

Shinfield West Strategic Greenspace

Environmental Management Plan

In Respect of Condition 30

Final Report

27 June 2025

22/77-2D

Shinfield West

Strategic Greenspace Environmental Management Plan

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Shinfield West

Strategic Greenspace Environmental Management Plan

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Shinfield West Strategic Greenspace

Environmental Management Plan

1 INTRODUCTION

Background

- 1.1 Ecological Planning and Research Ltd (EPR) was commissioned by University of Reading to provide advice and carry out ecological works necessary to discharge the ecology related pre-commencement condition associated with the Northern Sports Pitches and the Shinfield West Pavilion and Sports Pitches, both being part of the Strategic Greenspace (SGS). The location of the Sites is provided on **Map 1**.
- 1.2 The application for the Northern Sports Pitches (referred to as the Northern Pitches in this report) and Shinfield West Pavilion and Sports Pitches (referred to as the Southern Pitches in this report) lie within the wider Shinfield West development. The proposals for the pitches are provided in **Appendix 1** and **Appendix 2**. Outline planning permission was granted on 8th November 2012 (reference O/2010/1432) for the development of up to 1200 residential dwellings, 150 units of specialist housing, as well as a local centre, a new primary school and landscaping, at Shinfield West, within the 'South of the M4' Strategic Development Location (Barton Willmore, 2013) of which the SGS forms part of.
- 1.3 Planning Condition 30 of the Shinfield West planning permission states that:

"No development shall commence within each phase of the development until an Environmental Management Plan (EMP) for that phase has been submitted to and approved in writing by the local planning authority. The EMP shall be implemented as agreed. The EMP shall include:

- A. a plan showing areas of existing and proposed habitats and proposed phasing of development; and*
- B. guidance for habitat creation, enhancement or restoration including a description and evaluation of proposals including:*
 - (i) details of the method of translocation of seed beds from School Green Gravel Pits to Strategic Green Space*
 - (ii) the provision of house sparrow boxes and starling bricks shall be provided along the western edge of the built development (required in phase 3);*
 - (iii) details of the 3 Schwegler bat boxes per roost lost (3 per roost) to be provided on mature trees at High Copse (required in phase 2);*
 - (iv) details of the 10 proposed houses on the western edge of the built development, including the location of those houses and phasing, and the mitigation for protected species (to include mitigation such as bat tiles, wooden soffits and access points and suitable non-tyvac clad, pitched loft spaces), (required in phase 3);*

- (v) details of measures to ensure no adverse impact on ancient woodland;
and
A. Details of maintenance and management (including who is responsible) for each habitat from the point of first occupation of each phase of development. The date of first occupation for each phase shall be notified to the local planning authority in writing

- 1.4 Condition 30 further requires that the Northern Pitches and Southern Pitches (part of the SGS) are subject to an Environmental Management Plan (EMP); a requirement which this document fulfils.

Aims and Function of the Environmental Management Plan

- 1.5 This Environmental Management Plan (EMP) seeks to discharge pre-commencement Condition 30 in relation to the RM Application for the Northern Sports Pitches and the Shinfield West Pavilion and Sports Pitches, part of the Strategic Greenspace.
- 1.6 Condition 30 specifies the information that the EMP should contain. Broadly, the EMP should provide details of habitat creation and management within the SGS. The EMP addresses those parts of the condition that are relevant to the areas within the site boundaries of the Northern Pitches and Southern Pitches applications.
- 1.7 Those parts of Condition 30 that are not relevant to the Northern Pitches and Southern Pitches Applications are Section B (I) – (V). Both Section A's are partly applicable only to the areas that lie within the boundaries identified on **Map 1**.
- 1.8 Details in relation to areas outside of the Northern Pitches and Southern Pitches applications have not been included in this report.
- 1.9 In accordance with the requirements of Condition 30, this EMP includes:
- a plan showing area of existing and proposed habitats;
 - guidance for habitat creation, enhancement; and
 - details of maintenance and management for each habitat.

