form of dust, noise, chemical, and litter.
 - There will be an increase in residential units, leading to increases in recreation and human-related effects in the local area.

Recommended Planning Conditions

- 5.8 A Reasonable Avoidance Measures (RAMs) condition is recommended to secure the ecological mitigation, precautionary working methods, compensation and enhancement measures set out in the schedule below. These measures are



proportionate to the scale of the Proposed Development and provide a concise alternative to a full CEMP.

5.9 A Table summarising the measures is set out in **Appendix D**.

Site Wide Mitigation

5.10 Care will be taken during clearance/groundworks to ensure wildlife is not harmed. In the event a protected species is found when an ecologist is not in attendance, works will stop, and an ecologist will be contacted.

Pollution prevention and control

5.11 The construction phase is likely to be limited given the small scale of the Proposed Development. The Proposed Development will implement standard and well-rehearsed pollution control measures throughout construction. Given the scope of the development, the following actions will be implemented during construction:

- Take measures to minimise and prevent erosion and run-off, including minimising adjacent land disturbance.
- Control dust through fine water sprays used to dampen down the Site.
- Screen the edge of the Construction Zone by placing a fine mesh screening close to any dust sources.
- Cover skips and trucks loaded with construction materials and continually damp down with low levels of water.
- Cover piles of building materials like cement, sand and other fine materials and powders, regularly inspect for spillages, and locate them where they will not be washed into waterways or drainage areas.
- Use non-toxic paints, solvents and other hazardous materials wherever possible.
- Segregate, tightly cover, and monitor toxic substances to prevent spills and possible Site contamination.
- Cover up and protect all drains within and adjacent to the construction footprint.
- Collect, control, and avoid wastewater generated from construction activities, screen, discharge the clean water, and dispose of remaining sludge according to environmental regulations.
- No burning of materials.
- Reduce noise pollution through careful handling of materials; modern, quiet power tools, equipment and generators; and low impact technologies.



Lighting Strategy

5.12 Lighting during construction and occupation has the potential to disrupt / modify the behaviour of wildlife. A Sensitive Lighting Strategy will be implemented. This strategy will include consideration of the following principles:

- Lighting within the Site will be reduced as far as practicable.
- Luminaires will be positioned and directed away from ecological receptors.
- Column heights will be reduced as far as practicably possible to reduce light spill along with the consideration of low-level bollard lighting.
- White light will be avoided, and warm colours preferably used. Preferable colours are 3000°k to 2700°k (where feasible) with peak wavelengths greater than 550nm.
- 0% upward light output and no tilting of the light head.
- Use vegetation, fencing and walls as a light buffers.
- Motion sensors for security lighting.
- The consideration of part night lighting and dimming (the latter viable with LED's only).
- As a last resort, the incorporation of shields, baffles and cowls fitted to the luminaires.

Designated Sites

Statutory Designated Sites

- 5.13 The statutory sites are spatially isolated from the Proposed Development as to avoid impacts in relation to habitat loss, habitat fragmentation, habitat degradation, noise, light, dust, and pollution.
- 5.14 This is supported by the SSSI Impact Risk Zones¹⁴ that the Site lies within, which are not indicating that a development of this scale and nature in this area would result in likely impacts on internationally or nationally protected Sites.
- 5.15 Statutory designated sites are not discussed further within this report.

Non-statutory designated sites

- 5.16 The non-statutory sites are spatially isolated from the Proposed Development as to avoid impacts in relation to habitat loss, habitat fragmentation, habitat degradation, noise, light, dust, and pollution. Non-statutory designated sites are not discussed further within this report.

¹⁴ The Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs) are for local planning authorities (LPAs) to determine if a proposed development is likely to affect a terrestrial SSSI and when to consult Natural England.



Habitats

- 5.17 The Proposed Development avoids the loss of habitats of ecological importance as the Site is of low ecological importance. The removal of a small area of modified grassland, ephemeral habitat, introduced shrubs, and poor-quality trees is not considered significant.
- 5.18 The habitats will be replaced by vegetated gardens. The loss these areas of habitat is considered insignificant.
- 5.19 Individual trees will be lost as a result of the Proposed Development:
- The group of small rowan Sorbus trees (**G15**) will be removed as they are situated too close to the building – It is not possible to retain these given the removal of the wider planting beds and hardstanding surrounds
 - The holly (**T11**) will be removed due to being in a state of decline – As advised by the project arboriculturist
 - The cedar sapling (**T12**) will be removed because it is considered too large for its location – As advised by the project arboriculturist
- 5.20 All other trees on Site will be retained.
- 5.21 The overall impact on habitats from the Proposed Development will be negligible / neutral.

Protected and Notable Species

Bats

Roosts

- 5.22 **B1** was largely not suitable for bat to use to roost. However, there was one small area of lead flashing and fascia board that presented a single small crevice feature on the eastern elevation with a cobwebbed entrance.
- 5.23 This feature, and the surrounding area around the feature, was inspected by an ecologist who holds a class 2 bat licence, with no evidence of bats found. At construction, this area will be carefully inspected and removed / refitted. These works will be monitored by an ecologist with a class two bat licence.
- 5.24 This feature, and the surrounding area around the feature, was inspected by an ecologist who holds a class 2 bat licence, with no evidence of bats found. At construction, this area will be carefully inspected and removed / refitted. These works will be monitored by an ecologist with a class two bat licence.
- 5.25 In the unlikely event that a roost is found, works will not commence, and a Natural England Mitigation Licence will be applied for. This is considered to be reasonable and proportionate.



- 5.26 By following the above strategy there would be no significant impact on roosting bats and the development will be able to proceed lawfully and in line with survey and mitigation guidelines.

