

HOGWOOD FARM, FINCHAMPSTEAD

DETAILED ANCIENT WOODLAND ASSESSMENT AND MITIGATION STRATEGY: PARCEL 6

Prepared for Vistry Thames Valley

by

Hankinson Duckett Associates

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hankinsonduckettassociates

f 01491 838175 **e** consult@hda-enviro.co.uk **w** www.hda-enviro.co.uk

The Stables, Howbery Park, Benson Lane, Wallingford, Oxfordshire, OX10 8BA

Hankinson Duckett Associates Limited Registered in England & Wales 3462810 Registered Office: The Stables, Howbery Park, Benson Lane, Wallingford, OX10 8BA

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1 INTRODUCTION

1.1 Site location and summary description

1.1.1 This report describes a Detailed Ancient Woodland Mitigation Strategy in relation to an area of ancient woodland located approximately 11m beyond the south-eastern site boundary of Parcel 6 and areas of aged woodland located beyond the southern, eastern and western boundaries of the Parcel 6 site, located within approximately 110ha of land at Hogwood Farm, Finchampstead. The Parcel 6 development area comprises approximately 5.2ha of land, hereinafter referred to as 'the site'. The site centre is located by National Grid Reference SU767642. The study was commissioned by Vistry Thames Valley in January 2025.

1.1.2 The Parcel 6 site is located to the south of Arborfield Green, Berkshire. In general terms, at the time of the Phase 1 habitat survey in 2023 it comprised of a former agricultural field dominated by modified grassland with a large area of bare ground in the centre associated with an construction track and material storage. The Parcel 6 site is bounded by areas of woodland, including ancient and aged woodland, in addition to native hedgerows with dry ditches. The Parcel 6 site is bordered to the south and east by the existing Suitable Alternative Natural Greenspace (SANG) (delivered as part of the wider Hogwood Farm development); to the north by residential dwellings associated with a previous development phase; and to the west by a future development parcel which currently comprises tall ruderal vegetation and hardstanding. The location and boundary of the Parcel 6 site is shown in *Appendix A*.

1.1.3 The Parcel 6 site is part of a larger area covering a total of 110ha, hereinafter referred to as the 'wider site'. The wider site includes residential properties and a construction site associated with previous phases in the north-west and a SANG in the south which comprises a mix of wetland, species-rich grassland, scrub and woodland habitats. In general terms, the western area of the wider site is comprised of three fields of disturbed ground dominated by short ruderal vegetation with scattered areas of tall ruderal vegetation and large spoil heaps bordered by mature trees and woodland with scrub field margins. The central and eastern areas of the wider site are comprised of areas of hardstanding and construction/disturbed ground bordered by mature treelines and woodland. The south-eastern areas of the wider site comprise two fields of semi-improved grassland fields intersected by a ditch with associated scrub and scattered trees. A species-rich hedgerow with trees adjacent to Park Lane is present along the southern boundary. Woodland shaws and copses are located in the northern, western and central areas of the wider site, including mixed, broadleaved and broadleaved plantation woodland types, some of which are included on Natural England's Inventory of Ancient Woodland. Wetland habitats within the wider site include drainage ditches and small streams associated with the field boundaries and several ponds in poor condition are located across the wider site. The wider

site is bordered to the north by a construction site, the Bohunt School and the Hogwood Industrial Estate; to the east by Park Lane beyond which lie residential dwellings and park homes; to the south by Park Lane and farmland; and to the west by A327 Reading Road and Sheerlands Road beyond which lie farmland and woodland. The wider area is dominated by agricultural land interspersed with woodland and residential properties.

- 1.1.4 Further information on the extent and composition of habitats across the site and wider site is provided in *Appendix A*.

1.2 Development proposals

- 1.2.1 Planning permission (O/2014/2179 and 140764) was granted in January 2017 for a hybrid application. This comprises:

- Outline permission for demolition of all existing buildings on site; up to 1,500 new dwellings; employment floor space; a Neighbourhood Centre; a primary school; sports pitches and associated pavilion building; highways infrastructure; associated landscaping, public realm, open/green space and sustainable urban drainage systems; and
- Full permission for a 29.7ha Suitable Alternative Natural Greenspace (SANG) in the south of the site.

The hybrid planning permission was subsequently amended by a Section 73 application (181194) which was approved in November 2018. Subsequently, in April 2023 a Non-Material Amendment (NMA) application was submitted to WBC to vary the parameter plans approved as part of the Section 73 application (ref:181194).

- 1.2.2 Condition 22 of the outline planning consent, states:

'The Reserved Matters Applications pertaining to any sub phase of the development with a potential to impact upon Ancient Woodland shall include a detailed Ancient Woodland mitigation strategy for the Local Planning Authority's approval as part of the Reserved Matters Application. Each detailed Ancient Woodland mitigation strategy shall include the following.

(a) No loss of the ancient woodland or mixed broadleaved woodland areas.