2 SITE DESCRIPTION

Northern Sports Pitches

Location

- 2.1 The Northern Pitches Site forms part of the SGS and the Ridge SANG and collectively will constitute a central belt of naturalistic open space between the two main settlements of Shinfield and Spencers Wood, and the intervening residential area of Ryeish Green.
- 2.2 The northern extent of the Ridge SANG, which occurs directly to the north of the SGS, is defined by Church Lane. The SGS is bounded to the west by Hyde End Lane and the residential area at Ryeish Green, to the south by the application site boundary near High Copse Farm, and to the east by the proposed West Shinfield development.

Habitats and Vegetation

- 2.3 The area proposed for conversion into the Northern Sports Pitches is currently classified as other neutral grassland (see **Map 2**). Grasses comprised Cocksfoot *Dactylus glomerata*, Perennial Rye Grass *Lolium perenne*, Smooth Meadow Grass *Poa pratensis* and Yorkshire Fog *Holcus lanatus* with Canadian Fleabane *Erigeron canadensis*, Common Hogweed *Heracleum sphondylium*, Creeping Buttercup *Ranunculus repens*, Creeping Thistle *Cirsium arvense*, Cut Leaved Cranesbill *Geranium dissectum*, Fleabane *Pulicaria dysenterica*, Knapweed *Centaurea nigra*, Ragwort *Senecio jacobaea*, Red Clover *Trifolium pratense*, Rosebay Willowherb *Epilobium hirsutum*, Sow Thistle *Sonochus asper*, Stinging Nettle *Urtica dioica*, White clover *Trifolium repens* and Yarrow *Achillea millefolium*. The composition of the northernmost field consisted of fewer grasses than the other sections and was dominated by Bristly Oxtongue, Yarrow, Creeping Buttercup and large stands of Canadian Goldenrod *Solidago canadensis*, with areas of bare ground.
- 2.4 Three small areas of Bramble *Rubus fruticosus* scrub were located on the boundary of the Site.
- 2.5 Adjacent to the western boundary are areas of recently planted native woodland protected by deer fencing.

Fauna

- 2.6 The site provides nesting and foraging habitat for farmland birds such as Skylark *Alauda arvensis*, Yellowhammer *Emberiza citronella* and Linnet *Carduelis cannabina*.
- 2.7 The vegetation adjacent to the western boundary of the site has been identified as an commuting route and foraging resource for low numbers of bats.

Shinfield West Pavilion and Sports Pitches

Location

- 2.8 The Southern Pitches Site forms the southern end of the SGS, the naturalistic open space between the settlements on Shinfield and Spencers Wood.

Habitats

- 2.9 The main area of Southern Pitches Site is abandoned arable field which has now been colonised by grasses and tall ruderal species including Ragwort *Jacobaea vulgaris*, Creeping Thistle *Cirsium arvense*, Nettle *Urtica dioica*, Canadian Fleabane *Erigeron canadensis*, docks, *Rumex sp.* and Mayweed *Tripleurospermum Sp.* Around the perimeter of the field associated with the hedgerows were Bramble *Rubus fruticosus*, Cow Parsley *Anthriscus sylvestris*, Dogrose *Rosa Canina* and Willowherb *Epilobium*.
- 2.10 There is a small group of trees to the south of the hardstanding which is comprised of Sycamore *Acer pseudoplatanus* and Italian/ Hybrid Black-poplar *Populus x canadensis* and is not considered to be a remnant of High Copse, the Ancient Semi-natural Woodland immediately to the east of the Site (see **Map 2**).
- 2.11 The western boundary of the Site and part of the southern boundary are formed by intact species rich hedgerows with trees. The hedgerow on the western boundary is a historical hedgerow along and old lane. It is dominated by Blackthorn *Prunus spinosa* with other trees present including Hawthorn *Crataegus monogyna*, Field Maple *Acer campestre*, Spindle *Euonymus europaeus*, Ash *Fraxinus excelsior*, Elder *Sambucus nigra*, Holly *Ilex aquifolium* and Pedunculate Oak *Quercus robur*. Other species present include Dogwood *Cornus sanguinea*, Ivy *Hedera helix*, Dog Rose *Rosa canina* and Bramble.
- 2.12 The Hedgerow making up part of the southern boundary is on an ancient field boundary, consisting of a mix of Hazel *Corylus avellana*, Field Maple, Hawthorn, Spindle, Ash, Holly, Garden Plum *Prunus domestica*, Blackthorn, Pedunculate Oak, Elder and English Elm *Ulmus minor*. Other species present included Dog Rose and Bramble.
- 2.13 There is an area of hardstanding which is the remains of High Copse Farm Buildings. These were demolished in 2018 - 2019, under a European Protected Species Licence (EPSL) for bats due to the presence of Brown Long-eared *Plecotus auratus* maternity roost and a Common Pipistrelle *Pipistrellus* day roost. roosts. Mitigation and compensation was delivered as part of that license and is currently being monitored.

