BLADE

LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN (LEMP)

LAND SOUTH OF BRIDGE FARM ESTATE,

READING ROAD, ARBORFIELD

ON BEHALF OF

TUNGSTEN PROPERTIES

DECEMBER 2025

V1

BIODIVERSITY
LANDSCAPE
ARBORICULTURE
DESIGN
ECOLOGY

Report Dat	
Title	Landscape and Ecological Management Plan (LEMP)
Site Address	Land south of Bridge Farm Estate, Reading Road, Arborfield
Client	Tungsten Properties
BLADE Reference	201-E-RP-PL-1902LEMP

Version	Author	Reviewer	Date Issued
DRAFT	I.Moorton BSc (Hons) MSc	E. Seaton BSc (Hons) MCIEEM	10 July 2025
V1	I.Moorton BSc (Hons) MSc	E. Seaton BSc (Hons) MCIEEM	05 December 2025

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1.0 INTRODUCTION

1.1 The following Landscape and Ecological Management Plan has been drawn up by BLADE Ecology Ltd. on behalf of Tungsten Properties. It sets out the necessary prescriptions for the landscape management of the existing and new planting associated with the Land south of Bridge Farm Estate, Arborfield (centred on Ordnance Survey grid reference SU 75007 67261). The management plan covers the landscaping associated with the commercial units and areas of open space within the ownership boundary of the development.

1.2 Maintenance prescriptions have been formulated to maximise the landscape amenity of the site, maintain healthy plant growth, keep planting beds free from litter and ensure plant stock remains free from disease whilst maximizing biodiversity.

1.3 The Management Plan divides the site into the following habitat types / areas:

- Existing trees and hedgerows and woodland
- Proposed trees and hedgerow planting
- Mixed scrub
- Grass areas
- Ecological Enhancement

1.4 It is anticipated that following initial development of the site, the first twelve months maintenance will be the responsibility of the landscape contractor, as appointed by the developer, and this period will run concurrently with the rectification period. Thereafter, an appropriate maintenance contractor will be employed.

1.5 The Management Plan will be subject to change for the addition of actions to facilitate the maintenance of optimal ecological conditions, for a period of no less than 30 years.

1.6 Items to be reviewed in order to maintain the ecological status and functionality of the site include the below:

- Pedestrian routes and desire lines
- Litter
- Usability of open space
- Condition of existing tree and hedgerows
- Success of tree, hedgerow and scrub planting

- Success of wildflower meadow and flowering lawn grassland
- Condition and success of ecological habitats.
- Implementation of ecological enhancements.

1.7 Any problems or changes that are impacting on the landscape will be accommodated with the agreement to the Local Authority.

Background to the Development

1.8 The application site is located on the western boundary of Arborfield, south of Reading. The site is bordered by the A327 on the western boundary, with the majority of the surrounding area composed of arable farmland and mixed woodlands, with Bridge Farm Estate business park located directly north of the site. To the east, there are residential dwellings as well as an equestrian centre. The Pound Copse Local Nature Reserve is located 25m north and east of the site, classified as a small area of ancient woodland.

1.9 The application site boundary is shown in Figure 1.

Figure 1: Application Site Boundary

Ecological Baseline

The baseline for the site has been taken from the approved reports produced by ACD Environmental to support the outline application. This includes habitat classification, habitat areas, condition assessments and strategic significance of habitats.

1.10 The site is approximately 2.5ha in area and comprises of species-poor, semi-improved grassland, with small areas of scattered ground and broadleaved woodland, which is composed of ash, elm, wild cherry, hawthorn, oak and field maple. There is also an existing ancient woodland located on the eastern boundary (see ACD Environmental, 2023 for full details of the appraisal).

Description of Development Scheme

1.11 Outline planning consent was granted by Wokingham Borough Council for the '*erection of up to 11 No commercial units to provide 6,986sqm GIA commercial/employment predominantly within Class B8 and/or Class E(g) uses with supporting facilities within Class E uses comprising ancillary offices, trade counters and food/drink facilities with highway works and strategic landscaping*' (application ref: 223083) on 2 February 2024.

1.12 This report has been based on the following plans: Landscaping Plan, BLADE Landscape Architects, July 2025:

Condition 21

A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to commencement of above ground works of the development. The content of the LEMP shall include the ground works of the development. The content of the LEMP shall include the following:

a) Description and evaluation of features to be managed.

b) Ecological trends and constraints on site that might influence management. Aims and objectives of management – to include delivery and maintenance of biodiversity net gain on-site, buffering of the adjacent ancient woodland, and delivery and maintenance of species enhancements on site.

c) Appropriate management options for achieving aims and objectives.

d) Prescriptions for management actions.

e) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).

f) Details of the body or organization responsible for implementation of the plan.

g) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed, and implemented so that the

development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To secure biodiversity net gain and appropriate landscape management in proximity to the ancient woodland in line with Section 15 of the National Planning Policy Framework and Core Strategy Policy CP7 and Managing Development Delivery Plan 2014 policy TB23.