(b) Details of any ancient woodland buffer zones required to protect the retained important and/or species rich hedgerows, such buffer zones to be a minimum of 15m unless there are exceptional circumstances.

(c) The buffer zones required to protect the ancient woodland should be free from any development including residential gardens and should consist of a variety of semi natural habitats.

(d) An appropriate detailed management plan for the ancient woodland areas and the 15m buffer zone that is aimed at maintaining and enhancing the ecological quality of these areas.

(e) Details of the proposed management arrangements for the ancient woodland areas and the 15 buffer zone that will secure their long term future.

The mitigation and compensation strategies approved shall be implemented in accordance with the approved plans unless otherwise agreed in writing by the local planning authority.'

- 1.2.3 In 2021, planning consent (181194) was granted for the clearance of a small section of the aged woodland located beyond the western boundary of the Parcel 6 site to facilitate the provision of a service corridor comprising a foul rising main and gravity sewer (HDA, 2021).

1.3 Scope and purpose of the mitigation strategy

- 1.3.1 In accordance with the requirements of Condition 22, this document provides a Detailed Ancient Woodland Mitigation Strategy for Parcel 6. Although Parcel 6 does not include ancient woodland, this mitigation strategy focuses on the proposals to construct residential development and associated infrastructure within Parcel 6 for which areas of ancient and aged woodland associated with the site comprise:

- An area of ancient woodland called Redgates Shaw (MAGIC Theme ID: 1505357) comprising a 0.26ha strip of woodland listed as 'Ancient & Semi-natural' on Natural England's Inventory of Ancient Woodland sites. The woodland is located approximately 11m beyond the south-eastern site boundary and is situated within the SANG and is connected by hedgerows and woodlands to other woodland parcels within the site, wider site and wider area; and
- Wokingham Borough Council classified an area (approximately 1.92ha) of woodland beyond the southern, eastern and western boundaries of the Parcel 6 site as *Aged Woodland*¹.

The proposed residential development within Parcel 6 is shown on the *Finchampstead Parcel 6 - Site Layout* (Pegasus Group, 2025a).

- 1.3.2 The proposed measures have been informed by a suite of ecological surveys carried out since 2008, including an ecological desk study, extended Phase 1 habitat survey and specialist surveys for the following species/species groups:

- Bats;
- Water Voles;
- Otters;
- Dormice;
- Badgers;
- Breeding birds;
- Reptiles; and
- Great Crested Newts.

- 1.3.3 With regard to the outcome of this work, a summary of the ecological character of the site is provided in *Section 2* below, and measures to protect and enhance key habitats and opportunities for protected species as part of the proposed works are detailed in *Section 3*.

¹ In addition to the consideration of ancient woodland as required under Condition 22, this document considers other 'aged' areas of woodland, which are not included in Natural England's Ancient Woodland Inventory. In light of this, the 'aged' woodland described will be treated in the same manner as appropriate for Ancient and Semi Natural Woodland.

2 BASELINE CONDITIONS AND LEGISLATIVE CONTEXT

2.1 This section provides an overview of the current nature conservation interest of the site.

2.2 Designated sites

Statutory designations

2.2.1 No statutory nature conservation designations pertain to land within or immediately adjacent to the site.

Non-statutory designations

2.2.2 No non-statutory nature conservation designation pertains to the site.

2.2.3 The area of woodland within the wider site, located approximately 11m beyond the south-eastern site boundary is however listed on Natural England's Inventory of Ancient Woodland. Ancient woodland is defined as any wooded area that has been continuously wooded since at least 1600AD. Although ancient woodland is not subject to legal protection in its own right, ancient woodland habitats are regarded as irreplaceable under the 2024 National Planning Policy Framework (NPPF) and Natural England and the Forestry Commission have provided Standing Advice for ancient woodland (a material consideration in the planning process). Lowland Mixed Broadleaved Woodland is also identified as a Habitat of Principal Importance under Section 40 of the 2006 NERC Act and is therefore a material consideration in the planning process.

2.2.4 The areas of woodland located immediately beyond the southern, eastern and western site boundaries are not listed on Natural England's Inventory of Ancient Woodland. They are however considered woodland of some antiquity². Lowland Mixed Broadleaved Woodland is also identified as a Habitat of Principal Importance under Section 40 of the 2006 NERC Act and is therefore a material consideration in the planning process.

2.2.5 A plan showing the location of the ancient woodland and aged woodland associated with the wider site is given in *Appendix A*.

2.3 Habitats

2.3.1 In general terms, the Parcel 6 site currently comprises a former agricultural field dominated by modified grassland with a large area of bare ground in the centre associated with a construction track and material storage.

² Wokingham Borough Council classified the areas of woodland beyond the site as Aged Woodland. While this is not strictly protected in the same terms as Ancient Semi Natural Woodland, works has been designed to be as sensitive as possible to the woodland habitats present.

