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ENVIRONMENT

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Ecological Permeability Scheme

171 Evendons Lane, Wokingham

Report For:

Propco (Wokingham) Ltd

Date: 06/10/2025

PEG602-20C

171 Evendons Lane, Wokingham

Document Control

Revision	Issue Status	Notes	Prepared By / Date	Reviewed By / Date	Approved By / Date
A	Draft 1	First Draft	Eilidh Brown / 27.08.2025	Steph Robertson / 04.09.2025	-
B	Draft 2	Amendments following Quality Assurance (QA) check 1	Eilidh Brown / 10.09.2025	Martin Woolley / 30.09.2025	Martin Woolley / 30.09.2025
C	Issue	Issue	Eilidh Brown / 06.10.2025	-	-

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1.0 Executive Summary

1.1 Pioneer Environment Group Ltd was commissioned by Propco (Wokingham) Ltd to produce an Ecological Permeability Scheme in relation to the reserved matters application for land at 171 Evendons Lane, Wokingham, RG31 4EH (centred on National Grid Reference: SU 79868 66970), hereafter referred to as the 'Site'.

1.2 The area proposed for development is illustrated in Figure 1 by the 'Red Line Boundary' and the Off-Site area in the wider landowner ownership is represented by the 'Blue Line Boundary'.

1.3 An outline planning application was submitted in June 2023 (planning reference: 231351) for the following:

> *"Outline application with all matters reserved except for access, for the proposed erection of a 64 bed care home (Use Class C2) with site access, parking, hard and soft landscaping and other associated works following demolition of existing commercial buildings."*

1.4 The outline application was subsequently granted planning permission in November 2024 by Wokingham Borough Council (WBC). A number of planning conditions were attached to the outline planning permission.

1.5 In accordance with the requirements of Condition 28, this document provides an Ecological Permeability Scheme for the Site. This has been produced to ensure measures to maintain the ecological permeability for wildlife are implemented within the development scheme.

2.0 Introduction

Background

2.1 Pioneer Environment Group Ltd was commissioned by Propco (Wokingham) Ltd to produce an Ecological Permeability Scheme in relation to the reserved matters application for land at 171 Evendons Lane, Wokingham, RG31 4EH (centred on National Grid Reference: SU 79868 66970), hereafter referred to as the 'Site'.

2.2 The area proposed for development is illustrated in Figure 1 by the 'Red Line Boundary' and the Off-Site area in the wider landowner ownership is represented by the 'Blue Line Boundary'.

Site Description and Project Overview

2.3 The Site is located at the southwest of Wokingham within an urban-edge context. The Site is bound to the north by trees and grassland, beyond which is Doles Lane, to the south by Evendons Lane, to the east by Blagrove Lane and to the west by several residential dwellings, a wooded strip and the grassland of Redlands Farm Park.

2.4 The south-east of the site is dominated by buildings, hardstanding and gravel, with the north dominated by pasture grassland. Other habitats included a pond, hedgerows, and longer sward grassland with ruderal vegetation and scrub to the south-west.

2.5 Further information on the extent and composition of existing habitats, including hedgerows, across the Site is provided in the Ecological Appraisal report (Aspect Ecology, 2023) and the updated Biodiversity Net Gain Assessment Report (Pioneer Environment Group, 2025).

Development Proposals and Context

2.6 An outline planning application was submitted in June 2023 (planning reference: 231351) for the following:

> *"Outline application with all matters reserved except for access, for the proposed erection of a 64 bed care home (Use Class C2) with site access, parking, hard and soft landscaping and other associated works following demolition of existing commercial buildings."*

2.7 The outline application was subsequently granted planning permission in November 2024 by Wokingham Borough Council (WBC). A number of planning conditions were attached to the outline planning permission.

2.8 Condition 28 of the planning permission states that:

> *"Prior to any works commencing, a detailed strategy for provision of ecological permeability and species enhancements shall be submitted to the local authority for its approval. This strategy shall be prepared by a suitably qualified ecologist and appropriate to the local ecological context. Once approved the strategy shall be implemented in full unless otherwise agreed by the local authority in writing.*
>
> *Reason: To ensure that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance) and complies with Planning Policies for Wildlife including CP7 of the Wokingham Borough Core Strategy (2010) and TB23 of the MDD (2014), and the National Planning Policy Framework which requires consideration of the potential biodiversity gains that can be secured within developments."*

2.9 In accordance with the requirements of Condition 28, this document provides an Ecological Permeability Scheme for the Site. This has been produced to ensure measures to maintain the ecological permeability for wildlife are implemented within the proposed development.

3.0 Baseline Conditions

Designated Sites

3.1 A detailed description and information on the location of the statutory designated and non-statutory designated sites in relation to the proposed development is included within the Ecological Appraisal produced by Aspect Ecology in 2023. A summary is provided below:

Statutory Designated Sites

3.2 No statutory designated areas of international or national importance are located within 2km of the Site.

3.3 The nearest statutory designation is Longmoor Bog Site of Special Scientific Interest (SSSI) and Local Nature Reserve (LNR) located approximately 2.1km to the south-west of the Site. Longmoor Bog SSSI is designated on the basis of supporting base-poor valley mire and alder carr. This area is also subject to designation as Longmoor Bog LNR.

