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Preliminary Ecological Appraisal (PEA)

138-144 Friar Street, Reading

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JULY 2026



REPORT NO: 04072026/01

V1	04/07/2026	Larissa Cooper
Reviewed by		



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1.0 Executive Summary

- Bracken and Wild was commissioned to undertake a Preliminary Ecological Appraisal of 138-144 Friar Street, Reading, in support of a proposed town-centre redevelopment (a co-living scheme with retention of the locally listed former Bugle Public House). The Site comprises commercial buildings and hardstanding within a dense urban setting and holds negligible on-site habitat value.
- No statutory designated sites lie within 2 km, and the non-statutory sites within 2 km are ecologically separated from the Site.
- The principal ecological receptors are roosting bats and nesting birds. Buildings B2a and B3a were assessed as having moderate suitability for roosting bats and require two dusk emergence surveys (May-September, at least one in May-August); the remaining buildings were assessed as negligible.
- The buildings also offer potential for nesting birds, with strong local records of swift, and a pre-commencement check for breeding birds is recommended.
- Subject to the recommended surveys and standard precautions, no ecological constraints are anticipated that would prevent the development, and there are opportunities to deliver biodiversity enhancement (integrated swift and bat provision, green/brown roofs).

This Preliminary Ecological Appraisal (PEA) is based on site conditions and desk study information available at the time of survey in June 2026. The assessment reflects the ecological value and constraints present at that time.

This PEA is considered valid for up to 24 months, provided there are no significant changes to the site, its management, or surrounding land use. After this period - or sooner if notable changes have occurred - a site update and potential reassessment may be required.

This report should not be relied upon for planning or decision-making beyond this timeframe without confirmation from a suitably qualified ecologist.

2.0 Introduction

Bracken and Wild was commissioned by James Blake Associates to carry out a Preliminary Ecological Appraisal (PEA) at 138-144 Friar Street, Reading, RG1 (SU 71470 73564) - hereafter called 'the Site'. The assessment supports a proposed redevelopment currently at pre-application stage with Reading Borough Council (ref. PL/25/1846).

The proposals comprise 'phased redevelopment of the site involving the demolition of Nos. 138–141 and 142–143 Friar Street, partial demolition of No. 144 Friar Street, and erection of a basement and 6-storey building to provide co-living residential accommodation (purpose-built shared living accommodation – Sui Generis use class), together with the partial retention of the former Bugle Public House as a standalone Class E commercial unit.'

2.1 Background

The Site occupies the southern side of Friar Street in central Reading, within the primary shopping frontage of the regional centre (Reading Borough Local Plan Policy CR7). It comprises a terrace of commercial buildings - including the former Revolucion de Cuba bar and the former Bugle Public House - together with associated hardstanding and a small rear yard (Fife Court). Surrounding land use is entirely built-up and commercial, including retail units, offices and apart-hotel development (the QVS1 scheme under construction immediately to the east). There are no watercourses, woodland or open green space within or immediately adjoining the red line. The nearest designated wildlife sites are non-statutory Local Wildlife Sites associated with the River Kennet and Kennet & Avon Canal corridor, several hundred metres to the south.



Figure 1.0 – Site context

2.2 Objective of the report

This report aims to identify any protected species or habitats which may be impacted by the works carried out to the site, and make recommendations for any required further surveys and conditions during works which may related to protected species and habitats.

2.3 Scope of work

A Preliminary Ecological Appraisal, incorporating a Preliminary Roost Assessment (PRA) of the on-site buildings, was carried out on 15th June 2026. Given the sealed, built town-centre context, the assessment focused on the buildings' potential to support roosting bats and nesting birds.

Terrestrial and aquatic protected species (e.g. badger, reptiles, amphibians, water vole, otter) were considered but are not supported by the Site and are not assessed further.

2.4 Competency

This report and the reports and surveys that inform it were undertaken by Larissa Cooper FdSc BSc, Senior Ecologist.

2.5 Legislation

2.5.1 Wildlife and Countryside Act 1981

The Wildlife and Countryside Act 1981 protects native wildlife and habitats in the UK. It provides legal protection to endangered species, controls the release of non-native species, and designates Sites of Special Scientific Interest (SSSIs). For planning applications, the Act requires consideration and mitigation of potential impacts on wildlife and the countryside.

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

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 implement the EU's Habitats Directive in the UK, focusing on protecting European habitats and species. The regulations require assessments of planning applications that may impact Special Areas of Conservation (SACs) or Special Protection Areas (SPAs). This ensures developments prioritise ecological conservation and sustainability.

2.5.3 The Natural Environment and Rural Communities Act 2006

The Natural Environment and Rural Communities (NERC) Act 2006 mandates public authorities to promote biodiversity conservation. It requires local planning authorities to consider biodiversity impacts in their decisions and align developments with biodiversity strategies. This ensures that planning contributes to the protection and enhancement of the UK's natural heritage.

