



**Springwood, The Warren, Caversham,
Reading, Berkshire RG4 7TQ**

Biodiversity Enhancement Plan

August 2026

on behalf of ET Planning

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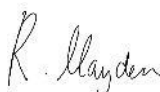
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Job name	Springwood, The Warren, Caversham, Reading, Berkshire RG4 7TQ
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1 Introduction

1.1 Site Description & Context

Springwood, The Warren, Caversham, Reading RG4 7TQ, referred to as the 'site' within this report, covers an area of approximately 1,078.4 sq. metres and is centred on grid reference SU 6995 7505.

The site is situated in a suburban area in the Reading Borough Council control area. The site is located on the northwest side of Reading and is accessed via a private access driveway.

The site is currently a three-storey detached dwelling, and two storey detached garage building at street level which can accommodate 3 off-road parking spaces. The property has existing extensions on either side, a single storey extension to the east and a 1.5 storey extension to the west side. The rear of the property backs onto the River Thames.

1.2 Background

The householder planning application (Reference PL/25/1324) for "*Erection of extensions and outdoor seating area*" at Springwood, The Warren, Caversham, Reading RG4 7TQ was permitted by Reading Borough Council on 28th January 2026.

The planning application was supported by a Preliminary Ecological Appraisal Report (PEAR) produced by Roavr Group in July 2024 (Roavr Group, 2024).

1.3 Aims of Study

This report has been prepared to discharge Condition 9 of the planning application (Reference: PL/25/1324) which states that:

"Prior to the commencement of works above slab level, details of biodiversity enhancements, to include a minimum of one bird and one bat boxes built into the new building and native and wildlife friendly landscaping (including gaps at the bases of fences to allow hedgehogs to traverse through the gardens), shall be submitted to and approved in writing by the Council.

The biodiversity enhancements shall thereafter be installed as approved and, prior to occupation of the development, a letter report, from a suitably qualified ecologist, with photos of the bricks in situ, shall be submitted to and approved in writing by the Council."

2 Biodiversity Enhancement Measures

Please see Appendix 2 for the locations and elevations of the proposed species-specific biodiversity enhancement measures.

2.1 Landscape Planting

It is recommended that any new areas of landscape planting within the site be designed, planted and managed to maximise their value to wildlife. One key element of this would be the species used within the planting, which should comprise native species where possible, as well as ornamental plants of known value to wildlife. The key will be to provide a variety of flowers and fruits throughout the year in order to provide food for insects and birds, as well as providing potential nest sites through the planting of trees and shrubs.

Appendix 1 recommends a number of suitable species for landscape planting schemes, including non-native species for more formal areas, although the species mix should by no means be limited to this list. Planting should aim to provide ground cover for animals such as hedgehogs and invertebrates, and so low-growing ground cover should be encouraged. Native species such as bugle *Ajuga reptans*, ivy and periwinkle *Vinca* sp. could be used for this purpose, or ornamental species such as lady's mantle *Alchemilla mollis*, elephant's ears *Bergenia* sp. or perennial geraniums may also be suitable for formal areas of ornamental planting. A diversity of structure should also be

encouraged through the planting of small trees, with shrubs and herbaceous plant species established below.

2.2 Bat Roosting Opportunities

2.2.1 Enhancement

1x integrated bat tube (Vivara Pro Build-in Woodstone Bat Tube, or similar) will be incorporated into the external wall of the proposed extension, see Figure 1. The tube will be positioned at a minimum height of 3m with a clear flight path to the entrance. The bat tube will be installed on the southern or eastern elevation and will not be installed above a door or window to avoid accumulation of droppings.

Bat tube features (sometimes also referred to as 'bat bricks') can be obtained pre-fabricated and integrated directly into the fabric of the exterior walls of a building. The bricks/tubes have an external entrance slot which leads to an internal cavity for roosting.

