

HOGWOOD FARM, FINCHAMPSTEAD

**HEDGEROW MITIGATION AND COMPENSATION STRATEGY – LAND SOUTH OF PARCEL 15
(SPORTS HUB LAND)**

Prepared for CALA Homes Thames Ltd

by

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1 INTRODUCTION

1.1 Site location and summary description

1.1.1 This report describes a Hedgerow Mitigation and Enhancement Strategy in relation to the Land South of Parcel 15 (Sports Hub Land) area of the development of approximately 110ha of land at Hogwood Farm, Finchampstead. The Land South of Parcel 15 (Sports Hub Land) development area comprises approximately 7.12ha of land, hereinafter referred to as 'the site'. The site centre is located by National Grid Reference SU 775 639. The Hedgerow Mitigation and Enhancement Strategy was commissioned by CALA Homes Thames Ltd in May 2024.

1.1.2 The Land South of Parcel 15 (Sports Hub Land) development parcel is located to the north-west of the village of Finchampstead, Berkshire. In general terms, it comprises part of two modified grassland fields with small areas of scrub, intersected by a track and ditch with associated scrub and scattered trees. In addition, the site includes a line of scrub and trees with a dry ditch bordering Park Lane. The Land South of Parcel 15 (Sports Hub Land) site is bordered to the south by Park Lane with fields beyond; to the east by Park Lane, industrial units, grassland fields and woodland; to the north by a construction site associated with Parcels 14 and 15; and to the west by ancient woodland and a grassland field associated with a Suitable Alternative Natural Greenspace (SANG) and farmland. The location and boundary of the Land South of Parcel 15 (Sports Hub Land) site is shown in *Appendix A*.

1.1.3 The Land South of Parcel 15 (Sports Hub Land) site is part of a larger area covering a total of 110ha, hereinafter referred to as the 'wider site'. The wider site includes residential properties associated with Parcel 1 and a construction site associated with Parcel 2 in the north-west and a SANG in the south which comprises a mix of wetland, species-rich grassland, scrub and woodland habitats. In general terms, the western area of the wider site is comprised of three fields of disturbed ground dominated by short ruderal vegetation with scattered areas of tall ruderal vegetation and large spoil heaps bordered by mature trees and woodland with scrub field margins. The central and eastern areas of the wider site are comprised of areas of hardstanding and construction/disturbed ground bordered by mature treelines and woodland. Woodland shaws and copses are located in the northern, western and central areas of the wider site, including mixed, broadleaved and broadleaved plantation woodland types, some of which are included on Natural England's Inventory of Ancient Woodland. Wetland habitats within the wider site include drainage ditches and small streams associated with the field boundaries and several ponds in poor condition are located across the wider site. The wider site is bordered to the north by a construction site, the Bohunt School and the Hogwood Industrial Estate; to the east by Park Lane beyond which lie residential dwellings and park homes; to the south by Park Lane and farmland; and to the west by A327 Reading Road and Sheerlands Road beyond

which lie farmland and woodland. The wider area is dominated by agricultural land interspersed with woodland and residential properties.

- 1.1.4 Further information on the extent and composition of existing habitats, including hedgerows, across the Land South of Parcel 15 (Sports Hub Land) site and the wider site is provided in the Phase 1 Habitat Survey and Target Notes included as *Appendix A* (HDA, 2024a).

1.2 Development proposals and context

- 1.2.1 Planning permission (O/2014/2179 and 140764) was granted in January 2017 for a hybrid application. This comprises:

- Outline permission for demolition of all existing buildings on site; up to 1,500 new dwellings; employment floor space; a Neighbourhood Centre; a primary school; sports pitches and associated pavilion building; highways infrastructure; associated landscaping, public realm, open/green space and sustainable urban drainage systems; and
- Full permission for a 29.7ha Suitable Alternative Natural Greenspace (SANG) in the south of the site.

The hybrid planning permission was subsequently amended by a Section 73 application (181194) which was approved in November 2018.

- 1.2.2 Condition 23 of the planning permission states that:

“Prior to or concurrent with the submission of a Reserved Matters application for any sub phase of the development, a detailed hedgerow mitigation and compensation strategy shall be submitted to and approved in writing by the local planning authority for that sub phase of the development. Each detailed hedgerow mitigation and compensation strategy shall include the following:

(a) No loss of native species-rich hedgerows or other ecologically important hedgerows, unless necessary to facilitate the development and a package of mitigation and/or compensation is provided.

(b) Details of the buffer zones required to protect the retained important and/or species rich hedgerows, such buffer zones to be a minimum of 10m unless there are exceptional circumstances - The buffer zones required to protect the retained hedgerows should be free from any development including residential gardens.

(c) Details of measures to ensure that removal of any hedgerow does not adversely effect the ecological permeability of the site.

