

HOGWOOD FARM, FINCHAMPSTEAD

**LAND SOUTH OF PARCEL 15 - CONSTRUCTION ECOLOGICAL MANAGEMENT PLAN (CEMP)
FOR BIODIVERSITY**

Prepared for CALA Homes Thames Ltd

by

Hankinson Duckett Associates

HDA ref: 868.1

September 2025

hankinson duckett associates

† 01491 838175 f 01491 838997 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

CONTENTS

	Page
1 Introduction	1
2 Site Location and Summary Description	1
3 Background and legislative context	2
4 Wildlife protection and mitigation prescriptions	6
5 Roles and Responsibilities	12
6 References	13

HDA Document Control and Quality Assurance Record

APPENDICES

- A Phase 1 Habitat Survey Plan and Target Notes
- B Ecological Constraints Summary Plan

1 INTRODUCTION

1.1 This document details a Construction Ecological Management Plan for Biodiversity (CEMP) in relation to the proposed development within Land South of Parcel 15 within the wider development of approximately 110ha of land at Hogwood Farm, Finchampstead. Land South of Parcel 15 development area comprises approximately 2ha of land, hereinafter referred to as 'the site'. The site centre is located by National Grid Reference SU 776 641. The study was commissioned by CALA Homes Thames Ltd in August 2025.

1.2 This document has been prepared to partially address Condition 22 of the planning consent, which states: *"Prior to the commencement of development, a detailed scheme of ecological mitigation in accordance with measures recommended in "Ecological Assessment - Land South of Parcel 15 (HDA ref 868.1, October 2024)" shall be submitted to and approved in the writing by the Local Planning Authority. Mitigation shall thereafter be implemented as approved unless otherwise agreed in writing by the Local Planning Authority."*

1.3 This document focuses on the protection of features of ecological interest during the construction phase of works. Specifically, the aims of this document are to:

- Identify features of nature conservation interest and protected/notable species occurring or potentially occurring within and adjacent to the site;
- Identify where construction works have potential to adversely affect features of nature conservation interest and protected/notable species;
- Identify where further survey is required in advance of particular works commencing; and
- Where potential adverse effects of construction are identified, identify impact avoidance and mitigation measures to ensure that no long-term impacts on the nature conservation interest of the site, or contravention of nature conservation legislation, is likely to arise.

1.4 Unless alternative approaches are agreed with the local planning authority and/or Natural England at a later stage, all construction works carried out at the site will accord with the measures outlined in this document.

2 SITE LOCATION AND SUMMARY DESCRIPTION

2.1 The Land South of Parcel 15 site is located to the north-west of the village of Finchampstead, Berkshire. In general terms, it comprises part of a modified grassland field and a soil bund dominated by recently established scrub and tall ruderal vegetation. The Land South of Parcel 15 site is part of a larger area covering a total of 110ha at Hogwood

Farm, Finchampstead, hereinafter referred to as the 'wider site'. A more detailed description of the habitats present at the Land South of Parcel 15 site and the wider site is provided in the *Land South of Parcel 15 - Ecological Assessment* (HDA, 2024a), and the location and boundary of the site is provided in *Appendix A*.

3 BACKGROUND AND LEGISLATIVE CONTEXT

3.1 This section provides an overview of the current nature conservation interest of the site. Descriptions of existing habitats within the site are provided below along with details of protected and notable species identified within the site during specialist surveys.

3.2 *Designated sites*

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

3.2.2 One internationally designated area is located within 10km of the site boundary, this is Thames Basin Heaths Special Protection Area (SPA) the closest unit of which is located approximately 1.9km to the south-west of the site. This 8309.5ha SPA comprises open heathland, scrub and woodland supporting internationally important numbers of ground nesting birds (Nightjar, Woodlark and Dartford Warbler).

3.2.3 One National Nature Reserves (NNRs) is located within 5km of the site. This is Castle Bottom NNR which is located approximately 4.5km to the south of the site. This 30.82ha NNR comprises a large valley bog associated with heathland habitats. NNRs have been established to protect some of England's most nationally important habitats in addition to providing opportunities for research.