Objectives

1.13 The establishment and future success of the landscape is largely dependent on the standard and frequency of the subsequent maintenance and management it receives.

1.14 Key objectives for management and maintenance include:

- To facilitate an efficient and sustainable landscape management and maintenance regime through the lifetime of the development.
- To provide a safe, high quality external environment for all site users, through maintaining visibility splays and good surveillance and removal of dead, dying or diseased trees and plants.
- To ensure that the landscape develops in a manner commensurate with the original design intent and in line with ecological recommendations.
- To accommodate appropriate public use of the site including Open Space.
- To ensure the continued health and welfare of existing trees and hedgerows across the site.
- To ensure successful establishment and continued growth through to maturity of the trees and other planting as identified on the landscape proposals.
- To secure the long-term future for the new trees and shrubs with an emphasis upon increasing ecological value.
- To maintain boundary habitats and create wildlife corridors.
- To provide a diverse collection of native / insect attracting flora and fauna to enhance foraging opportunities for bats and other wildlife.
- To discharge Condition 21 of the consent.

Contact Information

Ecological Clerk of Works

1.15 Name: BLADE Ecology

1.16 Address: 30 St Georges Square, Worcester, WR1 1HX

1.17 Contact No: 01905 947558

1.18 BLADE Ecology Ltd has been appointed as the Ecological Clerk of Works (ECoW) to oversee and monitor the ecological aspects of the development during construction phases and to monitor created habitats and biodiversity enhancements post-development.

1.19 The Ecological Clerk of Works will keep in regular contact with the Construction Manager and Landscape Contractor throughout the works. Any breaches of this strategy will be brought to the attention of the Construction Manager / Landscape Contractor / applicant with remedial action implemented.

Implementation of the Plan

1.20 It will be the responsibility of the owner of the site to implement the Landscape and Ecological Management Plan. This is to be transferred to any future fund / owner.

2.0 HABITAT PRESCRIPTIONS

Existing Trees and Hedgerows and Woodland

2.1 BS 5837: 2012 '*Trees in relation to design, demolition and construction*' will be implemented on site in order to ensure that retained trees and hedgerows are protected adequately from construction-related damage. Existing trees will be subject to regular inspection and the contractor should be satisfied that tree preservation orders have not been notified for the site during the maintenance period. If TPOs are applicable the contractor must comply with the provisions of the Town and Country Planning (Trees) Regulations (Amendment) 2008.

2.2 Prior to any works to trees and hedgerows, they will be inspected for nesting birds and bats by a suitably qualified ecologist. If possible, works should be undertaken outside the core bird nesting season (March – August inclusive).

2.3 If avoiding the bird nesting season is not possible, areas of vegetation will be carefully checked by the Ecological Clerk of Works prior to removal. The Ecological Clerk of Works will be able to identify any nesting birds and advise of appropriate safe working distances to ensure compliance with wildlife legislation. Active nests will be left undisturbed until young have fledged, as advised by the Ecological Clerk of Works.

2.4 Existing trees and hedgerows will be subject to regular inspection throughout the construction period. Any damaged, diseased or dangerous timber shall be reported, and a schedule of appropriate operations agreed with a qualified arboriculturist.

Ancient Woodland

2.5 Pound Copse, an ancient and semi-natural woodland is located along the eastern and northern boundary of the site. This area is protected by TPO No. 18/1968. The woodland comprises of field maple, silver birch, hornbeam, sweet chestnut, common ash, English holly, aspen, wild cherry, cherry plum, common cherry laurel, pedunculate oak, rowan, wild service tree and yew.

2.6 As per the guidance of NPPF, the ancient woodland will have a minimum buffer zone of 15 meters to avoid root damage and creating a 'root protection area' for the woodland. For ancient or veteran trees, the buffer zone will be at a minimum fifteen times larger than the diameter of the tree.

2.7 The buffer zone will contribute to wider ecological networks and be a part of the green infrastructure of the area. The proposed buffer will contain mixed native scrub, neutral other grassland (Emorsgate EM3 Special General Purpose and Emorsgate EL1 Flowering Lawn) and trees.

Existing Trees

2.8 Any specified works will be carried out in accordance with BS 3998:2010 '*Tree Works Recommendations*', Health and Safety legislation and relevant best practice. Prior to commencement of any works the contractor must provide valid proof of required Public Liability Insurance and a full working method statement and risk assessment.