The brick/tube can be concealed behind external cladding, brickwork, hanging tiles, stonework or render. For example, bat bricks/ bat tubes can easily be installed into traditional or modern buildings with external wooden weatherboarding; the brick/tube being concealed behind the overlapping wooden boards with access via a gap under a lifted board which leads to the entrance slot of the brick/tube. Bats can fit through very small gaps and so a crevice of 2-2.5cm should be sufficient to allow access to the slot of the bat brick/tube.

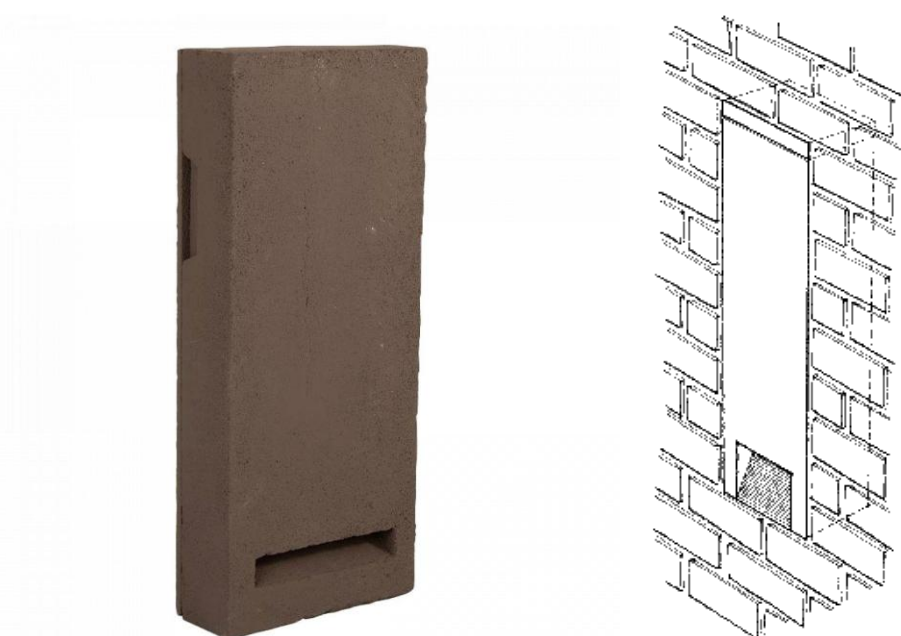


Figure 1. Vivara Pro Build-in Woodstone Bat Tube, showing how the tube can be integrated into a wall. Source: www.nhbs.com.

2.3 Bird Nesting Opportunities

2.3.1 Enhancement

1x integrated house sparrow bird box (Vivara Pro WoodStone House Sparrow Nest Box, or similar) will be incorporated into the external wall of the proposed extension, see Figure 2. The bird box will be placed at a height of at least 3m on a northern or eastern aspect, with a clear flight path to the entrance.