(d) A detailed method statement for the translocation of any important and/or species rich hedgerows to be removed as a result of the sub phase of the development, unless mitigation could be better achieved in ecological terms through new hedgerow creation.

(e) A detailed hedgerow compensation strategy to address all other significant negative impacts on the local hedgerow network as a result of the sub phase of the development.

(f) Management arrangements for the receptor site that will secure the long term future of the translocated habitats and species.

The mitigation and compensation strategy shall be implemented in accordance with the approved plans unless otherwise agreed in writing by the local planning authority.

- 1.2.3 In accordance with the requirements of Condition 23, this document provides a Hedgerow Mitigation and Compensation Strategy for the Land South of Parcel 15 (Sports Hub Land) site. This has been produced to ensure that opportunities currently provided by hedgerows within the Land South of Parcel 15 (Sports Hub Land) site are maintained following development.

2 BASELINE CONDITIONS

- 2.1 The following hedgerows and other significant boundary features (e.g. treelines, woodland belts) currently associated with the Land South of Parcel 15 (Sports Hub Land) development site comprise the following. Numbers in brackets refer to target notes shown in *Appendix A*.

- **Southern site boundary and continuing along the eastern site boundary (33, 37):** An outgrown, defunct species-rich hedgerow with trees and a dry ditch is situated along the southern site boundary and continuing along part of the eastern site boundary, beyond which is Park Lane. Approximately 5m north of this hedgerow within the site is a line of Pedunculate Oak trees.
- **Situated north-west to south-east through the centre of the site (34):** A dry ditch with scattered scrub and trees is situated north-west to south-east through the centre of the site along the access track leading from Park Lane to agricultural buildings located with Parcels 14 and 15 within the wider site. This feature is not considered a significant boundary feature however, has been included here for completeness.
- **Central section of the eastern site boundary (32):** A fence line overgrown with tall grasses and ruderal vegetation. To the east of the fence line is an off-site industrial estate and area of grassland. This feature is not considered a significant boundary feature however, has been included here for completeness.
- **Western site boundary (36):** A fence line with scattered dense scrub. To the west of the fence line is an area of grassland with mature trees associated with the West Court SANG. This feature is not considered a significant boundary feature however, has been included here for completeness.

- 2.2 The location and further descriptions of each of the above hedgerows/linear features are provided by the Phase 1 Habitat Survey Plan and Target Notes provided in *Appendix A*.

3 HEDGEROW MITIGATION AND COMPENSATION STRATEGY

3.1 Introduction

3.1.1 This section identifies the effects of the Land South of Parcel 15 (Sports Hub Land) development proposals on existing hedgerows, together with avoidance, mitigation and compensation measures to ensure that the habitat and connectivity provided by the hedgerow resource of the site and wider site is not compromised by the Land South of Parcel 15 (Sports Hub Land) development.

3.2 Hedgerow retention, loss and remediation

3.2.1 *Table 1* below identifies the extent to which hedgerows and other significant boundary features (e.g. treelines, woodland belts) associated with the Land South of Parcel 15 (Sports Hub Land) development area will be affected by the development works. Measures to off-set adverse effects on the Land South of Parcel 15 (Sports Hub Land) site hedgerow resource are also identified. Each hedgerow/linear feature is addressed in turn.

Table 1: Impacts on existing hedgerows and avoidance/mitigation measures

WESTERN SITE BOUNDARY	
Description:	The western site boundary comprises a fence line with scattered Bramble scrub, beyond which is the West Court SANG.
Impacts:	The features associated with the western site boundary will be retained and enhanced within the Land South of Parcel 15 (Sports Hub Land) development scheme.
Impact avoidance, reduction and mitigation measures:	• The existing fence line and Bramble scrub will be strengthened with approximately 260m of native species-rich scrub and woodland planting which will improve the connectivity along the western site boundary. • The retained scrub would be subject to sensitive management to maximise its value to wildlife as described in the Land South of Parcel 15 (Sports Hub Land) LEMP (HDA, 2024b) and summarised in <i>Section 3.4</i> below.

CENTRAL SECTION OF THE EASTERN SITE BOUNDARY	
Description:	A fence line overgrown with tall grasses and ruderal vegetation. To the east of the fence line is an off-site industrial estate and area of grassland. This feature is not considered a significant boundary feature but has however been included here for completeness.
Impacts:	The fence line will be replaced with a 2m high green mesh fence.
Impact avoidance, reduction and mitigation measures:	• The existing fence line overgrown with tall grasses and ruderal vegetation will be replaced with a 2m high green mesh fence.