2.9 Conservation of deadwood within the site is encouraged. Where deadwood removal is required for health and safety reasons every effort should be made to retain the standing dead trunk. If fallen or cut wood has to be moved, it should be left in large sections and kept as close as possible to the parent tree or used to supplement purpose-built log piles created within areas of wildlife habitat at the site (see Section 3.12).

Tree Protection Fencing

2.10 For all retained trees onsite (both above and below ground), along with the associated soils, Tree Protection Fencing (TPF) will be erected in order to create a Construction Exclusion Zone (CEZ). The CEZ will be maintained throughout development on site and no access will be permitted into the area other than those for operations specified in the Arboricultural Method Statement (AMS) or those later agreed with the council.

2.11 Before any on-site demolition or construction, tree protective measures and the CEZ must be in place. Once erected, the tree protection fence/barrier will not be moved or relocated without approval from an arboriculturist.

2.12 The following points are critical to the function of the CEZ:

- The protective tree fencing shall be maintained throughout the development phase
- No materials, machinery, temporary structures, chemicals or fuel shall be stored within the CEZ
- No excavations or increases in soil level within the CEZ are permitted without prior written approval from the LPA
- Care should be taken to ensure that wide or tall loads or plant with booms, jibs and counterweights do not come into contact with retained trees. Any transit or traverse of plant in close proximity to trees should be conducted under the supervision of a banks person to ensure that adequate clearance from trees is maintained at all times.
- Material which will contaminate the soil such as concrete mixing, diesel oil and vehicle washing must not be discharged within 10m of the tree stems. In the event of an accident or spillage the PA must be notified.
- Fires must not be lit in a position where their flames can extend to within 5m of foliage, branches or trunk. This will depend on the size of the fire and the wind direction
- Any landscaping within the CEZ must avoid soil disturbance. Therefore, re-grading and rotavators are not permitted. Any agreed soil re-profiling to facilitate final agreed levels must be carried out by hand with topsoil

Table 1: Proposed existing tree maintenance schedule

Maintenance Operation	Visits	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Removal of litter	-												
Inspection for deadwood/ structural defects	1												
Trunks to be kept clear of sucker growth to a height of 4m	1												

Proposed Tree Planting

2.13 Trees are valuable ecological features which can provide feeding and nesting habitats for a range of fauna. A total of 135 new trees will be planted across the post-developed site, both standard (350 – 425cm or 425-600cm) and feathered (175-200cm). Supplementary tree planting is also proposed within the retained woodland.

2.14 To ensure their survival and optimal development, new trees will be subject to intensive establishment maintenance.

- All new planting to take place over the winter period (March – October) and be in accordance with BS4428:1989 Code of practice for general landscape operations. Newly planted specimens will be protected from animal damage by the use of rabbit-proof fencing, netting or individual tree guards as necessary.

- Base of each tree be kept free from weeds, including a 1m diameter ring of mulch to be topped up as necessary.

- Watering to ensure moisture levels are maintained appropriate for optimum growth during establishment period only. Newly planted trees should be watered a minimum of 13 times in the first year after planting, though more if the weather requires. The trees should be watered a minimum of 7 times in years 2 and 3, and then as required in the following years.

- Application of a slow-release fertiliser around the base of each tree to ensure soil fertility is maintained.

- Removal of any vandalised, unhealthy or dead specimens as soon as possible and replace with trees of the same size to those adjacent, during next available planting season.

- Inspection, adjustment and maintenance of anchors, stakes and ties and spiral guards, removal of items that have been attached to trees and re-firming of trees after strong winds, frost heave or other disturbances.

- Pruning as necessary to remove suckers and dead, dying or diseased wood and achieve healthy growth and natural shape. Pruning will favour a single leader except for multi-stem trees where several leaders will be favoured.

Table 2: Proposed tree maintenance schedule

Maintenance Operation	Visits	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Undesirable species control	12												
Watering as required	-												
Removal of litter	-												
Slow-release fertiliser	1												
Replacement of vandalised, unhealthy or dead trees	1												
Inspection of anchors, stake and ties; spiral guards, pests and diseases	-	As required											
Re-firming of trees	-	As required											
Selective/formative pruning	1												
Top up mulch	1												

Hedgerow Planting

2.15 Hedgerows are valuable ecological features, which will maintain the connectivity of the site by providing feeding and nesting habitats and dispersal routes for a range of fauna. A species-rich hedgerows will be planted along the western boundary of the site. The hedgerow will be planted at five plants per linear meter, double staggered unless otherwise specified, hedgerows maintained at 2m.