2.3.2 Habitats associated with the ancient woodland and aged woodland and within 15m of the boundaries of these features, within the site, comprise the following. Numbers in brackets refer to target notes shown in *Appendix A*.

- *Ancient woodland and adjacent aged woodland bordering the southern and eastern site boundaries:*
 - The ancient woodland located approximately 11m beyond the south-eastern site boundary and adjacent aged woodland bordering the southern and eastern site boundaries, within the SANG, comprise lowland mixed deciduous woodland comprised of Pedunculate Oak standards and coppiced Ash with Wild Cherry, White Poplar, Field Maple, Hazel, Willow, English Elm, Holly, Hawthorn and Blackthorn. The ground layer includes Bramble, Wood Avens, Herb Robert, Common Ivy, Wood Spurge, Violet, Greater Stitchwort, Common Nettle, Remote Sedge, False Brome and Butcher's Broom. Standing and fallen deadwood is present throughout the woodland area. The woodland becomes increasingly wet to the west where Willow becomes dominant and dry ditches border most of the woodland edges, a further dry ditch runs centrally through the southern area of woodland. The area of this woodland listed on Natural England's Ancient Woodland Inventory is dominated by White Poplar in the south and Pedunculate Oak in the north. This area is demarcated in its western boundary by a small woodbank (13).
 - Land to the west of the aged woodland, associated with eastern margin of the site, comprises mixed scrub supporting Bramble, Blackthorn, Dog Rose and Pendulate Oak saplings over a dry ditch (14). Beyond which is the grassland detailed below.
 - Land to the north and west of the ancient woodland and adjacent aged woodland, associated with the eastern and southern margins of the site, comprises species-poor modified grassland of varying sward length between 5–40cm supporting Perennial Ryegrass, Cocksfoot, White Clover, Oxeye Daisy, Creeping Buttercup with occasional Broad-leaved Dock, Dandelion and Scarlett Pimpernel. Field margins are approximately 4-6m wide and are comprised of Common Nettle, Spear Thistle, Common Vetch and Cow Parsley (11).
- *Aged woodland bordering the western site boundary:*
 - The aged woodland bordering the western site boundary, within the Parcels 4 and 5 development area, comprises lowland mixed deciduous woodland supporting Pedunculate Oak and coppiced Ash with Wild Cherry, Field Maple, Hazel, Hawthorn and Blackthorn. The ground layer includes Bramble, Cow Parsley, Ground Ivy, Germander Speedwell, Common Sorrel and Lords-and-ladies. A dry ditch is present along the western

boundary of the parcel and a ditch that was wet at the time of the survey is present along the eastern boundary (7). A gap comprising bare ground approximately 6m wide is located in the centre of the woodland parcel and is associated with the provision of a service corridor comprising a foul rising main and gravity sewer in this location (See *Section 1.2.3* above).

- To the east of the aged woodland, associated with the associated with the western margin of the site, comprises species-poor modified grassland of varying sward length between 5–40cm supporting Perennial Ryegrass, Cocksfoot, White Clover, Oxeye Daisy, Creeping Buttercup with occasional Broad-leaved Dock, Dandelion and Scarlett Pimpernel. Field margins are approximately 4-6m wide and are comprised of Common Nettle, Spear Thistle, Common Vetch and Cow Parsley (11). In addition, a gap comprising bare ground approximately 6m wide is located in the centre of the grassland, connecting to the service corridor through the woodland and construction track through the site (12).

2.3 Species

2.3.1 Protected and notable species associated with the land within 15m of the ancient and aged woodland bordering the site, identified to date comprise:

- **Bats**

- *Roosting bats*: Trees and woodlands with bat roost potential bordering the 15m ancient woodland and aged woodland buffers comprise 10 trees with low bat roost potential (PRF-L) and 8 trees/woodlands with moderate or higher potential (PRF-M) (HDA, 2025a). No works are proposed to any of these features (RPS, 2025).
- *Foraging habitat*: The woodland edge habitats comprise habitats of interest for foraging bats. The suite of bat activity transect and automated surveys carried out across the site, as part of the wider site, in 2017, 2018 and 2022 identified a low level of usage of the site and wider site in its entirety by relatively small numbers of bats (HDA, 2023). The site comprises a low proportion of foraging habitat for individual Common Pipistrelles and provides foraging habitat for Soprano Pipistrelle, Brown Long-eared bat and Noctule bats on a more occasional or infrequent basis (HDA, 2025a).

- **Badgers** – A Badger survey of the site and wider site, most recently carried out in January 2024, identified two active outlying setts in association with the areas of aged woodlands. The closest active setts to Parcel 6 include Sett DD located approximately 1.5m to the east of the Parcel 6 site and comprising an outlying sett supporting one partially-used entrance and Sett Q located approximately 5m to the west of the Parcel 6 site and comprising an outlying sett supporting one partially-used entrance (HDA, 2024).