2.5.4 Environmental Protection Act 1990

The Environmental Protection Act 1990 provides a framework for controlling pollution, waste, and statutory nuisances. It requires local planning authorities to consider environmental impacts, such as pollution and waste management, when assessing developments. Compliance with this Act promotes sustainable development and protects environmental quality.

2.5.5 Countryside and Rights of Way Act 2000

The Countryside and Rights of Way (CRoW) Act 2000 enhances the protection of natural habitats and wildlife by granting public access to certain open areas. The Act also requires local authorities to prioritise the conservation and enhancement of natural beauty and wildlife. This fosters public engagement and environmental stewardship.

2.5.6 The Environment Act 2021

Biodiversity Net Gain (BNG) requires a mandatory 10% biodiversity net gain for developments in England. Developers must demonstrate how they will achieve this net gain through planning applications. BNG must be maintained for at least 30 years, with options to deliver gains on-site,

off-site, or through purchasing biodiversity credits. The Statutory Biodiversity Metric tool is used to calculate and demonstrate biodiversity changes.

2.6 Planning Policy

2.6.1 National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) guides local planning authorities in making development decisions, with specific sections addressing biodiversity. It emphasises sustainable development, requiring measurable net gains in biodiversity for planning approval. The NPPF also mandates the protection of designated wildlife sites and encourages the creation of Local Nature Recovery Strategies.

2.6.2 Local Plan

Local plans operate in conjunction with the National Planning Policy Framework (NPPF) to guide planning decisions in the applicable district. The relevant development plan for the Site is the Reading Borough Local Plan (2019) and its emerging Partial Update (Pre-Submission Draft, November 2024). The following policies are of particular relevance to this appraisal:

Policy EN12 - Biodiversity and the Green Network: requires a 10% Biodiversity Net Gain on all development sites, save where exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024, delivered on-site wherever possible. Under its wildlife-friendly design criteria, development must protect and enhance existing biodiversity features and provide bird nesting and bat roosting opportunities integral within new buildings - such as universal swift bricks and bat bricks or tiles - wherever practicable, and must avoid increasing (and wherever possible reduce) artificial light at night.

Policy EN19 - Urban Greening Factor: requires major development to meet an urban greening factor, encouraging green and brown roofs, green walls and other greening measures to increase on-site biodiversity and greening.

Central Reading design policy (Policy CR2 and supporting text): identifies green and brown roofs, green walls and measures such as swift boxes as appropriate to town-centre development. Brown roofs are specifically noted as of benefit to black redstart *Phoenicurus ochruros*, a Biodiversity Action Plan priority species sighted in central Reading - a species also returned by the desk study for the Site (Section 4.1.3).

Heritage policies (EN1, EN4 and EN6): apply to the locally listed former Bugle Public House (LL23) and nearby designated heritage assets; heritage matters are the subject of separate specialist assessment and are outside the scope of this ecological appraisal.

3.0 Survey Method

3.1 Desk Study

3.1.1 Data Sources

A desk study was carried out on 2nd July 2026 using data from the Thames Valley Environmental Records Centre (TVERC; data search ref. TVERC/26/0228, dated 02/07/2026), Magic Map (Defra) and the National Biodiversity Network (NBN) Atlas. TVERC data are considered valid for 12 months from the date of issue.

3.1.2 Search Radius

The search focused on species and habitats within 2km of the site.

3.2 Field Survey

3.2.1 Survey Techniques

A site visit was carried out on 15th June 2026; weather conditions were 22°C, beaufort scale 3, part cloudy and 73% humidity. All on-site buildings were inspected internally and externally for their suitability to support roosting bats, following the roost-suitability categories in Collins (2023), and for evidence of nesting birds.

3.2.2 Survey Limitations

Owing to the complex roof structures and the enclosed urban setting, full external visibility of all roof aspects could not be achieved from ground level; this is addressed in the further survey recommendations (Section 6.1). As with any single-visit appraisal, the assessment represents the conditions present on the day of survey, and the absence of evidence does not confirm the absence of a species. Internal inspection was possible for B2a only, where the accessible upper floors were inspected but the roof void could not be accessed. An internal inspection of B3a (the former Bugle Public House) was not undertaken: on health and safety grounds, and as a lone worker, the building was not entered owing to the potential presence of occupants on site, as advised locally during the visit. B3a was instead assessed externally and by viewing the interior through a window. The client has since confirmed the building should be unoccupied; an internal inspection of B3a, including assessment of hibernation potential, should be undertaken as part of the further survey works (Section 6.1).

4.0 Results

4.1 - Desk Study Results

4.1.1 Statutory Designated Sites

No statutory designated sites (SSSI, SAC, SPA, Ramsar or NNR) were identified within 2 km of the Site from the data reviewed. Natural England does not need to be contacted in regards to this development.



Impact Risk Zones for Sites of Special Scientific Interest

For local planning authorities to determine if a proposed development is likely to affect a terrestrial Site of Special Scientific Interest and when to consult Natural England.