2.16 To ensure successful establishment of newly planted hedges so that they can be suitably maintained for ornamental, amenity and ecological value, the following maintenance operations will need to be adhered to:

- All new planting to take place over the winter period (October – March) and be in accordance with BS4428:1989 Code of practice for general landscape operations. Newly planted specimens will be protected from animal damage by the use of rabbit-proof fencing, netting or individual tree guards as necessary.

- Control and removal of weeds from hedge trenches. Supply and apply selective herbicide to manufacturers recommendations to ornamental hedgerows only. The use of herbicides on native hedgerows is not recommended.

- Watering to ensure moisture levels are maintained appropriate for optimum growth during establishment period only.

- Application of a slow-release fertiliser to ensure soil fertility is maintained.
- Top up of mulch to planting areas.
- Remove any vandalised, unhealthy or dead specimens as soon as possible and replace with the same size to those adjacent, during next available planting season.
- Removal of litter.
- Pruning and re-shape hedge species to promote good growth and compact form, removing any dead and dying wood. Restock as necessary to fill gaps. Native hedgerows will be managed as per the existing native hedgerows, whilst ornamental hedgerows will be allowed to attain a planned height of 1.2m by trimming lateral growth once annually in mid-late summer.
- Inspection for pests and diseases with remedial action taken swiftly.

Table 3: Proposed hedgerow maintenance schedule

Maintenance Operation	Visits	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Weed control	12												
Watering as required	-												
Removal of litter	-												
Slow-release fertiliser	1												
Replacement of vandalised, unhealthy or dead specimens	1												
Inspection for pests and diseases	-	As required											
Selective/formative pruning	1												
Top up mulch	1												
Supply and apply selective herbicide	1												

Native Scrub Planting

2.17 Native scrub will be created along the eastern boundary of the site, as well as a small area located to the north of the proposed amenity areas on the western boundary. The scrub will be managed to maintain a varied age and condition and provide multiple micro-climates for biodiversity.

2.18 To ensure successful establishment of scrub planting areas, the following maintenance operations will need to be adhered to:

- Watering to ensure moisture levels are maintained appropriate for optimum growth during establishment period only.

- Remove any vandalised, unhealthy or dead specimens as soon as possible and replace with the same size to those adjacent, during next available planting season.

- Inspection for pests and diseases with remedial action taken swiftly.

- Removal of litter.

- Pruning of species to ensure correct form, to promote flowering/berry production/retention where appropriate and to remove weak, damaged or diseased branches.

- Beds to be monitored with species to be thinned/removed in stages, as required, to retain character and biodiversity value.

Table 4: Proposed native scrub maintenance schedule

Maintenance Operation	Visits	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Undesirable species control	12												
Watering as required	-												
Removal of litter	-												
Slow-release fertiliser	1												
Replacement of vandalised, unhealthy or dead specimens	1												
Inspection for pests and diseases	-	As required											
Selective/formative pruning	1												
Top up mulch	1												

Ornamental Planting

2.19 Ornamental shrub planting is proposed between the commercial units, in the centre of the site.

2.20 To ensure successful establishment of the plant beds, the following maintenance operations will need to be adhered to:

- Control and removal of undesirable species, with mulch to be topped up and a selective herbicide to be applied as per manufacturers recommendations as necessary.

- Watering to ensure moisture levels are maintained appropriate for optimum growth during establishment period only.

- Application of a slow-release fertiliser to ensure soil fertility is maintained.
- Remove any vandalised, unhealthy or dead specimens as soon as possible and replace with the same size to those adjacent, during next available planting season.
- Removal of litter.
- Pruning of species to ensure correct form to promote flowering/berry production/retention where appropriate and pruning of shrubs for floral, foliage and stem colour to remove weak, damaged or diseased branches.
- Inspection for pests and diseases with remedial action taken swiftly.
- Top up of mulch to planting areas.
- Supply and apply selective herbicide to manufacturers recommendations;
- Beds to be monitored with species to be thinned/removed in stages, as required, to retain character.

Table 5: Proposed ornamental planting maintenance schedule

Maintenance Operation	Visits	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Undesirable species control	12												
Watering as required	-												
Removal of litter	-												
Slow-release fertiliser	1												
Replacement of vandalised, unhealthy or dead specimens	1												
Inspection for pests and diseases	-	As required											
Selective/formative pruning	1												
Top up mulch	1												
Supply and apply selective herbicide	1												

Wildflower Grassland

2.21 Areas of species-rich wildflower grassland will be created within the southern area of the site and running along the eastern boundary. The proposed areas will be sown with a mix of Emorsgate EM3 – Special General-Purpose Meadow Mixture and Emorsgate EM8 – Meadow Mixture for Wetlands, with the EM8 being used for a small pocket of grassland located on the north-west boundary, where the proposed native hedgerow ends.