HEDGEROW AND TREES ALONG SOUTHERN SITE BOUNDARY AND CONTINUING ALONG THE SOUTHERN SECTION OF THE EASTERN SITE BOUNDARY	
Description:	An outgrown, defunct species-rich hedgerow with trees and a dry ditch is situated along the southern site boundary and continues along part of the eastern site boundary, beyond which is Park Lane. Approximately 5m north of this hedgerow within the site is a line of Pedunculate Oak trees.
Impacts:	The section of hedgerow and line of trees along the southern site boundary and continuing along the southern section of the eastern site boundary of the Land South of Parcel 15 (Sports Hub Land) site will be retained and enhanced. The provision of a footpath and bridleway will however result in the loss of: • Faceback/pruning from the northern edge of the hedgerow¹.
Impact avoidance, reduction and mitigation measures:	• The retained hedgerow and line of trees will be complemented by adjacent landscape planting along the southern site boundary including orchard tree planting and creation of adjacent areas of rough and meadow grassland (CSA, 2024). • To reduce the impact of the access infrastructure the proposed footpath utilises an existing farm track to result in no additional loss. • The retained hedgerow and line of trees will be protected during construction works in accordance with BS5837:2012 unless otherwise agreed with a suitably qualified arboriculturalist. • The retained and proposed hedgerow and tree planting would be subject to sensitive management to maximise its value to wildlife as described in the Land South of Parcel 15 (Sports Hub Land) LEMP (HDA, 2024b). The approach to hedgerow management is summarised in <i>Section 3.4</i> below.

DRY DITCH AND SCATTERED SCRUB IN THE CENTRE OF THE SITE	
Description:	A dry ditch with scattered scrub and trees is situated north-west to south-east in the centre of the site. This feature is not considered a significant boundary feature, however, has been included here for completeness.
Impacts:	The section of dry ditch and scattered scrub situated north-west to south-east in the centre of the Land South of Parcel 15 (Sports Hub Land) site will be retained and enhanced.
Impact avoidance, reduction and mitigation measures:	• The retained scrub will be complemented by adjacent landscape planting including scrub, hedgerow and tree planting and creation of adjacent areas of rough and meadow grassland on its interface with the sports pitches (CSA, 2024). • The retained scrub and trees will be protected during construction works in accordance with BS5837:2012 unless otherwise agreed with a suitably qualified arboriculturalist. • The retained and proposed hedgerow, tree and scrub planting would be subject to sensitive management to maximise its value to wildlife as described in the Land South of Parcel 15 (Sports Hub Land) LEMP (HDA, 2024b). The approach to scrub and hedgerow management is summarised in <i>Section 3.4</i> below.

3.2.2 In total, approximately 6m of hedgerow (H18) and further pruning/faceback of approximately 65m of scrub (G100, G101 and G108) will be lost to the proposed Land South of Parcel 15 (Sports Hub Land) development.

3.2.3 In order to compensate for the loss of these sections of hedgerow and scrub from the Land South of Parcel 15 (Sports Hub Land) site, planting has been included within the soft landscape proposals for the Land South of Parcel 15 (Sports Hub Land) development area as described above. In addition, to the above works proposed to the existing habitat

¹ Identified as G108, G100, G101 and G11 in the Tree Survey and Arboricultural Impact Assessment (RPS, 2024).

corridors within the site. The habitat connectivity will be further enhanced through hedgerow planting around the SuDS basin in the south-western corner of the site and hedgerow planting around the southern, western and northern margins of the allotments. These works will improve habitat connectivity both east to west and north to south through the site and result in approximately 1km of additional scrub, woodland and hedgerow planting. In addition, further hedgerow planting (along with other linear habitats such as woodland and scrub) have been incorporated into the SANG and will be incorporated into future Phases of the development.

3.3 Additional measures to ensure functional connectivity of retained hedgerows

3.3.1 A Detailed Ecological Permeability Scheme has been prepared for the Land South of Parcel 15 (Sports Hub Land) site development which describes measures to be incorporated into the hard and soft landscape to maintain continued functionality of the hedgerow network and other opportunities for the movement of wildlife across the Land South of Parcel 15 (Sports Hub Land) site, the wider site and the surrounding area. Measures detailed in the scheme, not already described above in relation to hedgerow retention and protection are summarised below. Full details can be found in the 'Detailed Ecological Permeability Scheme – Land South of Parcel 15 (Sports Hub Land) site' (HDA, 2024c):

Lighting:

3.3.2 A Illustrative Lighting Parameters Plan (HDA, 2018) has been prepared that identifies Lighting Exclusion Zones and Lighting Restriction Zones. It should be noted however that at the time of preparation of the Illustrative Lighting Parameters Plan (HDA, 2018), it was understood that this area of the site would be designed by the council/others and subsequently lighting zones were not specified. It is proposed that the hedgerows/treelines/scrub lines along the western, southern and northern site boundaries and the scrub/treeline which bisects the site are located within Lighting Restriction Zones. These areas will be subject to restricted lighting levels to ensure that the habitat remains suitable for use by nocturnal wildlife.