- **Reptiles** – Very low numbers of Grass Snake, Slow-worm and Common Lizard are anticipated to be associated with the Parcel 6 site (HDA, 2025b).
- **Breeding birds** - The woodland edge habitats offer nesting opportunities for several bird species. Breeding bird surveys of the site, as part of the wider site, were carried out in 2008 and 2014 (Royal Haskoning DHV, 2014) which recorded notable bird species including Lapwing, Skylark, Dunnock, Song Thrush, House Sparrow, Reed Bunting, Mistle Thrush and Red Kite.
- **Invertebrates** - No surveys for invertebrates have been undertaken as it is considered that the proposed development areas are unlikely to be of significant local interest for this group. Higher quality areas of invertebrate habitat are however provided by the areas of ancient (and aged) woodland within the wider site which will be retained and managed.
- **Other species** – Dormouse and Great Crested Newt surveys have historically been carried out of the site, as part of a survey of the wider site, no evidence of either species was recorded within the site or wider site. As such it is considered highly unlikely that Dormice or Great Crested Newts are present within the site or wider site.

3 ASSESSMENT AND MITIGATION STRATEGY

3.1 The ancient woodland is situated within the SANG associated with the wider site and the aged woodland is situated within the SANG and Parcel 4 and 5. No works are proposed to either the ancient or aged woodlands as part of the Parcel 6 works. However, works within proximity to the ancient woodland and aged woodland as shown on the *Detailed Landscape Proposals for Public Open Space* (Pegasus Group, 2025b) comprise:

- The footpath which is located between approximately 5m to 12m from the aged woodland margin (and approximately 22m from the ancient woodland margin) and on average 7m from the aged woodland margin;
- The creation of a children's 'play on the way' area comprising natural feature boulders, amenity grassland and trees approximately 3m from the aged woodland margin; and
- Landscape enhancement works including creation of scrub, wetland and meadow grassland habitats with scattered tree planting.

3.2 Although the areas of aged and ancient woodland are located beyond the Parcel 6 site boundary and subsequently will be retained within the proposed scheme, in the absence of avoidance and mitigation measures the development has the potential to indirectly affect this woodland habitat through an increase in recreational activity, lighting, impacts on rooting zones of woodland trees and impacts on hydrology during the construction and operational phases.

3.3 With regard to the potential effects identified above, the following measures will be implemented throughout the course of construction in order to avoid effects on the woodland habitats located in the wider site:

- Apart from the proposed footpath, a buffer of at least 15m wide will be maintained along the edge of the aged and ancient woodland within which no hard development will occur. In the vicinity of construction works this will be marked out throughout the construction phase using appropriate fencing.
- Apart from the proposed footpath only soft works, including habitat management will be permitted within the aged and ancient woodland buffer. A Landscape and Ecological Management Plan (HDA, 2025c) has been prepared for the management of these habitats. These include creation of scrub, meadow/rough grassland and wetland habitats with scattered tree planting.
- No compound areas or storage of materials or machinery will be located within 15m of the aged or ancient woodland in order to avoid indirect effects of noise, dust and lighting (see below for further measures).
- Construction staff will not be permitted to enter the woodland or its buffer unless specifically instructed for approved tasks by the Site Manager;
- Any works to be conducted within the aged or ancient woodland buffer zone, such as installation of the footpath, have been designed in accordance with BS5837 'Trees in relation to Construction' to protect rooting zones of the woodland trees. Works within the buffer will be carried out in accordance with the *Arboricultural Impact Assessment* (RPS, 2025) or subsequent updated document where appropriate and, where necessary, be subject of an ecological or arboricultural watching brief.
- Measures will be employed to avoid adverse effects of dust on trees and other vegetation in the vicinity of aged and ancient woodland habitats during construction. Such measures will include:
 - Use of hard surfaced haul routes;
 - Damping down and regular cleaning of haul routes during periods of dry weather;
 - Vehicle washing and wheel cleaning (more than 15m from the ancient woodland) prior to leaving the wider site; and
 - Monitoring of dust levels.
- Measures to avoid adverse effects of noise on wildlife associated with aged and ancient woodland during construction will include:
 - Fitting of silencers to vehicle exhausts;
 - Restrictions on working hours as detailed in the consented scheme; and
 - Shutting/throttling down of machinery not in use.