2.22 The planting of non-native species, particularly invasive species, will be strictly avoided in these areas.

Preparation (Year 0)

2.23 The proposed areas of species-rich grassland will be sown and enhanced with the above seed mixes in September or Spring (March-May). Prior to seeding, the area will be cleared of all debris, litter, undesirable plant species (e.g. *Rumex* sp.) and dead plant material, with any grass cut and harrowed to achieve at least 50% bare soil in order to allow the seeds good contact with the soil. The seed mixtures will then be sown as per the manufactures prescribed sowing rate.

2.24 The areas will be fully watered to ensure healthy establishment. It is especially important that the wetland meadow is fully watered and kept moist during prolonged dry periods.

2.25 Undesirable plant growth will be controlled through hand-pulling. No fertiliser will be used within the meadow grassland at any point during preparation, seeding, establishment or maintenance.

Establishment (Year 1)

2.26 Most sown wildflowers will not flower during the first growing seasons, with annual plants from the soil seed bank usually dominating at first. This, however, offers shelter to the wildflower seedlings and so can help the wildflowers fully establish.

2.27 Prior to cutting all areas will be cleared of litter and debris.

2.28 Cutting will be avoided in spring and early summer, with the first cut occurring in mid-summer (ideally early-August), with a second cut in early October. The grass will be cut to 150mm

2.29 Arisings will remain in-situ for 1-5 days to release seeds prior to being removed to prevent a build-up of nutrients. These will either be used to create compost heaps in undisturbed areas of the site or removed from the site.

Maintenance (Year 2 onwards)

2.30 The species-rich grassland will be managed as long grass, with the management following that of traditional meadows.

2.31 Prior to cutting all areas will be cleared of litter and debris.

2.32 An annual cut to a height of 150mm will be undertaken in late summer (September). The grassland will then be maintained to 50mm by mowing through late autumn, early winter and early Spring, as required. No cutting will be undertaken between late Spring and August to allow plants to flower and set seed.

2.33 Arisings from the first cut of the year will remain in-situ for 1-5 days to release seeds prior to being collected and added to the compost heap / removed as before. Arisings from any additional cuts will be collected immediately.

2.34 Worn or damaged areas are to be repaired by over seeding into a prepared seed bed at the next maintenance visit, dependent on seasonal limitations and subject to suitable weather and ground conditions in accordance with best practice.

2.35 Tall herb and scrub species will be monitored and cut back as necessary to prevent encroachment of the grassland.

2.36 All grassland areas will be monitored annually for the presence of invasive species. If invasive species are recorded, this management plan will be amended accordingly in line with specialist advice to prevent spread and facilitate eradication.

Flowering Lawn Grassland

2.37 Areas of flowering lawn will be created along the western boundary, planted around the proposed native rich hedgerow on the application site as well as to the west of the planned commercial units, incorporated with the ornamental shrub planting. There will also be a flowering lawn plot which runs along the northern and eastern border of the site, between the planned units, the large group of semi mature trees on the northern boundary and the ancient and semi-natural woodland on the eastern boundary. The proposed amenity area will compose flowering lawn. The proposed areas will be sown with Emorsgate EL1 Flowering Lawn Mixture.

Preparation (Year 0)

2.38 Prior to seeding, flowering lawn areas should be cleared of all debris, litter and weeds and ploughed or dug. The area should then be harrowed or raked to produce a medium tilth and rolled or trod to produce a level firm surface.

2.39 Seeding should take place during autumn or spring months with average climatic conditions for the time of year. The seed must be surface sown and firmed in with a roll, or by treading, to give good soil/seed contact.

Establishment (Year 1)

2.40 The wildflower content of the mix is perennial and will not flower during the first growing season. Any annual weeds to be controlled by regular mowing, topping, or digging out as necessary.

2.41 Mow newly sown flowering lawns regularly (every 7 -10 days during growing season) throughout the first year of establishment. Cut to a height of 40-60mm and leave cuttings in situ for 24 hours to allow seed dispersal. Collect any cuttings and either remove from the site or add to any compost / habitat piles.

Maintenance (Year 2 onwards)

2.42 From Year 2, the lawn should be mown regularly to 25-40mm, with mowing relaxed to every 4-8 weeks from late Spring to late Summer to permit flowering. Alternately, if cowslips are present, mowing should be suspended earlier in the year to allow their flowering. As before, arisings will be left in situ for 24 hours and collected and added to the compost heap / removed.

