

Biodiversity Enhancement and Permeability Plan

**Land East of Longwater Road,
Finchampstead, Wokingham**

February 2026

Ecology | Green Space | Community | GIS

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Report Produced for Stonebond Properties (Guildford) Ltd

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CONTENTS

	Page(s)
1 INTRODUCTION	4
2 ECOLOGICAL PROVISIONS	6

1 INTRODUCTION

1.1 This Biodiversity Enhancement Layout report has been produced by Ethos Environmental Planning (Ethos) for the development of 'Full application for the proposed erection of 38no. dwellings (Use Class C3), together with associated outdoor space and landscaping, drainage infrastructure, hard and soft landscaping, parking, access, and associated works.' at Land East of Longwater Road, Longwater Road, Finchampstead, Wokingham, RG40 3TS, hereafter referred to as the 'site'.

1.2 This report has been produced to discharge Condition 17 of the approved planning permission (Application Number: 241567) granted by Wokingham Borough Council which is as follows:

' Biodiversity Enhancement and Permeability - Prior to commencement of development above slab level, a strategy for ecological permeability (especially with regard to reptiles and hedgehogs) and species specific biodiversity enhancements to the site shall be provided to the local planning authority for its approval. The biodiversity enhancements shall include:

i) 1x bat and 1x bird box per dwelling

ii) 1x reptile hibernacula

iii) 1x Grass Snake egg-laying pile

iv) 1x log pile / stag beetle pyramid

v) 1x bee bank

vi) 1x Hedgehog highway hole for each line of fence/wall between two different gardens or a garden and public open space.

The 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 planning 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 and TB23, and the National Planning Policy Framework which requires consideration of the potential biodiversity gains that can be secured within developments..'

1.3 The key aim of this report is to provide detailed information regarding appropriate ecological mitigation for the development and clear and correct installation instruction in order to ensure that opportunities for biodiversity are enhanced by the development.

1.4 The enhancement features detailed in this report are in accordance with the locations detailed within Figure 1. In addition, table 1 outlines installation best practices and descriptions of the features.



Figure 1. Map of Recommended Ecological Provisions for Finchampstead, Wokingham. Base map is Illustrative Landscape Strategy, EDP (2024) Drawing number: edp4070_d005L

2 ECOLOGICAL PROVISIONS

Table 1. Recommended Ecological Provisions for Finchampstead, Wokingham.

Species Group	Feature	Species	No.	Description	Installation	Provision
Birds	Manthorpe Swift Nesting Brick	Swift, House Sparrow, Blue Tit, Great Tit and House Martin	38	Integrated, universal nest box for cavity nesters (excluding starling size); • 1 UK brick & 100mm cavity • Injection moulded plastic design, inexpensive and lightweight in various colours.	Nest bricks will be integrated into proposed building façades at a height of 5m or higher, ensuring a clear flight path beneath the entrance hole, as per RSPB guidance. Boxes will be installed on north- or east-facing elevations to avoid overheating and ensure suitable microclimatic conditions for nesting birds. Where possible, bricks will be grouped in clusters of 2–3 units to support species that nest colonially (especially Swifts and House Sparrows).	

Species Group	Feature	Species	No.	Description	Installation	Provision
Mammals	Beaumaris WoodStone Bat Box: Midi	Pipistrelles, Brandt's, Whiskered	38	Suitable for the warmer months by cavity dwelling bats and less likely to be used over the winter; • Unit dimensions: 39 x 29 x 6cm (L X W x H) • Weight: 4.4kg • Material: Woodstone	Bat boxes will be installed at heights between 3–6m above ground level. Units will be placed on south-east to south-west facing elevations, providing the warm microclimate recommended by the Bat Conservation Trust. Boxes will be fixed to mature trees, walls, or fences in sunny, sheltered positions, ideally close to vegetation such as hedgerows or tree lines that support foraging and commuting.	
Mammals	Eco Hedgehog Hole Template	Hedgehog	76	UV stabilised recycled plastic template for a do-it-yourself hedgehog hole. Comes with 6 screw holes for easy mounting; • 23cm (W) x 26cm (H)	Requires the removal of a section of wood panelling at ground level. Template recommended to signpost presence and purpose of hole.	

Species Group	Feature	Species	No.	Description	Installation	Provision
Invertebrates	Bee Bank	Bees	1	A bee bank will be created following this methodology: • Dig up turf to a depth of 15cm in an area 1m wider on all sides than your bee bank area within the selected bee bank area (as detailed on map) • Dig a 30cm deep trench in a crescent moon shape • Pile removed turf (from step 1) upside down in the trench and shape • Put the soil (from step 2) over the bank • Use sand to cap the bee bank. Sand or other capping material (e.g., subsoil) must be at least 30cm thick and can be thicker in places to add variety • Place sand to cover the border of the bee bank to suppress weeds and provide additional habitat. Compact the sand using the back of the spade. • Maintain sparse vegetation on the bank face so that bare ground is always visible	The bee bank should be positioned in a warm sunny spot, sheltered from prevailing wind, and adjacent to nectar and pollen sources of wildflowers. Every year in February clear a section of the bank back to bare ground to encourage nesting bees.	

Species Group	Feature	Species	No.	Description	Installation	Provision
Invertebrates	MiniBeast HQ Log pile	Invertebrates	1	A log pile or stag beetle pyramid is a partially buried arrangement of upright or stacked logs designed to provide long-term deadwood habitat. The buried sections decay slowly underground, offering breeding substrate for stag beetles (where present), as well as habitat for saproxylic invertebrates, fungi, and small vertebrates. Method • Use untreated hardwood logs, ideally partially decayed. • Place a coarse woody base on soil or depress logs halfway into the ground. • Stack irregularly to build a loose pile approximately 1–1.5 m wide with varying heights. • Areas can be stacked some upright and some horizontal for variety	Minimal intervention; Allow natural breakdown and add logs over time if required. Different invertebrates will use the hotel depending on its location and seasonality. Some prefer damp and cool whereas others before warm and sunny. Visiting Buglife website for recommended instruction.	

Species Group	Feature	Species	No.	Description	Installation	Provision
Multiple	Hibernacula	Frogs, Toads, Newts, Lizards and Snakes	1	Underground chambers for amphibians and reptiles: - Made from a mixture of wood, tree roots, rubble, compost and mulch. - Filling a hole roughly 50cm deep and as wide as possible (up to 1.5m wide). - Covered in turfs of suitable vegetation on top (ideally from the site location).	Mix up materials in a natural way, avoid being too tidy to create nooks and crannies and places where material will come through any cover. Ideally located close to some shrubs on a vegetated headland of a site to provide winter and summer refuge cover if disturbed. Plus, the option to move into the sun or shade at any time. Alternatively, can provide this crucial cover and shade by planting/seeding grass or wildflowers or relocating suitable scrub on the north side of the hibernacula. Will need maintenance.	

Species Group	Feature	Species	No.	Description	Installation	Provision
Reptiles	Grass snake egg-laying pile / compost heap	Grass snake	1	A warm, slowly decomposing mound of organic matter designed to provide ideal incubation conditions for grass snake eggs. It uses layered materials including grass clippings from onsite habitat maintenance, leaf litter, straw, and woodchip, to generate gentle internal heat through decomposition.	Installed in a sunny, sheltered position: Ideally south- or south-east-facing to capture warmth. Close to suitable foraging/cover within grassland and near onsite SuD feature and offsite ditch. Away from heavy disturbance: At least 5 m from regularly used paths. Well-drained ground: Avoid waterlogged areas which cool the pile and risk egg failure.	