Fauna

- 2.14 The site provides nesting and foraging habitat for farmland birds such as Skylark *Alauda arvensis*, Yellowhammer *Emberiza citrinella* and Linnet *Carduelis cannabina*.
- 2.15 Low numbers of bats have been recorded commuting along the hedgerows and foraging around the trees and hedgerows. They may also roost in the mature trees.

3 PRINCIPAL AIMS OF GREENSPACE DELIVERY

Introduction

- 3.1 This section considers the aims underlying habitat creation and management within the SGS. The achievement of these aims can be monitored in order to guide future reviews of, and changes to, the Management Plan.

Principal Aims

- 3.2 The principal aims of habitat creation and management within the SGS, of which the Northern Sports Pitches and Southern Sports Pitches are part of are:

Principal Aim 1: To Provide a Convenient and Accessible Recreation Experience

- 3.3 The SGS offers an accessible, safe and satisfying recreation experience in a natural environment, so that many new residents and some existing residents, who would otherwise travel to the Thames Basin Heaths SPA or other sites of importance for nature conservation, will opt instead to visit the SGS and, through it, the associated SANG areas.
- 3.4 The Ridge SANG and SGS are adjacent to, and easily accessible on foot from, the new housing proposed at Shinfield West. The SGS is also readily accessible via paths that pass through existing and new habitats as part of the broader open space strategy within the Strategic Development Location. To this end, the SGS will incorporate a 'SANG link', providing safe pedestrian access within a naturalistic environment between a coherent network of semi-natural areas including the Ridge and Loddon SANGs.
- 3.5 A key design objective of the SGS, and also of the Ridge SANG in particular, is its quality and attractiveness to dog-walkers, and it is therefore desirable to provide a safe area in which dogs can be safely exercised off the lead.

Principal Aim 2: To Maintain Settlement Separation

- 3.6 A further key design objective of the SGS is the maintenance of landscape separation between new and existing settlements in and around the Strategic Development Location. Vegetative and topographic barriers will be established within the Ridge SANG and SGS, in order to mitigate visual and auditory impacts of the proposed development.
- 3.7 Peripheral vegetation within the SGS will be maintained and enhanced in order to screen adjacent housing and create enclosed areas of public open space with a distinct naturalistic character.

Principal Aim 3: To Protect and Enhance Naturalness, Biodiversity & Local Character

- 3.8 The protection and enhancement of existing biodiversity interests and management of new types and additional areas of habitat, in accordance with the intentions of the National Planning Policy Framework and local BAP targets is being undertaken. The enhancement of biodiversity is complementary to Principal Aim 1, inasmuch as a more diverse, richer and more visually attractive environment is better both in terms of enhancing the experience of local residents, and also better for wildlife.

- 3.9 Habitat creation and management works not only serve to complement and enhance existing features of ecological interest, but also to mitigate impacts arising from development, including habitat loss and increased lighting.
- 3.10 The development of a coherent ecological network of semi-natural habitat I provides an opportunity to promote biodiversity gains on a landscape scale. In this respect, the SANG link will both enhance the permeability of the landscape for relatively mobile species such as bats and non-flying mammals, and also mitigate habitat fragmentation and the isolation of more sedentary populations.
- 3.11 Biodiversity gains promoted through the establishment of the SGS and associated SANG sites have been secured through the provision of appropriate long-term management.