2.43 Worn or damaged areas should be repaired by over seeding into a prepared seed bed at the earliest opportunity, dependent on seasonal limitations and subject to suitable weather and ground conditions.

Developed Land

2.44 To ensure that hard surfaces are maintained in a safe, debris-free state to facilitate all-year-round use of the site, regular sweeping will be carried out as required. All arising with be removed from site.

2.45 Regular inspections will be undertaken to ensure areas of hard standing are sound and free from cracks and trip hazards; any degradation or puddling must be noted and made good at the following maintenance visit. Significant damage creating a hazard to pedestrians must be highlighted appropriately and repairs undertaken within an agreed timeframe.

3.0 BIODIVERSITY ENHANCEMENTS

3.1 A full mitigation strategy for protected species will be provided in the Construction and Environmental Management Plan (BLADE Ecology, 2025).

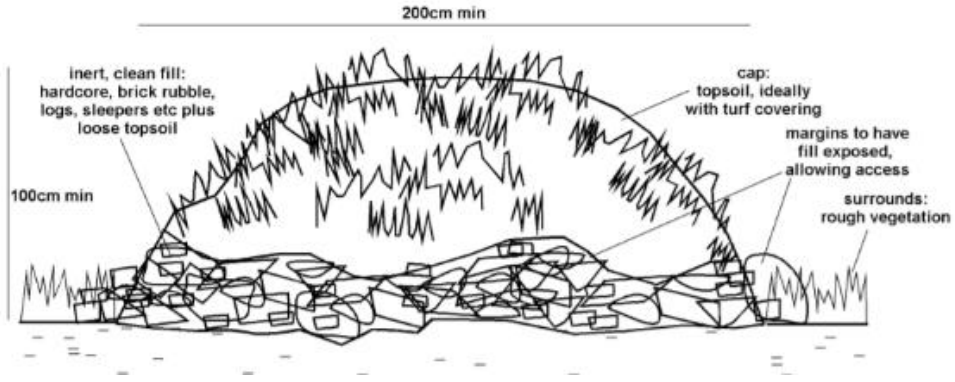
3.2 The following wildlife features will be installed within the post-development site, in order to provide compensation and enhancements for wildlife in line with Government Policy. Locations of the proposed features can be seen in Appendix A.

Invertebrates

3.3 An invertebrate tower (e.g. Schwegler Clay and Reed Insect Nest or similar) will be installed in a suitable location within the northern area of the application site.

Reptiles & Amphibians

3.4 A single hibernaculum will be created within the northern area of the application site. The hibernaculum will be a minimum of 1m in length, 1m in width and 1m in height and mimic artificial and natural conditions for hibernating herpetofauna. A pit will be excavated and filled with rubble, rock and logs etc. Topsoil (ideally with turf covering) will be placed on top of the infill with the margins exposed to allow access to fauna. Rough vegetation will be encouraged to grow upon and around the hibernaculum to provide additional insulation and cover.



3.5 A log pile will be created from material from arboricultural works and/or other habitat works will be implemented within the northern area of the site to provide foraging, sheltering and hibernation habitat for reptiles and other vulnerable fauna. There will also be additional planting of a wildflower area and a tussocky grassland to provide further suitable habitat.

Nesting Birds

3.6 Three bird boxes (Impeckable Swift Chamber, Impeckable No 2 Nest Box) will be installed on the northern elevations of new industrial buildings, ideally 4m above the ground to prevent predation from cats and foxes.

Bats

3.7 To provide additional roosting opportunities, two bat boxes (e.g. Schwegler 1FF bat box) will be mounted on the external walls of the proposed timber pods. The boxes will be installed at least 4m above the ground, on elevations facing between south for sunlight exposure and east towards preferential bat foraging habitat, in areas where there is a clear flight path to suitable habitat not above doors or windows.

Lighting

3.8 To ensure the site maintains connectivity to the wider landscape for bat species; a detailed lighting plan will be prepared as required by Condition 21 of the consent. The scheme has been designed to minimise the impacts of lighting upon bat species in line with the bats and artificial lighting guidance note (2023) published by the Bat Conservation Trust (BCT) in partnership with the Institution for Lighting Professionals (ILP).

3.9 Lighting levels along the boundaries and green infrastructure are to be kept to a maximum Lux level of 0.5 at 1.5m above ground level to maintain viable bat commuting routes. With reference to any future lighting proposals within the site, shields, hoods and/or cowls will be used as recommended to prevent light spillage beyond essential areas. PIR motion-sensitive lights are also beneficial to ensure that lights do not remain activated when not required. Any lighting will also meet the appropriate luminaire specifications set out by the Institute of Lighting Professionals.