3.2.4 Three Sites of Special Scientific Interest (SSSIs) are located within 5km of the site. These are:

- Longmoor Bog SSSI located approximately 870m north-east of the site.
- Bramshill SSSI (also forming part of the Thames Basin Heaths SPA described in *Section 3.2.2*) located approximately 1.9km south-west of the site.
- Castle Bottom to Yateley and Hawley Commons SSSI (also forming part of the Thames Basin Heaths SPA described in *Section 3.2.2* and the Castle Bottom NNR described in *Section 3.2.3*) located approximately 4.5km south of the site.

3.2.5 In the absence of avoidance and mitigation measures, the proposed development is unlikely to result in risk of impacts on any of the designated areas in the wider area due to the nature of the development, its distance from the other designated sites, and the character of the

habitats and features for which the areas are designated. The site will however be subject to the provision of Suitable Alternative Natural Greenspace (SANG) and SAMM avoidance measures in line with Wokingham Borough Council's guidance with regard to recreational pressure on Thames Basin Heaths SPA, as outlined in the *Ecological Assessment* (HDA, 2024a).

3.3 *Habitats*

3.3.1 In general terms, the site comprises part of a modified grassland field and a soil bund dominated by recently established scrub and tall ruderal vegetation. The field is bordered to the east by a non-native ornamental hedgerow, and beyond the western site boundary is a ditch with scattered Bramble scrub, trees and a track. The site is bordered to the north by Parcels 14 and 15 of the wider development which is currently under construction; to the west and south by a future development parcel which currently comprises modified grassland and scrub; and to the east by buildings and grassland. The distribution of habitats across the site are shown on the Phase 1 Habitat Survey Plan provided in *Appendix A*.

3.3.2 The habitats of highest nature conservation interest associated with the site are the hedgerows, treelines and dense scrub within and bordering the site. The other habitats present at the site, including the areas of modified grassland, are of negligible conservation interest.

3.4 *Protected and notable species*

Bats

3.4.1 No trees with bat roost potential are located within the site, however 4 trees (Trees 2, 4, 5 & 7) with bat roost potential are located beyond the western site boundary (HDA, 2024a). All trees with bat roost potential bordering the site will be retained (RPS, 2024).

3.4.2 At least five species/species groups of bats were recorded using the site and wider site for foraging and commuting, with varying levels of activity observed throughout the surveys. Overall the level of bat activity recorded was generally considered to be low, relative to the size of the site, and similar foraging and commuting opportunities are relatively widespread in the wider area.

3.4.3 All UK bat species are protected as 'European Protected Species' (EPSs) under the 2017 Conservation of Habitats and Species Regulations (as amended). In relation to EPSs, unless subject of an appropriate Natural England derogation licence the 2017 Regulations make it an offence to:

- Deliberately capture, injure or kill any wild animal of an EPS;

- Deliberately disturb wild animals of any such species, in particular any disturbance which is likely to: (i) impair their ability to survive, to breed or reproduce, or to rear or nurture their young; or to hibernate or migrate; (ii) affect significantly the local distribution or abundance of the species to which they belong;
- Damage or destroy a breeding site or resting place of such an animal; and/or
- To (a) be in possession of, or to control; (b) to transport any live or dead animal or any part of an animal; (c) to sell or exchange or (d) offer for sale or exchange any live or dead animal or part of an animal of an EPS.

3.4.4 In addition, all UK bats are protected under the 1981 Wildlife and Countryside Act (as amended). All species are listed on Schedule 5 of the Act and are therefore subject to the provisions of Section 9, which make it an offence to:

- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a bat; and/or
- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for that purpose.

3.4.5 Seven species of bat (Barbastelle, Bechstein's, Noctule, Soprano Pipistrelle, Brown Long-eared, Greater Horseshoe and Lesser Horseshoe) are also identified as Species of Principal Importance under Section 41 of the 2006 NERC Act.