- Measures to avoid adverse effects of lighting on wildlife associated with the ancient woodland during construction [no lighting will be required for the proposed footpath] will include:
 - Lighting will only be used during working hours (08:00–18:00) and subsequently only be required over the winter months when much British nocturnal wildlife will be hibernating (e.g. bats and Badgers);
 - Use of the minimum amount of light required for safety, and minimisation of upward reflected light;
 - Avoidance of bare bulbs or upward-pointing lights. The spread of light will be kept near to or below the horizontal;
 - Use of narrow spectrum bulbs (between 4000 and 2700k) and/or low UV emitting bulb types;
 - Avoidance of light-spill into adjacent areas through luminaire design or with accessories, such as hoods, cowls, louvres and shields to direct the light;
 - Minimisation of the height of lighting columns.
- To maintain the quality of water currently supporting the aged and ancient woodland habitats, construction works will be carried out in accordance with the guidance 'Pollution Prevention for Businesses' which can be found at <https://www.gov.uk/guidance/pollution-prevention-for-businesses>. No other effects on the hydrology of the woodland (e.g. quantity and constancy) would be expected to arise given the limited extent of works in the vicinity of the woodland and the presence of interlying ditches.
- A pre-works 'toolbox' talk will be provided to construction workers to make them aware of the aged and ancient woodland, in addition to the measures to avoid indirect effects described above.

Enhancement Measures

3.4 The aged and ancient woodland is situated within the wider site, within the SANG and Parcel 4 and 5, and subsequently enhancement measures within the woodland are not proposed within this document. However, enhancement measures within 15m of the aged and ancient woodland within the site will include:

- **Removal of debris:** All man-made debris and abandoned items/waste (e.g. old fencing materials) will be cleared from the woodland buffer.
- **New complementary areas of habitat established:** Ecotone habitats are proposed within the 15m buffer of the woodland margins within the site, which will be managed to encourage species-rich scrub, meadow/rough grassland and scattered tree planting to complement existing woodland habitats. The margins of the 15m woodland buffer will be demarcated with species-rich native hedgerow and ditches to separate the area from the more developed land in the centre of the site.
- **Refugia:** Provision of log and brash piles and a hibernacula will provide refuge and hibernation opportunities for reptiles, small mammals and invertebrates (HDA, 2025b).

- **Bat boxes:** The provision of 7 bat boxes (as part of the wider distribution of additional bat boxes across the Parcel 6 site) will provide roosting habitat for a range of woodland dwelling species (HDA, 2025d).
- **Bird boxes:** The provision of 6 bird boxes (as part of the wider distribution of additional bird boxes across the Parcel 6 site) will provide nesting habitat for a range of woodland dwelling species (HDA, 2025d).

4 ROLES AND RESPONSIBILITIES

4.1 The overall responsibility of coordinating the project to ensure that all works are carried out in accordance with this Ancient Woodland Assessment and Mitigation Strategy lies with Vistry Thames Valley. Vistry Thames Valley will appoint a Site Manager who will be responsible for ensuring all site staff and contractors are aware of any ecological constraints at the site and will distribute this document accordingly. As required, Vistry Thames Valley will appoint a Suitably Qualified Ecologist (SQE), Ecological Clerk of Works (ECoW) and/or specialist contractors to carry out, supervise or provide advice on carrying out works that could affect protected species or other ecologically valuable features, such as aged and ancient woodland, associated with the site.

4.2 The SQE, ECoW or specialist contractor appointed by Vistry Thames Valley will provide ongoing advice, supervise works and/or carry out specialist work in accordance with this document. In order to ensure best working practices are followed during construction works, the SQE/ECoW will provide relevant site workers with information and training on how to best avoid potential adverse effects on protected species and existing and newly created features of ecological interest within the site, in the form of a 'Toolbox Talk' with supplementary information sheets provided where necessary.

4.3 The construction Site Manager will work with the SQE to ensure that site staff and contractors are aware of ecological constraints and carry out works in accordance with this document. The Site Manager will be responsible for identifying when assistance is required by a SQE, ECoW or specialist contractors and informing the SQE if issues arise. The Site Manager will also be responsible for ensuring the implementation of general avoidance measures in accordance with this document.

5 CONCLUSION

5.1 The proposed works in the vicinity of the aged and ancient woodland located within the wider site, will not result in loss of aged or ancient woodland. Measures to protect the aged and ancient woodland from indirect effects of these works during the construction and operational phases are described in *Section 3* above together with measures to enhance the woodland habitat in the vicinity of works. Through implementation of these measures no loss or deterioration of aged or ancient woodland habitat would arise as a result of the

proposed works, and localised improvements to the quality of the habitat resource would be expected in the long-term.

- 5.2 Subject to the implementation of the measures for the protection and enhancement of retained habitats, no reduction in the ecological interest of the 15m aged and ancient woodland buffer or its surrounds is likely to arise as a result of the proposed works. It is therefore concluded that, beyond the normal requirements to avoid impacts on protected species and the aged and ancient woodland, there are no overriding nature conservation constraints that would preclude the proposed footpath or wider Parcel 6 development.