4 Habitat Creation

Introduction

- 4.1 This section provides information on the habitats, with benefits for biodiversity, that will be created as part of the delivery of the Northern and Southern Sports Pitches. It does not include the creation of the playing pitches themselves.

Northern Sports Pitches

Meadow Grassland

- 4.2 The proposals for the Northern Pitches are provided in **Appendix 1**. The periphery of the Site will be sown with a wildflower meadow mixture using a proprietary seed mixture incorporating native low vigour grass and wildflower species. Emorsgate EM4 is to be used which includes Yellow Rattle in the mix, which would parasitize and thereby constrain the dominance of vigorous grass species.
- 4.3 Prior to seeding, the in-situ topsoil will be ploughed or dug over if necessary in order to relieve compaction and bury any existing vegetation, then harrowed to produce a friable seedbed. It will not be desirable to produce perfectly level ground conditions (except where a flat surface is required for sports use); rather, a key objective of ground preparation work should be the creation of a smoothly undulating landscape.
- 4.4 To this end, topsoil should be raked or harrowed into gently flowing contours, and lightly rolled to produce a firm, settled tilth. Any large stones and other debris brought to the surface in the course of ground preparation work should be collected and removed from the site.
- 4.5 Prior to seeding, it may be necessary to treat the seedbed with an approved and non-persistent herbicide in order to remove perennial weeds. The seed mixture will be evenly broadcast over the prepared ground at the rate specified by the seed supplier. No form of fertilizer should be applied, irrespective of any specification to the contrary from the seed supplier.

Shinfield West Sports Pitches and Pavilion

Meadow Grassland

- 4.6 The proposals for the Southern Pitches are provided in **Appendix 2**. The northern periphery of the Site will be sown with a wildflower meadow mixture using a proprietary seed mixture incorporating native low vigour grass and wildflower species. Emorsgate EM4 is to be used which includes Yellow Rattle in the mix, which would parasitize and thereby constrain the dominance of vigorous grass species.
- 4.7 Seeding will follow the methodology outlined above for the Northern Sports Pitches.

Hedgerow Planting

- 4.8 Native hedgerows are to be planted as indicated in **Appendix 2**. These hedgerows will constitute bare-root transplants of Hawthorn (40%), Blackthorn and/or Field Maple/Elder (20%), Holly (15%), Hazel (15%), Dog Rose (5%) and Spindle (5%), slot-planted in two rows 400mm apart and staggered at 400mm centres. Proprietary tree shelters will be applied to each plant and secured with stakes or canes in accordance with the manufacturer's specifications.

5 ENVIRONMENTAL METHOD STATEMENT

Introduction

- 5.1 This section provides guidance on measures that should be taken to protect ecological features and the broader environment in the course of implementation works.

Pollution Prevention

- 5.2 All works must be carried out in accordance with the Environment Agency Pollution Prevention Guidelines. Chemicals should be stored in appropriate containers to prevent contamination of adjacent land and nearby waterways and ditches. Any spillages must be immediately cleared and reported.

- 5.3 The following EA Guidelines are particularly relevant:

- PPG2: Above-ground oil storage tanks
- PPG5: Works and maintenance in or near water
- PPG6: Guidance for working at construction and demolition sites
- PPG7: Fuelling stations: construction and operation
- PPG8: Safe storage and disposal of used oils
- PPG18: Managing fire water and major spillages
- PPG21: Pollution incident response planning

Timing and Seasonality of Works

- 5.4 Implementation works should be conducted during daylight hours to reduce noise and light pollution.
- 5.5 Any clearance of trees, hedgerows or scrub undertaken in the course of implementation work should be conducted between September and February (inclusive) where possible, to avoid the bird nesting season. Where this is not possible, vegetation to be removed should be checked by a suitably experienced ecologist not more than 24 hours prior to clearance, and any nests should be protected in situ until young have fledged the nest.