Non-Statutory Designated Sites

3.4 A total of six non-statutory designated sites are located within 2km of the Site.

3.5 The nearest non-statutory designation is The Moors Local Wildlife Site (LWS), located approximately 0.5km to the south of the Site. The Moors LWS is designated on the basis of being an area of wet woodland, marsh and marshy meadow which supports a variety of wetland species. The next nearest non-statutory designation is Bottle Copse located approximately 0.6km to the north of the Site and is designated for supporting an area of wet woodland.

Ancient Woodland and Habitats of Principal Importance (HPI)

3.6 No areas of ancient woodland or other areas of Habitats of Principal Importance (HPI) are within or adjacent to the Site. The nearest area of ancient woodland is located approximately 0.6km to the north of the Site. Areas of deciduous woodland HPI are situated within 500m of the Site, the nearest is sited approximately 0.18km north-west.

Habitats and Existing Habitat Corridors

3.7 The following habitat descriptions have been summarised below using information found within the Ecological Appraisal produced by Aspect Ecology (2023) and the updated walkover survey conducted for the Biodiversity Net Gain (BNG) Assessment by Pioneer Environment Group (2025). The following habitats were identified within the Site:

- **Other Neutral Grassland:** The majority of the Site is dominated by other neutral grassland with a large unmanaged field to the north along with areas of unmanaged grassland around the pond area and to the south-west of the Site.
- **Modified Grassland:** A small area of modified grassland is located adjacent to the building and parking area towards the east of the Site.
- **Woodland:** Located within the south-east corner of the Site is a small area of other Scot's pine woodland, with a small area of other broadleaved woodland adjacent to the north.
- **Scrub:** Areas of scrub are located in the western and south-western part of the Site, including mixed scrub, bramble, and blackthorn scrub.

- **Tall Ruderal Vegetation:** Tall ruderal vegetation is largely dominated by common nettle, located towards the west and south-west of the Site.
- **Hedgerows:** Three hedgerows (H1-H3) are present within the Site along the southern, eastern and western boundary of the Site.
- **Pond:** A single pond (P1) was located towards the west of the Site and formed an artificial waterbody.
- **Ground Level Planters:** Small area of overgrown flower beds and/or ground level planters were present to the south of the building.
- **Buildings, Gravel and Hardstanding:** A number of buildings and other structures are present within the Site. The buildings are associated with small areas of hardstanding, gravel car park and driveway.

3.8 An off-Site area within the wider ownership boundary is associated with the proposed development and is anticipated to be enhanced for biodiversity net gain. Habitats within this area include other neutral grassland, tall ruderal, ephemeral/ ruderal, and bramble scrub.

3.9 Habitat corridors associated with the Site comprise:

- An outgrown, defunct native species-poor hedgerow with trees is situated along the southern boundary of the Site, along Evendons Lane (H1).
- An unmanaged, overgrown native species-poor hedgerow with trees is situated along the eastern boundary of the Site, along Blagrove Lane (H2).
- An unmanaged, overgrown native species-poor hedgerow with mature/semi-mature trees is situated along the western boundary of the Site, separating the on and off-Site areas (H3). A dry ditch runs along the length of this hedgerow.
- Unmanaged area of bramble, blackthorn and mixed scrub are located in the south-west corner of the Site, forming boundary features.
- Areas of other Scot's pine woodland and other broadleaved woodland to the south-east of the Site are directly connected to the hedgerow along the eastern boundary (H2).

3.10 In general, the habitat corridors are well-linked north to south, but the east to west corridors generally have poorer connectivity, with areas limited to fence lines within the centre of the Site. Further information on the extent of these features is provided in Figure 1.

Protected and Priority Species

3.11 With regards to the ecological permeability of the proposed development, the following receptors have been identified as being potentially sensitive and form the focus of this report:

- **Great Crested Newt (GCN) (*Triturus cristatus*):** A single pond (P1) was present within the Site and recorded to have 'poor' suitability for GCN during surveys conducted by Aspect Ecology. Further presence/absence surveys confirmed presence within the pond, with one female GCN recorded in 2021 (Aspect Ecology, 2023). The Site has been entered into the NatureSpace Partnership District Licensing scheme.

- **Common Amphibians:** It is likely that other species of amphibian, such as common frog (*Rana temporaria*) and common toad (*Bufo bufo*), are present within the on- and off-Site areas due to the presence of additional ponds in the surrounding area.
- **Badger (*Meles meles*):** Due to the nature of the Site and the recorded habitat present on and off-Site, the Site is considered suitable for foraging and commuting badger; however, no signs of badger activity were identified within the Site.
- **Foraging and Commuting Bats:** Although bat foraging and commuting activity has generally been found to be low, it will be necessary to maintain foraging opportunities and commuting corridors across the Site.
- **Roosting Bats:** The mature oak in H3 was confirmed as a transient roost in 2012; however, surveys undertaken in 2020 recorded no roosting activity (Aspect Ecology, 2023). This tree will be retained and suitably buffered during the proposed development.