You do not need to consult Natural England on the proposed development at this location.

The Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs) indicate that at the location selected, the proposed development is unlikely to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.

Therefore, you do not need to consult Natural England on the likely impacts of development on terrestrial SSSIs and the SACs, SPAs or Ramsar sites that they underpin.

Figure 2.0 - NE confirmation

4.1.2 Non-Statutory Designated Sites

Ten non-statutory designated sites (Local Wildlife Sites, a Proposed Local Wildlife Site and a Biodiversity Opportunity Area) lie within 2 km of the Site, listed in Table 1.1. All are associated with the River Kennet/Thames green corridor and are hydrologically and ecologically separated from the sealed Site by intervening dense urban development; no impact pathway is identified and no adverse effect on these sites is anticipated.

Table 1.0 - List of other sites within 2km

Site name	Distance (km)	Designation
Cow Lane Depot	Within 2 km	Berkshire Local Wildlife Site
The Coal, Kennetmouth & Kings Meadow East	Within 2 km	Berkshire Local Wildlife Site
Fobney & Kennet Valley Meadows	Within 2 km	Berkshire Local Wildlife Site

Site name	Distance (km)	Designation
River Kennet / Kennet & Avon Canal	Within 2 km	Berkshire Local Wildlife Site
Holy Brook	Within 2 km	Berkshire Local Wildlife Site
The Warren Woodlands Complex	Within 2 km	Berkshire Local Wildlife Site
Reading Cemetery	Within 2 km	Berkshire Local Wildlife Site
Dingley Dell	Within 2 km	Berkshire Proposed Local Wildlife Site
Henley Road Gravel Pit	Within 2 km	Oxfordshire Local Wildlife Site (& Proposed Extension)
Kennet Valley East	Within 2 km	Biodiversity Opportunity Area

4.1.3 Protected and Notable Species

The table below details any records for protected species within 2km of the site, recorded within the last 10 years.

Table 1.1 - Protected species within 2km of the site

Taxonomic group	Present	Details
Bats	Yes	The search returned records of 14 bat taxa within 2 km (2006-2025): common pipistrelle <i>Pipistrellus pipistrellus</i> , soprano pipistrelle <i>P. pygmaeus</i> , Nathusius's pipistrelle <i>P. nathusii</i> , noctule <i>Nyctalus noctula</i> , Leisler's bat <i>N. leisleri</i> , serotine <i>Eptesicus serotinus</i> , Daubenton's bat <i>Myotis daubentonii</i> , brown long-eared bat <i>Plecotus auritus</i> , Myotis and <i>Plecotus spp.</i> , and barbastelle <i>Barbastella barbastellus</i> . The dataset includes roost records (including emergence/re-entry and building roosts) alongside detector activity, confirming an active bat population within the surrounding urban area.
Great Crested Newts	Yes	A single great crested newt record (2017) lies within the 2 km search. The Site comprises sealed hardstanding and buildings with no breeding or terrestrial habitat to support GCN; not considered further.
Reptiles	Yes	Slow-worm, grass snake and common lizard are recorded within 2 km, associated with the vegetated river-corridor Local Wildlife Sites. The Site offers no suitable reptile habitat; not considered further.
Badger	Yes	Recorded within the wider 2 km search; the sealed town-centre Site offers no suitable sett or foraging habitat. Not considered further.
Water Vole	Yes	Recorded on the River Kennet corridor within 2 km. No watercourse or suitable habitat within or adjoining the Site; not considered further.
Otter	Yes	Recorded along the River Kennet/Thames corridor within 2 km. No watercourse within or adjoining the red line; not considered further.
Dormouse	No	No records returned within 2 km; the Site is outside suitable habitat.
Birds	Yes	The 2 km search returned a large avian assemblage (80+ species), dominated by waterbirds of the River Kennet/Thames corridor that are not relevant to this landlocked, built Site. Of direct relevance are building- and urban-nesting species recorded in numbers within the search area: swift <i>Apus apus</i> (571 records; Red-list), house sparrow <i>Passer domesticus</i> (S41, Red-list), starling <i>Sturnus vulgaris</i> (S41, Red-list), house martin <i>Delichon urbicum</i> (Red-list), black redstart <i>Phoenicurus ochruros</i> (WCA Schedule 1) and peregrine <i>Falco peregrinus</i> (WCA Schedule 1). The high swift record count is consistent with the swift colony noted for this part of Reading by the LPA's ecological consultee, indicating potential for nesting swifts within the existing building fabric.

Taxonomic group	Present	Details
Barn owl	No	No records returned within 2 km; the Site offers no suitable habitat.
Invertebrates	Yes	Notable invertebrate records within 2 km (bees and wasps, beetles, moths and Odonata) are associated with the brownfield and river-corridor Local Wildlife Sites and are not supported by the sealed Site.
Plants	Yes	Notable and protected plant records within 2 km (e.g. bluebell, and species of the river-corridor Local Wildlife Sites) relate to vegetated habitats away from the Site; no suitable habitat is present within the red line.
Fungi	No	<i>No notable fungi records returned within 2 km.</i>
Other notable species	Yes	Hedgehog <i>Erinaceus europaeus</i> (S41) is recorded within 2 km. The sealed town-centre Site offers negligible habitat for hedgehog or other small mammals.