6 REFERENCES

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	Personnel	Position
Author	Clare Bird MCIEEM	Associate Ecologist
Approved for issue	Sarah Thornton-Mills MCIEEM	Principal Ecologist

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APPENDIX A

Phase 1 Habitat Survey Plan and Target Notes



KEY

- Parcel 6 boundary
- Lowland mixed deciduous woodland - (w1f)
- Other woodland - mixed - mainly broadleaved (w1h5)
- Ancient Woodland - based on Natural England's Inventory of Ancient Woodland
- Aged Woodland
- Scattered trees (indicative)
- Native hedgerow - (h2a)
- Native hedgerow with trees - (h2a - 11)
- Non-native and ornamental hedgerow - (h3b)
- Mixed scrub - (h3h)
- Scattered scrub
- Ruderal - (81)
- Developed land - sealed surface - (u1b)
- Modified grassland - (g4)
- Standing open water - (r1)
- Wet ditch / Dry ditch - (50)
- Bare ground - (510)
- Buildings
- Fence
- Target notes

CLIENT:
Vistry Thames Valley

PROJECT:
Hogwood Farm, Finchampstead

TITLE:
Parcel 6 - Phase 1 Habitat Survey Plan

SCALE AT A3:
NTS

DATE:
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The Stables, Howbery Park, Benson Lane, Wallingford, OX10 8BA
t 01491 838175 e consult@hda-enviro.co.uk w www.hda-enviro.co.uk

Landscape Architecture
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Target Notes – Arborfield

1. Site yard comprised a hardstanding area with mobile cabins.
2. Relatively sparse ruderal vegetation dominated by Common Nettle *Urtica dioica*, Spear Thistle *Cirsium vulgare*, Common Ragwort *Senecio jacobaea*, Bristly Oxtongue *Helminthotheca echinoides* and Common Dandelion *Taraxacum officinale*. Small areas of scattered bare ground/ recently disturbed ground are present. Field margins vary between 1 – 5m and are more densely vegetation with the above species with the inclusion of Annual Meadow Grass *Poa annua*, Red Fescue *Festuca rubra*, Cleavers *Galium aparine*, Broad-leaved Dock *Rumex obtusifolius*, Cut Leaved Cranes Bill *Geranium dissectum*, Field Forget-me-not *Geranium dissectum* and Scarlett Pimpernel *Anagallis arvensis*.
3. Mixed woodland along the western boundary with species including Ash *Fraxinus excelsior*, Larch *Larix decidua*, Scots Pine *Pinus sylvestris*, Beech *Fagus sylvatica*, Pedunculate Oak *Quercus robur* and Black Poplar *Populus nigra*. Some of the trees are mature and have suitable bat roosting features. The understorey is comprised of Elder *Sambucus nigra*, Hawthorn *Crataegus monogyna*, Holly *Ilex aquifolium*, Willow *Salix* Sp. and Hazel *Corylus avellana*. The ground layer is dominated by Bramble *Rubus fruticosus* and Common Nettle with Bracken *Pteridium aquilinum*, Ground Ivy *Glechoma hederacea*, Cleavers, Wood Avens *Geum urbanum*, Herb Robert *Geranium robertianum*, White Bryony *Bryonia dioica* and Black Bindweed *Fallopia convolvulus*. Part of the southern area of this woodland is listed on Natural England's Ancient Woodland Inventory; this area is especially dominated by Larch and other introduced coniferous species.
4. Native defunct hedgerow with trees comprising a hedgerow of Field Maple *Acer campestre*, Hazel, Blackthorn *Prunus spinosa* and Ash, with Ash and Oak mature trees and a dry ditch below.
5. Newly created culvert with a small area of standing water.
6. Treeline of mature Ash and Pedunculate Oak trees with relic species rich hedgerow of Hazel, Holly, Field Maple, Hawthorn and Blackthorn. Some of the mature trees have the potential to support roosting bats. The ground layer vegetation is sparse and mostly comprised of Bramble with occasional Cowslip *Primula veris* and Creeping Thistle *Cirsium arvense*.
7. Lowland mixed deciduous woodland comprised of Pedunculate Oak and coppiced Ash with Wild Cherry *Prunus avium*, Field Maple, Hazel, Hawthorn and Blackthorn. Mature trees are present, some of which have features of bat roosting potential. The ground layer includes Bramble, Cow Parsley *Anthriscus sylvestris*, Ground Ivy, Germander Speedwell *Anthriscus sylvestris*, Common Sorrel *Rumex acetosa* and Lords-and-ladies *Arum maculatum*. A dry ditch is present along the western boundary of the parcel and a ditch that was wet at the time of the survey along the eastern boundary.
8. A field of ruderal vegetation of varying height from 10cm to 50cm in height dominated by Spear Thistle, Common Nettle and Perennial Ryegrass and White Clover *Trifolium repens* with the occasional Creeping Buttercup *Ranunculus repens*, Common

Hogweed *Heracleum sphondylium*, Ragwort and Broad Leaved Dock and Cleavers. Small areas within the parcel are sparsely vegetated with areas of bare ground with occasional ruderal species mentioned above but include Scarlett Pimpernel and Bird Foot Trefoil *Lotus corniculatus*.

