Derek Finnie Associates®
CONSULTANT ECOLOGISTS

Hogwood Farm, Finchampstead

Ecological Permeability – Parcel 8

November 2026

CIEEM REGISTERED PRACTICE 2023-2024

T: 0118 989 10 86
E: info@derekfinnie.com
W: www.derekfinnie.com

20 Soames Place, Mulberry Grove
Wokingham, Berkshire RG40 5AT

Derek Finnie Associates Ltd. Registered in England and Wales Company No. 08152615

COMMISSIONED BY
BDW Southern Counties
Compton House,
The Guildway,
Old Portsmouth Road,
Guildford,
GU3 1LR

Hogwood Farm, Finchampstead

Ecological Permeability – Parcel 8

November 2026

Report Ref: DFA24016V8

Derek Finnie Associates Ltd
20 Soames Place
Wokingham
Berkshire
RG40 5AT

info@derekfinnie.com

© Derek Finnie Associates Ltd 2026

CONTENTS

1 INTRODUCTION 1
1.1 Background 1
2 SITE DESCRIPTION 2
2.1 Parcel 8 2
3 OUTLINE PERMEABILITY SCHEME 3
3.1 Outline Objectives 3
4 parcel specific strategy 5
4.1 Habitat Corridors 5
4.2 Lighting 5
4.3 Hard and Soft Landscaping 5
5 SUMMARY 6

FIGURES

Figure 1. Hedgehog Gate Locations 7

APPENDICES

Appendix 1. Landscape Strategy 8
Appendix 2. Lighting Column Layout 10

1 INTRODUCTION

1.1 Background

1.1.1 Derek Finnie Associates was commissioned by Barratt David Wilson (BDW) Homes to provide ecological advice in relation to a residential development at Hogwood Farm, Finchampstead. The wider site has outline planning permission for up to 1,500 new dwellings, up to 12,000 sqm of employment floor space, a Neighbourhood Centre with up to 1,900 sqm of non- residential floor space, a new primary school, new sports pitches and associated pavilion building (Planning Ref: O/2014/2179 and 140764). The Outline Planning Permission was subsequently varied by a Minor Material Amendment (S73) Application (Ref. 181194) of which the below mentioned condition(s) relate to.

1.1.2 BDW are currently taking forward the reserved matters application for Parcel 8 within the wider development. As part of the S73 permission (Ref: 181194), there are certain conditions that must be satisfied prior to the commencement of development. Condition 28 of the Permission states:

Condition 28

Prior to submission of any Reserved Matters application other than pertaining to the Nine Mile Ride Extension South an outline scheme to maintain or enhance the ecological permeability of the site (especially with regard to reptiles, amphibians and hedgehogs) shall be submitted to and approved in writing by the local planning authority. The mitigation and contingency measures contained within the plan shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority. All Reserved Matters applications for any sub phase of the development shall include a detailed ecological permeability scheme that demonstrates how the relevant sub phases have been designed to incorporate the provisions of the outline ecological permeability scheme and the detailed mitigation strategies shall be implemented in accordance with the approved details unless otherwise approved in writing by the local planning authority.

Reason: To ensure appropriate mitigation for the biodiversity impact of the development in accordance with Wokingham Borough Core Strategy Policy CP7.

1.1.3 The following report, therefore, has been prepared to discharge Condition 28 as far as it relates to Parcel 8.

2 SITE DESCRIPTION

2.1 Parcel 8

2.1.1 Parel 8 is located towards the north of the Site. It is currently being used as the site compound and contractors' car park. As such it is devoid of any semi-natural vegetation.

3 OUTLINE PERMEABILITY SCHEME

3.1 Outline Objectives

3.1.1 With regard to the baseline conditions and potentially sensitive ecological receptors, the following objectives for the Outline Site-wide Ecological Permeability Scheme have been identified:

- Provide and maintain a series of habitat corridors across the site, dominated by existing and newly created semi-natural habitats;
- Ensure the functionality of proposed habitat corridors, through sensitive lighting design;
- Include features within areas of hard and soft landscaping to facilitate the movement of wildlife within/across developed land.

