

BLADE

BIODIVERSITY NET GAIN REPORT

NIGRA HOUSE, MULBERRY BUSINESS PARK,
FISHPONDS ROAD, WOKINGHAM, RG41 2GY

ON BEHALF OF

INDURA

SEPTEMBER 2025

V3

BIODIVERSITY
LANDSCAPE
ARBORICULTURE
DESIGN
ECOLOGY

Report Data	
Title	Biodiversity Net Gain Report
Site Address	Nigra House, Mulberry Business Park, Fishponds Road, Wokingham Road, RG41 2GY
Client	Indura
Blade Reference	196-E-RP-PL-1788BNP
Author	E. Seaton BSc (Hons) MCIEEM

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V1	E. Seaton BSc (Hons) MCIEEM	20 September 2024
V2	E. Seaton BSc (Hons) MCIEEM	30 September 2024
V3	A. Woodman BSc (Hons) ACIEEM	17 September 2025

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1.0 INTRODUCTION

Background to the Development

- 1.1 BLADE Ecology Ltd was commissioned by Indura to complete a Biodiversity Net Gain Report for a s.73 application at for Nigra House, Wokingham (centred on Ordnance Survey grid reference SU 80213 67747).
- 1.2 Wokingham Borough Council granted planning permission on 24th June 2024 for “*Full application for the proposed demolition of the existing building and the erection of 1 no. building for employment purposes (Use Classes E(g)(ii), (iii), B2 and B8) with new vehicular access and associated infrastructure works including service yard, car parking, boundary treatments and landscaping.*” (application Ref: 240575). A s.73 application to vary condition 2 (the approved plans) of the permission was granted on 6th January 2025 (ref 242136). In order to discharge Condition 4 of the s.73 application Detailed Landscape Proposals have been prepared by BLADE Landscape Architects (Ref: 1631-L-D-PL-200-V6).
- 1.3 This document has been produced to address the mandatory requirements for BNG under Schedule 7a of The Town and Country Planning Act 1990 (as inserted by Schedule 14 of The Environment Act 2021). As any changes to the landscaping proposals will affect the post-development biodiversity value of the site, a new Biodiversity Net Gain Assessment must be submitted alongside the landscape proposals.
- 1.4 The application site boundary is shown in Figure 1.



Figure 1: Application Site Boundary (Google Earth, 2020)

Previous Survey Work and Ecological Baseline

- 1.5 The baseline for the site has been taken from the Biodiversity Net Gain Report (see FPCR, 2024). This includes habitat classification, habitat areas, condition assessments and strategic significance of habitats.
- 1.6 Proposed habitat conditions are also of that described within the original Biodiversity Net Gain Report produced by FPCR but have been remapped in line with the detailed landscape plan produced by BLADE Landscape Architects Ltd.

Objectives

- 1.7 The objectives of the report are to:
 - Calculate baseline for existing habitat and hedgerow units for the site using habitats, condition assessments and strategic significance provided by FPCR.
 - Calculate the post-development value of the proposed habitats and hedgerows.
 - Aim to achieve biodiversity net gain on site where feasible; with off-site measures or purchase of credits considered as an alternative option.

2.0 BIODIVERSITY NET GAIN AND PLANNING POLICY

Biodiversity Net Gain

- 2.1 Biodiversity Net Gain (BNG) is defined as 'development that leaves biodiversity in a better state than before, and an approach where developers work with local governments, wildlife groups, landowners and other stakeholders in order to support their priorities for nature conservation'.
- 2.2 In 2016, the BNG: Good practice principles for development was published to support developments across the UK achieve BNG in accordance with good practice. These principles aimed to set a benchmark of 'what good looks like' and they include the mitigation hierarchy and avoiding impacts of irreplaceable habitats. In 2019, the principles were supplemented with practical guidance on designing, implementing and the long-term maintenance and monitoring of BNG through the project lifecycle.
- 2.3 Good practice principles for biodiversity net gain are set out within Table 1.1 of Biodiversity Net Gain: Good Practice Principles for Development (Baker et al., 2019):