4.1.4 - Habitats

The Site and its immediate surroundings comprise dense urban development (buildings and hardstanding). Priority habitats mapped within 2 km are confined to the River Kennet/Kennet & Avon Canal corridor and associated Local Wildlife Sites to the south - including watercourse (chalk river), lowland fen and lowland meadow habitats - and are physically separated from the Site by the built-up town centre. No priority habitat is present within or adjoining the red line.

4.1.5 – Biodiversity Net Gain

The site comprises buildings and hard standing only – both developed land, sealed surface. No habitats will be impacted from this development and therefore the development is exempt from statutory biodiversity net gain.

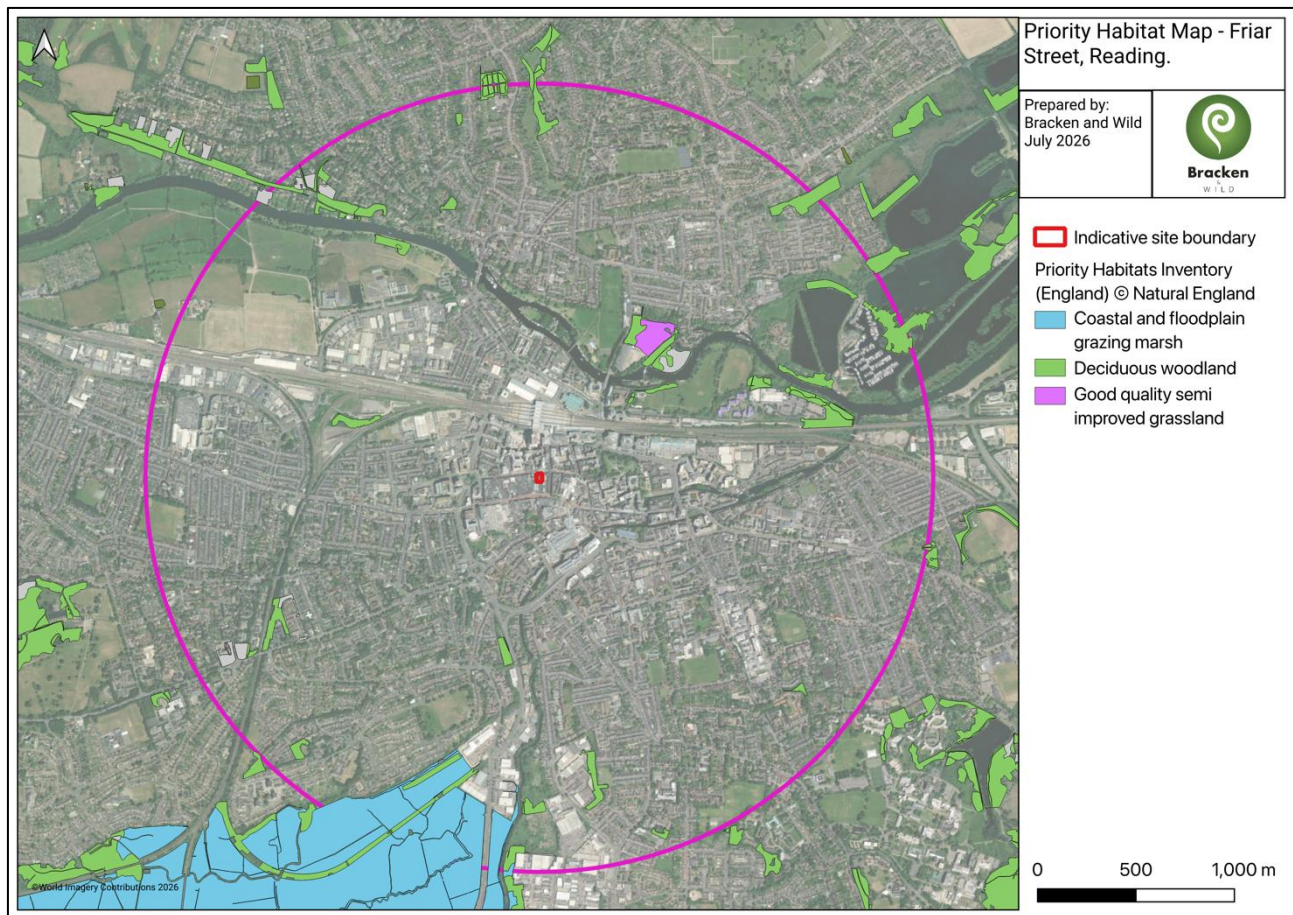


Figure 2.1 - Map of local priority habitats

4.2 Field Survey Results

4.2.1 Habitats

The Site comprises commercial buildings (138-144 Friar Street, including the former Bugle Public House) and associated hardstanding/yard, with no vegetated habitat within the red line. Under the UK Habitat Classification the Site is best described as developed land (sealed surface) and built structures. Given the predominance of hardstanding and buildings, the Site is expected to fall below the de minimis threshold for statutory Biodiversity Net Gain; therefore the development is exempt from statutory biodiversity net gain.

