

Hogwood Farm, Finchampstead

Hedgerow Mitigation Strategy – Parcel 8

January 2024



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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 23 of the Permission states

Condition 23.

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.

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 23 as far as it relates to Parcel 8.

2 SITE DESCRIPTION

2.1 Parcel 8

- 2.1.1 Parcel 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; there are no hedgerows within the redline boundary of the Phase. A line of semi-mature trees lies along the southwestern boundary of Parcel, but these are within the Central Greenspace reserves matters application boundary and hence have been considered under that application and are not considered further here.

3 MITIGATION STRATEGY

3.1 Predicted Impacts

- 3.1.1 As there are no hedgerows within Parcel 8, there would be no adverse impact upon these features and, as such, no mitigation strategy is required.

3.2 Hedgerow Enhancements

- 3.2.1 Although not required by the Condition, several enhancement measures will be undertaken as part of the landscaping strategy to re-enforce the existing treelines as well the creation of new hedgerows (Appendix 1).
- 3.2.2 A native hedgerow will be planted along the eastern boundary of Parcel 8 which will not only create new habitat in its own right, but increase the north south permeability, helping facilitate movement between the adjoining central green corridor and habitats to the north.

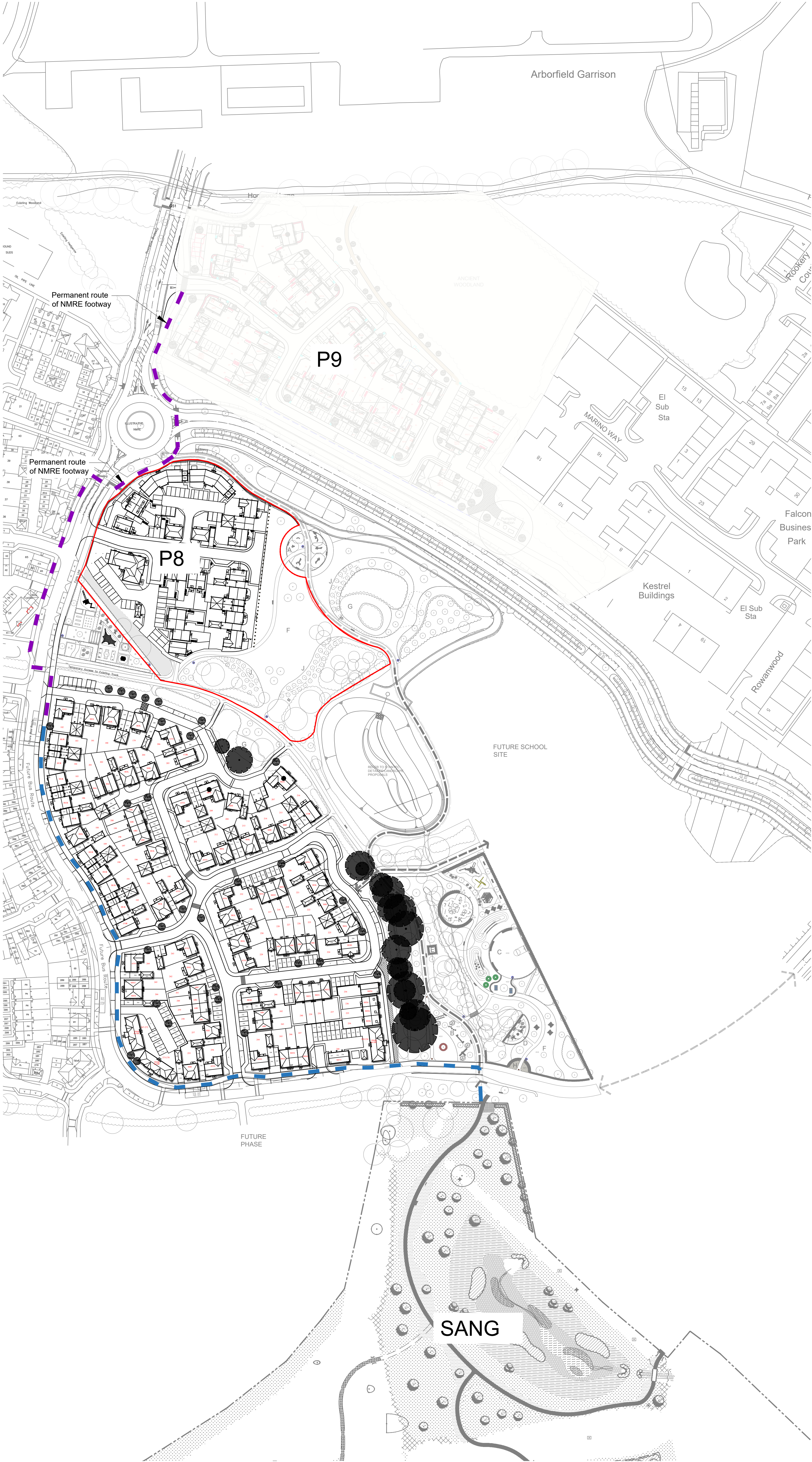
4 SUMMARY

- 4.1.1 Within Parcel 8 of the development site, there are no existing hedgerows, hence there would be no impact upon hedgerows as a result of the proposals.
- 4.1.2 Overall, a positive impact is predicted upon the hedgerows within Parcel 8 in the medium term due to the creation of new hedgerows within the Parcel.

Appendix 1

Landscape Strategy





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Notes
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KEY

SOFT LANDSCAPE
Proposed elements

-  SITE BOUNDARY
-  FIXED ACCESS TO SANG ROUTE
-  ROUTE ALONG FOOTWAY/ CYCLEWAY UPON COMPLETION OF P7



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Project Hogwood Farm
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Title Parcels 8+9
Access to SANG Strategy

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