3.10 As per the recommendations set out by ACD Environmental, a sensitive lighting scheme will be required to ensure that all the woodland areas remain suitable for both commuting and foraging bats. The following measures have been outlined and must be followed during the design of the lighting strategy (ACD Environmental, 2023):

- Only luminaires with an upward light ratio of 0% will be used.
- All external luminaires used on site will lack UV elements and will be warm-white coloured (ideally <2700 Kelvin) to reduce blue-light components.
- LED luminaries will be used due to their sharp cut-off, lower intensity, good colour retention, and dimming capability.
- Where security lighting is installed this will be motion-activated.
- Lights must not be directed at the on-site or off site woodland, or onto bat and bird boxes.

4.0 GENERAL MANAGEMENT PRINCIPLES

Years 1-5

Proposed Trees

4.1 Specimen trees will be allowed to develop without thinning out due to generous spacing. Apart from formative crown pruning after the first three years, some subsequent light trimming may be necessary. The ornamental trees within the development will require little maintenance/management.

4.2 Where specimens fail, they will be replaced with the same species during the soonest available planting season. Mulch will be topped up as required in spring to retain moisture and inhibit weed growth. Stakes, ties and guards will be checked at each visit and subject to removal once self-supporting.

Proposed Hedgerow Planting

4.3 New hedgerow planting will be monitored to ensure successful establishment. All plants will be assessed for pests / diseases. Natural methods of pest control will be undertaken. Only if natural methods of pest control are unsuccessful chemical application (e.g., herbicides/pesticides) will be undertaken.

4.4 Where specimens fail, they will be replaced with the same species during the soonest available planting season. Mulch will be topped up as required in spring to retain moisture and inhibit weed growth.

Proposed Native Scrub / Ornamental Shrub

4.5 Specimen/feature shrubs and native scrub will be planted to give initial impact to the scheme. They may require light formative pruning to maintain their shape.

4.6 Shrubs will become established between 2-3 years after planting, when some of the more successful species may have to be thinned out to prevent overcrowding. These plants will have joined canopies and be successfully supressing weed growth. To maintain colourful stems or bushy form, annual pruning will need to be carried out.

4.7 Native planting to be reviewed throughout the first three years. Remove 30% of nurse species where they appear to be aggressive or hindering the development of climax species by selecting unhealthy, diseased or damaged specimens.

4.8 Once established, native planting will be coppiced in a fifteen-year rotation, with either 1/15 cut every year or 3/15 cut every three years. The edges of scrub patches should be scalloped to provide more micro-climates and ensure a gradual transition from short herbaceous vegetation through to tall herbaceous vegetation through to scrub. Scrub may need to be replaced as it becomes over mature and cannot be rejuvenated by pruning or coppicing; in cases of severe weather, some species may require earlier replacement.

4.9 Cutting should be undertaken during the months of January or February to prevent disturbance to nesting birds and ensure that the berry crop is available for over-wintering animals. If any

areas become overcrowded or overly dense, selectively thin to create more dappled light conditions.

4.10 Cutting should be undertaken with hand-tools where feasible and entirely avoided around the hibernaculum and habitat piles to prevent disturbance/injury to any hibernating reptiles and amphibians. Arisings will be removed to prevent a build-up of nutrients. These will either be used to create brash piles in undisturbed areas of the site or removed from the site. For further information see The Scrub Management Handbook by English Nature (2003).

Wildflower Grassland

4.11 Annually review the natural succession of the wildflower and wet grassland areas to ensure no invasive or pernicious weeds have appeared in the area. Over-sow any damaged or worn area with new seed as per seeding instructions.

4.12 Cut the meadow grassland to 150mm in late Summer (September), then maintain the grass to 50mm by mowing through late autumn, early winter and early Spring, as required.

4.13 Cut the tussocky grassland to 150mm every two to three years. The cut should be undertaken between October and February, with no more than half of the grassland cut in any one year. Cutting in the newt receptor area should be undertaken in October or November when overnight temperatures are above 5^{o}c to avoid the risk of encountering hibernating great crested newts.

Flowering lawn

4.14 Flowering lawn should be mown regularly to 25-40mm. To permit flowering, mowing can be relaxed from late Spring to late Summer. Cut again when the sward gets untidy (after 4-8 weeks). Mowing may be suspended earlier in the year to allow cowslips to flower.

4.15 As required, remove the build-up of dead grass and thatch conditions. The grassland can then be spiked to improve drainage and aerate soil.