4.2.2 Protected Species

Only species which would be likely to occur on the site are included in this report.

Reptiles and Amphibians - inc. Great Crested Newts

The Site comprises sealed hardstanding and buildings and offers no suitable habitat for reptiles or amphibians. These groups are not considered further.

Nesting Birds

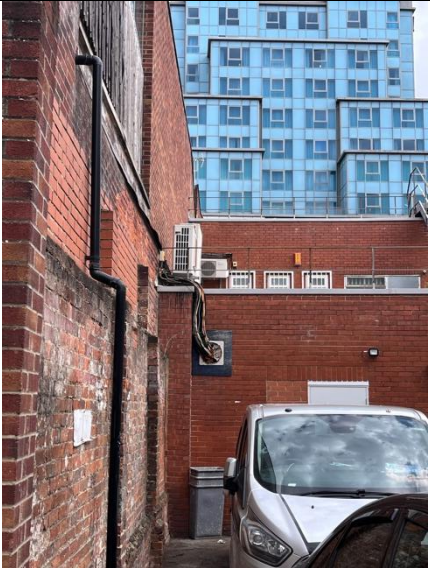
The on-site buildings offer potential for nesting birds, including building-nesting species characteristic of the urban centre. The desk study returned a strong local record of swift (571 records within 2 km) - consistent with the swift colony noted for this part of Reading by the LPA's ecological consultee - together with house sparrow, starling, house martin and black redstart, indicating potential for these species to nest within the existing building fabric. However, no evidence of birds nesting within the buildings was observed during the site visit. This survey was a snapshot in time and birds cannot be ruled out from nesting outside of the survey window. Measures to prevent nesting birds in the form of spikes and netting have been installed at the rear of B2a and B3a, suggesting birds have been present on the buildings previously.

Bats

Buildings: Both internal and external inspections of the buildings were carried out, the results are in table 1.1 below.

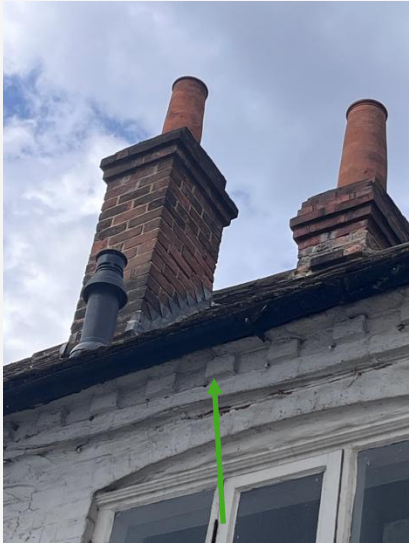
Building	Description	Survey results	Bat potential	Photos
B1a	Three-storey red brick building (plus commercial ground floor) forming the Friar Street frontage, laid in Flemish bond with stone banding, cills and gabled/pedimented parapet bays. Timber sash windows throughout, clay tile pitched roof, and brick chimney stacks with clay pots to the rear ridge.	The roof covering was intact with no slipped or lifted tiles, and lead flashing at the roof junctions and dormer was sound and tight-fitting. The stone-detailed gable frontage presents no soffit or bargeboard gaps, and no other accessible gaps, open eaves or unsealed penetrations were identified across the envelope. No potential roost features were recorded during inspection.	Negligible	

Building	Description	Survey results	Bat potential	Photos
				
B1b	Contemporary extension to the rear of B1a, red brick, flat roof and glass. Limited visibility	Limited visibility but no obvious opportunities for bats. A section of cladding could offer roosting potential but unlikely if the reverse is backed onto the glass window – building is used as late night venue.	Negligible	

Building	Description	Survey results	Bat potential	Photos
B1c	Contemporary extension with flat roof, glass and brick. Outside smoking area to the rear.	No roosting opportunities identified.	Negligible	
B2a	Render-fronted building at the Fife Court end of the site, with a pitched roof concealed behind a raised concrete parapet/fascia. Timber sash windows to the visible elevations.	An internal inspection of the accessible upper floors was carried out; no evidence of bats (droppings, staining or feeding remains) was recorded on window sills or elsewhere within the inspected areas. The pitched roof void behind the parapet could not be accessed or viewed and its suitability could not be determined. A Moderate suitability is therefore applied on a precautionary basis, reflecting the highest suitability recorded on site, pending emergence survey.	Moderate	 ©Google street view (image does not necessarily reflect current condition)
B2b	Modern red brick service building at the rear of the site, with a flat roof and externally mounted industrial air-conditioning units and associated trunking. Louvred plant vents to the upper elevation.	The brickwork was sound and the flat roof and junctions were intact, with no gaps, crevices, open eaves or other potential roost features identified. No evidence of bats was recorded during inspection. Negligible suitability.	Negligible	