Bats: Flight-paths and Foraging Habitat

- 5.27 The Site was assessed to be of Low Suitability in relation to bat flight-paths and foraging habitat.
- 5.28 The Proposed Development will not significantly alter the landscape or modify / sever habitats of high importance to bat flight-paths or foraging habitat. It is highly likely that the replacement of the existing habitats within the Site with hardstanding and a garden will result in an undetectable change in the use of the Site by the local bat assemblage.
- 5.29 As set out above, a Sensitive Lighting Strategy will be implemented during construction and occupation. In addition, it is expected that any new light sources from the Proposed Development will be minor, low-level, similar to existing light sources, and will not significantly illuminate adjacent habitats.
- 5.30 In line with the limited predicted degree of risk and proportionality principle¹⁵, no bat activity surveys were undertaken. This was reasoned as follows:
- The Site and Proposed Development were small in scale with a limited ZOI.
 - The Site contained a simple habitat structure / connectivity (adjacent to suitable habitats only).
 - The Site itself supported habitats of Low Suitability.
 - Impacts (modification, fragmentation, and severance) on commuting and foraging habitats were avoided by embedded mitigation.
- 5.31 With the above mitigation, there will be a negligible impact on bat flight-paths and foraging habitat, with the overall residual impact neutral.

Hedgehog

- 5.32 There is a low risk of hedgehog entering the Site during construction and be killed/injured. To avoid impacts on hedgehog during construction, the following precautionary measures will be implemented:
- 5.33 A Toolbox talk will be given to contractors prior to works commencing and as part of the induction process for new teams entering the construction site. The Toolbox talk will include details on:
- The recorded presence of hedgehogs in the area.
 - The protected status of hedgehogs.

¹⁵ See sections 8.2.7, 2.2.2 and 2.2.5 of the Bat Survey Guidelines, reference 12.



- The agreed safe working practices in relation to hedgehogs.
 - What to do when unsure or in the event that a hedgehog is discovered on Site.
 - The contact details of the Ecologist in the event a hedgehog or possible hedgehog nest/ hibernaculum is discovered within/adjacent to the Site.
- 5.34 Any excavations (e.g., trenches / pits) will be covered when works are not taking place to ensure that they do not fill with water and to prevent wildlife, including hedgehogs, from becoming trapped within the excavation.
- 5.35 If any excavations must be left open overnight, then they will be provided with a means of escape should a hedgehog or any other wildlife enter. This could simply be in the form of a roughened plank of wood placed in the excavation as a ramp to the surface.
- 5.36 Any exposed pipes will be capped to prevent hedgehog gaining access during the night.
- 5.37 Any excavations and pipes will be inspected each morning to ensure no hedgehogs have become trapped overnight.
- 5.38 Garden habitats will include features to allow the movement of hedgehogs and other wildlife between gardens by either raising close board fencing above the ground or by cutting small 13cm x 13cm holes cut in the fencing gravel boards allowing continued access.
- 5.39 Hedgehogs will continue to be able to access habitats within and adjacent to the Site to commute, forage, and rest.
- 5.40 With the above mitigation, the risk of harm to hedgehogs will be mitigated and the overall residual impact on hedgehogs will be neutral.

Nesting birds

- 5.41 There is a low risk that nesting birds and their young could be harmed during the works to **B1**.
- 5.42 The works to **B1** and any trees on site should ideally be undertaken outside the nesting bird season (which is generally taken to be March – August inclusive). Should it prove necessary to work on **B1** during the bird nesting season, then the area will be checked in advance for the presence of bird nests by a suitably competent person¹⁶. If there is no evidence of breeding birds the work will be completed within 48 hours of inspection. If any active nests are identified, clearance will cease, and an appropriate buffer zone must be established around the nest in discussions with an ecologist (usually 5m). The buffer must remain intact until it has been confirmed that the young have fledged, and the nest is no longer in use.

¹⁶ Given the low risk, limited extent of removal, and ease at which nests can be seen and identified within buildings, a competent person will be able to assess for the presence of bird nests prior to demolition.



5.43 The removal of these nesting opportunities is not expected to have any lasting effect on the bird populations in the local area. Nevertheless, to compensate:

- 2 x Vivara Pro WoodStone 32mm nest boxes will be installed within the Site onto newly constructed buildings at heights of 2m, and facing north or east.

5.44 With the above mitigation and compensation, the risk of harm to nesting birds and their young will be mitigated and the overall residual impact on nesting birds will be neutral.

Invasive species

5.45 While there is no statutory requirement to remove the wall cotoneaster plant *Cotoneaster horizontalis*, any works on Site must ensure that the species is not spread into the wild, and any soil or plant material contaminated with this species should be disposed of as controlled waste at a licensed facility.

Assessment Conclusion

5.46 A summary of the assessment outcomes is presented in **Table 6**.

Ecological Feature	Importance / Suitability*	Assessment outcome
Statutory Designated Sites (LNRs)	Local	Spatially isolated; no impact pathway identified.
All Local Wildlife Sites identified within this report		
Individual trees: Urban tree	Site	Majority retained; three trees/saplings removed due to condition or proximity to buildings.
Bats: Roosting: B1	Negligible	RAMs and ECoW during works to the northern elevation of B1
Bats: Flight-paths and Foraging Habitat	Low*	Neutral residual impact via Sensitive Lighting Strategy.
Hedgehogs	Site	RAMs during works to B1, landscaping and 13x13 cm fence-holes.
Nesting birds		Works timed outside season or pre-work checks; compensation via 2 x nest boxes.
Invasive species <i>Cotoneaster horizontalis</i>	Schedule 9	No spread into the wild; contaminated material disposed of as controlled waste.