Road crossing points:

3.3.3 A number of measures will be included within the road system to: (i) reduce the likelihood of small animals entering the carriageway; and (ii) if in the event that small animals do enter the road system, that they can safely exit the carriageway. These include:

- Minimisation of the number of points at which hedgerows are crossed by roads.
- Locating road crossing points at existing gaps.
- Where possible crossing points approach hedgerow corridors perpendicularly to minimise loss of hedgerow habitat.

- Dropped kerbs will be provided where hedgerows are crossed by roads to allow small animals crossing the road to easily exit the carriageway.
- Where hedgerows are crossed by roads, the carriageway will be designed to minimise risk of small animals becoming trapped in gully pots. This will involve the use of a selection of the following measures:
 - Provision of wildlife kerbs to allow animals to bypass gully pots.
 - Offsetting of gully pots to provide a gap between the kerb and the gully pot.
 - Installation of gully pot ladders to allow animals to escape (HDA, 2024c).

3.4 Hedgerow, woodland and scrub management

3.4.1 In addition to the infilling of existing gaps, planting of new hedgerows to re-connect habitat corridors within the site and creation of new complementary habitats adjacent to the retained hedgerows, the 'Detailed Landscape and Ecological Management Plan – Land South of Parcel 15 (Sports Hub Land)' (HDA, 2024b) identifies long-term management works which will be implemented to maintain and enhance the value of native hedgerows, woodland and scrub at the site for wildlife.

Hedgerows

3.4.2 These measures will apply to both the existing native hedgerows and new native hedgerow planting once established, and are summarised below:

- Existing standard trees within the hedgerows will be maintained and where appropriate suitable plants will be excluded from the cutting regime to provide new mature trees.
- Existing mature and newly established native hedgerows within areas of informal open space will be trimmed no more frequently than once every 2-3 years on a rotational cutting scheme. This will encourage bushier hedges and fruiting of hedgerow plants in addition to reducing maintenance costs.
- All native hedgerows will be trimmed between January and February, allowing the majority of hedgerow fruits to be eaten by birds and other wildlife prior to cutting.
- No more than one third of hedgerows within the management area will be trimmed within the same 12 months.

Woodland and scrub

3.4.3 These measures will apply to the woodland and scrub planting once established, and are summarised below:

- Standing dead or decaying timber and fallen deadwood will be retained where safe to do so to provide wildlife habitat.
- Scrub habitats within the management area shall be reviewed each winter and techniques for scrub control, i.e. cutting back with or without stump treatment, will

be implemented as and where deemed necessary. Such work will be undertaken outside of the bird nesting season.

- Where appropriate, once established scrub will be coppiced on a short rotation of approximately 5 years in order to prevent succession into woodland. No more than 20% of the scrub will be coppiced in any one year. Selected areas of scrub may be left to succeed to woodland where appropriate.

3.4.4 Full details of hedgerow, woodland and scrub management proposals are provided in the 'Detailed Landscape and Ecological Management Plan – Land South of Parcel 15 (Sports Hub Land)' (HDA, 2024b).

4 SUMMARY AND CONCLUSION

4.1 The Land South of Parcel 15 (Sports Hub Land) development scheme will result in a net gain in hedgerow habitat associated with this part of the Hogwood Farm site. The proposed hedgerow, woodland and scrub planting bordering the allotments, bridleway and sports pitches will improve habitat connectivity both north to south and east to west through the site.

4.2 In addition to the specific measures relating to the Land South of Parcel 15 (Sports Hub Land) development area, the emerging landscape scheme for the wider site, including the 29.7ha SANG, provide substantial opportunity to provide new areas connective habitat and habitat for species associated with hedgerows.

4.3 Notwithstanding this, where appropriate the detailed landscape schemes for future development phases should seek to retain existing hedgerows and include new sections species-rich hedgerows as boundary features and within areas of informal open space with the aim of achieving no net loss in hedgerow habitats across the development area.

5 REFERENCES

CSA (2024) *Land at Hogwood Farm, Finchampstead: Sports Hub Land Masterplan*. CSA Environmental, Ashwell.

HDA (2018) *Hogwood Farm, Finchampstead: Illustrative Lighting Parameter Plan*. Hankinson Duckett Associates, Wallingford.

HDA (2024a) *Hogwood Farm, Finchampstead: Phase 1 Habitat Plan and Target Notes*. Hankinson Duckett Associates, Wallingford.

HDA (2024b) *Hogwood Farm, Finchampstead: Landscape and Ecological Management Plan – Land South of Parcel 15 (Sports Hub Land)*. Hankinson Duckett Associates, Wallingford.