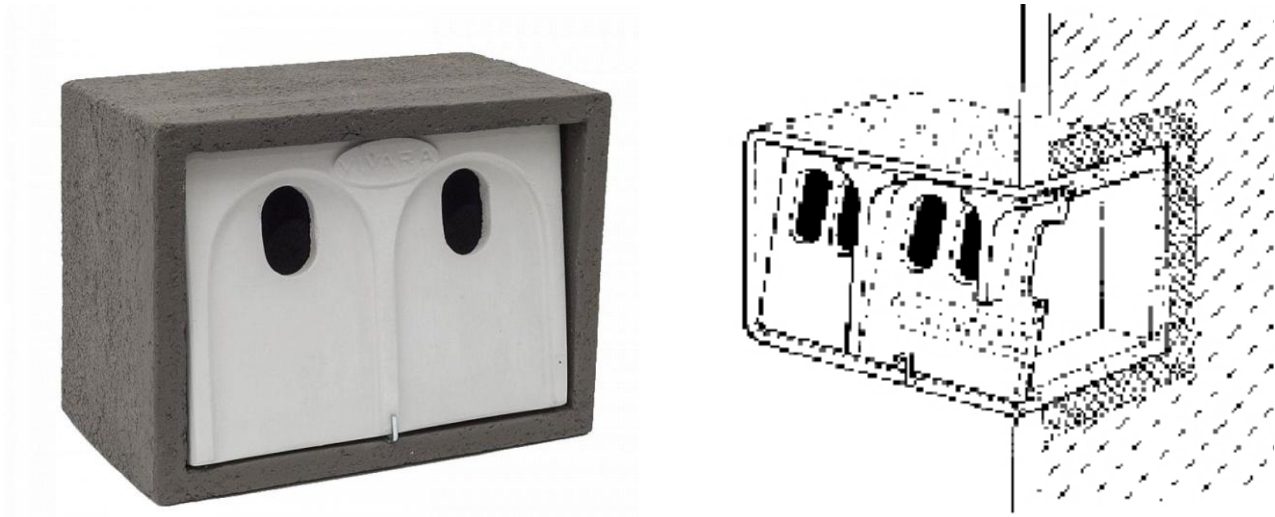


Figure 2. Vivara Pro WoodStone House Sparrow Nest Box, showing how the box can be integrated into a wall. Source: www.nhbs.com.

2.4 Hedgehog Access

Any garden fences or walls erected within the development (that could act as a barrier to hedgehog movement) will be made permeable for hedgehogs. This can be achieved by cutting or leaving a 13cm-by-13cm hole within the fence or wall; this is sufficient for any hedgehog to pass through, and this is too small for nearly all pets (see Figure 3).



Figure 3. An example of a hole cut within a fence, creating a 'hedgehog highway'.

3 References

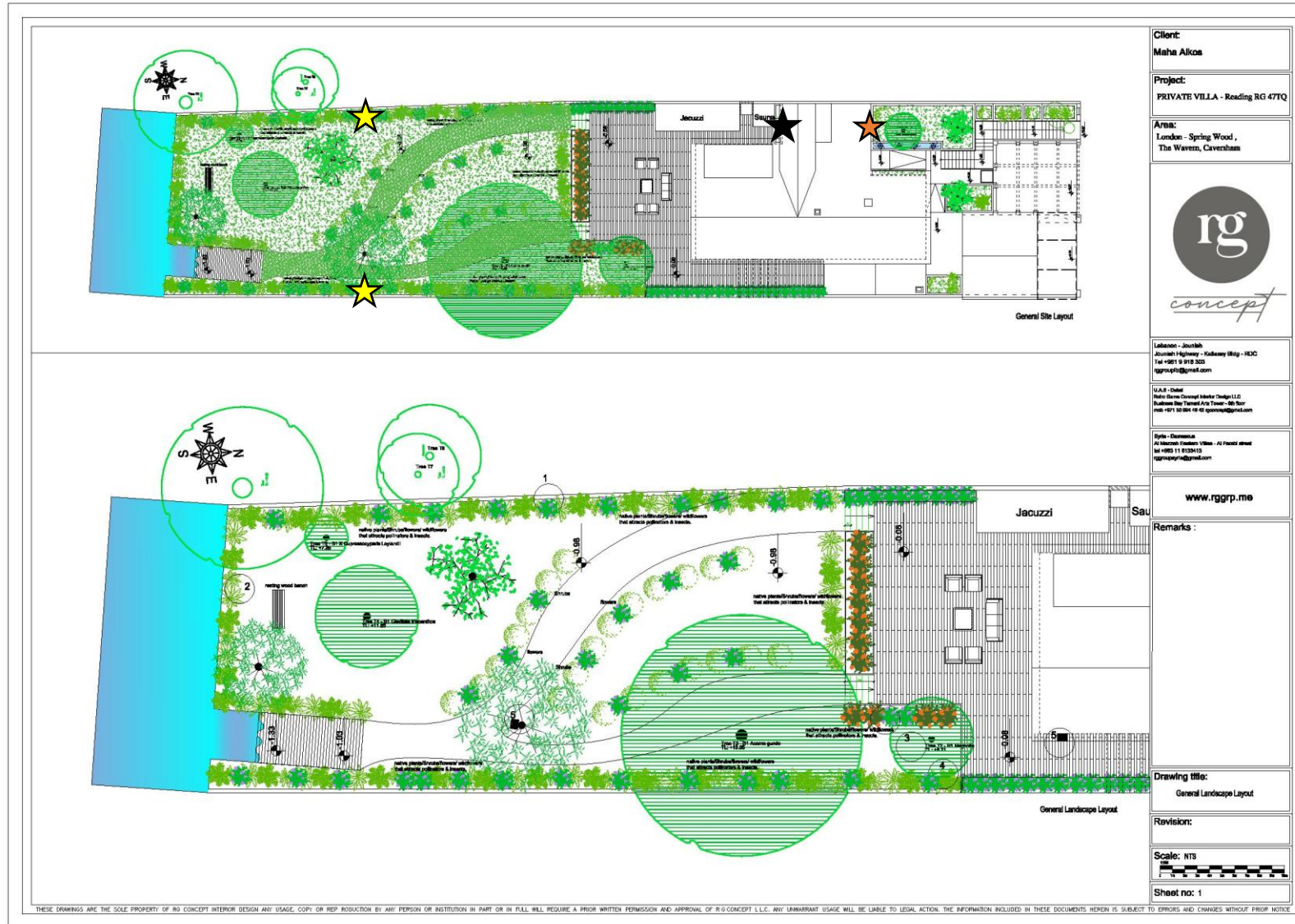
Roavr Group, 2024. 24_PEA_05_90. Springwood, The Warren, Caversham, Reading, RG4 7TQ.