  The former office building on the Site was identified as a confirmed Common Pipistrelle (*Pipistrellus pipistrellus*) roost in 2020, but surveys conducted in 2025 recorded the species as absent. Brown Long-eared (*Plecotus auritus*) droppings were detected by eDNA analysis in 2020, and a live individual was confirmed roosting in 2025. These roosts will be covered under a 'low impact' licence prior to demolition.
- **Reptiles:** The unmanaged sward with scattered areas of scrub and tall forbs provide a range of micro-climates suitable for foraging and basking reptiles, and the scrub and hedgerows present within the Site provide potential hibernation sites for this species.
- **Hedgehog (*Erinaceus europaeus*):** Hedgehogs are a generalist species, found in a wide range of rural and urban habitats in the UK and, as such, are likely to be present within the Site.

4.0 Ecological Permeability Scheme

Objectives

4.1 Regarding the baseline conditions and potentially sensitive ecological receptors described above, the following objectives for this ecological permeability scheme for the Site have been identified:

- Provide and maintain a series of habitat corridors around the Site.
- Ensure the functionality of proposed habitat corridors, through sensitive lighting design.
- Include features within areas of landscaping to facilitate the movement of wildlife within/across the proposed development.

Habitat Corridors

4.2 Habitat corridors associated with the Site currently comprise three native hedgerows with trees forming the southern, eastern and western Site boundaries. In addition, areas of bramble, blackthorn and mixed scrub form the western and southern boundaries of the south-western area of the Site. Habitat corridors are generally well-connected south to north across the Site, however the east to west corridors generally have poor connectivity with some areas limited to fence lines within the centre of the Site (see Figure 1).

4.3 The majority of these features will be retained within the proposed development, with additional planting, where appropriate, as demonstrated in the Landscape Masterplan (ijLA, 2025). Key habitat corridors to be secured within the proposed development will focus on the existing features and are shown on the post-development habitat map (Figure 2). Key corridors will comprise:

- The outgrown, defunct native hedgerow with trees (Figure 2 - H1) associated with the southern boundary will be retained and will be maintained through appropriate management. A new, native hedgerow (Figure 2 - NH8) will be planted adjacent to the north of this existing hedgerow.
- The native hedgerow with trees (Figure 2 - H2) associated with the eastern boundary of the Site will be retained and maintained through appropriate management. However, to construct the new access road, approximately 29m of this hedgerow will be removed.
- The native hedgerow with trees (Figure 2 - H3) associated with the western boundary of the Site will be retained and maintained through appropriate management. A small section of hedgerow (approximately 2m) will be removed to allow access into the adjacent off-Site area.
- The scrub habitats towards the south-west of the Site will be enhanced to improve the condition of these habitats and further enhance the connectivity of this habitat.
- The woodland towards the south-east of the Site will be enhanced to improve the condition of this habitat. A species-rich hedgerow (Figure 2 – NH7) will be planted around the southern and eastern boundaries of the woodland and will extend north (Figure 2 – NH4 and NH5), improving Site connectivity along the eastern and southern boundaries.

4.4 In addition to the proposed works associated with the existing habitat corridors described above, as shown on the Landscape Masterplan (Appendix A), habitat connectivity will be further enhanced within the Site through the following:

- The creation of a pond towards the south-west of the Site that has been designed to be permanently wet and will be planted with marginal aquatic vegetation; the wider basin area will be sown with a wetland grassland mix. The pond will be bordered to the south and west by the enhanced scrub habitat and enhanced grassland with wildflower/ meadow mix to the east and north.
- Areas of open space surrounding the care home will be complimented by the planting of individual trees along roads/footpaths and will include areas of modified.
- The creation of new native hedgerows, and non-native and ornamental hedgerows, within the amenity areas across the Site have been incorporated into the Landscape Masterplan. Boundary features will be strengthened by the addition of species-rich hedgerows to the east and south-east of the Site, and native hedgerows along the western and southern boundaries within the centre of the Site.
- Areas of wildflower/ meadow mix grassland bordering sections of hedgerows throughout the Site will further enhance the connectivity of these habitats.

4.5 Further habitat enhancement works will be conducted in the adjacent off-Site area, to the west of the Site. This will involve: the enhancement of existing grassland and scrub habitats; the creation of an orchard; creation of scattered individual trees and mixed scrub habitats. The off-Site area has direct connectivity to the Site and will further enhance habitat connectivity both east to west and north to south throughout both the development Site and off-Site areas.

Protective Barriers

4.6 A Construction Exclusion Zone (CEZ) outlined in the Arboricultural Report (Mark Welby, 2025) will be installed along retained hedgerows, trees and woodland areas in order to exclude construction activities from root-sensitive areas and provide protection to the habitat corridors.

4.7 Tree protection should be in accordance with the British Standard (BS) 5837:2012 *'Trees in Relation to Design, Demolition and Construction'* (BSI, 2012) and the Arboricultural Method Statement (Mark Welby, 2025).

Lighting

4.8 To maintain the current low lighting levels at night-time, if any lighting is to be used at the Site, either during the construction or operational phase, a sensitive lighting scheme should be designed by a lighting engineer in close consultation with an ecologist and implemented within the new development.

4.9 Any light spill should be directed away from the boundaries of the Site so that suitable habitats for bats and other nocturnal species are not impacted. In accordance with the *'Bats and artificial lighting in the UK; Bats and the built environment series, Guidance Note 08/23'* by the Bat Conservation Trust (BCT) and Institution of Lighting Professionals (ILP) (2023), the 'Dark Buffer' i.e., 5 m buffer around the perimeters of the Site, should have light levels of 0 lux. These areas will

be subject to restricted lighting levels to ensure that the habitat remains suitable for use by nocturnal wildlife.