3.1.2 Additional detail on the how these objectives will be achieved are provided in the following sections.

Habitat Corridors

3.1.3 Habitat corridors within the site currently comprise a mix of intact species-rich and species-poor hedgerows, defunct species-rich hedgerows, treelines, ditches/streams, lines of scrub and scattered trees and areas of woodland. The majority of these features will be retained and enhanced for wildlife.

3.1.4 Key habitat corridors to be retained throughout the development are concentrated in the following locations:

- Around the site boundaries to allow species to move around the site and permeate into the wider area; and
- A corridor of green space across the wider site from north to south, leading from Hogwood Shaw in the north to the new SANG in the south.

3.1.5 Additional corridors will be maintained between development parcels and will comprise existing and proposed hedgerows.

Lighting

3.1.6 Lighting will be controlled within the wider development, with areas being categorised into the following zones as appropriate:

- Lighting Exclusion Zones, which will focus upon:
  - No new external lighting being installed;
  - All existing external lighting will be removed; and
  - Light will be of no more than 0.75 lux at ground level from new luminaires
- Lighting Restriction Zones, where:
  - Lighting will be avoided and lighting will be at the lowest level required for public safety, in order to limit levels of horizontal or vertical light spill into sensitive areas associated with the Lighting Exclusion Zones;
  - Lighting Restriction Zones adjacent to retained native hedgerows will be at least 5m; and
  - Lighting Restriction Zones adjacent to woodland will be at least 15m.

3.1.7 Elsewhere within the development the lighting scheme will give due consideration to wildlife, where measures will include:

- LED lighting with a correlated 'warm' colour temperature of 4000 Kelvin, which will be lowered to 2700 Kelvin (where practical) within the Lighting Restriction Zones). LED light sources contain no UV wavelengths and the warmer colour temperatures reduce the light emitted beyond the 550 nanometer wavelengths. These requirements are consistent with the current research on the impact of artificial lighting on bats as published by the Bat Conservation Trust and Institution of Lighting Professionals;
- The lighting columns will be 10m for the roundabouts, 8m for the prime spine road and 6m for subsidiary roads;
- Rear spill guards can be employed to focus light onto target areas;
- LED luminaires are suitable for dimming. A Remote Monitoring System will be considered for lighting in sensitive locations to allow luminaires to be dimmed to an appropriate level and then dimmed back further after a late night curfew (c. 23:00) (or switched off entirely); and
- Pedestrian only footpaths/cycleways will be unlit with the exception of bollard lighting at nodal points, fitted with LED luminaires and rear spill guards/louvres/cowls as appropriate.

Hard and Soft Landscaping

3.1.8 Facilitating the movement of wildlife across roads will involve measures to prevent animals becoming trapped in the carriageway and/or being run-over by vehicles. A number of measures will be included within the road system to:

- reduce the likelihood of small animals entering the carriageway (avoidance measures); and
- if in the event that small animals do enter the road system, that they can safely exit the carriageway (protection measures).

3.1.9 Gardens of residential properties can be highly beneficial to wildlife, as they often contribute towards the mosaic of habitats across the landscape. To ensure gardens are accessible to a range of wildlife, a number of measures will be included:

- Hedgehog highways;
- Bird and bat boxes; and
- Informational leaflet.

4 PARCEL SPECIFIC STRATEGY

4.1 Habitat Corridors

4.1.1 Immediately to the east of Parcel 8 is the Central Green Space, which contributes towards the principal green corridor through the centre of the Site. The landscaping within the northern section of the Parcel has been designed to complement the planting in the Central Green Space, to create a larger, more diverse green corridor through this part of the Site (See Appendix 1 for Landscape Strategy). This will help facilitate movement in a north south direction along the east of the parcel.