HDA (2024c) *Hogwood Farm, Finchampstead: Detailed Ecological Permeability Scheme – Land South of Parcel 15 (Sports Hub Land)*. Hankinson Duckett Associates, Wallingford.

RPS (2024) *Hogwood Garden Village, Finchampstead, Wokingham – Sports Pitch Hub Area: Tree Survey & Arboricultural Impact Assessment.*

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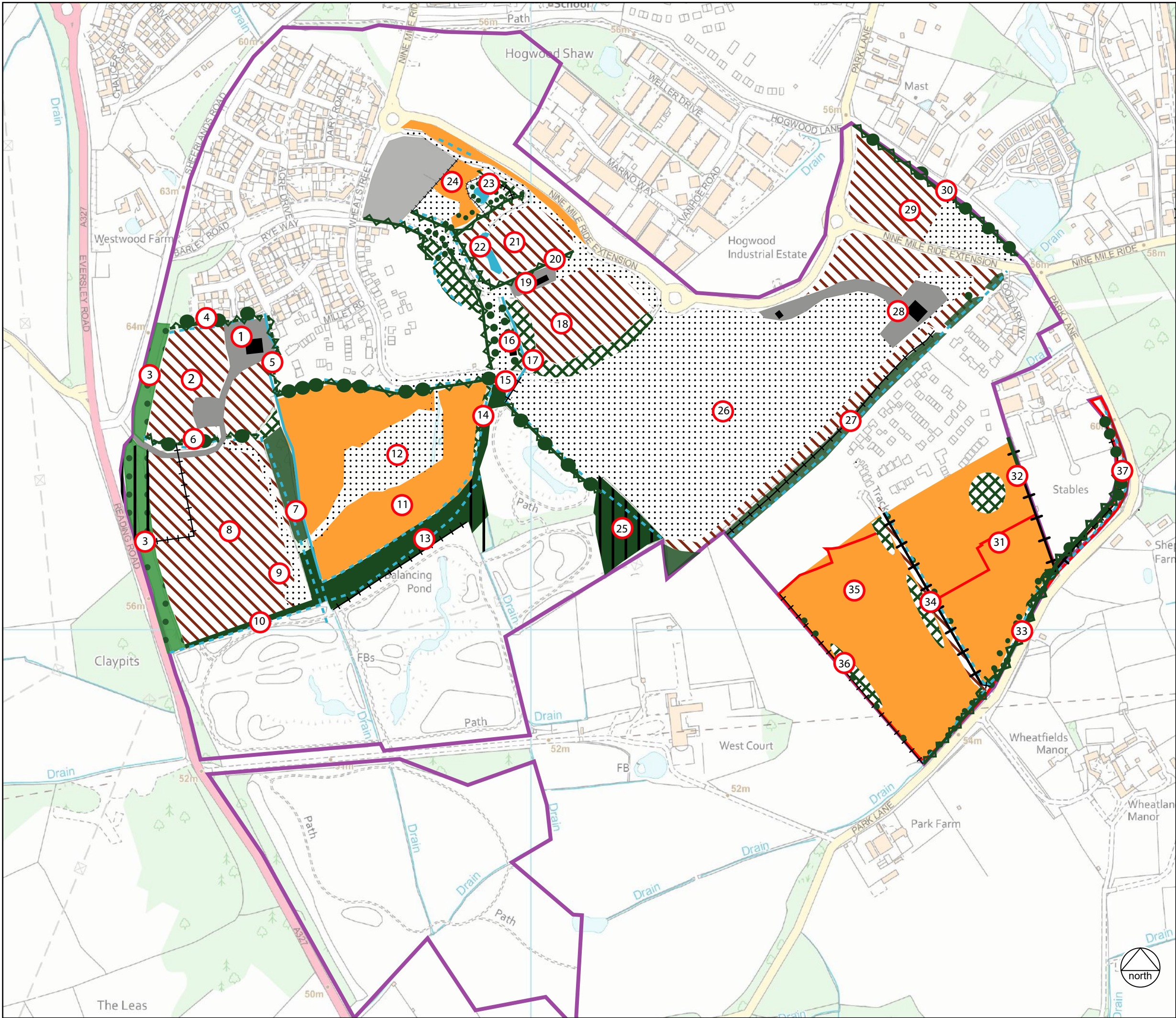
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APPENDIX A

Phase 1 Habitat Survey and Target Notes



- KEY**
- Land South of Parcel 15 (Sports Hub Land) site boundary
 - Wider site boundary
 - Lowland mixed deciduous woodland (w1f)
 - Other woodland - mixed - mainly broadleaved (w1h5)
 - Other woodland - mixed - mainly broadleaved (w1h5)
 - Scattered trees
 - Native hedgerow (h2a)
 - Non-native and ornamental hedgerow (h3b)
 - Mixed scrub (h3h)
 - Ruderal (81)
 - Modified grassland (g4)
 - Standing open water (r1)
 - Wet ditch / dry ditch (50)
 - Fence
 - Building
 - Developed land - sealed surface (u1b)
 - Target Notes