4.10 Sensitive lighting strategy measures during the construction period are as follows:

- Works must not be carried out after dusk and must not commence until after dawn.
- Generators and machinery that emit significant noise levels must not be left to run after dusk.
- LED lighting sources must be used, which generally have a narrower and more directional beam.
- Light spill must be controlled and if lighting is required at night, hooded shields must be fitted to prevent spill onto nearby habitats that are likely to support wildlife, including nearby trees and hedgerows.

4.11 In addition to the above, when selecting appropriate external lighting, the following specifications should be taken into consideration:

- Any external lighting incorporated into the proposed development should be LED luminaires due to their sharp cut-off, lower intensity, good colour rendition and dimming capability. A warm white light source (2700 Kelvin or lower) should be adopted to reduce blue light component.
- Luminaires should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats.
- All luminaires should lack UV elements when manufactured. Metal halide, fluorescent sources should not be used.
- Pedestrian only footpaths will be unlit with the exception of bollard lighting at nodal points, fitted with LED luminaires and rear spill guards/louvres/cowls, as appropriate.

Road Crossing Points

4.12 Facilitating the movement of wildlife across roads or footpaths will involve measures to prevent animals becoming trapped in the carriageway and/or being run-over by vehicles.

Location and Orientation of Crossing Points

4.13 The number of points at which roads and/or footpaths cross the habitat corridors described above have been kept to a minimum level required to allow effective movement of people and vehicles around the Site. Where possible, the positioning of these crossing points focus on areas of lower ecological interest (i.e. avoiding trees with potential to support roosting bats) and where existing pinch points in the existing habitats are already present (i.e. between the area of woodland and hedgerow habitat). Furthermore, crossing points approach the habitat corridor perpendicularly, to limit the extent of existing habitat to be lost and the extent of road/footpath within the habitat corridor.

Dropped Kerbs and Wildlife Kerbs

4.14 Where the provision of kerbs is required in the vicinity of habitat corridors, the following measures will be included to allow small animals to safely exit the carriageway:

- Dropped kerbs will be provided to assist pedestrians to cross roads safely and these will also be available to allow small animals to easily exit the carriageway.
- Small animals, in particular amphibians, naturally follow the line of the kerb when trying to exit the carriageway until a feature such as a dropped kerb is encountered. Subsequently if a gulley pot is installed immediately adjacent to the kerb, when they reach a gully pot the animal may fall through into the gulley and be unable to escape. If gulley pots are required, consideration of the installation of wildlife kerbs (e.g. ACO Wildlife Kerb or similar) with a bypass recess in the front face to allow species to safely bypass the gully pot should be considered for the proposed development. Alternatively, gulley pots should be located further into the road, rather than immediately adjacent to the kerb.
- Gully pot ladders could also be incorporated into the proposed development, and be installed within gully pots across the drainage network. These provide amphibians and small mammals with a means of escape if they become trapped within a gully pot.

Ecological Receptors

Common Amphibians and GCN

4.15 All works will be completed under the remit of the NatureSpace Partnership District Licence (reference: 202309008) and associated mitigation and best practice principles (NatureSpace, 2025). A hibernacula has already been installed along the western boundary of the off-Site area (Figure 3), providing a suitable place for GCN and other amphibians to shelter and/or hibernate. A further two log pile hibernacula are proposed to be created along the eastern and southern boundary of the off-Site area.

4.16 A pond is to be created within the south-western part of the Site and will form a suitable breeding habitat for amphibians, provide an aquatic resource for other wildlife, and has direct connectivity to areas of suitable terrestrial habitat in the wider area. The pond will be designed to benefit biodiversity, with a varied, sinuous margin and shallow sloping sides, planted with a range of marginal and aquatic vegetation. The creation of wildflower meadow grassland and wetland meadow grassland on- and off-Site will create extensive foraging and commuting habitat and will improve connectivity across the Site and wider ownership.

Badger

4.17 Boundary features including woodland, hedgerows and scrub habitats provide suitable commuting corridors for badger. These features will be further enhanced with additional scrub and hedgerow planting, which will provide further suitable commuting and foraging habitat for badger. Planting will include native species (i.e. hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*) and field maple (*Acer campestre*)).

4.18 Fence under-passes or small openings (of approximately 300mm diameter) should be installed along the perimeter fence to enable badgers and other mammals (e.g. hedgehogs) to retain their existing commuting routes to habitats in the surrounding area and access the enhanced off-Site area to the west of the Site.

Bats

4.19 To avoid an offence, a bat 'low impact class licence will be obtained prior to demolition of the building within the Site.

4.20 Retained trees, hedgerows and other suitable boundary features will be located in areas proposed as 'Dark Buffer'. Sensitive lighting proposals within the proposed development would be expected to maintain opportunities for foraging and commuting bats within the Site and maintain connectivity between roost sites and foraging habitat in the wider site and its surrounds.