4.2 Lighting

4.2.1 Parcel 8 does not fall within either a 'Lighting Exclusion Zonne' or 'Lighting Restricted Zone'; however, consideration will still be given to light pollution. Light spill around the periphery of the residential parcels will be minimal, with lighting columns only being installed along the main east - west road in the centre of the residential area; this will be some distance from the Central Green Space and new habitat creation within the Parcel itself (See Appendix 2 for lighting plan). To ensure there is no significant light spill, a back guard will be fitted to the most easterly light column. Lighting columns will be restricted to 6m in height and will be fitted with LED lights.

4.3 Hard and Soft Landscaping

4.3.1 In line with the Outline Site-wide Ecological Permeability Scheme, hedgehog 'gates', measuring a minimum of 150mm by 150mm, will be incorporated in the rear garden fences the scheme, as shown on Figure 1. Reviewing the site plans, there are no significant changes in levels, hence no additional features, such as ramps, will be required.

4.3.2 However, given that the units at the north of the Parcel (Plots 80 -97; Figure 1) have extremely limited private gardens, and the gardens are generally separated by brick walls, the inclusion of hedgehog gates in these plots was deemed unwarranted.

4.3.3 The green corridors described in Section 4.1 will also help facilitate the movement of hedgehogs, as well as reptiles and potentially amphibians, around the development parcels.

4.3.4 In line with BDW commitment to biodiversity enhancements across all their scheme, 40 swift bricks, equivalent to one per unit, will be installed om suitable locations within the new dwellings within Parcel 8.

5 SUMMARY

5.1.1 The implementation of the strategy presented in this document will ensure the potential ecological permeability of the Parcel will be maximised. The scheme also accords with the approved Outline Ecological Permeability scheme for the wider site.

aps in existing hedgerow
p-filled with native hedge
mix in accordance with
n B of planting schedule.

Legend

Hedgehog Gate

Drawing Number:
Figure 1

Title:
Hedgehog Gates

Date:
November 2026

Project:
Parcel 8

Client:
BDW

Derek Finnie Associates®
CONSULTANT ECOLOGISTS

20 Soames Place
Wokingham
Berks RG40 5AT

info@derekfinnie.com

Appendix 1.

Landscape Strategy

© 2022 RPS Group

Notes

1. This drawing has been prepared in accordance with the scope of RPS's appointment with its client and is subject to the terms and conditions of that appointment. RPS accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.
2. If received electronically it is the recipients responsibility to print to correct scale. Only written dimensions should be used.
3. Where applicable Ordnance Survey (c) Crown Copyright 2022
   All rights reserved. Licence number 0100031673

Gaps in existing hedgerow to be gap-filled with native hedge mix in accordance with Section B of planting schedule.

KEY

SOFT LANDSCAPE

Proposed elements

- SITE BOUNDARY
- STREET OR AVENUE TREE
- PRIVATE / LOCAL TREE
- ORNAMENTAL AMENITY SHRUB PLANTING
- NATURALISTIC GROUNDCOVER PLANTING
- ORNAMENTAL HEDGE
- NATIVE SPECIES HEDGE
- PRIVATE/AMENITY LAWN
- REAR GARDEN AREAS
- GENERAL MEADOW AREA

HARD LANDSCAPE

- ROAD SURFACING - Tarmac
- FOOTPATH SURFACING Tarmac
- PRIVATE DRIVES AND PARKING BAYS Concrete block paving (Natural)
- FOOTPATH SURFACING Concrete Flag (Buff)
- FOOTPATH SURFACING Hoggin or similar self binding aggregate with timber edging

STREET FURNITURE

- TIMBER BOLLARD 1000mm high
- TIMBER SEAT

ENCLOSURES

- BRICK WALL 1800mm high
- ESTATE STYLE RAILINGS 1200mm high
- TIMBER CLOSE BOARD 1800mm high

Existing features

- TREES To be retained and protected
- WOODLAND To be retained and protected
- HEDGEROW To be retained and protected

N

SCALE 1:250 (0m 5 10 15 20 25m)