CLIENT:
CALA Homes (Thames) Ltd

PROJECT:
Hogwood Farm, Finchampstead

TITLE:
Phase 1 Habitat Survey Plan - Land South of Parcel 15 (Sports Hub Land)

SCALE AT A3:
NTS

DATE:
November 2024

868.1/103

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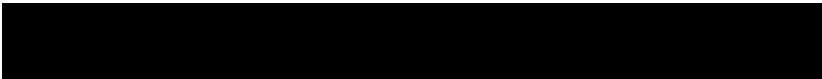
Landscape Architecture
Masterplanning
Ecology



Target Notes – Arborfield

1. Site yard comprised a hardstanding area with mobile cabins.
2. Relatively sparse ruderal vegetation dominated by Common Nettle *Urtica dioica*, Spear Thistle *Cirsium vulgare*, Common Ragwort *Senecio jacobaea*, Bristly Oxtongue *Helminthotheca echinoides* and Common Dandelion *Taraxacum officinale*. Small areas of scattered bare ground/ recently disturbed ground are present. Field margins vary between 1 – 5m and are more densely vegetation with the above species with the inclusion of Annual Meadow Grass *Poa annua*, Red Fescue *Festuca rubra*, Cleavers *Galium aparine*, Broad-leaved Dock *Rumex obtusifolius*, Cut Leaved Cranes Bill *Geranium dissectum*, Field Forget-me-not *Geranium dissectum* and Scarlett Pimpernel *Anagallis arvensis*.
3. Mixed woodland along the western boundary with species including Ash *Fraxinus excelsior*, Larch *Larix decidua*, Scots Pine *Pinus sylvestris*, Beech *Fagus sylvatica*, Pedunculate Oak *Quercus robur* and Black Poplar *Populus nigra*. Some of the trees are mature and have suitable bat roosting features. The understorey is comprised of Elder *Sambucus nigra*, Hawthorn *Crataegus monogyna*, Holly *Ilex aquifolium*, Willow *Salix* Sp. and Hazel *Corylus avellana*. The ground layer is dominated by Bramble *Rubus fruticosus* and Common Nettle with Bracken *Pteridium aquilinum*, Ground Ivy *Glechoma hederacea*, Cleavers, Wood Avens *Geum urbanum*, Herb Robert *Geranium robertianum*, White Bryony *Bryonia dioica* and Black Bindweed *Fallopia convolvulus*. Part of the southern area of this woodland is listed on Natural England's Ancient Woodland Inventory; this area is especially dominated by Larch and other introduced coniferous species.
4. Native defunct hedgerow with trees comprising a hedgerow of Field Maple *Acer campestre*, Hazel, Blackthorn *Prunus spinosa* and Ash, with Ash and Oak mature trees and a dry ditch below.
5. Newly created culvert with a small area of standing water.
6. Treeline of mature Ash and Pedunculate Oak trees with relic species rich hedgerow of Hazel, Holly, Field Maple, Hawthorn and Blackthorn. Some of the mature trees have the potential to support roosting bats. The ground layer vegetation is sparse and mostly comprised of Bramble with occasional Cowslip *Primula veris* and Creeping Thistle *Cirsium arvense*.
7. Lowland mixed deciduous woodland comprised of Pedunculate Oak and coppiced Ash with Wild Cherry *Prunus avium*, Field Maple, Hazel, Hawthorn and Blackthorn. Mature trees are present, some of which have features of bat roosting potential. The ground layer includes Bramble, Cow Parsley *Anthriscus sylvestris*, Ground Ivy, Germander Speedwell *Anthriscus sylvestris*, Common Sorrel *Rumex acetosa* and Lords-and-ladies *Arum maculatum*. A dry ditch is present along the western boundary of the parcel and a ditch that was wet at the time of the survey along the eastern boundary.
8. A field of ruderal vegetation of varying height from 10cm to 50cm in height dominated by Spear Thistle, Common Nettle and Perennial Ryegrass and White Clover *Trifolium repens* with the occasional Creeping Buttercup *Ranunculus repens*, Common

Hogweed *Heracleum sphondylium*, Ragwort and Broad Leaved Dock and Cleavers. Small areas within the parcel are sparsely vegetated with areas of bare ground with occasional ruderal species mentioned above but include Scarlett Pimpernel and Bird Foot Trefoil *Lotus corniculatus*.