Table 1: The UK's good practice principles for biodiversity net gain (after Baker, 2016)

Principle	In Practice
Apply the mitigation hierarchy	Do everything possible to first avoid and then minimise impacts on biodiversity. Only as a last resort, and in agreement with external decision makers where possible, compensate for losses that cannot be avoided. If compensating for losses with the development footprint is not possible or does not generate the most benefits for nature conservation, then offset biodiversity losses by gains elsewhere.
Avoid losing biodiversity that cannot be offset elsewhere	Avoid impacts on irreplaceable biodiversity – these impacts cannot be offset to achieve no net loss / net gain.
Be inclusive and equitable	Engage stakeholders early, and involve them in designing, implementing, monitoring and evaluating the approach to net gain. Achieve net gain in partnership with stakeholders where possible.
Address risk	Mitigate difficulty, uncertainty and other risks to achieving net gain. Apply well-accepted ways to add contingency when calculating biodiversity losses and gains in order to account for any remaining risks, as well as compensate for the time between the losses occurring and the gains being fully realised.
Make a measurable net gain contribution	Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.
Achieve the best outcomes for biodiversity	Achieve the best outcomes for biodiversity by using robust credible evidence and local knowledge to make clearly justified choices when:

Principle	In Practice
	- delivering compensation that is ecologically equivalent in type, amount and condition that accounts for the location and timing of biodiversity losses - compensating for losses of one type of biodiversity offsetting by providing a different type that delivers greater benefits for nature conservation - achieving net gain locally to the development whilst also contributing towards nature conservation priorities at local, regional, and national levels. - enhancing existing or creating new habitat - enhancing ecological connectivity by creating more bigger, better and joined areas for biodiversity.
Be additional	Achieve nature conservation outcomes that demonstrably exceed existing obligations i.e. do not deliver something that would occur anyway
Create a net gain legacy	Ensure net gain generates long-term benefits by: - engaging stakeholders- and jointly agreeing practical solutions that secure Net Gain in perpetuity - planning for adaptive management and securing dedicated funding for long-term management - designing net gain for biodiversity to be resilient to external factors, especially climate change - mitigating risks from other land uses - avoiding displacing harmful activities from one location to another - supporting local-level management of net gain activities
Optimise sustainability	Prioritise BNG and, where possible, optimise the wider environment benefits for sustainable society and economy
Be transparent	Communicate all net gain activities in a transparent and timely manner, sharing the learning with all stakeholders.

National Planning Policy

National Planning Policy Framework (NPPF)

Paragraph 8

- 2.4 Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 187

- 2.5 Planning policies and decisions should contribute to and enhance the natural and local environment by:
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with the statutory status or identified quality in the development plan);
 - b) recognising intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
 - c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
 - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;
 - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should,

wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Paragraph 192

2.6 To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Paragraph 193

2.7 When determining planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Legislation

Biodiversity Action Plan (BAP) Habitats and Species

- 2.8 The UK Biodiversity Action Plan (HMSO 1995, 1998; UKBAP 2007) lists species and habitats which have undergone significant declines in recent years and for which conservation is a priority in order to preserve biodiversity in the UK. The BAPs provide a list of actions to be implemented to halt or reverse these declines. These species and habitats are identified as Habitats and Species of Principal Importance for the conservation of biological diversity in England under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. Section 40 of the NERC Act, planning policy and underpinning guidance (ODPM, 2005)

3.0 METHODOLOGY

Condition Assessments

- 3.1 Habitat classification and condition assessments have been undertaken by FPCR (see FPCR, 2024). BLADE Ecology have remapped the results of this assessment based on the updated detailed landscape plan produced by BLADE Landscape Architects shown in Appendix A.
- 3.2 Descriptions of habitats have been detailed within the former Biodiversity Net Gain Report (FPCR, 2024).

Calculating Biodiversity Units

- 3.3 The Statutory Biodiversity Metric calculation tool. was used to calculate the baseline (habitat and hedgerow units). Metric calculations have been undertaken by E. Seaton BSc (Hons) MCIEEM and A. Woodman BSc (Hons) ACIEEM.