9. A small depression of bare ground that had standing water at the time of the survey with occasional Yellow Flag Iris present.
10. Plantation lowland mixed deciduous woodland comprised of White Poplar, Pedunculate Oak, Ash and Field Maple. Mature trees are present, some of which have features of bat roosting potential. Understorey comprised of Holly, Dog Rose *Rosa canina*, Common Nettle, Cow Parsley, Cleavers, Curled Dock *Rumex crispus*, Bramble and Ground Ivy. A dry ditch is present along the boundary along the southern boundary of the wooded strip.
11. Species poor modified grassland of varying sward length between 5cm – 40cm comprised of Perennial Ryegrass, Cocksfoot *Dactylis glomerata*, White Clover, Oxeye Daisy *Leucanthemum vulgare*, Creeping Buttercup with occasional Broad Leaved Dock, Dandelion and Scarlett Pimpernel. Field margins are approximately 4-6m wide and are comprised of Common Nettle, Spear Thistle, Common Vetch *Vicia sativa* and Cow Parsley.
12. Area of bare ground used for storage of construction materials.
13. Lowland mixed deciduous woodland comprised of Pedunculate Oak standards and coppiced Ash with Wild Cherry *Prunus avium*, White Poplar, Field Maple, Hazel, Willow, English Elm *Ulmus procera*, Holly, Hawthorn and Blackthorn. Mature trees are present, some of which have features of bat roosting potential. The ground layer includes Bramble, Wood Avens *Geum urbanum*, Herb Robert, Common Ivy, Wood Spurge *Euphorbia amygdaloides*, Violet *Viola sp.*, Greater Stitchwort *Stellaria holostea*, Common Nettle, Remote Sedge *Carex remota*, False Brome *Brachypodium sylvaticum* and Butcher's Broom *Ruscus aculeatus* present. Standing and fallen dead wood is present throughout the woodland area. The woodland becomes increasingly wet to the west where Willow becomes dominant and dry ditches border most of the woodland edges, a further dry ditch running centrally through the southern area of woodland is also present. The eastern area of this woodland is listed on Natural England's Ancient Woodland Inventory; here the dominant tree species is White Poplar in the south and Pedunculate Oak in the north. This area is demarcated in its western boundary by a small woodbank.
14. Mixed Scrub comprised of Bramble, Blackthorn, Dog Rose and Pendulate Oak samplings over a dry ditch.
15. Artificial Badger sett located at the northern end of TN13.
16. A wooden bat barn set between treelines of Pendulate Oak, Ash and Hazel.
17. Mixed scrub comprised of Bramble, Elder and Holly with large amounts of deadwood above a steep-sided wet ditch. Towards the eastern end of the scrub parcel, Elder becomes the dominant species with the inclusion of ruderals in the ground layer including Common Nettle, Spear Thistle, Cleaver and Broad Leaved Dock.

18. Ruderal vegetation comprised of Perennial Rye Grass, Spear Thistle, Common poppy *Papaver rhoeas*, Cocks Foot, Rosebay Willowherb *Chamerion angustifolium*, Annual Sow Thistle *Sonchus oleraceus*, Common Nettle, and Curled Dock.
19. Listed building with multiple features with bat roost potential including lifted roof tiles and cracks in the brickwork. Situated on an area of concrete hardstanding. Surrounded by scaffolding at the time of the survey.
20. Species-rich native hedgerow comprised of Hawthorn, Hazel, Blackthorn, English Elm and Ash.
21. Ruderal vegetation similar to TN 20 with the inclusion of Oxeye Daisy at high densities and occasional Red Campion *Silene dioica*.
22. A SUDS pond within a parcel of ruderal vegetation described in TN21. Sloping earth banks with occasional Pendulous Sedge *Carex pendula*.
23. A shaded pond approximately 30cm in depth. Tussocks of Pendulous Sedge and patches of encroaching Bramble, Willow, Pedunculate Oak and Alder, border the edge of the pond. The pond area is enclosed by a chicken-wire fence.
24. Modified grassland with a short sward length of approximately 20cm in length comprised of Perennial Rye Grass, Cocks Foot, Red Fescue, Meadow Buttercup, Broadleaved Dock and Dandelion.
25. Lowland mixed deciduous woodland. Dominant species within the woodland include Ash, Pedunculate Oak and Alder with a Hawthorn and Field Maple understorey. The ground layer includes Bramble, Wood Aven, Herb Robert, Ground Ivy, and Hairy Brome *Bromopsis ramosa*. There are fallen wood and dead-wood piles throughout the woodland area and multiple trees with possible bat roosting potential. The woodland, in part, is listed on Natural England's Ancient Woodland Inventory.
26. Large parcel of bare ground with large spoil heaps. During the time of the survey, excavators were topping soil within the parcel. Field margins were sparsely vegetated with ruderal species including Bramble, Curly Dock, Spear Thistle, Ragwort and Common Nettle.
27. Lowland mixed deciduous woodland. A thin strip of broadleaved woodland plantation behind this comprised of Ash, Lombardy Poplar, Field Maple, White Willow, Grey Willow, Dogwood, Hazel, Hawthorn, Blackthorn and Bramble with Common Ivy and Cleavers dominating the ground layer. Some of the trees have features of possible bat roosting potential. A ditch that had small pools of standing water is present along the southern side of the wooded strip.
28. Site compound on hardstanding area.
29. Short ruderal vegetation within the northern end of the parcel similar in species composition to TN18 with the inclusion of Ribwort Plantain *Plantago lanceolata*, Timothy *Phleum pratense*, Musk Mallow *Malva moschata* and Bristly Oxtongue. Hardstanding compacted aggregate is present across the southern area of the parcel.