Tree Protection

- 5.6 Any retained trees must be protected during the course of construction and implementation works, in accordance with *BS 5837: Trees in relation to construction* and *BS 3998 Tree Works*. Detailed proposals for the protection of any existing trees that could potentially be impacted by the construction work will be produced by an arboriculturist and included in any forthcoming reserved matters application for the Strategic Greenspace.

Dust control

- 5.7 A suite of appropriate techniques should be employed as necessary to obviate dust pollution arising from implementation works, including:
- use of mobile or fixed clean water sprays to dampen spoil heaps in dry conditions;
 - coverage of loose aggregates during transport; and
 - ensuring that completed earthworks are vegetated as soon as possible.

6 MANAGING NEWLY CREATED HABITATS

Introduction

- 6.1 This section provides guidance on maintenance and management work to be undertaken on the habitats created.
- 6.2 Management and maintenance work within the SGS will be undertaken by a management team appointed by the University of Reading and assisted by specialist contractors and advisors as necessary.

Wildflower Meadow Management

- 6.3 The wildflower meadow grassland will predominantly be managed as would be done for a hay meadow, with mowing in the spring before the grass is then allowed to grow tall until a single annual cut to a height of 50mm is undertaken in late July or August, following seed production by wildflower species. Arisings will be left in situ to dry and shed seed for up to seven days, before being removed from site.
- 6.4 Decisions on the utilization of particular grassland management techniques should be informed by regular monitoring of sward structure and diversity. Monitoring should also be undertaken for the purpose of identifying and controlling the distribution of ragwort, which should be hand-pulled and removed from the site.

Hedgerow Management

- 6.5 Hedgerows should be cut on no more than a three-year rotation, particularly where the only cutting option is mechanical flailing - except where more frequent intervention is required to maintain road safety or public access. To avoid structural uniformity and the loss of over-wintering invertebrate species, only one side and only certain sections of a hedgerow should be cut in any one year.
- 6.6 Variation in the angle of cutting can be used to promote diversity of structure, by producing hedgerow sections with either an 'A'-shaped profile or straight vertical faces.

7 MANAGEMENT PLAN REVIEW

Management Plan Review Mechanisms

- 7.1 Review of this Management Plan will be incorporated into the review procedure for the SGS Management Plan which stated that the Plan would be subject to an annual review procedure throughout the course of implementation works. Longer term strategic reviews will occur at 5-year intervals thereafter. Reviews will be initiated by the University of Reading site management team, in consultation with the ecological and landscape design consultants and the developers, as necessary.

Annual Review

- 7.2 Annual strategic reviews should be undertaken in order to fulfil a number of functions:
- to evaluate the condition of the SGS;
 - to ensure that the site continues to be managed in accordance with the approved management strategy;
 - to assess the progress made toward desired objectives; and
 - to identify the requirement for any modifications to the current management regime.

Long-term Review

- 7.3 The greenspace strategy will require a full review at 5-year intervals in order to fulfil a number of functions:
- to determine the current status of the habitats and species occurring on the site;
 - to ensure that management objectives stated in this document continue to be pertinent;
 - to determine whether management prescriptions have been, and will continue to be, effective in achieving these objectives; and
 - to determine whether the habitats provided are achieving both their ecological and recreational functions.