4 Appendix 1. Wildlife Friendly Species for Landscape and Ornamental Planting

Common Name	Botanical Name
Trees	
Field maple*	<i>Acer campestre</i>
Beech*	<i>Fagus sylvatica</i>
Hornbeam*	<i>Carpinus betulus</i>
Willow*	<i>Salix sp.</i>
Silver birch*	<i>Betula pendula</i>
Rowan*	<i>Sorbus aucuparia</i>
Whitebeam*	<i>Sorbus aria</i>
Alder*	<i>Alnus glutinosa</i>
Wild cherry*	<i>Prunus avium</i>
Flowering cherry	<i>Prunus sp.</i>
Flowering pear	<i>Pyrus calleryana</i>
Crab apple*	<i>Malus sylvestris</i>
Fruiting apple	<i>Malus sp.</i>
English oak*	<i>Quercus robur</i>
Elm*	<i>Ulmus sp.</i>
Small-leaved lime*	<i>Tilia cordata</i>
Shrubs	
Holly*	<i>Ilex aquifolium</i>
Hazel*	<i>Corylus avellana</i>
Wayfaring tree*	<i>Viburnum lantana</i>
Wild service tree*	<i>Sorbus torminalis</i>
Buckthorn*	<i>Rhamnus cathartica</i>
Guelder rose*	<i>Viburnum opulus</i>
Hawthorn*	<i>Crataegus monogyna</i>
Hebe	<i>Hebe sp.</i>
Rosemary	<i>Rosmarinus</i>
Ceanothus	<i>Ceanothus sp.</i>
Weigela	<i>Weigela sp.</i>
Dog rose	<i>Rosa canina</i>
Dogwood*	<i>Cornus sanguinea/alba</i>
Rose (single flowered varieties)	<i>Rosa sp.</i>
Wild privet*	<i>Ligustrum vulgare</i>
Garden privet	<i>Ligustrum ovalifolium</i>
Lilac	<i>Syringa vulgaris</i>
Escallonia	<i>Escallonia sp.</i>
Lavender	<i>Lavandula sp.</i>
Flowering currant	<i>Ribes sp.</i>
Honeysuckle*	<i>Lonicera periclymenum</i>
Mexican orange blossom	<i>Choisya sp.</i>
Spiraea	<i>Spiraea sp.</i>
Amelanchier	<i>Amelanchier lamarckii/canadensis</i>
Yew*	<i>Taxus baccata</i>
Broom	<i>Cytisus sp.</i>
Rose of Sharon	<i>Hypericum calycinum</i>
Firethorn	<i>Pyracantha sp.</i>
Butterfly bush	<i>Buddleia davidii</i>