9. A small depression of bare ground that had standing water at the time of the survey with occasional Yellow Flag Iris present.
10. Plantation lowland mixed deciduous woodland comprised of White Poplar, Pedunculate Oak, Ash and Field Maple. Mature trees are present, some of which have features of bat roosting potential. Understorey comprised of Holly, Dog Rose *Rosa canina*, Common Nettle, Cow Parsley, Cleavers, Curled Dock *Rumex crispus*, Bramble and Ground Ivy. A dry ditch is present along the boundary along the southern boundary of the wooded strip.
11. Species poor modified grassland of varying sward length between 5cm – 40cm comprised of Perennial Ryegrass, Cocksfoot *Dactylis glomerata*, White Clover, Oxeye Daisy *Leucanthemum vulgare*, Creeping Buttercup with occasional Broad Leaved Dock, Dandelion and Scarlett Pimpernel. Field margins are approximately 4-6m wide and are comprised of Common Nettle, Spear Thistle, Common Vetch *Vicia sativa* and Cow Parsley.
12. Area of bare ground used for storage of construction materials.
13. Lowland mixed deciduous woodland comprised of Pedunculate Oak standards and coppiced Ash with Wild Cherry *Prunus avium*, White Poplar, Field Maple, Hazel, Willow, English Elm *Ulmus procera*, Holly, Hawthorn and Blackthorn. Mature trees are present, some of which have features of bat roosting potential. The ground layer includes Bramble, Wood Avens *Geum urbanum*, Herb Robert, Common Ivy, Wood Spurge *Euphorbia amygdaloides*, Violet *Viola sp.*, Greater Stitchwort *Stellaria holostea*, Common Nettle, Remote Sedge *Carex remota*, False Brome *Brachypodium sylvaticum* and Butcher's Broom *Ruscus aculeatus* present. Standing and fallen dead wood is present throughout the woodland area. The woodland becomes increasingly wet to the west where Willow becomes dominant and dry ditches border most of the woodland edges, a further dry ditch running centrally through the southern area of woodland is also present. The eastern area of this woodland is listed on Natural England's Ancient Woodland Inventory; here the dominant tree species is White Poplar in the south and Pedunculate Oak in the north. This area is demarcated in its western boundary by a small woodbank.
14. Mixed Scrub comprised of Bramble, Blackthorn, Dog Rose and Pendulate Oak samplings over a dry ditch.
- 
16. A wooden bat barn set between treelines of Pendulate Oak, Ash and Hazel.
17. Mixed scrub comprised of Bramble, Elder and Holly with large amounts of deadwood above a steep-sided wet ditch. Towards the eastern end of the scrub parcel, Elder becomes the dominant species with the inclusion of ruderals in the ground layer including Common Nettle, Spear Thistle, Cleaver and Broad Leaved Dock.

18. Ruderal vegetation comprised of Perennial Rye Grass, Spear Thistle, Common poppy *Papaver rhoeas*, Cocks Foot, Rosebay Willowherb *Chamerion angustifolium*, Annual Sow Thistle *Sonchus oleraceus*, Common Nettle, and Curled Dock.
19. Listed building with multiple features with bat roost potential including lifted roof tiles and cracks in the brickwork. Situated on an area of concrete hardstanding. Surrounded by scaffolding at the time of the survey.
20. Species-rich native hedgerow comprised of Hawthorn, Hazel, Blackthorn, English Elm and Ash.
21. Ruderal vegetation similar to TN 20 with the inclusion of Oxeye Daisy at high densities and occasional Red Campion *Silene dioica*.
22. A SUDS pond within a parcel of ruderal vegetation described in TN21. Sloping earth banks with occasional Pendulous Sedge *Carex pendula*.
23. A shaded pond approximately 30cm in depth. Tussocks of Pendulous Sedge and patches of encroaching Bramble, Willow, Pedunculate Oak and Alder, border the edge of the pond. The pond area is enclosed by a chicken-wire fence.
24. Modified grassland with a short sward length of approximately 20cm in length comprised of Perennial Rye Grass, Cocks Foot, Red Fescue, Meadow Buttercup, Broadleaved Dock and Dandelion.
25. Lowland mixed deciduous woodland. Dominant species within the woodland include Ash, Pedunculate Oak and Alder with a Hawthorn and Field Maple understorey. The ground layer includes Bramble, Wood Avens, Herb Robert, Ground Ivy, and Hairy Brome *Bromopsis ramosa*. There are fallen wood and dead-wood piles throughout the woodland area and multiple trees with possible bat roosting potential. The woodland, in part, is listed on Natural England's Ancient Woodland Inventory.
26. Large parcel of bare ground with large spoil heaps. During the time of the survey, excavators were topping soil within the parcel. Field margins were sparsely vegetated with ruderal species including Bramble, Curly Dock, Spear Thistle, Ragwort and Common Nettle.
27. Lowland mixed deciduous woodland. A thin strip of broadleaved woodland plantation behind this comprised of Ash, Lombardy Poplar, Field Maple, White Willow, Grey Willow, Dogwood, Hazel, Hawthorn, Blackthorn and Bramble with Common Ivy and Cleavers dominating the ground layer. Some of the trees have features of possible bat roosting potential. A ditch that had small pools of standing water is present along the southern side of the wooded strip.
28. Site compound on hardstanding area.
29. Short ruderal vegetation within the northern end of the parcel similar in species composition to TN18 with the inclusion of Ribwort Plantain *Plantago lanceolata*, Timothy *Phleum pratense*, Musk Mallow *Malva moschata* and Bristly Oxtongue. Bare ground is present across the southern area of the parcel with small field margins

approximately 1m in width comprised of similar short ruderal species as the northern area.