4.21 To mitigate the loss of roosting opportunities, bat boxes will be installed on retained semi-mature/ mature trees and/or on the new building within the Site. The specific number and type of boxes will be informed by an experienced ecologist and will be required to compensate for the loss of roosting opportunities and will provide enhancement.

4.22 Boxes will be installed in suitable locations, as advised by an experienced ecologist, in accordance with Bat Conservation Trust *'Bat Boxes: Putting up your box'* guidelines (BCT, 2019). Boxes should be installed facing several aspects to increase opportunities for roosting bats. Exact locations will be determined upon completion of construction (indicative locations are illustrated on Figure 3). Bat boxes will be erected following the completion of construction. Examples of bat boxes are provided in Appendix B.

4.23 The soft landscaping will incorporate additional hedgerows and trees, areas of wet meadow and wildflower/meadow mix grassland, and a pond, all are habitats that are likely to increase the abundance of insect prey for bats.

Birds

4.24 It is recommended that a range of bird box designs (e.g. nest box with oval hole and open nest box) are incorporated into the proposed development to provide enhanced nesting opportunities for the local bird population. The specific number of boxes and type will be informed by an experienced ecologist and will be installed at suitable locations in accordance with Royal Society for the Protection of Birds (RSPB) *'Our Ultimate Guide to Nestboxes'* guidelines. Bird boxes will be erected upon completion of construction, using different types of boxes suitable for a range of bird species (indicative locations are illustrated on Figure 3). It is best practice to clean out bird nesting boxes once per year in December or January. Examples of bird nesting boxes are provided in Appendix B.

4.25 To avoid disturbance to birds, it is recommended that any suitable nesting habitat should be removed outside of the bird breeding season (March to August, inclusive). In the event that the timing of the works is to be undertaken within the bird nesting season (March to August inclusive), any areas to be impacted by vegetation removal should be checked for active nests no more than 24 hours prior to the commencement of works by a suitably experienced ecologist. If an active nest were to be discovered, an exclusion zone (diameter of which would be determined by the ecologist) around the nest will be established and adhered to until young have fledged, or until a suitably qualified ecologist has confirmed that the nesting attempt has concluded.

Reptiles

4.26 Enhancements for common reptile species will be provided by the retention of the existing habitat corridors and the creation of new hedgerows. These habitat corridors will be strengthened with the creation of areas of wildflower/meadow mix grassland and scattered individual trees adjacent to these features, creating foraging and commuting habitat for reptiles. A new pond will be created in the south-west of the Site and will be managed to benefit wildlife,

including the planting of marginal aquatic vegetation within the pond; the pond will also be surrounded by a wetland meadow mix.

4.27 In addition, the off-Site area to the west will be enhanced with the creation of an orchard, new and enhanced scrub areas, and the enhancement of the grassland with an appropriate wildflower/meadow mix. The proposed habitat enhancement and creation both on and off-Site will enhance the quantity and connectivity of available commuting and foraging resources within the area.

4.28 One hibernaculum has been created along the western boundary, with an additional two log pile hibernacula proposed to be created along the eastern and southern boundaries of the off-Site area (Figure 3). Such features will provide suitable opportunities for hibernation and places of shelter.

Hedgehog and Other Small Mammals

4.29 Continuity will be maintained by linking hedgerows and scrub on- and off-Site with good quality habitat creation/enhancement (i.e. wildflower grassland, orchard and hedgerows), providing suitable wildlife corridors, and allowing small mammals to disperse both within the Site and the nearby surrounding areas.

4.30 Hedgehogs travel around 1 mile every night through a range of habitats, including gardens and allotments. Fences inhibit the movement of Hedgehogs within their territory, reducing the amount of land available to them (**www.hedgehogstreet.org**). To maintain connectivity throughout the on and off-Site habitats for hedgehog and to allow access to suitable foraging habitat contained within the surrounding area, where fences are proposed, small holes (13cmx13cm) should be created within perimeter fences, or sufficient space left under, to allow hedgehogs to pass through.

Invertebrates

4.31 The Site is located within Buglife's B-Lines network (Buglife, 2024), a national project aimed at establishing and restoring interconnected wildflower-rich habitats across the UK to form an 'insect superhighway'. This network is critical for supporting pollinators and other invertebrates by providing them with essential habitat corridors.

4.32 The planting of native scrub, hedgerow and trees, tussocky and species-rich wildflower grassland will improve opportunities and support a diverse range of invertebrate species, including pollinators. Incorporating native wildflower species will be beneficial to insects and ensure habitat connectivity to adjacent habitat and wildlife-rich areas.

4.33 Installation of log pile hibernacula will be positioned adjacent to boundary features (i.e. hedgerows and scrub) and will provide enhanced sheltering opportunities for invertebrates.

4.34 Deadwood is an essential habitat for many species, especially invertebrates, bryophytes and fungi. Removal of deadwood and 'tidying-up' leads to relatively sterile conditions and takes away an essential habitat. Where possible, all future wood from windblown sources, or arising from management operations, will also be left on-site in suitable locations in log piles or as low brash.

5.0 Conclusions

5.1 Through implementation of these safeguarding measures and the prescriptions detailed above, it is considered that the ecological permeability objectives for the Site will be achieved and secured in the long-term, thereby maintaining opportunities for wildlife to move around and within the Site, the wider site and the surrounding countryside throughout the operational phase of the proposed development.