Table 6: Summary of assessment outcomes

5.47 Based on the results from the survey, context of the Site, and overall low ecological importance of the Site, this report is valid for a period of 18 months from the survey date (i.e., until 10/08/2027). It is reasoned that there would be no material change on Site within this time period. This is reasoned in line with good practice guidelines.



Enhancement

5.48 The National Planning Policy Framework encourages development to provide gains in biodiversity. The following ecological and biodiversity enhancements will be provided within the Site:

- 1 x Schwegler 1FR bat tube (or similar woodcrete / WoodStone® alternative) will be installed into the external wall of the converted building. The features will be installed at heights of at least 4m, facing south or west, located at the edges or gable tops of the structures, and away from sources of artificial light. The boxes will be integrated into the structures to limit the likelihood of their removal in the future.
- 2 x Vivara Pro WoodStone 32mm nest boxes will be installed within the Site onto the converted building.



Appendix A: Survey Methods

Extended UK Habitat Classification Survey

- A. 1 The Site was surveyed using the UK Habitat Classification Survey method. The method classified the Site into areas of similar botanical community types with a representative sample of those species present at the time of the survey being described. The vegetation present was clearly visible and allowed an accurate assessment to be made. Any subsequent visits to the Site were used as an opportunity to update the results and classifications of the UK Habitat Survey.
- A. 2 Grasslands within the Site were subject to quadrat surveys. Quadrat surveys included two 1m² quadrats with locations assigned using a Judgemental Stratified Survey Strategy¹⁷. The DAFOR scale was then used to assign the relative abundances of the species recorded within each of the quadrats. The DAFOR scale is as follows:
- D – Dominant (51 – 100%).
 - A – Abundance (31 – 50%).
 - F – Frequent (15 – 30).
 - O – Occasional (6 –15%).
 - R – Rare (1 – 5%).
- A. 3 The survey was 'extended' to look for evidence of protected and notable species of flora or fauna¹⁸ and to assess the suitability of the Site to support these flora or fauna. In the context of this report, rare, protected, and notable species of flora or fauna were those considered to meet any of the following criteria:
- Species protected by UK or European legislation.
 - UK Post 2010 UK Biodiversity Framework priority species or Local Biodiversity Action Plan (LBAP) species.
 - Nationally rare or nationally scarce species.
 - Species of Conservation Concern (e.g., JNCC Red List, RSPB/BTO Red or Amber Lists).
- A. 4 The Wildlife and Countryside Act (1981) as amended, makes it an offence to release or allow to escape into the wild any animal, plant, or micro-organism not ordinarily resident in the UK (as listed in Schedule 9 of the Act). Plant species listed in Schedule

¹⁷ Areas within the grassland were divided unequally into sub-areas based on visual cues at the Site and professional judgement, this allowed sub-areas of interest to be surveyed separately. Then sampling locations in the survey area were chosen at relatively equal distances but subjectively. This strategy avoids using a 'Random' strategy which may conflate the results of known sub-areas, thereby creating noise within the results, as well as avoiding a 'Systematic' survey which may conflate known sub-areas and/or miss sub-areas entirely.

¹⁸ Suitability was determined using respective good practice guidance for each species/species group.



9 were searched for during the survey. However, many invasive species can be cryptic and therefore this survey does not provide a guarantee that an invasive species is not present and shouldn't be relied upon to rule out absence of an invasive species¹⁹.

- A. 5 An Extended UK Habitat Plan was produced (**Appendix B**), incorporating Target Notes (**TNs**) used to highlight features of ecological interest.

Bats

Preliminary Roost Assessment

- A. 6 The structures within the Site were subject to a Preliminary Roost Assessment (PRA) following good practice guidelines. This is an external and internal inspection survey, the purpose of which is to search for bats/evidence of bats and assess the likelihood of bats being present and the need for further survey and/or mitigation.
- A. 7 Prior to the external inspection, each structures' age, design, location, construction materials, state of repair, and current use, were assessed. These were then related to the likelihood of a bat roost being present, along with consideration of which species of bat are most likely to use the building. The external inspection included searching for the following features to determine if suitable exit/entry points were present:
- Holes, gaps, cracks, and damage to masonry/walls.
 - Lifted, missing, slipped, and damaged tiles, including tiles at the ridge, hip and across the roof.
 - Lifted, slipped and missing areas of hanging tiles, weatherboarding, and cladding.
 - Gaps/holes/damaged to soffits and fascias.
 - Lifted flashing around air vents, chimneys, roof joints.
 - Interfaces of different materials and roof designs, where construction and/or damage can cause gaps.
- A. 8 If suitable exit/entry points were observed during the external inspection, the following evidence of roosting bats was carefully searched for on the exterior of the building:
- Droppings (down the wall, on the floor, caught in spiderwebs, on windowsills).
 - Staining and/or clean/smoothed areas, indicative of exit/entry.
 - Feeding remains, including moth/butterfly wings and beetle wing casings.
- A. 9 Prior to the internal inspection, the roof/loft design, likely levels of disturbance, and any likely recent changes to the roof/loft were assessed. These were then related to the likelihood of a bat roost being present, along with consideration of which species of bat

¹⁹ Invasive species can be cryptic and can rapidly spread from adjacent land. Luscinia Ecology cannot be held liable for invasive species found within the Site after the date of the UK Habitat Survey.



are most likely to use the roof/loft space. The internal inspection included searching for the following evidence of roosting bats within the roof/loft space:

- Roosting bats within crevices or free hanging.
- Bat corpses (on the floor, in uncovered water tanks or other containers).
- Bat droppings, including beneath likely roosting areas.
- Feeding remains, including moth/butterfly wings and beetle wing casings.
- Scratch marks, staining and/or clean/smoothed areas, indicative of regular use.
- Bat-fly Nycteribiid spp. pupal cases.
- Gaps within the structure of the building, including:
- Light ingress in the roof indicating access points to the outside.
- Between the roof lining and roof covering.
- Within the structure of walls and suitable access points to cavity or rubble-filled walls.
- Around the structure of chimneys or within disused chimney.
- Around lintels.
- Evidence beneath roof insulation, which indicates use by bats before the insulation was installed.
- Clean swept floors, which may indicate evidence has been removed.