4.0 RESULTS

Habitat Creation

4.1 The following habitat creation is proposed (see Detailed Landscape Proposals in Appendix A for locations).

- 0.0029ha of introduced shrub (condition assessment n/a).
- 0.015ha of mixed scrub in in 'poor' condition.
- 0.1182ha of modified grassland in 'moderate' condition.
- 8 small trees in 'moderate' condition.
- 0.115km of native species-rich hedgerow.

4.2 The following criteria will be targeted to allow the modified grassland to achieve 'moderate' condition:

- There are 6-8 vascular plants per m² present, including at least two forbs.
- Any scrub to account for less than 20% of grassland area.
- Physical damage is evident in less than 5% of grassland area. Examples of physical damage include damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.
- Cover of bracken *Pteridium aquilinum* to be less than 20%.
- There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).

4.3 The below criteria will be targeted to allow proposed trees to achieve 'moderate' condition:

- The tree is a native species.
- The tree canopy is predominantly continuous (individual trees automatically pass this criterion).
- More than 20% of the tree canopy area is oversailing vegetation beneath.

Habitat Retention

4.4 A total of 0.003km of non-native hedgerow will be retained along the south-western boundary.

Habitat Enhancement

4.5 Seven small trees in 'poor' condition along the western boundary are to be enhanced to 'moderate' condition through targeting the additional two criteria:

- There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity) and there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.
- More than 20% of the tree canopy area is oversailing vegetation beneath.

Baseline and Post-development Biodiversity Unit Calculations

4.6 The site is formed from 2.60 habitat units and 0.03 hedgerow units.

4.7 The proposals set out within the detailed landscape proposals will deliver a -1.02 (-39.17% loss) for habitat units and a +0.74 (+2554.77%) gain for hedgerow units.

Table 2: Habitat Biodiversity Impact

Factor	Units
Baseline units	2.60
Post-intervention biodiversity units	1.58
Total net unit change	-1.02
Total net % change	-39.17%
Trading Rule Satisfied	No

Table 3: Hedgerow Biodiversity Impact

Factor	Units
Baseline units	0.03
Post-intervention biodiversity units	0.77
Total net unit change	+0.74
Total net % change	+2554.77%
Trading Rule Satisfied	Yes

4.8 There is a deficit of 1.28 habitat units required to achieve +10%. The following units will be required to address the deficit and satisfy the trading rules:

- 1.19 individual tree (Tier A1) units

- 0.01 woodland and forest (Tier A2) units

4.9 Acquisition of these units is currently being explored though various credit brokers.

5.0 REFERENCES

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APPENDIX A

Plans

Baseline Plans (FPCR)