Review inputs

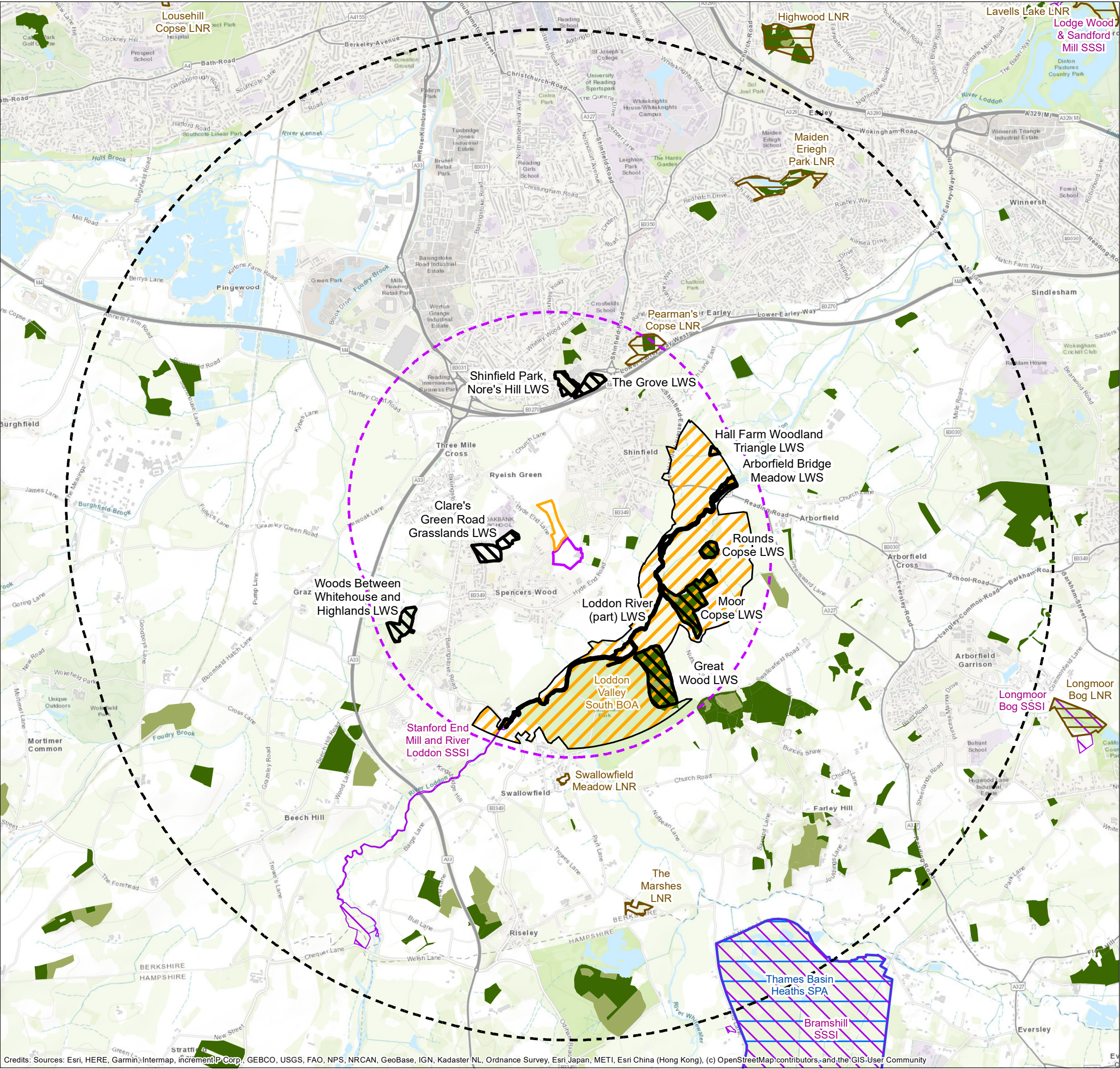
- 7.4 Ecological monitoring work should be conducted in order to quantify the effect of management approaches and ensure the successful outcome of key objectives including mitigation of ecological impacts, and the creation and enhancement of habitats.
- 7.5 Records must be kept of all ecological survey and monitoring work and management tasks carried out within the SGS, in order to establish the success of the plan and inform the review process.