A. 10 The following equipment was used for the Preliminary Roost Assessment:

- Elevation and baseline drawings of the building or structure.
- Binoculars (Pentax Papilio II 6.5 x 21 Close focusing).
- Powerful torch to illuminate dark corners from the ground.
- A ladder.
- Camera to record evidence.

A. 11 The assessment of the suitability of the buildings within the Site was assessed against Table 4.1 of the Bat Survey Guidelines. A redacted version of the table is set out in **Table 7** below, with additional information as noted.



Potential Suitability	Description of roosting habitats
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 individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions 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 categorisation 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 larger 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.
Confirmed*	Evidence of bats has been confirmed within the structure. A temporal scale of recent use can also be applied based upon the type of evidence found and its condition. If a roost is found it may be assigned to the following: - Confirmed, active. - Confirmed, likely active. - Confirmed, unknown if active.
*This is an addition to Table 4.1 within the Bat Survey Guidelines but is based upon assertions and reasoning within the Bat Survey Guidelines.	

Table 7: Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement – redacted and with additions

Ground Level Tree Assessment

- A. 12 The trees within the Site were subject to a Ground Level Assessment (GLTA) following good practice guidelines. This is an external and internal inspection survey, the purpose of which is to search for bats/evidence of bats and assess the likelihood of bats being present and the need for further survey and/or mitigation.
- A. 13 The features suitable to support bat roosts (Potential Roost Features; PRFs) were searched for on the trees with reference to the Bat Tree Habitat Key²⁰. These features are as follows:

²⁰ Andrews H. (2018). *Bat Roosts in Trees - A Guide to Identification and Assessment for Tree-care and Ecology professionals: Bat Tree Habitat Key*. Pelagic Publishing, Exeter.



- Longitudinal splits
- Crevices
- Rot-hollows
- Transverse cracks
- Loose bark
- Ivy

A. 14 The following equipment was used for the Ground Level Assessment:

- Binoculars (Pentax Papilio II 6.5 x 21 Close focusing)
- Powerful torch to illuminate dark features from the ground
- A ladder
- Camera to record evidence

A. 15 The assessment of the suitability of the trees within the Site was assessed against Table 4.2 of the Bat Survey Guidelines (**Table 8**)

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

Table 8: Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement

A. 16 Where possible, trees with PRFs were subject to detailed assessment and the PRFs were categorised against Table 6.2 of the Bat Survey Guidelines (**Table 9**)

Suitability	Description
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

Table 9: Guidelines for categorising the potential suitability of PRFs on a proposed development site for bats, to be applied using professional judgement.

Flight-path and Foraging Habitat Assessment

A. 17 The assessment of the suitability of the bat flight-paths and foraging habitat of the Site was determined using Table 4.1 of the Bat Survey Guidelines. A redacted version of the table is set out in **Table 10** below.



Potential suitability	Description of flight-path and foraging habitats
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e., no habitats that provide continuous lines of shade/protection for flight-paths or generate/shelter insect populations available to foraging bats).
Negligible	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland, or water.
High	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses, and grazed parkland. Site is close to and connected to known roosts.

Table 10: Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement – redacted.

Assessing Importance

- A. 18 The assessment of the importance of sites, habitats and species are made in line with CIEEM good practice guidelines. These guidelines provide consistency in the approach to evaluating the importance of the ecological features within a site and the effects or impacts the Proposed Development will have on them.
- A. 19 Firstly, the Site's habitats and species are assessed using a framework which assigns a level of geographical importance to ecological features. This framework incorporates a wide range of legislation and governmental guidance in assessing each feature's importance.
- A. 20 Next, the effects/likely effects of the Proposed Development are predicted, considering different stages and activities within the development process. These effects/likely effects are then assessed for their significance, based upon the importance of the Site, habitat or species being assessed. The assessment of the significance of an



effect/likely effect is considered before and after the proposed mitigation to give an overall indication of significance.

A. 21 The importance of specific ecological receptors (sites, habitats, or species) is assigned according to their level of importance using the following terms:

- International
- National
- Regional
- County
- Local
- Site
- Negligible

Assessing Ecological Significance

A. 22 The following factors are considered when assessing the significance of ecological impacts and effects: extent, magnitude, duration, reversibility, timing and frequency and cumulative effects.

A. 23 An effect is considered significant if it either supports or undermines biodiversity conservation objectives for 'important ecological features' or for biodiversity in general. Conservation objectives may be specific (e.g., for a designated site) or broad (e.g., national/local nature conservation policy) or more wide-ranging (enhancement of biodiversity). Effects can be considered significant at a wide range of scales from international to local. Non-significant effects (referred to as 'negligible') are those changes which do not cause an effect (adverse or positive) on the conservation objectives for 'important ecological features' or for biodiversity in general.