Detailed Landscape Proposals



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Key

Baseline Habitats

 Developed land; sealed surface

 Introduced shrub

 Modified grassland

 Other woodland; broadleaved

Baseline Hedgerows

 Non-native and ornamental hedgerow

Baseline Individual Trees

 Existing Medium Urban Tree

 Existing Small Urban Tree

client
Tungsten Properties
project
Nigra House, Wokingham

drawing title
BASELINE HABITATS

scale @ A3
1:600

drawn
RAM

issue date
28/2/2024



Figure 1



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Key

Baseline Habitat Condition

✕ Poor

| N/A - Other

| Condition Assessment N/A

Baseline Habitat Distinctiveness

Medium

Low

V.Low

Baseline Hedgerow Condition

Poor

Baseline Hedgerow Distinctiveness

V.Low

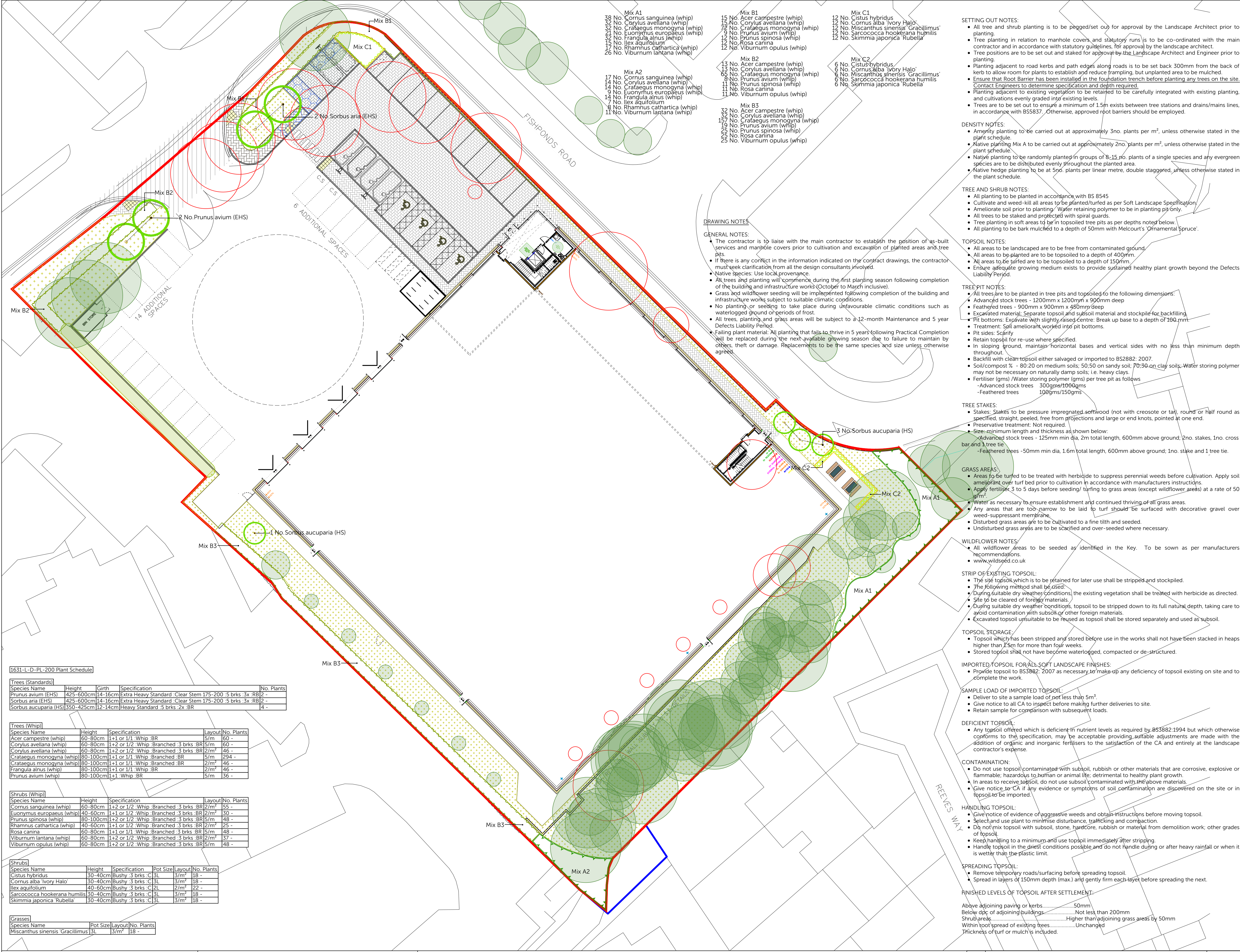
Baseline Individual Tree Condition

Poor

Moderate

Baseline Individual Tree Distinctiveness

Medium



1631-L-D-PL-200 Plant Schedule					
Trees (Standards)					
Species Name	Height	Girth	Specification		No. Plants
Prunus avium (EHS)	425-600cm	14-16cm	Extra Heavy Standard 'Clear Stem 175-200 '5 brks :3x :RB	2 -	
Sorbus aria (EHS)	425-600cm	14-16cm	Extra Heavy Standard 'Clear Stem 175-200 '5 brks :3x :RB	2 -	
Sorbus aucuparia (HS)	350-425cm	12-14cm	Heavy Standard '5 brks :2x :BR	4 -	