with small field margins approximately 1m in width comprised of similar short ruderal species as the northern area.

30. A dense, intact, species-rich native hedgerow with trees comprising Pedunculate Oak, Beech, Ash, Goat Willow *Salix caprea*, Black Poplar *Populus nigra*, Field Maple, Dogwood, Hazel, Holly, Bramble and Common Broom *Sarothamnus scoparius*. The hedgerow has tree guards present on some individual plants with some mature trees present along the roadside, especially within the southern section of the hedgerow.
31. Modified grassland with species including Yorkshire Fog, Perennial Rye-grass, False Oat-grass *Arrhenatherum elatius*, Cock's Foot, Red Fescue, Common Bent, Creeping Buttercup, White Clover, Doves-foot Cranesbill *Geranium molle*, Common Vetch, Common Mouse-ear *Cerastium fontanum*, Scentless Mayweed *Tripleurospermum inodorum*, Creeping Thistle, Spear Thistle, Common Sorrel, Ragwort, Greater Willowherb *Epilobium hirsutum*, Cleavers, Broad-leaved Dock, Common Knapweed *Centaurea nigra*, Meadow Vetchling *Lathyrus pratensis*, Forget-me-not sp., Fleabane *Pulicaria dysenterica* and Self-Heal *Prunella vulgaris*. Along the treeline to the south, Hemp Nettle *Galeopsis tetrahit*, Lady's Thumb *Persicaria maculosa*, Scentless Mayweed, Prickly Sow-Thistle and Clustered Dock with wet flushes of Sedge and Soft Rush. There are two soil bunds/soil storage piles with tall ruderals dominated by Spear Thistle, Common Nettle, Broadleaved Dock and Smooth Hawksbeard *Crepis capillaris* with large patches of scrub within the grassland with species including Bramble, Elder, Silver Birch and Dog-rose with Common Nettle. There are also piles of deadwood near and within the scrub.
32. Non-native and ornamental species-poor hedgerow comprising Cherry Laurel *Prunus laurocerasus*, Leylandii Cypress *Cupressus x leylandii* and Elder, broken by Bramble scrub on the north-eastern edge of the grassland field (TN 31). To the south of the hedgerow, continuing along the field boundary is a wooden post and electric wire fence which is overgrown with tall grasses and ruderal vegetation.
33. An outgrown, defunct native species-rich hedgerow with trees adjacent to Park Lane, with a dry ditch below. Species within the hedgerow include Pedunculate Oak, Black Poplar, Gorse (*Ulex europaeus*), Holly, Grey Willow, Blackthorn, Bracken and Bramble. A treeline of Pedunculate Oak is present approximately 5m into the field from the hedgerow.
34. A ditch that was dry at the time of survey with scattered Bramble scrub and trees including Willow and Pedunculate Oak, some of which have possible bat roosting potential. Behind the ditch is a fence and a dirt track, used as an access route into the site. A scrub line is present along the eastern side of the track and is 1-2m wide comprised of Grey Willow, Dog Rose, Oak and Bramble scrub. Track supports ephemeral vegetation including Scentless Mayweed, Cocks Foot, Smooth Hawksbeard, Common Yarrow, Hawthorn saplings, Common Bent and Spear Thistle.
35. Modified grassland field with a similar species composition to Target Note 31, with more Bent dominant in the north and False Oatgrass and Fescue sp. dominated to the south. Occasional species include Greater Plantain, Ribwort Plantain, Greater Birds-foot Trefoil, Common Hogweed, Cleavers, Meadow Vetchling, Mouse-ear, Common Vetch, Common Fleabane, Creeping Buttercup, Red Fescue and Soft Rush. Bramble scrub is present along many of the field boundaries, with Common Nettle

also present. A wet flush is present within the west of the field and contains Common Horsetail, Common Nettle, Sow Thistle, Soft Rush and occasional Hemp Nettle.

36. Scattered semi-mature trees and scattered areas of dense scrub along fence line. Species present include Oak, Ash, Blackthorn, Dog Rose, Bramble and Common Nettle.

37. A line of scrub and trees with a dry ditch bordering Park Lane.