Common Name	Botanical Name
Clematis	<i>Clematis sp.</i>
Perennials	
Elephant's ears	<i>Bergenia cordifolia</i>
Sage	<i>Salvia sp.</i>
Lamb's ears	<i>Stachys byzantia</i>
Periwinkle*	<i>Vinca major & Vinca minor</i>
Ivy*	<i>Hedera helix</i>
Bugle*	<i>Ajuga reptans</i>
Lady's mantle	<i>Alchemilla mollis</i>
Geraniums	<i>Geranium sp.</i>
Globe thistle	<i>Echinops ritro</i>
Monk's hood	<i>Aconitum sp.</i>
Yarrow*	<i>Achillea millefolium</i>
Teasel*	<i>Dipsacus fullonum</i>
Oriental poppy	<i>Papaver orientalis</i>
Michaelmas daisy	<i>Aster sp.</i>
Bear's breeches	<i>Acanthus spinosus</i>
Montbretia	<i>Crocsmia sp.</i>
Purple coneflower	<i>Echinacea purpurea</i>
Ornamental onion	<i>Allium sp.</i>
Catmint	<i>Nepeta sp.</i>
Verbena	<i>Verbena sp., Verbena bonariensis</i>
Marjoram	<i>Origanum majorana</i>
Thyme	<i>Thymus sp.</i>
Crocus	<i>Crocus sp.</i>
Daffodil	<i>Narcissus sp.</i>
Snowdrop	<i>Galanthus nivalis</i>
Winter aconite	<i>Eranthis sp.</i>
Bluebell*	<i>Hyacinthoides non-scripta</i>
Primrose*	<i>Primula veris</i>
Forget-me-not*	<i>Myosotis sp.</i>
Grape hyacinth	<i>Muscari botryoides</i>
Hollyhock	<i>Althaea rosea</i>
Lenten rose	<i>Helleborus orientalis</i>
Foxglove*	<i>Digitalis purpurea</i>
Greater knapweed*	<i>Centaurea scabiosa</i>
Great mullein*	<i>Verbascum thapsus</i>
Toadflax*	<i>Linaria vulgaris</i>
Meadow crane's-bill*	<i>Geranium pratense</i>
*indicates native species	

5 Appendix 2. Biodiversity Enhancement Plans



Legend:

- ★ Proposed Bat Tube
- ★ Proposed Bird Nest Box
- ★ Proposed Hedgehog Highway

North Elevation



Client:

Project:

PRIVATE VILLA

Area:

LONDON



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Remarks :

Drawing title:

FRONT ELEVATION

Revision:

Scale: 1:50



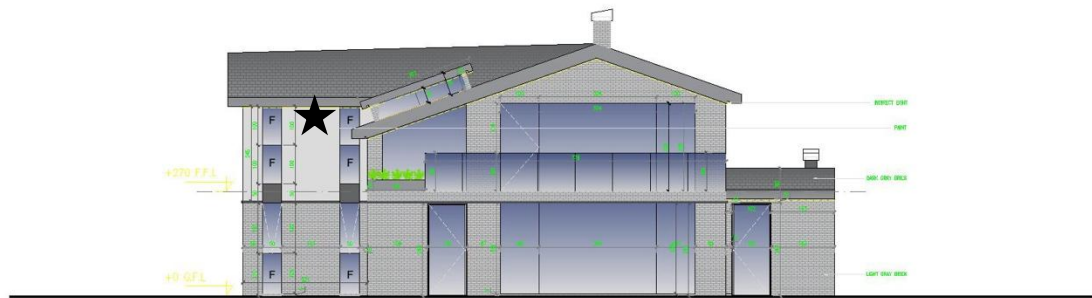
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Legend:

- ★ Proposed Bat Box
- ★ Proposed Bird Nest Box

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South Elevation



Client:

Project:

PRIVATE VILLA

Area:

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Remarks :

Drawing title:

BACK ELEVATION

Revision:

Scale: 1:50



Sheet no:

Legend:

- ★ Proposed Bat Box
- ★ Proposed Bird Nest Box

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