Trees (Whip)					
Species Name	Height	Specification	Layout	No. Plants	
Acer campestre (whip)	60-80cm	1+1 or 1/1 'Whip :BR	5/m	60 -	
Corylus avellana (whip)	60-80cm	1+2 or 1/2 'Whip :Branched :3 brks :BR	5/m	60 -	
Corylus avellana (whip)	60-80cm	1+2 or 1/2 'Whip :Branched :3 brks :BR	2/m²	46 -	
Crataegus monogyna (whip)	80-100cm	1+1 or 1/1 'Whip :Branched :BR	5/m	294 -	
Crataegus monogyna (whip)	80-100cm	1+1 or 1/1 'Whip :Branched :BR	2/m²	46 -	
Frangula alnus (whip)	80-100cm	1+1 or 1/1 'Whip :BR	2/m²	46 -	
Prunus avium (whip)	80-100cm	1+1 'Whip :BR	5/m	36 -	

Shrubs (Whip)					
Species Name	Height	Specification	Layout	No. Plants	
Cornus sanguinea (whip)	60-80cm	1+2 or 1/2 'Whip :Branched :3 brks :BR	2/m²	55 -	
Euonymus europaeus (whip)	40-60cm	1+1 or 1/2 'Whip :Branched :3 brks :BR	2/m²	30 -	
Prunus spinosa (whip)	80-100cm	1+2 or 1/2 'Whip :Branched :3 brks :BR	5/m	48 -	
Rhamnus cathartica (whip)	40-60cm	1+1 or 1/2 'Whip :Branched :3 brks :BR	2/m²	25 -	
Rosa carina	60-80cm	1+1 or 1/1 'Whip :Branched :3 brks :BR	5/m	48 -	
Viburnum lantana (whip)	60-80cm	1+2 or 1/2 'Whip :Branched :3 brks :BR	2/m²	37 -	
Viburnum opulus (whip)	60-80cm	1+2 or 1/2 'Whip :Branched :3 brks :BR	5/m	48 -	

Shrubs					
Species Name	Height	Specification	Pot Size	Layout	No. Plants
Cistus hybridus	30-40cm	Bushy :3 brks :C	3L	3/m²	18 -
Cornus alba 'Ivory Halo'	30-40cm	Bushy :3 brks :C	3L	3/m²	18 -
Ilex aquifolium	40-60cm	Bushy :3 brks :C	2L	2/m²	22 -
Sarcococca hookerana humilis	30-40cm	Bushy :3 brks :C	3L	3/m²	18 -
Skimmia japonica 'Rubella'	30-40cm	Bushy :3 brks :C	3L	3/m²	18 -

Grasses					
Species Name	Pot Size	Layout	No. Plants		
Miscanthus sinensis 'Gracillimus'	3L	3/m²	18 -		

- Mix A1

38 No. Cornus sanguinea (whip)
32 No. Corylus avellana (whip)
32 No. Crataegus monogyna (whip)
21 No. Euonymus europaeus (whip)
32 No. Frangula alnus (whip)
15 No. Ilex aquifolium
17 No. Rhamnus cathartica (whip)
26 No. Viburnum lantana (whip)
- Mix A2

17 No. Cornus sanguinea (whip)
32 No. Corylus avellana (whip)
14 No. Crataegus monogyna (whip)
9 No. Euonymus europaeus (whip)
14 No. Frangula alnus (whip)
7 No. Ilex aquifolium
8 No. Rhamnus cathartica (whip)
11 No. Viburnum lantana (whip)
- Mix B1

15 No. Acer campestre (whip)
15 No. Corylus avellana (whip)
12 No. Crataegus monogyna (whip)
9 No. Prunus avium (whip)
12 No. Rosa carina
12 No. Viburnum opulus (whip)
- Mix B2

13 No. Acer campestre (whip)
13 No. Corylus avellana (whip)
66 No. Crataegus monogyna (whip)
66 No. Prunus avium (whip)
11 No. Prunus spinosa (whip)
11 No. Rosa carina
11 No. Viburnum opulus (whip)
- Mix B3