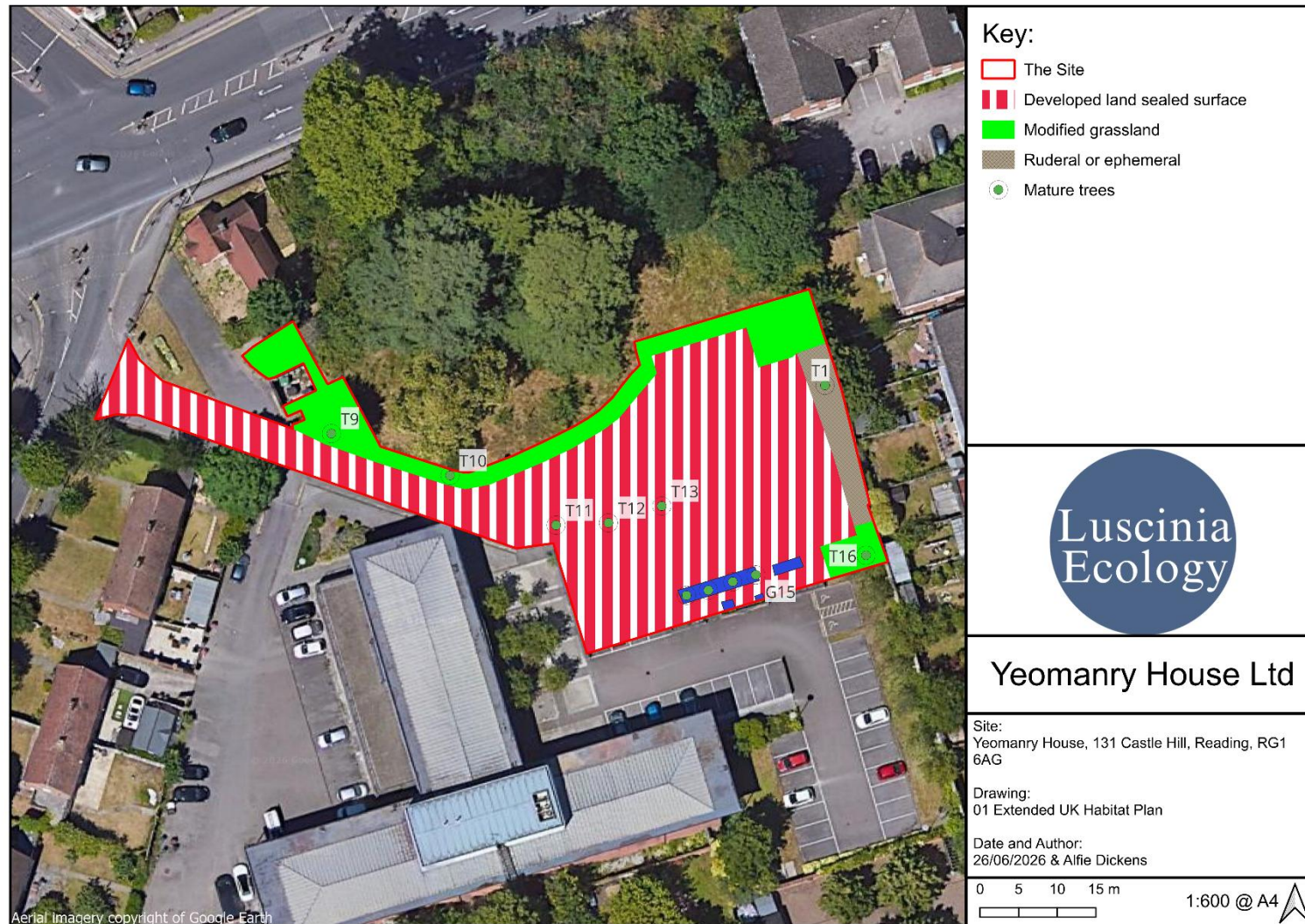
A. 24 Significant ecological effects are qualified with reference to an appropriate geographic scale. However, the scale of significance of an effect may not be the same as the geographic context in which the feature is considered important.

A. 25 In determining if an effect is ecologically significant, the following is considered:

- For designated sites, the effect of the Proposed Development on the conservation objectives of the designated site and the conservation status of species or habitats for which the Site is designated is assessed.
- For ecosystems, the effect of the Proposed Development on ecosystem structure and function is assessed.
- For habitats and species, the effect of the Proposed Development on the conservation status is assessed as well as the effects of impacts on individual habitats and species.



Appendix B: UK Habitat Classification Plan



Appendix C: Legislation and Planning Policy

- C. 1 The following local policy, national planning policy and legislation relating to nature conservation and biodiversity status, are considered of relevance to the current proposal.

Planning and Biodiversity

- C. 2 Local Authorities have a requirement to consider biodiversity conservation issues when determining planning applications. The adopted local plan is the Reading Borough Local Plan (November 2019). The emerging local plan is the Reading Borough Local Plan Partial Update, which was submitted to the Secretary of State for examination on 9th May 2025.
- C. 3 Chapter 15, Conserving and Enhancing the Natural Environment of the National Planning Policy Framework (NPPF)²¹ includes the following:

“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.

²¹ MHCLG (2025). National Planning Policy Framework. February 2025. Ministry of Housing, Communities and Local Government, London.



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 Framework⁶⁵; 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.

...

Habitats and biodiversity

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

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 biodiversity⁶⁸; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation⁶⁹; 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 reasons⁷⁰ 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 sites⁷¹; 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.”

Legislation and biodiversity

C. 4 Certain species of animals and plants found in the wild in the UK are legally protected from being harmed or disturbed. These species are listed in the Wildlife and Countryside Act 1981 (as amended) or are named as European Protected Species (EPS) in The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (as amended). These two main pieces of legislation have been consulted when writing this report and are therefore described in detail within this section.