3.4.6

3.4.7

¹ Dr Julian Brown of the Julian Brown Consultancy holds a Badger Class Licence WML-CL35 (Registered User Reference Number CL35/0028).

3.4.8



Breeding birds

3.4.9 The avian habitats of greatest interest are the hedgerow, trees and scrub habitats, within and bordering the site. The habitats present within the site for breeding birds are relatively common and widespread in the surrounding area and the breeding bird assemblage at the site is likely to be typical of the site surrounds. Sand Martins are currently nesting in a temporary spoil heap in the north-east of site (last monitored on the 28th August 2025) and it is possible that other common and widespread breeding birds are also nesting within the site. In view of the abundance of similar habitat in the wider area the site is unlikely to be of local ornithological significance.

3.4.10 All nesting birds are afforded a basic level of protection under the 1981 Wildlife and Countryside Act (as amended). Species included on Schedule 1 of the Act are afforded additional protection against disturbance when breeding.

Reptiles

3.4.11 The site is considered to support very low numbers of Slow-worm, Grass Snake and Common Lizard. Habitats suitable for reptiles within the site include grassland, scrub and hedgerow bases. These habitats are however abundant in the wider site and wider area. Furthermore, Slow-worm, Grass Snake and Common Lizard are common and widespread reptile species.

3.4.12 All native reptiles are protected against killing and injuring under the 1981 Wildlife and Countryside Act (as amended), are listed as priority species on the UKBAP, and identified as Species of Principal Importance under Section 41 of the 2006 NERC Act. Due to their rarity, Sand Lizards and Smooth Snakes have additional protection.

Other protected and notable species

2.4.13 Habitats within or in close proximity to the site are considered unlikely to support Water Voles, Otters, Dormice or Great Crested Newts (HDA, 2024a). In addition, no plant species listed on Schedule 9 of the 1981 Wildlife and Countryside Act (as amended) have been recorded at the site.

4 WILDLIFE PROTECTION AND MITIGATION PRESCRIPTIONS

4.1 Measures to avoid and minimise effects on features of ecological interest have been incorporated into the scheme design. This section identifies measures to be implemented during the construction phase of the development to avoid, mitigate and compensate for potential effects of works on identified features of ecological interest.

4.2 Trees, hedgerows and scrub

4.2.1 The *Landscape Masterplan* (CSA, 2024) indicates that the development proposals require the removal of approximately 0.2ha of dense Bramble scrub/tall ruderal vegetation and 0.03km of non-native, ornamental hedgerow to accommodate the development.

4.2.2 Where trees and hedgerows are retained, these will be protected during the course of development works through implementation of the following measures:

- All retained trees, scrub and hedgerows in the vicinity of construction works will be protected in accordance with BS5837 'Trees in Relation to Construction', unless otherwise agreed with a suitably qualified arboriculturalist and where necessary subject to an approved Arboricultural Method Statement. Protection measures will be put in place prior to the commencement of any development activities and maintained until completion of works in any given area.
- Ground clearance, excavation works, and any construction works in the vicinity of retained trees and scrub will avoid effects of dust smothering on vegetation through the following measures, where appropriate:
 - No bonfires or unauthorised burning of material anywhere on-site;
 - Minimisation of dust generating activities;
 - Location of dusty activities and stockpiles away from sensitive receptors such as retained ditches, trees, hedgerows and scrub;
 - Consideration will be given to seeding or covering of long-term stock piles;
 - Vehicular use of designated haul routes only;
 - Damping down and regular cleaning of haul routes during periods of dry weather;
 - Vehicle washing and wheel cleaning at appropriate intervals;
 - Maintenance of construction traffic and plant in good working order and switched off when not in use;
 - Covering of all loads entering and leaving the site;
 - Imposition of an appropriate site speed limit; and
 - Use of appropriately designed vehicles for materials handling.