30. A dense, intact, species-rich native hedgerow with trees comprising Pedunculate Oak, Beech, Ash, Goat Willow *Salix caprea*, Black Poplar *Populus nigra*, Field Maple, Dogwood, Hazel, Holly, Bramble and Common Broom *Sarothamnus scoparius*. The hedgerow is approximately 15 years old and tree guards are present on some individual plantings with some mature trees present along the roadside, especially within the southern section of the hedgerow.
31. Modified grassland with species including Yorkshire Fog, Perennial Rye-grass, False Oat-grass *Arrhenatherum elatius*, Cock's Foot, Red Fescue, Common Bent, Creeping Buttercup, White Clover, Doves-foot Cranesbill *Geranium molle*, Common Vetch, Common Mouse-ear *Cerastium fontanum*, Scentless Mayweed *Tripleurospermum inodorum*, Creeping Thistle, Spear Thistle, Common Sorrel, Ragwort, Greater Willowherb *Epilobium hirsutum*, Cleavers, Broad-leaved Dock, Common Knapweed *Centaurea nigra*, Meadow Vetchling *Lathyrus pratensis*, Forget-me-not sp., Fleabane *Pulicaria dysenterica* and Self-Heal *Prunella vulgaris*. Along the treeline to the south, Hemp Nettle *Galeopsis tetrahit*, Lady's Thumb *Persicaria maculosa*, Scentless Mayweed, Prickly Sow-Thistle and Clustered Dock with wet flushes of Sedge and Soft Rush. There are two soil bunds/soil storage piles with tall ruderals dominated by Spear Thistle, Common Nettle, Broadleaved Dock and Smooth Hawksbeard *Crepis capillaris* with large patches of scrub within the grassland with species including Bramble, Elder, Silver Birch and Dog-rose with Common Nettle. There are also piles of deadwood near and within the scrub.
32. Non-native and ornamental species-poor hedgerow comprising Cherry Laurel *Prunus laurocerasus*, Leylandii Cypress *Cupressus x leylandii* and Elder, broken by Bramble scrub on the north-eastern edge of the grassland field (TN 31). To the south of the hedgerow, continuing along the field boundary is a wooden post and electric wire fence which is overgrown with tall grasses and ruderal vegetation.
33. An outgrown, defunct native species-rich hedgerow with trees adjacent to Park Lane, with a dry ditch below. Species within the hedgerow include Pedunculate Oak, Black Poplar, Gorse (*Ulex europaeus*), Holly, Grey Willow, Blackthorn, Bracken and Bramble. A treeline of Pedunculate Oak is present approximately 5m into the field from the hedgerow.
34. A ditch that was dry at the time of survey with scattered Bramble scrub and trees including Willow and Pedunculate Oak, some of which have possible bat roosting potential. Behind the ditch is a fence and a dirt track, used as an access route into the site. A scrub line is present along the eastern side of the track and is 1-2m wide comprised of Grey Willow, Dog Rose, Oak and Bramble scrub. Track supports ephemeral vegetation including Scentless Mayweed, Cocks Foot, Smooth Hawksbeard, Common Yarrow, Hawthorn saplings, Common Bent and Spear Thistle.
35. Modified grassland field with a similar species composition to Target Note 31, with more Bent dominant in the north and False Oatgrass and Fescue sp. dominated to the south. Occasional species include Greater Plantain, Ribwort Plantain, Greater Birds-foot Trefoil, Common Hogweed, Cleavers, Meadow Vetchling, Mouse-ear, Common Vetch, Common Fleabane, Creeping Buttercup, Red Fescue and Soft Rush.

Bramble scrub is present along many of the field boundaries, with Common Nettle also present. A wet flush is present within the west of the field and contains Common Horsetail, Common Nettle, Sow Thistle, Soft Rush and occasional Hemp Nettle.

36. Scattered semi-mature trees and scattered areas of dense scrub along fence line. Species present include Oak, Ash, Blackthorn, Dog Rose, Bramble and Common Nettle.
37. A line of scrub and trees with a dry ditch bordering Park Lane.

APPENDIX B

Species Enhancements Plan