C. 5 Other relevant legislation and policy documents that have been consulted include:

- Protection of Badgers Act (1992)
- The Countryside and Rights of Way Act 2000
- The Hedgerow Regulations 1997
- Biodiversity Action Plans, both UK-wide (UKBAP), Local plans (LBAPs) and similar nature partnership plans.

Wildlife & Countryside Act 1981 (as amended)

C. 6 The Wildlife & Countryside Act 1981 (as amended; WCA) is the primary legislation for England and Wales for the protection of flora, fauna and the countryside. Part I within the Act outlines the protection of wildlife.

C. 7 Most offences are now covered under The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (as amended), but some ‘intentional’ acts are still covered under the WCA, such as obstructing access to a bat roost.

C. 8 The provisions relating to animals in the WCA only apply to ‘wild animals’; these are defined as those that are living wild or were living wild before being captured or killed. It does not apply to captive bred animals being held in captivity.



- C. 9 There are 'defences' provided by the WCA. These are cases where acts that would otherwise be prohibited by the legislation are permitted, such as the incidental result of a lawful operation which could not be reasonably avoided, or actions within the living areas of a dwelling house.
- C. 10 Certain prohibited actions under the WCA may be undertaken under licence by the proper authority. For example, scientific study that requires capturing or disturbing protected animals can be allowed by obtaining a licence.

Natural Environment and Rural Communities (NERC) Act

- C. 11 The UK Post-2010 Biodiversity Framework, which supersedes UK Biodiversity Action Plan (UK BAP) priority habitats and species, provides the 'broad enabling structure for action across the UK', which in England is interpreted into Biodiversity 2020: A strategy for England's wildlife and ecosystem services; however, some authorities do still refer to BAPs. Protecting habitats and species listed on Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act 2006 is an outcome of this strategy. The lists of priority habitats and species in England required under S41 were published by Natural England in May 2014. These measures are given due acknowledgement where relevant.

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (as amended)

- C. 12 The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (as amended; The Regulations), which are the principal means by which the EC Habitats Directive is transposed in England and Wales update the legislation and consolidate all the many amendments which have been made since they were first made in 1994.
- C. 13 The Regulations provide for the:
- Protection of European Protected Species (EPS; animals and plants listed in Annex IV Habitats Directive which are resident in the wild in Great Britain), including: bats, hazel dormice, great crested newts, otters, sand lizard, and smooth snake.
 - Designation and protection of domestic and European Sites (e.g., Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protected Areas (SPA).
 - Adaptation of planning controls for the protection of such sites and species.
- C. 14 Public bodies (including the Local Planning Authority) have a duty to have regard to the requirements of the Habitats Directive in exercising their function (e.g., when determining a planning application).
- C. 15 There is no defence that an act was the incidental and unavoidable result of a lawful activity.



- C. 16 It is possible for actions which would otherwise be an offence under The Regulations to be undertaken under licence issued by the proper authority. For example, where an EPS has been identified and the development risks deliberately affecting an EPS, then a 'development licence' may be required.

Species Protection

- C. 17 The following protected species information is relevant to this report. Legislation is only discussed in relation to planning and development; other offences may exist.

Amphibians

- C. 18 Common frog, common toad, common newt, and palmate newt receive protection under the Wildlife and Countryside Act 1981 (as amended), making it illegal to sell or trade them.
- C. 19 The great crested newt and Natterjack toad are EPS and fully protected under The Regulations, making it an offence to:
- Deliberately capture, injure, kill, or disturb either species.
 - Intentionally or recklessly obstruct access to any structure/place used for shelter or protection.
 - Damage or destroy a breeding site or resting place.

Badger

- C. 20 Badgers are protected in the UK under the Protection of Badgers Act 1992. Under the act it is an offence to:
- Wilfully kill, injure, take, possess, or cruelly ill-treat a Badger, or attempt to do so
 - To intentionally or recklessly interfere with a sett (this includes disturbing Badgers whilst they are occupying a sett, as well as damaging or destroying a sett or obstructing access to it).
- C. 21 The legislation aims to protect the species from persecution, rather than being a response to an unfavourable conservation status, as the species is in fact common over most of Britain; it is not intended to prevent properly authorised development.

Bats

- C. 22 All British bats are classed as EPS and therefore receive protection under The Regulations, making it an offence to:
- Deliberately kill, injure, or capture a bat.
 - Deliberately disturb bats.
 - Damage or destroy a breeding site or resting place of a bat.



- C. 23 In addition, all British bats are also listed under Schedule 5 of the WCA, which contains further provisions making it an offence to intentionally or recklessly:
- Obstruct access to any structure or place which any bat uses for shelter or protection.
 - Disturb any bat while occupying a structure or place which it uses for that purpose.
- C. 24 If proposed development work is likely to destroy or disturb bats or their roosts, then a licence will need to be obtained from Natural England, which would be subject to appropriate measures to safeguard bats.

Birds

- C. 25 In the UK, the provisions of the Birds Directive are implemented through the WCA and The Regulations. All wild birds, their nests and eggs are protected, and it is an offence to:
- Kill, injure, or take any wild bird.
 - Take, damage, or destroy the nest of any such bird whilst it is in use or being built.
 - Take or destroying an egg of any such wild bird.
- C. 26 The law covers all species of wild birds including common, pest or opportunistic species. Special protection against disturbance during the breeding season is also afforded to those species listed on Schedule 1 of the Act.