Rev	Description	By	CB	Date
M	Updated to new layout	JN	CP	Oct '25
L	Comments	JN	CP	Sep '25
K	Comments	JN	CP	Sep '25
J	Updated to new layout	JN	CP	Aug '25
I	Client Comment	JN	CP	Mar '25
H	Updated to new layout	DA	CP	Mar '25
G	Updated to new layout	DA	CP	Apr '22
F	Replan - Updated to reflect new layout	YT	CP	Feb '23

MAKING COMPLEX EASY

Lakesbury House, Hiltingbury Road, Chandlers Ford, Hampshire SO53 5SS

T: 02380 810 440 **E:** rpsso@rpsgroup.com

Client: BDW Southern Counties

Project: Hogwood Farm Finchampstead

Title: Parcel 8 Landscape Strategy

Status	Drawn By	PM/Checked by
Planning	JMB	CP

Job Ref	Scale @ A1	Date Created
JSL4360	1:250	Feb 2022

RPS Drawing / Figure Number: PLN-8-5000

Rev: M

rpsgroup.com

P:\4300 Series\JSL4360 - Hogwood (Barratts)\Tech\ACAD\Current\PHASE 8 and 9\Parcels 8&9\JSL4360_Parcel 8 Landscape Strategy M.dwg

Appendix 2.

Lighting Column Locations



NOTES:

1. DO NOT SCALE FROM THIS DRAWING.
2. ALL DIMENSIONS ARE IN METRES, UNLESS STATED OTHERWISE.
3. BASED ON INCOMING LAYOUT 'PLN-8-9-1001-PLANNING LAYOUTS – REV A' PRODUCED BY BRIMSTONE DESIGN LTD.
4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SCHEME DRAWINGS AND SPECIFICATIONS.

KEY

- CARRIAGEWAY TO BE ADOPTED
- FOOTWAY TO BE ADOPTED
- VERGE TO BE ADOPTED
- SITE BOUNDARY
- PROPOSED LIGHTING COLUMN
- 2.4m x 43m VISIBILITY SPLAY — VISIBILITY SPLAY

Rev	Description	Drn	Chk	Date
G	UPDATED TO SUIT LATEST SITE LAYOUT	JH	TA	3.10.25
F	LEVELS UPDATED TO SUIT LATEST LAYOUT AND WBC COMMENTS	TV	TA	17.08.25
E	UPDATED TO SUIT LATEST LAYOUT	TV	TA	28.02.25
D	UPDATED TO SUIT LATEST LAYOUT	TV	TA	28.04.23
C	UPDATED LAYOUT	TV	MS	05.05.22
B	LIGHTING COLUMNS MOVED TO BACK OF FOOTWAY AND ENTRANCE TO FLATS 85–96 CHANGED TO ALLOW FOR A REFUSE VEHICLE	TV	MS	11.04.22
A	UPDATED TO SUIT LATEST LAYOUT	TV	TA	15.03.22

REVISIONS

Preliminary Issue	✓	Submitted for S104	
Planning Issue		Issued for Tender	
Submitted for S38		Issued for Construction	
Submitted for S278		As Built	

DRAWING STATUS

STUART MICHAEL ASSOCIATES
CONSULTING ENGINEERS
Stuart Michael Associates Ltd
Coombe House, Coombe Square, Thatcham, Berkshire RG19 4JF
T: 01635 867 711 **e:** mail@stuartmichael.co.uk
F: 01635 861 715 **w:** www.stuartmichael.co.uk

DAVID WILSON HOMES
WHERE QUALITY LIVES
BARRATT HOMES

JOB TITLE

FINCHWOOD PARK PHASE 7, 8 AND 9

DRAWING TITLE

ADOPTION AGREEMENT PARCEL 8

DATE	DRAWN	CHECKED
FEB 2022	TV	MS

DRAWING No.	REV	SCALE
PLN-8-4015	G	1:250 @ A1

© This drawing is the copyright of Stuart Michael Associates Limited. It may not be reproduced or amended without the written approval of Stuart Michael Associates

Constructionline