32 No. Acer campestre (whip)
32 No. Corylus avellana (whip)
157 No. Crataegus monogyna (whip)
19 No. Prunus avium (whip)
25 No. Prunus spinosa (whip)
25 No. Rosa carina
25 No. Viburnum opulus (whip)
- Mix C1

12 No. Cistus hybridus
12 No. Cornus alba 'Ivory Halo'
12 No. Miscanthus sinensis 'Gracillimus'
12 No. Sarcococca hookerana humilis
12 No. Skimmia japonica 'Rubella'
- Mix C2

6 No. Cistus hybridus
6 No. Cornus alba 'Ivory Halo'
6 No. Miscanthus sinensis 'Gracillimus'
6 No. Sarcococca hookerana humilis
6 No. Skimmia japonica 'Rubella'

DRAWING NOTES

GENERAL NOTES:

- The contractor is to liaise with the main contractor to establish the position of as-built services and manhole covers prior to cultivation and excavation of planted areas and tree pits.
- If there is any conflict in the information indicated on the contract drawings, the contractor must seek clarification from all the design consultants involved.
- Native species: Use local provenance.
- All trees and planting will commence during the first planting season following completion of the building and infrastructure works (October to March inclusive).
- Grass and wildflower seeding will be implemented following completion of the building and infrastructure works subject to suitable climatic conditions.
- No planting or seeding to take place during unfavourable climatic conditions such as waterlogged ground or periods of frost.
- All trees, planting and grass areas will be subject to a 12-month Maintenance and 5 year Defects Liability Period.
- Failing plant material: All planting that fails to thrive in 5 years following Practical Completion will be replaced during the next available growing season due to failure to maintain by others, theft or damage. Replacements to be the same species and size unless otherwise agreed.

SETTING OUT NOTES:

- All tree and shrub planting is to be pegged/set out for approval by the Landscape Architect prior to planting.
- Tree planting in relation to manhole covers and statutory runs is to be co-ordinated with the main contractor and in accordance with statutory guidelines, for approval by the landscape architect.
- Tree positions are to be set out and staked for approval by the Landscape Architect and Engineer prior to planting.
- Planting adjacent to road kerbs and path edges along roads is to be set back 300mm from the back of kerb to allow room for plants to establish and reduce rambling, but unplanted area to be mulched.
- Ensure that Root Barrier has been installed in the foundation trench before planting any trees on the site. Contact Engineers to determine specification and depth required.
- Planting adjacent to existing vegetation to be retained to be carefully integrated with existing planting, and cultivations evenly graded into existing levels.
- Trees are to be set out to ensure a minimum of 1.5m exists between tree stations and drains/main lines, in accordance with BS5857. Otherwise, approved root barriers should be employed.

DENSITY NOTES:

- Amenity planting to be carried out at approximately 3no. plants per m², unless otherwise stated in the plant schedule.
- Native planting Mix A to be carried out at approximately 2no. plants per m², unless otherwise stated in the plant schedule.
- Native planting to be randomly planted in groups of 8-15 no. plants of a single species and any evergreen species are to be distributed evenly throughout the planted area.
- Native hedge planting to be at 5no. plants per linear metre, double staggered, unless otherwise stated in the plant schedule.

TREE AND SHRUB NOTES:

- All planting to be planted in accordance with BS 8545.
- Cultivate and weed-kill all areas to be planted/turfed as per Soft Landscape Specification.
- Ameliorate soil prior to planting. Water retaining polymer to be in planting pit only.
- All trees to be staked and protected with spiral guards.
- Tree planting in soft areas to be in topsoiled tree pits as per depths noted below.
- All planting to be bark mulched to a depth of 50mm with Melcourt's 'Ornamental Spruce'.

TOPSOIL NOTES:

- All areas to be landscaped are to be free from contaminated ground.
- All areas to be planted are to be topsoiled to a depth of 400mm.
- All areas to be turfed are to be topsoiled to a depth of 150mm.
- Ensure adequate growing medium exists to provide sustained healthy plant growth beyond the Defects Liability Period.