Brown hare

- C. 27 Brown hare is listed on Schedule 5A of the WCA and it is an offence to intentionally or recklessly kill, injure or take Brown hare during their 'close season' (which is 1st February - 30th September), and sale and possession is an offence for any of these animals taken unlawfully.

Hazel dormouse

- C. 28 The hazel dormouse is classed as a European Protected Species and therefore receive protection under the Conservation of Habitats and Species Regulations 2017 (as amended), making it an offence inter alia to:
- Deliberately capture, injure, or kill hazel dormice
 - Deliberately disturb hazel dormice
 - Damage or destroy a breeding site or resting place of a dormouse
- C. 29 In addition, hazel dormouse is listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) which contains further provisions making it an offence to intentionally or recklessly:



- Obstruct access to any structure or place which a hazel dormouse uses for shelter or protection; or
- Disturb a hazel dormouse while occupying a structure or place which it uses for that shelter or protection.

Hedgehog

C. 30 Hedgehog are protected under sections of the schedule 6 of the Wildlife and Countryside Act 1981 (as amended) making it an offence to:

- It illegal to kill or capture hedgehogs unless they are suffering or need to be rehabilitated then released back into the wild.

Otters

C. 31 Otters are classed as EPS and therefore receive protection under The Regulations, making it an offence to:

- deliberately kill, injure, disturb or capture them
- damage or destroy their breeding sites and resting places (including when otters are not present)
- possess, control or transport them (or any part, alive or dead)
- sell, exchange or offer for sale or exchange

C. 32 It is also an offence under the Wildlife and Countryside Act 1981 to intentionally or recklessly:

- disturb them while they occupy a structure or place used for shelter or protection
- obstruct access to a place used for shelter or protection
- possess or transport them (or any part alive or dead)
- sell, offer, or publish an advert to sell them

C. 33 If proposed development work is likely to destroy or disturb otters or their resting places, then a licence will need to be obtained from Natural England, which would be subject to appropriate measures to safeguard otters.

Reptiles

C. 34 Adders, slow worms, grass snakes and common lizards are protected against killing and injuring under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). This legislation makes it illegal to intentionally kill or injure a common reptile.

C. 35 Smooth snakes and sand lizards are European Protected Species under schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of the



Conservation of Habitats and Species Regulations 2017 (as amended). This makes it illegal to carry out the following activities:

- Deliberately or recklessly disturb, capture or kill these animals.
- Deliberately or recklessly take or destroy eggs of these animals.
- Damage or destroy a breeding site or resting place of such a wild animal.
- Keep, transport, sell or exchange, or offer for sale or exchange, any live or dead animal, or any part of, or anything derived from such a wild animal.

Water vole

C. 36 Water voles are protected under Schedule 5 of the WCA 1981 (as amended) and it is therefore an offence to:

- Intentionally or recklessly capture, kill or injure water voles.
- Intentionally or recklessly damage, destroy or block access to their places of shelter or protection (on purpose or by not taking enough care).
- Intentionally or recklessly disturb them in a place of shelter or protection.
- Possess, sell, control or transport live or dead water voles or parts of them (not water voles bred in captivity).

White clawed-crayfish

C. 37 White clawed-crayfish are protected under Schedule 5 of the WCA 1981 (as amended) and it is therefore an offence to:

- Intentionally or recklessly capture white clawed crayfish.



Appendix D: Summary of Mitigation, Enhancement and Precautionary Working Method Recommendations

Measure	Timing	Responsibility / implementation
Pre-commencement contractor toolbox talk covering hedgehogs, nesting birds, bats, invasive species, pollution prevention and stop-work procedures.	Before works commence and repeated for new contractors.	Principal contractor, with input from the project ecologist where required.
Site clearance and groundworks to proceed carefully. If a protected or notable species is found, works must stop and an ecologist must be contacted.	During clearance and construction.	Principal contractor.
Works to the area of lead flashing / fascia on B1 with negligible bat roost suitability to be subject to careful inspection and removal / refitting under ecological supervision.	During works to B1 .	Project ecologist and contractor.
If a bat roost is found, works must stop and a Natural England mitigation licence will be sought before affected works continue.	During works to B1 , if required.	Project ecologist / applicant.
Works to B1 and tree removal to be undertaken outside the nesting bird season where practicable. If works are required between March and August inclusive, a pre-works nesting bird check will be undertaken.	Prior to and during works to B1 / vegetation clearance.	Suitably competent person / project ecologist.
If an active bird nest is identified, a suitable exclusion buffer will be established and retained until the nest is no longer active.	During nesting bird season works, if required.	Contractor, advised by project ecologist.
Open excavations to be covered overnight or provided with a means of escape. Exposed pipes to be capped and excavations / pipes checked each morning.	During construction.	Principal contractor.



Measure	Timing	Responsibility / implementation
Hedgehog access to be maintained through garden boundaries using 13 cm x 13 cm gaps or raised fencing.	During landscaping / boundary installation.	Contractor / applicant.
Pollution prevention measures to be implemented, including dust suppression, covering of fine materials, drain protection, no burning, spill prevention and appropriate waste management.	During construction.	Principal contractor.
Sensitive Lighting Strategy to be implemented during construction and occupation, with lighting minimised, directed away from ecological receptors, warm coloured where feasible, and avoiding unnecessary upward light spill. Full recommendations available in paragraph 5.12 of this report.	During construction and occupation.	Applicant / lighting designer / contractor.