8 REFERENCES

Barton Willmore (2013) *Shinfield West Draft Strategic Greenspace Strategy*

Maps

Map 1	Site Location and Nature Conservation Designations
Map 2	Existing Habitats



MAP 1 Site Location & Nature Conservation Designations

- KEY
- Shinfield West Strategic Greenspace site boundary
 - Shinfield West Sports Pavilion site boundary
 - 2km linear distance from site boundaries
 - 5km linear distance from site boundaries
- Non-Statutory Sites
- Local Wildlife Site (LWS)
 - Biodiversity Opportunity Area (BOA)
 - Ancient & Semi-Natural Woodland
 - Ancient Replanted Woodland
- Statutory Sites
- Special Protection Areas (SPA)
 - Sites of Special Scientific Interest (SSSI)
 - Local Nature Reserves (LNR)

SCALE: 1:40,000 at A3

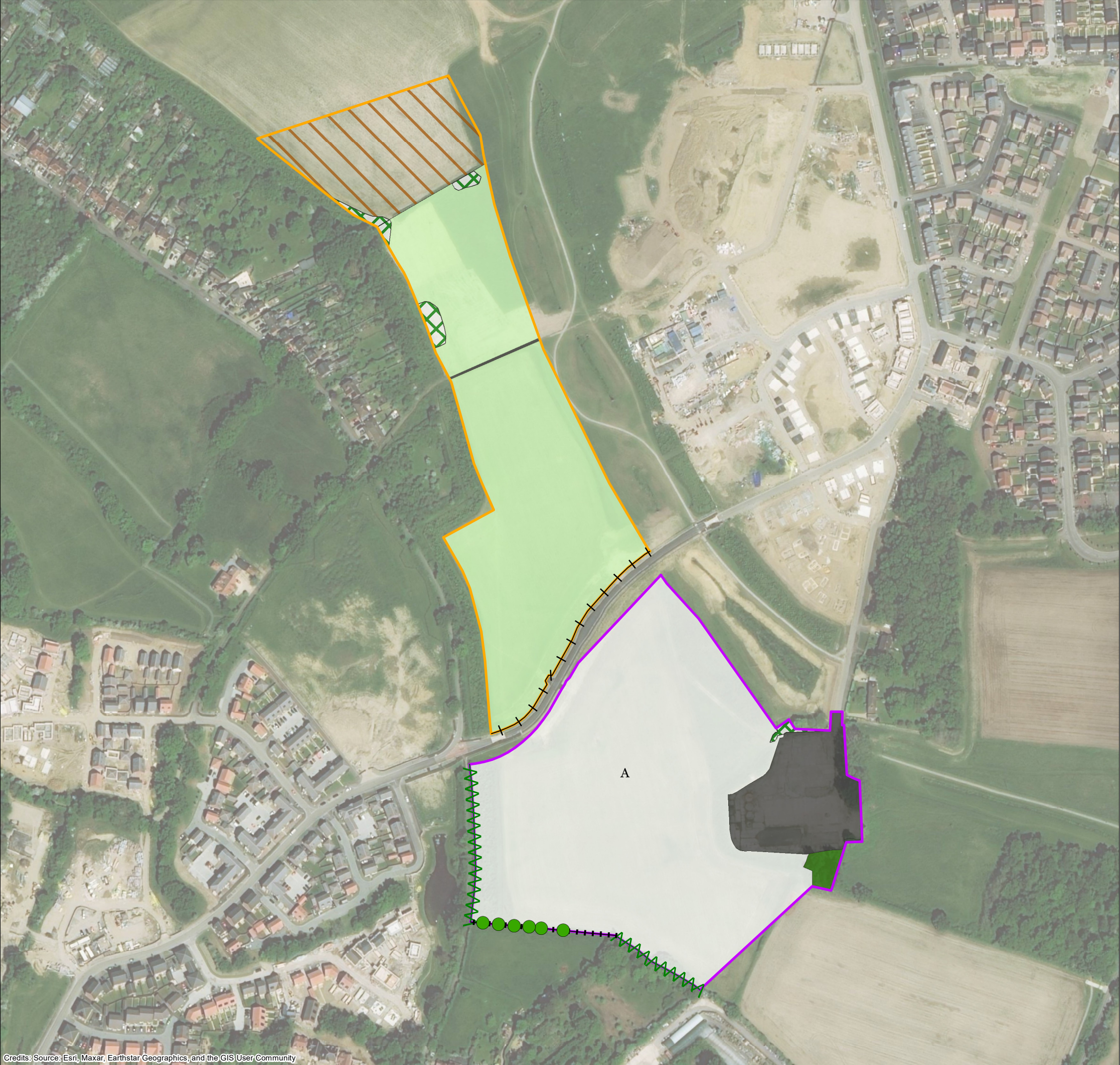
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CLIENT: University of Reading