TREE PIT NOTES:

- All trees are to be planted in tree pits and topsoiled to the following dimensions:
 - Advanced stock trees - 1200mm x 1200mm x 900mm deep
 - Feathered trees - 900mm x 900mm x 450mm deep
- Excavated material: Separate topsoil and subsoil material and stockpile for backfilling.
- Pit bottoms: Excavate with slightly raised centre. Break up base to a depth of 160mm.
- Treatment: Soil ameliorant worked into pit bottoms.
- Pit sides: Scrify.
- Retain topsoil for re-use where specified.
- In sloping ground, maintain horizontal bases and vertical sides with no less than minimum depth throughout.
- Backfill with clean topsoil either salvaged or imported to BS2882: 2007.
- Soil/compost % - 80:20 on medium soils; 50:50 on sandy soils; 70:30 on clay soils. Water storing polymer may not be necessary on naturally damp soils; i.e. heavy clays.
- Fertiliser (gms) / Water storing polymer (gms) per tree pit as follows
 - Advanced stock trees 300gms/1000gms
 - Feathered trees 100gms/150gms

TREE STAKES:

- Stakes: Stakes to be pressure impregnated softwood (not with creosote or tar), round or half round as specified, straight, peeled, free from projections and large or end knots, pointed at one end.
- Preservative treatment: Not required.
- Size: minimum length and thickness as shown below:
 - Advanced stock trees - 125mm min dia, 2m total length, 600mm above ground; 2no. stakes, 1no. cross bar, and 1 tree tie.
 - Feathered trees - 50mm min dia, 1.6m total length, 600mm above ground; 1no. stake and 1 tree tie.

GRASS AREAS:

- Areas to be turfed to be treated with herbicide to suppress perennial weeds before cultivation. Apply soil ameliorant over turf bed prior to cultivation in accordance with manufacturers instructions.
- Apply fertiliser 3 to 5 days before seeding/ turfing to grass areas (except wildflower areas) at a rate of 50 g/m².
- Water as necessary to ensure establishment and continued thriving of all grass areas.
- Any areas that are too narrow to be laid to turf should be surfaced with decorative gravel over weed-suppressant membrane.
- Disturbed grass areas are to be cultivated to a fine tilth and seeded.
- Undisturbed grass areas are to be scarified and over-seeded where necessary.

WILDFLOWER NOTES:

- All wildflower areas to be seeded as identified in the Key. To be sown as per manufacturers recommendations.
- www.wildseed.co.uk

STRIP OF EXISTING TOPSOIL:

- The site topsoil which is to be retained for later use shall be stripped and stockpiled.
- The following method shall be used:
 - During suitable dry weather conditions, the existing vegetation shall be treated with herbicide as directed.
 - Site to be cleared of foreign materials.
 - During suitable dry weather conditions, topsoil to be stripped down to its full natural depth, taking care to avoid contamination with subsoil or other foreign materials.
 - Excavated topsoil unsuitable to be reused as topsoil shall be stored separately and used as subsoil.

TOPSOIL STORAGE:

- Topsoil which has been stripped and stored before use in the works shall not have been stacked in heaps higher than 2.5m for more than four weeks.
- Stored topsoil shall not have become waterlogged, compacted or de-structured.

IMPORTED TOPSOIL FOR ALL SOFT LANDSCAPE FINISHES:

- Provide topsoil to BS3882: 2007 as necessary to make up any deficiency of topsoil existing on site and to complete the work.

SAMPLE LOAD OF IMPORTED TOPSOIL:

- Deliver to site a sample load of not less than 5m³.
- Give notice to all CA to inspect before making further deliveries to site.
- Retain sample for comparison with subsequent loads.

DEFICIENT TOPSOIL:

- Any topsoil offered which is deficient in nutrient levels as required by BS3882:1994 but which otherwise conforms to this specification, may be acceptable providing suitable adjustments are made with the addition of organic and inorganic fertilisers to the satisfaction of the CA and entirely at the landscape contractor's expense.