Table 11: Summary of Mitigation, Enhancement and Precautionary Working Method Recommendations



Appendix E: Index of Scientific Names

E. 1 Where a species is referred to by common name only this report is referring to the species listed below.

Index of Scientific names	
Amphibians	
Common frog <i>Rana temporaria</i>	Natterjack toad <i>Epidalea calamita</i>
Common newt <i>Lissotriton vulgaris</i>	Pool frog <i>Pelophylax lessonae</i>
Common toad <i>Bufo bufo</i>	Palmate newt <i>Lissotriton helveticus</i>
Great crested newt <i>Triturus cristatus</i>	
Bats	
Alcathoe bat <i>Myotis alcathoe</i>	Lesser horseshoe bat <i>Rhinolophus hipposideros</i>
Barbastelle <i>Barbastella barbastellus</i>	Leisler's bat <i>Nyctalus leisleri</i>
Bechstein's bat <i>Myotis bechsteinii</i>	Nathusius' pipistrelle <i>Pipistrellus nathusii</i>
Brandt's bat <i>Myotis brandtii</i>	Natterer's bat <i>Myotis nattereri</i>
Brown long-eared bat <i>Plecotus auritus</i>	Noctule <i>Nyctalus noctula</i>
Common pipistrelle <i>Pipistrellus pipistrellus</i>	Serotine <i>Cnephaeus serotinus</i>
Daubenton's bat <i>Myotis daubentonii</i>	Soprano pipistrelle <i>Pipistrellus pygmaeus</i>
Greater horseshoe bat <i>Rhinolophus ferrumequinum</i>	Whiskered bat <i>Myotis mystacinus</i>
Grey long-eared bat <i>Plecotus austriacus</i>	
Other Mammals	
Badger <i>Meles meles</i>	Otter <i>Lutra lutra</i>
Brown hare <i>Lepus lepus</i>	Polecat <i>Mustela putorius</i>
Fox <i>Vulpes vulpes</i>	Rabbit <i>Oryctolagus cuniculus</i>
Harvest mouse <i>Micromys minutus</i>	Water shrew <i>Neomys fodiens</i>
Hazel dormouse <i>Muscardinus avellanarius</i>	Water vole <i>Arvicola amphibius</i>
Hedgehog <i>Erinaceus europaeus</i>	Weasel <i>Mustela nivalis</i>
Reptiles	
Adder <i>Vipera berus</i>	Sand lizard <i>Lacerta agilis</i>
Common lizard <i>Zootoca vivipara</i>	Slow worm <i>Anguis fragilis</i>
Grass snake <i>Natrix helvetica</i>	Smooth snake <i>Coronella austriaca</i>
Trees, scrubs, and woody associates	
Alder <i>Alnus glutinosa</i>	Hawthorn <i>Crataegus monogyna</i>
Alder buckthorn <i>Frangula alnus</i>	Hazel <i>Corylus avellana</i>
Ash <i>Fraxinus excelsior</i>	Holly <i>Ilex aquifolium</i>
Aspen <i>Populus tremula</i>	Hornbeam <i>Carpinus betulus</i>
Beech <i>Fagus sylvatica</i>	Large-leaved lime <i>Tilia platyphyllos</i>
Bird Cherry <i>Prunus padus</i>	Mezereon <i>Daphne mezereum</i>
Black poplar <i>Populus nigra</i> subsp. <i>betulifolia</i>	Midland hawthorn <i>Crataegus laevigata</i>
Blackthorn <i>Prunus spinosa</i>	Mountain currant <i>Ribes alpinum</i>
Box <i>Buxus sempervirens</i>	Osier <i>Salix viminalis</i>
Broom <i>Cytisus scoparius</i>	Plymouth Pear <i>Pyrus cordata</i>
Buckthorn <i>Rhamnus cathartica</i>	Rowan <i>Sorbus aucuparia</i>
Butcher's broom <i>Ruscus aculeatus</i>	Sea buckthorn <i>Hippophae rhamnoides</i>
Common ivy <i>Hedra helix</i>	Silver Birch <i>Betula pendula</i>
Common Juniper <i>Juniperus communis</i>	Spindle <i>Euonymus europaeus</i>
Copper beech <i>Fagus sylvatica</i> f. <i>purpurea</i>	Spurge laurel <i>Daphne laureola</i>
Crab apple <i>Malus sylvestris</i>	Small-leaved lime <i>Tilia cordata</i>



Index of Scientific names	
Crack willow <i>Salix fragilis</i>	Sessile oak <i>Quercus petraea</i>
Dogwood <i>Cornus sanguinea</i>	Sycamore <i>Acer pseudoplatanus</i>
Downy Birch <i>Betula pubescens</i>	Walnut <i>Juglans regia</i>
Downy currant <i>Ribes spicatum</i>	Wayfaring tree <i>Viburnum lantana</i>
Dwarf gorse <i>Ulex minor</i>	Western Gorse <i>Ulex gallii</i>
Elder <i>Sambucus nigra</i>	Whitebeam <i>Sorbus aria</i>
English elm <i>Ulmus minor</i>	White willow <i>Salix alba</i>
English oak <i>Quercus robur</i>	White poplar <i>Populus alba</i>
Field maple <i>Acer campestre</i>	Wild cherry <i>Prunus avium</i>
Goat willow <i>Salix caprea</i>	Wild cotoneaster <i>Cotoneaster integerrimus</i>
Gooseberry <i>Ribes uva-crispa</i>	Wild pear <i>Pyrus pyraeaster</i>
Gorse <i>Ulex europaeus</i>	Wild privet <i>Ligustrum vulgare</i>
Grey poplar <i>Populus × canescens</i>	Wild service tree <i>Sorbus torminalis</i>
Guelder-rose <i>Viburnum opulus</i>	Yew <i>Taxus baccata</i>

