

Hogwood Farm, Finchampstead

Bat Mitigation Strategy – Parcel 8

January 2024



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Hogwood Farm, Finchampstead

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January 2024

Report Ref: DFA24014V2

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1 INTRODUCTION

1.1 Background

1.1.1 Derek Finnie Associates was commissioned by Barratt David Wilson (BDW) Homes to provide ecological advice in relation to a residential development at Hogwood Farm, Finchampstead. The wider site has outline planning permission for up to 1,500 new dwellings, up to 12,000 sqm of employment floor space, a Neighbourhood Centre with up to 1,900 sqm of non- residential floor space, a new primary school, new sports pitches and associated pavilion building (Planning Ref: O/2014/2179 and 140764).

1.1.2 BDW are currently taking forward the reserved matters application for Parcel 8 within the wider development. As part of the S73 permission (Ref: 181194), there are certain conditions that must be satisfied prior to the commencement of development. Condition 24 of the Permission states:

Condition 24

Prior to or concurrent with the submission of a reserved matters application for any sub phase of the development a detailed bat mitigation strategy shall be submitted to and approved in writing by the local planning authority for that sub phase of the development. Each detailed bat mitigation strategy shall include an appropriate detailed lighting scheme that maintains the dark corridors as set out in Section 6 (Lighting) and Appendix C (Illustrative Lighting Parameters Plan) of the submitted Hogwood Farm, Finchampstead: Outline Site-wide Ecological Permeability Scheme - Rev B (HDA, 2018).

The mitigation, contingency and enhancement measures contained within each of the submitted detailed bat mitigation strategies shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: To ensure appropriate mitigation for the biodiversity impact of the development in accordance with Wokingham Borough Core Strategy Policy CP7.

1.1.3 The following report, therefore, has been prepared to discharge Condition 24 as far as it relates to Parcel 8.

2 SITE DESCRIPTION

2.1 Parcel 8

- 2.1.1 Parel 8 is located towards the north of the Site. It is currently being used as the site compound and contractors' car park. As such it is devoid of any semi-natural vegetation and beyond the demountable buildings being used as offices and welfare, there are no buildings within the Parcel boundary.

3 PREDICTED IMPACTS

3.1 Direct impacts

- 3.1.1 No bat roosts would be lost as a result of the development proposals within Parcel 8. Trees T110, T111 T316 and T317 within Parcel 8 are highlighted for removal to facilitate the development. However, none of these trees have been identified as containing any potential to support roosting bats.

3.2 Indirect Impacts

- 3.2.1 There is a risk that uncontrolled light spill could have a negative impact upon bats utilising the retained treeline and buffer zone for both foraging and roosting. To prevent indirect impacts upon retained habitats, careful consideration has been given to the lighting strategy for the site, with retention of dark corridors around the critical bat foraging and commuting pathways, with lighting levels being kept below 0.75 lux at ground level in compliance with the Lighting Parameter Plan presented as Appendix C in the *Outline Site-Wide Ecological Permeability Scheme Rev B* (HDA 2018). Details of the lighting levels are provided in Appendix 1.

4 SUMMARY

- 4.1.1 Given the paucity of roosting opportunities within the Parcel, the potential for impacts upon bats is restricted to the loss of an area of sub-optimal foraging habitat and indirect impacts through increased light spill onto retained habitats.
- 4.1.2 Given the extent of alternative foraging habitats in the vicinity the loss of the sub-optimal foraging areas has been assessed to be negligible. The potential for light spill onto retained habitats has been minimised through a sensitively designed lighting strategy.

Appendix 1.
Lighting scheme



- NOTES:
1. DO NOT SCALE FROM THIS DRAWING.
 2. ALL DIMENSIONS ARE IN METRES, UNLESS STATED OTHERWISE.
 3. BASED ON INCOMING LAYOUT
'PLN-8-9-1001-PLANNING LAYOUTS - REV A'
PRODUCED BY BRIMSTONE DESIGN LTD.
 4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SCHEME DRAWINGS AND SPECIFICATIONS.

KEY

-  CARRIAGEWAY TO BE ADOPTED
-  FOOTWAY TO BE ADOPTED
-  VERGE TO BE ADOPTED
-  SITE BOUNDARY
-  PROPOSED LIGHTING COLUMN
-  2.4m x 43m VISIBILITY SPLAY
-  VISIBILITY SPLAY

E	UPDATED TO SUIT LATEST LAYOUT	TV	TA	28.02.25
D	UPDATED TO SUIT LATEST LAYOUT	TV	TA	28.04.23
C	UPDATED LAYOUT	TV	MS	05.03.23
B	LIGHTING COLUMNS MOVED TO BACK OF FOOTWAY AND ENTRANCE TO FLATS 85-96 CHANGED TO ALLOW FOR A REFUSE VEHICLE	TV	MS	11.04.22
A	UPDATED TO SUIT LATEST LAYOUT	TV	TA	15.03.22
Rev	Description	Drm	Chk	Date
REVISIONS				
Preliminary Issue	✓	Submitted for S104		
Planning Issue		Issued for Tender		
Submitted for S38		Issued for Construction		
Submitted for S278		As Built		
DRAWING STATUS				

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WHERE QUALITY LIVES

 **BARRATT HOMES**

JOB TITLE
FINCHWOOD PARK PHASE 7, 8 AND 9

DRAWING TITLE
ADOPTION AGREEMENT PARCEL 8

DATE	FEB 2022	DRAWN	TV	CHECKED	MS
DRAWING NO.	PLN-8-4015	REV	E	SCALE	1:250
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