CONTAMINATION:

- Do not use topsoil contaminated with subsoil, rubbish or other materials that are corrosive, explosive or flammable, hazardous to human or animal life, detrimental to healthy plant growth.
- In areas to receive topsoil, do not use subsoil contaminated with the above materials.
- Give notice to CA if any evidence or symptoms of soil contamination are discovered on the site or in topsoil to be imported.

HANDLING TOPSOIL:

- Give notice of evidence of aggressive weeds and obtain instructions before moving topsoil.
- Select and use plant to minimise disturbance, trafficking and compaction.
- Do not mix topsoil with subsoil, stone, hardcore, rubbish or material from demolition work; other grades of topsoil.
- Keep handling to a minimum and use topsoil immediately after stripping.
- Handle topsoil in the driest conditions possible and do not handle during or after heavy rainfall or when it is wetter than the plastic limit.

SPREADING TOPSOIL:

- Remove temporary roads/surfacing before spreading topsoil.
- Spread in layers of 150mm depth (max.) and gently firm each layer before spreading the next.

FINISHED LEVELS OF TOPSOIL AFTER SETTLEMENT:

Above adjoining paving or kerbs..... 50mm
Below edge of adjoining buildings..... Not less than 200mm
Shrub areas..... Higher than adjoining grass areas by 50mm
Within foot spread of existing trees..... Unchanged
Thickness of turf or mulch is included.

V6	Amended to CA Plan Rev M - additional existing tree to frontage removed and proposed shrub replaced with 2 no proposed trees to site frontage.	09/09/25
V5	Amendment to landscaping	17/01/25
V4	Amended to revised layout '3286 P4020 Proposed Site Plan (B8)	30/09/24
V3	Amended to revised layout '3286 P402M Proposed Site Plan (B8)	09/09/24
V2	Amendment to landscaping	23/07/24
V1	First Issue	12/07/24
REV	Description	Date

LEGEND

- Boundary
- Existing trees retained
- Existing trees removed
- Existing native hedgerows to be retained
- Proposed species-rich native hedgerow
- Proposed medium native trees
- Proposed large native trees
- Proposed introduced shrub
- Proposed mixed native scrub
- Proposed other neutral grassland (Emorsgate EL1 Flowering Lawn mixture)

BLADE

30 St Georges Square, Worcester, WR1 1HX
01905 947558
www.weareblade.co.uk

CLIENT

Indurent

PROJECT

Nigra House, Wokingham

DRAWING TITLE

Detailed Landscape Proposals

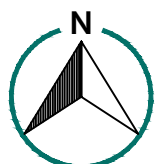
DRAWING STATUS

Planning

DRAWING NO.		REVISION	
1631-L-D-PL-200		V6	
DRAWN	CHECKED	SCALE	PAPER SIZE
KC	ST	1:250	A1
DATE		DATE	
JULY-2024			

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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 (EclA), 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.

Emma Seaton BSc (Hons) MCIEEM

Emma holds a BSc (Hons) degree in Biology from the University of Sheffield and a postgraduate certificate in Ecological Consultancy. Her ecological experience includes Preliminary Ecological Appraisals, Ecological Impact Assessments (EclA), surveying for notable / European Protected Species and mitigation / licensing advice. 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.

Aimmie Woodman BSc (Hons) ACIEEM

Aimmie holds a BSc (Hons) degree in Conservation Biology and Ecology from the University of Exeter. Her ecological experience includes Preliminary Ecological Appraisals, Ecological Impact Assessments (EclA) and surveying for notable / European Protected Species, with particular experience with bats as a volunteer bat carer since 2016. She has held Natural England survey licences for bats (Class 2) and great crested newts since 2021. Aimmie is an Associate member of the Chartered Institute of Ecology and Environmental Management.

30 ST GEORGES SQUARE
WORCESTER
WR1 1HX

01905 947558
info@weareblade.co.uk
www.weareblade.co.uk

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