Building	Description	Survey results	Bat potential	Photos
B3a	B3a is the former Bugle Public House (locally listed, LL23), a solid-wall brick building of mid-19th century origin fronting Fife Court, with a pitched clay tile roof and multiple brick chimney stacks with clay pots. The building is part derelict and has not been in active use for a considerable time. It is depicted on historical mapping from the mid-19th century onwards, as recorded in the historic map regression within the LPA's pre-application heritage documentation.	Numerous potential roost features were identified across the building envelope: slipped and missing tiles, absent mortar/bedding beneath tiles, gaps beneath fascias and at the roof-to-parapet flashing, cracked and open mortar around pipe penetrations, cast-iron louvred and sub-floor vents giving access to internal voids, and a low-level opening with potential access to the cellar. Internally (viewed from the window), the exposed chimney breasts, open flues and gaps within the masonry and timber structure offer further roost and hibernation potential. On this basis B3a is assessed as having Moderate suitability for roosting bats, with hibernation potential noted.	Moderate	

Building	Description	Survey results	Bat potential	Photos
				 View of roof taken from inside B2a  Internal view taken from window

Building	Description	Survey results	Bat potential	Photos
				 Potential access points at the side of the building  Potential access to cellar  Multiple gaps under fascia along side of building

Building	Description	Survey results	Bat potential	Photos
B3b	Description of building: B3b is a single-storey red brick range at the rear of the site, with a flat felted roof. It abuts the taller B3a (former Bugle PH) to one side.	No evidence of bats was recorded. B3b is assessed as having Negligible suitability for roosting bats.	Negligible	

Trees

There are no trees within the red line.

Other Mammals

The Site offers no suitable habitat for badger, otter, water vole or other terrestrial mammals of conservation concern; records of these species within the 2 km search relate to the wider river corridor and green spaces. These species are not considered further.

4.2.3 Invasive Species

Buddleia and Canadian fleabane were observed on site growing through pavement cracks. The desk study returned records of listed invasive species within 2 km, including Japanese knotweed *Reynoutria japonica*, associated with the wider area; none were observed within the red line.

5.0 Ecological Constraints and Opportunities

5.1 Identified Ecological Constraints

5.1.1 Designated Sites

No statutory designated sites were identified within 2 km, and no impact pathway to non-statutory sites is identified; no designated-sites constraint is anticipated.

5.1.2 Habitats

No constraints from designated habitats were identified.

5.1.3 Protected Species

Bats

Buildings B2a and B3a were assessed as having Moderate suitability for roosting bats; the remaining buildings (B1a, B1b, B1c, B2b and B3b) were assessed as negligible. B3a additionally may have potential to support hibernating/crevice-roosting bats in the cellar and should be fully assessed during the first emergence surveys recommended below. Given the moderate suitability of B2a and B3a and the active bat population evidenced in the surrounding area by the desk study, further surveys are recommended (Section 6.1).

Bat activity can be affected by artificial lighting (ALAN); external lighting associated with the development should be minimised and designed in accordance with ILP/BCT GN08/23 and the recommendations in Appendix 4.

Newts and other reptiles and amphibians -The sealed, built Site offers no suitable habitat for reptiles or amphibians; no constraint is identified, and no reptile/amphibian mitigation is required.

Small mammals (inc. hedgehogs) Hedgehog and other small mammals are recorded in the wider area, but the sealed Site offers negligible habitat; no specific mitigation is required.

Birds - The buildings offer potential for nesting birds (a legal constraint under the Wildlife and Countryside Act 1981), with particular potential for swift and other building-nesting species given the strong local records. Building and vegetation clearance and works should be undertaken outside the bird nesting season (typically March-August inclusive); where this is unavoidable, a pre-commencement nesting-bird check by a suitably qualified ecologist is required, and any active nest must be retained and protected until the young have fledged.

5.2 Opportunities for Biodiversity Enhancement

5.2.1 Species Specific Measures

Bats: Integrated bat roosting features (e.g. bat bricks/tubes or built-in access to suitable voids) should be incorporated into the new building fabric to provide replacement and enhancement roosting opportunities, positioned away from artificial light and following BCT guidance.

Birds: Integrated nesting provision for building-nesting birds should be incorporated into the new build - in particular swift bricks (reflecting the local swift colony and the LPA ecologist's request), together with provision for house sparrow (e.g. sparrow terraces). Green/brown roof provision, as encouraged by the LPA, would further enhance the Site's biodiversity value and offer nesting opportunities for birds.