6.0 References

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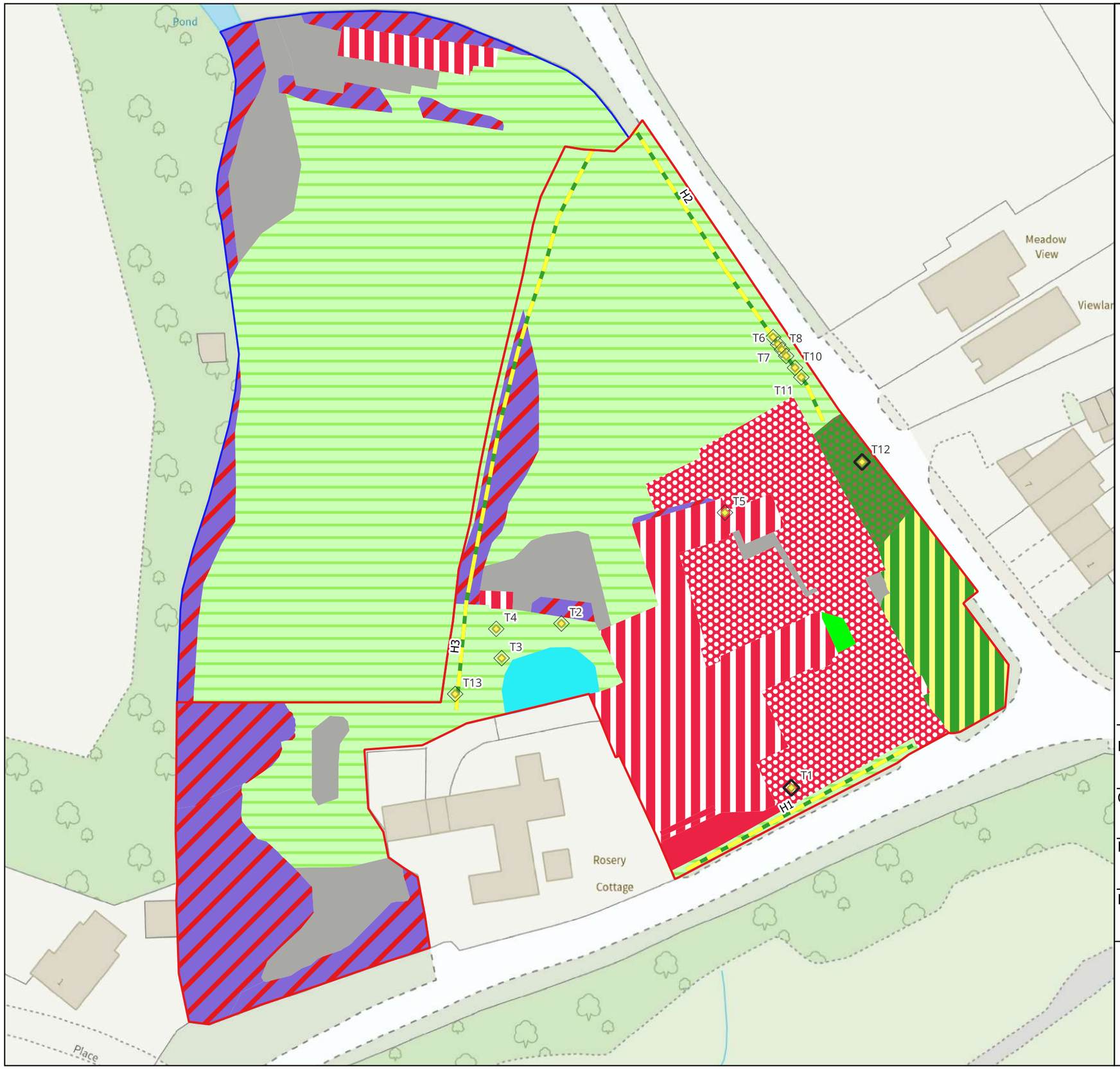

Key

- Blue line Boundary
- Red Line Boundary

Baseline Habitats

- Existing Large Urban Tree
- Existing Medium Urban Tree
- Existing Small Urban Tree
- Native hedgerow with trees
- Artificial unvegetated, unsealed surface
- Blackthorn scrub
- Bramble scrub
- Developed land; sealed surface
- Ground level planters
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Other Scot's pine woodland
- Other woodland; broadleaved
- Ponds (priority habitat)
- Ruderal/Ephemeral
- Tall forbs