4.16 Over-sow any damaged or worn area with new seed as per seeding instructions.

Biodiversity Enhancements

4.17 Check structures annually for damage and replace any that are worn or damaged. Check insect tower for rotten / mouldy components / filling material and replace as necessary but take care not to damaged closed tubes that could contain live brood.

Years 6-10

4.18 Review all trees and hedgerows for future longevity and restock accordingly with same species to ensure continuity of the landscape features.

4.19 Annually review the condition of native scrub patches and coppice/thin as necessary. Extent of coppicing to be reviewed to ensure there are no significant breaks in vegetation, so wildlife

corridors/habitats are maintained. Re-stock areas of failed, poorly established or thinned scrub with the same species.

4.20 Annually review the need to selectively thin overcrowded amenity beds or hard prune species to maintain design intent. Re-stock areas of failed, poorly established or thinned planting with the same species.

4.21 Annually review the success of the aquatic planting and the condition of the pond and carry out appropriate management to maintain desired condition.

4.22 Annually review grassland condition and carry out appropriate management to maintain desired condition.

4.23 Check biodiversity enhancements annually for damage and replace any that are worn or damaged. Check insect hotels for rotten / mouldy components / filling material and replace as necessary but take care not to damaged closed tubes that could contain live brood.

Years 10 +

4.24 After year 10, continue with previously prescribed actions and agree the ongoing scope of the landscape management plan, for no less than 20 years going forward, with a qualified ecologist and arboriculturist.

5.0 CONDITION MONITORING AND RECORD KEEPING

5.1 Annual ecological monitoring of the site will be undertaken by an experienced ecologist for a period of 5 years and a short report will be produced for the client and LPA with habitat condition assessment, species lists and recommendations for active management as required.

5.2 Records of wildlife should be sent to Thames Valley Environmental Records Centre.

6.0 REFERENCES

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APPENDIX A

Plans

Biodiversity Enhancement Plan

Bird boxes are to be appended to northern elevations of indicated buildings and bat boxes are to be appended to eastern/ southern eleveations towards the eastern site boundary of indicated buildings, at heights of at least 4m from the ground.

Locations of the insect tower, hibernaculum and log pile are approximate and should be located where appropriate, adjacent to glades and away from public footpaths.

0 25 50 m

N

Key

- Bird box
- Bat box
- Insect tower
- Log pile
- Hibernaculum

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CLIENT
Tungsten Properties

PROJECT
Land South of Bridge Farm, Arborfield

DRAWING TITLE
Biodiversity Enhancements Plan

DRAWING STATUS
Planning

DRAWING NO.	REVISION
201-E-RP-PL-1902EPSE	V2
SCALE @ A4 1:2,686.59522	DATE DEC 2025

APPENDIX B

Qualifications and Experience

BLADE Ecology Ltd is Registered Practice of the Chartered Institute of Ecology and Environmental Management (CIEEM). A comprehensive range of ecological services are offered including Preliminary Ecological Appraisal (PEA), Ecological Impact Assessment (EcIA), Habitat Regulations Assessment (HRA), Biodiversity Impact Assessment (BIA) and European Protected Species (EPS) Surveys / Licensing.

The practice works closely work closely with clients to achieve their aspirations alongside securing the best outcomes for the environment. With wildlife legislation and policy as its basis; commercial awareness, pragmatism and defensible advice is combined to form BLADE Ecology's approach.

As well as offering a wide range of ecological services, BLADE Ecology offers an in-house collaborative approach in conjunction with BLADE Landscape Architects and BLADE Trees.

Izzy Moorton BSc (Hons) MSc

Izzy joined BLADE Ecology in 2025 as a Seasonal Ecologist. She holds a BSc (Hons) in Zoology from Aberystwyth University and an MSc in Global Conservation Science from The University of Leeds. She also has experience carrying out ecological research in the Lake District National Park within woodland and moorland habitats, as well as previously contributing to conservation efforts in Canada by interning in wildlife rehabilitation.

Emma Seaton BSc (Hons) MCIEEM

Emma holds a BSc (Hons) degree in Biology from the University of Sheffield and has since gained a postgraduate certificate in Ecological Consultancy. Her ecological experience includes Preliminary Ecological Appraisals, Ecological Impact Assessments (EcIA), surveying for notable / European Protected Species, mitigation / licensing advice and providing Continued Professional Development (CPD) sessions for developers on Biodiversity Net Gain. She has held Natural England survey licences for bats (Class 2), great crested newts and white-clawed crayfish since 2015. She is also a Registered Consultant under the Bat Mitigation Class Licence (BMCL) licence and Earned Recognition consultant under the Natural England bat pilot project. Emma is a Full member of the Chartered Institute of Ecology and Environmental Management.

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