6.0 Recommendations from PEA

6.1 Further Surveys

- Two dusk emergence surveys should be carried out on Buildings B2a and B3a (Moderate suitability), between May and September, with at least one survey undertaken within the optimal May-August period, in accordance with Collins (2023). Owing to the complex roof structures, full coverage of all aspects should be secured where feasible by combining ground-based surveyors with vantage points from the rear flat roofs and an internal view of part of B3a's roof through the B2a window; aerial drone support may supplement coverage where practicable and permissible.
- An internal inspection of B3a (The Bugle) for hibernation/crevice-roosting features should be undertaken during the first emergence survey to rule out hibernation potential.

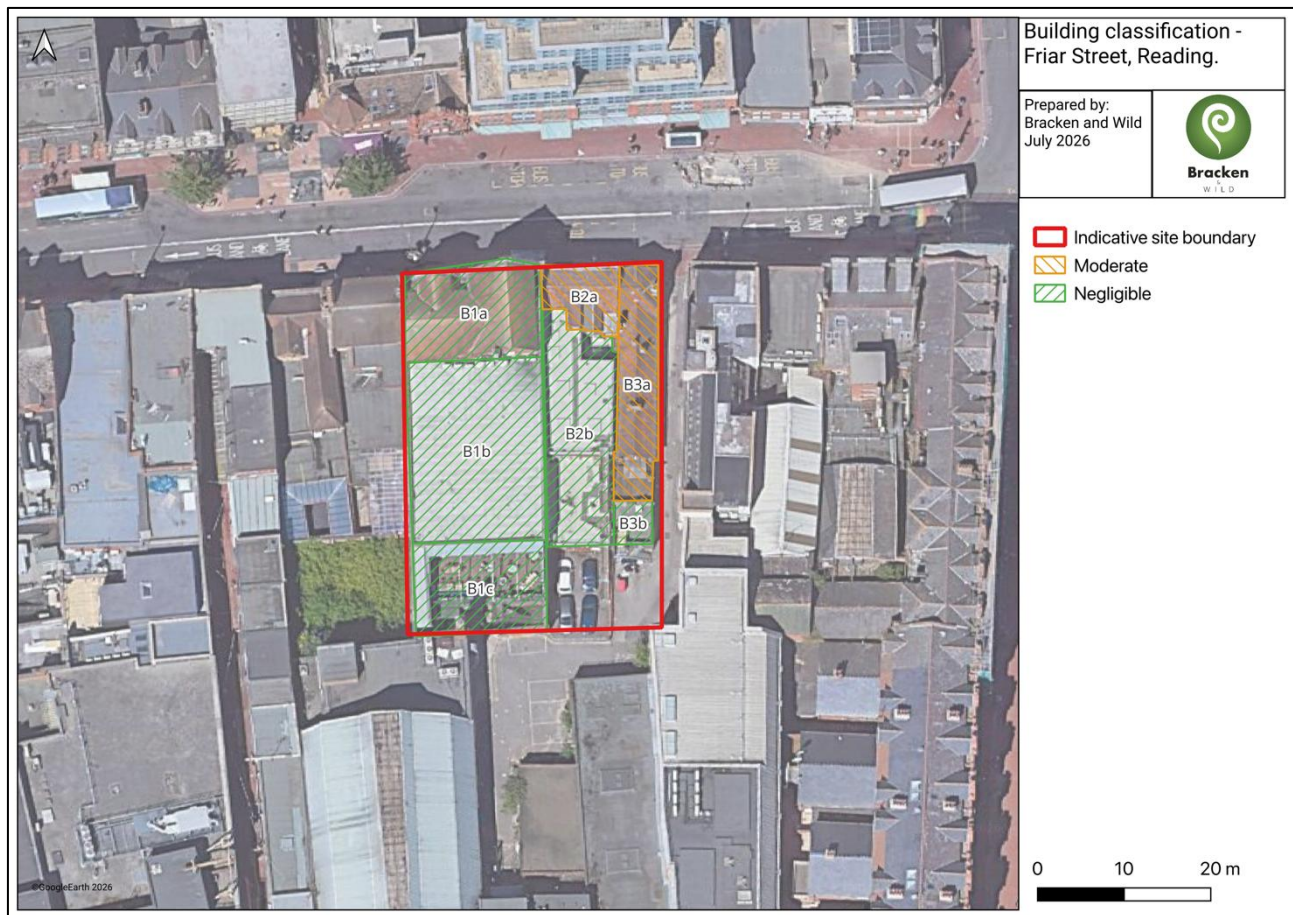


Figure 3.0 – Building classifications

6.2 Mitigation and Avoidance strategies

Works should be undertaken outside the bird nesting season where possible; however, it is accepted that this is likely unavoidable - in which case a pre-commencement nesting-bird check by a suitably qualified ecologist is required. Should the emergence surveys confirm a bat roost, the roost will be a legal constraint and works affecting it will require a European Protected Species (EPS) Mitigation Licence from Natural England, supported by an appropriate mitigation strategy.