0 0.02 0.04 km

Project Name: **171 Evendons Lane, Wokingham**

Client: **Propco (Wokingham) Ltd**

Figure No: **Figure 1**

Date: 21.08.2025

Title: Baseline Habitat Plan

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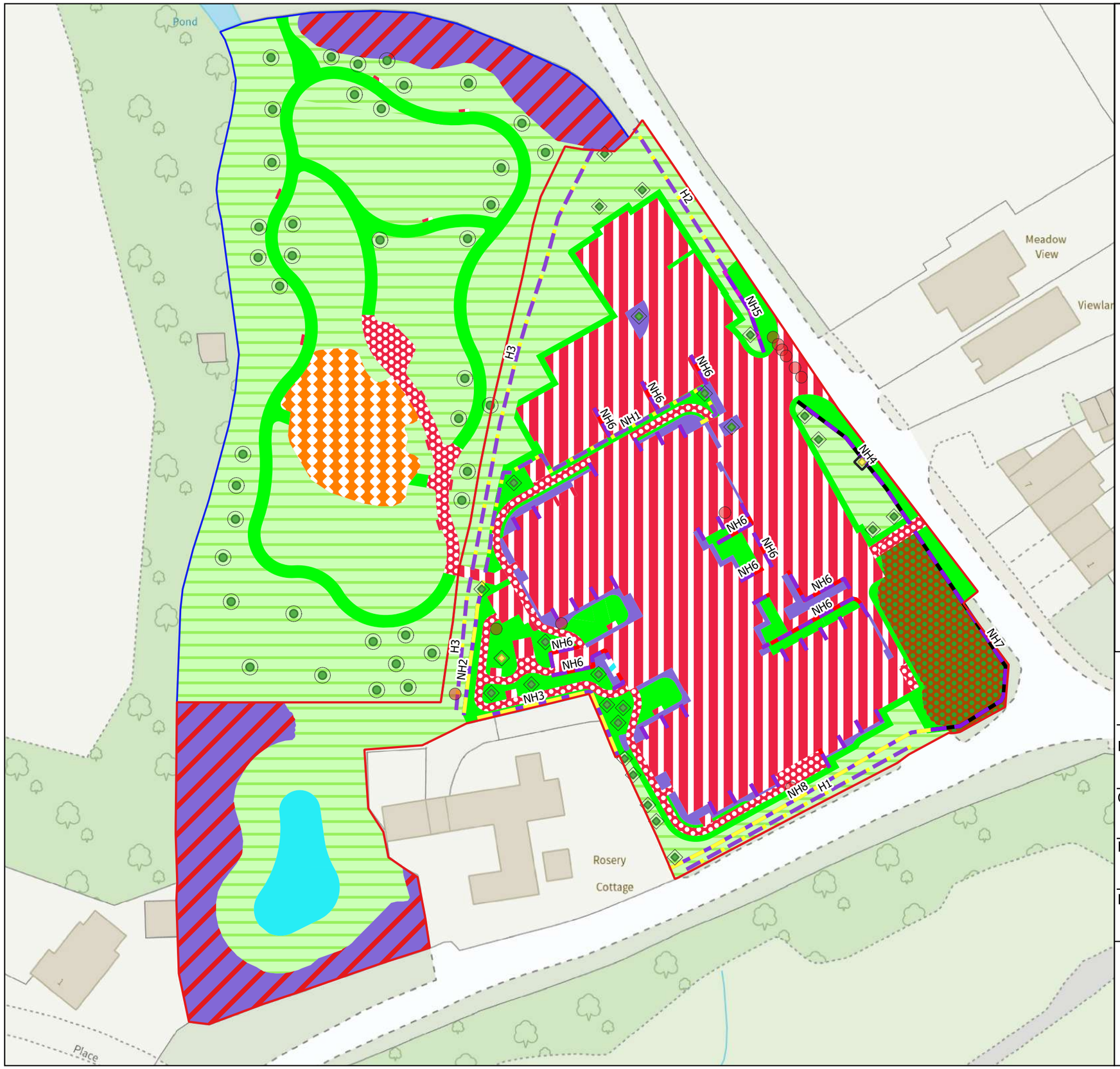

Key

- Red Line Boundary
- Blue line Boundary

Proposed Habitats

- Proposed Small Urban Tree
- Proposed Small Rural Tree
- Retained Large Urban Tree
- Retained Medium Urban Tree
- Lost Tree
- Non-native and ornamental hedgerow
- Native hedgerow
- Native hedgerow with trees
- Species-rich native hedgerow
- Species-rich native hedgerow with trees
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Introduced shrub
- Mixed scrub
- Modified grassland
- Ornamental lake or pond
- Other neutral grassland
- Other woodland; mixed
- Ponds (priority habitat)
- Traditional orchards
- Bare ground

0 0.02 0.04 km

Project Name: **171 Evendons Lane, Wokingham**

Client: **Propco (Wokingham) Ltd**

Figure No: **Figure 2**

Date: 21.08.2025

Title: Proposed Hedgerow and Habitat Plan

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Key

- Blue line Boundary
- Red Line Boundary

Species Specific Enhancements

- Bat Box - 2F Schwegler Bat Box (2x)*
- Bat Box - 2FN Schwegler Bat Box*
- Bird Box - 1B Schwegler Nest Box*
- Bird Box - Vivara Pro Barcelona Woodstone Open Nest Box*
- Created Hibernacula*
- Log Pile Hibernacula*
- Gaps to be provided in fencelines at ground level to allow the movement of hedgehogs and other small animals*

* Indicative Location

0 0.02 0.04 km

Project Name: **171 Evendons Lane, Wokingham**

Client: **Propco (Wokingham) Ltd**

Figure No: **Figure 3**

Date: 02.10.2025

Title: Species Specific Enhancement

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Appendix A: Landscape Masterplan

Landscape Legend

P3 **Surfacing -** Vehicular tarmacadam to Engineer's detail and specification

P5 **Surfacing** - Resin bound gravel, Addagrip Pecan Buff pedestrian surfacing refer to Engineer's detail and specification for bedding and bases