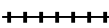
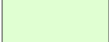
PROJECT: Shinfield West Strategic Greenspace

DATE: 07 November 2022



MAP 2 Habitats and Features

KEY

-  Shinfield West Strategic Greenspace site boundary
-  Shinfield West Sports Pavilion site boundary
-  Individual trees
-  Intact species rich hedge with trees
-  Fence
-  Arable (abandoned)
-  Other neutral grassland
-  Ruderal
-  Scrub
-  Semi-natural broadleaved woodland
-  Hardstanding/footpath

SCALE: 1:3,000 at A3

0 50 100 150 200 Metres



CLIENT: University of Reading

PROJECT: Shinfield West Strategic Greenspace

DATE: 07 November 2022

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Appendix 1

Northern Sports Pitches Proposals

Appendix 2

Shinfield West Sports Pitches and Pavilion

LEGEND

Application Boundary

HARD LANDSCAPE

- P1 - Roads
Black bituminous material
- P2 - Pedestrian/Cycle Routes
Black bituminous material
- P3 - Block paving, 200x100x60mm,
colour: mid grey, herringbone bond
- P4 - Self binding gravel footpath
- P5 - Concrete base
to maintenance compound

BOUNDARIES AND STREET FURNITURE

- Timber bench
- Bin
Liter Bin, single opening powder coated steel frame,
antracite grey, inner cast, single stem root fixed
- BS
Bin stores to Architects details
- CS
Cycle stores with Sheffield Cycle stands, Enclosure to
Architects details
- G1
Double leaf metal gate to match Bulmerhe Pavilion
- G2
Single gate to match post and rail fence
- RL
Timber railings
- Post and Rail Fence 1.2m high
- Existing fence retained
- Post and Rail Fence 1.2m high delivered
as part of Sustainable Transport Link Application
dwg. no. 24262-RG-L-115 rev F Sport Transport Link loc plan
2.4m ht. self mesh security fence to maintenance compound
with one double leaf gate and one single gate as shown

SOFT LANDSCAPE

- Proposed trees
- Existing trees retained
- Reinforced grass
- Emorsgate EG9 Hedgerow and Woodland Grass Mix
- Proposed mixed native hedge 1.2m high
- Proposed mixed native hedge 1.8m high
- Native planting mix
- Low maintenance grass;
EG1 General purpose meadow
Grass mixture or equal and approved
- Amenity Lawn Grass Seed Mixture Sports
Pitches; www.meadowmania.co.uk
or similar approved by specialist consultant
to suit local conditions
- Woodland edge planting
- Emorsgate EMM Meadow Mixture for Clay Soils
to match previously proposed meadow along roadside
(indicated in grey)

SPORTS PITCH SPECIFICATION

Pitch Construction - To specialist contractors
construction details and specification.

- Provision of the following grass pitches:
- 1x Cricket Square (36.60m x 24m)
 - 2x Senior Football Pitches (11 v 11;
108.00m x 64m + 3m runoffs)
 - Shared outfield.

The sports pitches are **not** floodlit.

It is the purpose of this scheme to construct
the facilities detailed above to meet the
"standard" Performance Quality Standards
stipulated by Sport England/Institute of
Groundsmanship.

FOR PLANNING

Project
University of Reading
South of M4

Drawing Title
Shinfield West Sports Pavilion PHASE
Overall Landscape GA Plan

Date
13.05.22

Scale
1:500@A0

Drawn by
DS

Check by
JH

Project No
24262

Drawing No
RG-L-513

Revision
H

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Sheet 3
RG-LD-513_03

Sports Pitches:
1x Cricket Square.
2x Senior Football Pitches.
Shared outfield.

High Copse Farm
Sports Pitches

Sheet 2
RG-LD-513_02

Sheet 1
RG-LD-513_01