7.0 References

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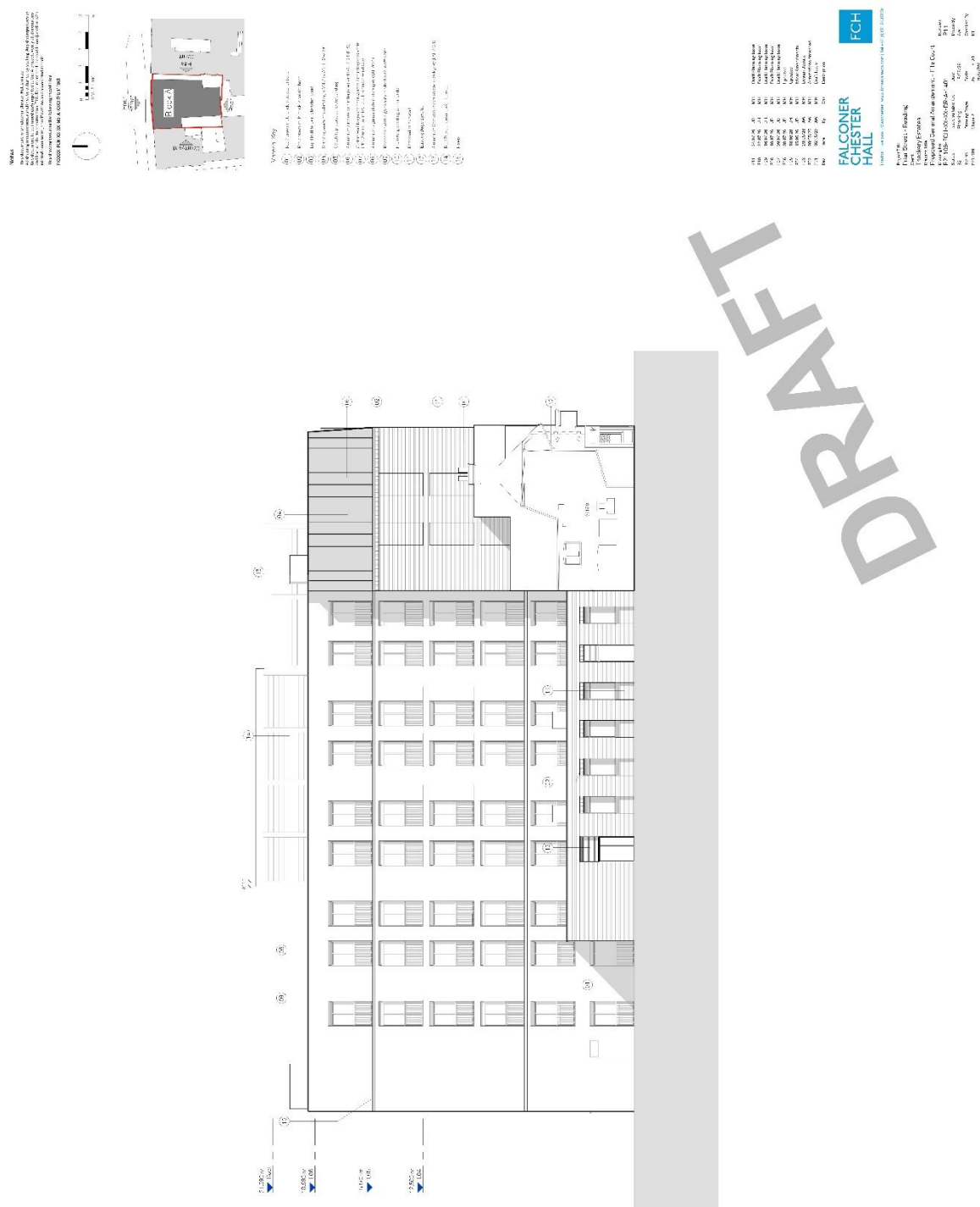
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8.0 Appendices

Appendix 1 - Proposal Plans





Appendix 2 Lighting Recommendations

If bats are found following additional surveys, a lighting plan is recommended which should be site specific and consider the context of the surrounding area, along with lighting for access requirements.

The following example recommendations are from a general lighting plan and could be considered in regards to lighting for the new dwellings:

- Avoid working at night during the spring/summer.
- Avoid any fixed lighting that will be permanently on throughout the night.
- Any lighting should be of low illuminance, lack UV elements and be shrouded to prevent upward spill of light.
- Lights should be activated by light level and/or motion sensors and be controlled by a time switch to ensure they turn off after a set period of time and not left on permanently.
- Lighting should be avoided in key habitats.
- A light fitting that satisfies the criteria laid out in the BCT Guidance Document 08/23 Bats and Artificial Lighting at night could be used. (section 4.29) is the 'Philips Capricorn'. Alternative light fittings offering similar features would be acceptable.

Appendix 3 - Further Site Photos



Internal photos of B2a