P6 **Paving -** Permeable Tegula block paving, Tobermore Hydropave Tegula or similar approved, Heather colour, depth to suit use class, refer to Engineer's detail and specification for bedding and bases

P7 **Surfacing -** concrete surfacing to Engineer's detail and specification

P8 **Paving -** Tegula block paving (depth to suit use type). Tobermore tegula heather colour or similar approved. refer to Engineer's detail and specification for bedding and bases

P9 **Surfacing -** self binding gravel

Surfacing - pea gravel

Surfacing - bark mulch

bench **Furniture** - Broxap Cheriton bench seating or similar approved. All benches to be located on paving slab surface, fixings to be confirmed by client

Furniture - timber pergola Large Ultima Pergola Arch, Forest Garden or similar approved

Fencing - existing fencing retained

Fencing - metal railings, 1.8m height

Fencing - proposed 1.8m close board fence with gates and integrated hedgehog holes

Fencing - metal railings, 1.5m height, hoop top

Fencing - proposed 1.5m timber privacy screen

Fencing - timber post and rail 1.2m height

Trellis - for climbing plants

Existing trees

Existing under-storey planting

Planting - Native Shrub Buffer Refer to plant schedule

Proposed tree

Specimen shrub

Native Hedge planting

Ornamental Hedge planting

Shrub planting

Lawn

Private lawn

Shade tolerant wildflower / meadow
www.shadethemeadow.co.uk/products/wildflower-seeds/wildflower-meadow-mixtures/shade-tolerant-wildflower-seed-meadow-mix/ or similar approved

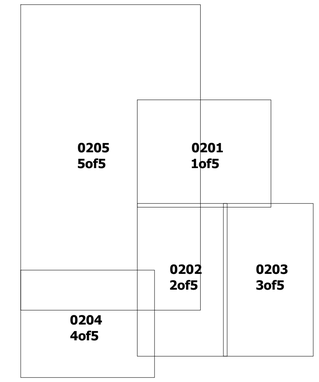
Wildflower / meadow

Existing paddock to be managed as meadow

Wetland meadow grass (Seasonally Wet Meadowgrass)

Marginals Refer to plant schedule

Location Plan:



N

Revisions:

P02	Legend and annotations updated	
	Issued for planning	Aug'25
P01	Issued for planning	Aug'25

Landscape Architect:

IJLA

Status:

PLANNING

Project Title:

171 Evendons Lane
Wokingham RG41 4EH

Drawing Title:

Landscape Masterplan

Scale: 1:300@A1

Date: Mar'25

Project	Originator	Volume	Level	Type	Role	Number
M464	**IJLA**	**VV**	**00**	**DR**	**L**	**0100**

Revision:

P02

External references:
1 - Survey\recvd250314\7552_Rev0_Topo
2 - Arboriculture\recvd250304\ACAD_MW.2503.ELW.TS
3 - Architect\recvd250523\B01-11 - Wokingham Site Model - Sheet - 10 - Proposed Site Plan (1)
4 - Transport\recvd250520\ITL18219-GA-001D\GA\ITL18219-GA-001D

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Appendix B: Bat and Bird Boxes

Product	Number	Photograph	Description
Suggested Bat Boxes (alternatives may be agreed with an ecologist)			
2F Schwegler Bat Box	4		A general-purpose bat box designed for summer use by common bats such as pipistrelles (*Pipistrellus* spp.). Can be fitted on a tree at a height between 3m to 6m from the ground, ideally on a south facing elevation. If the tree is suitable, two boxes are to be fitted to the tree at different aspects. **https://www.nhbs.com/2f-schwegler-bat-box-general-purpose**
2FN Schwegler Bat Box	1		A general-purpose bat box with two entrances and supports a domed roof that increases the internal height to allow bats to form roosting clusters. The 2FN is successful for species such noctule (*Nyctalus noctula*). Can be fitted on a tree at a height between 3m to 6m from the ground, ideally on a south facing elevation. **https://www.nhbs.com/2fn-schwegler-bat-box**

Product	Number	Photograph	Description
Suggested Bird Boxes (alternatives may be agreed with an ecologist)			
1B Schwegler Nest Box	2		A general-purpose nest box which provides roosting space for cavity-nesting species including great tit (*Parus major*), blue tit (*Cyanistes caeruleus*), sparrows (*Passer* spp.), and redstarts (*Phoenicurus phoenicurus*). The nest boxes come with different sized holes which suits different species. These boxes should be placed at a height of at least 1.5m, on an eastern or southerly elevation. **https://www.nhbs.com/1b-schwegler-nest-box**
Vivara Pro Barcelona Woodstone Open Nest Box	2		An open nest box design which provides suitable roosting space for wrens (*Troglodytes troglodytes*), robins (*Erithacus rubecula*), pied wagtails (*Motacilla alba*), song thrush (*Turdus philomelos),* and blackbirds (*Turdus merula*). These boxes should be placed at a height of at least 1.5m, on an eastern or southerly elevation, and should be sited in undergrowth such as ivy (*Hedera helix*) to provide cover for the nest. **https://www.nhbs.com/vivara-pro-barcelona-woodstone-open-nest-box**