- Measures to avoid adverse effects of noise on wildlife associated with retained areas of trees, scrub and hedgerow vegetation during the site clearance and construction phase will include a selection of:
 - Fitting of silencers to vehicle exhausts;
 - Restrictions on working hours (proposed to be 08:00-18:30 Monday to Friday and 08:00-13:00 on a Saturday, with no on-site working on Sundays and bank holidays);
 - Use of mufflers or silencers on pneumatic percussive tools;
 - Use of rotary drills and busters actuated by hydraulic or electrical power for excavating hard material, where practicable;
 - Careful unloading/loading of vehicles, movement of material or dismantling of scaffolding;
 - Shutting/throttling down of machinery not in use; and
 - Use of quiet methods of piling where practicable.
- Lighting will be restricted in the vicinity of retained hedgerows, scrub and trees within and around the margins of the site during both the construction and operational phases in order to maintain their value for nocturnal wildlife. Further details on sensitive use of lighting are provided in *Section 4.4* below.

4.3 Ditches

Potential effects

- 4.3.1 The development proposals show that the dry ditch located beyond the western site boundary will be supplemented by a green corridor. However, in the absence of mitigation and avoidance measures the proposed development has the potential to indirectly effect the ditch through impacts on the quality, quantity and constancy of water entering the ditch during the construction and operational phases. These considerations are described below.

Mitigation and enhancement proposals

- 4.3.2 The development has been designed to ensure that the ditch bordering the site is supplemented by a green corridor. Pollution avoidance measures to be implemented in the vicinity of the ditch during the construction period will include the following:
- Workers will be fully briefed on ecologically sensitive habitats and all construction activities will be conducted in accordance with the Pollution Prevention for Businesses guidance (www.gov.uk/guidance/pollution-prevention-for-businesses#construction-inspection-and-maintenance);

- The design of the surface water drainage scheme for the proposed development will also seek to maintain the quality, quantity and constancy of water entering the watercourse; and
- All hazardous liquids and chemicals will be stored and utilised in accordance with the 2002 Control of Substances Hazardous to Health (COSHH) Regulations (HSE, 2002).

4.4 Lighting

4.4.1 Lighting required during the construction phase will be of the minimum level required for security and safety. No lighting will be placed within 5m of retained trees or hedgerows, and lighting in the vicinity of such features will be positioned to minimise light spill. Potential temporary adverse effects of lighting during construction will be further limited through restricted working hours (see above). All detailed external lighting proposals will be reviewed at appropriate design stages by a suitably qualified ecologist.

4.5 Working zones and storage of materials

4.5.1 All storage areas for construction materials will be located at least 5m from retained trees/hedgerows (or outside the root protection/ buffer area if greater) and the ditch to the west of the site. Wherever possible, all materials will be stored on pallets and waste removed from the site or stored in skips to discourage animals, such as amphibians, reptiles and small mammals, from taking refuge within them.

Protected and notable species

4.6 Bats

4.6.1 Although the development proposals indicate that no trees with potential to support roosting bats will be lost as a result of the proposed development, due to the presence of opportunities for roosting bats within a number of trees bordering the site and the highly mobile nature of bats, an approach to works affecting trees lost to development or affected by future maintenance works (e.g. for health and safety) is set out below. This involves either further survey prior to works commencing to confirm the continued absence of roosting bats or a sensitive approach to works.

4.6.2 It is understood that all trees with bat roost potential will be retained. In the event that retention of a tree/tree feature identified as providing opportunities for roosting bats is not possible (see *Appendix B* for the location of trees with bat roost potential), due to the

transitory nature with which bats may use roost sites in trees, it is recommended that felling/pruning works are carried out in accordance with the following procedure²:

1. In the event that future pruning or felling works for reasons of health and safety are required to trees with moderate or higher potential to support roosting bats (PRF–M), trees will first be subject to three aerial inspection surveys between May to September, with at least two of the surveys conducted from May to August by a licensed bat worker to inspect potential roost sites for bats (BCT, 2023). If a bat roost is encountered during survey of a tree not covered under an EPS licence, then felling/works to this tree will be delayed until an EPS licence has been sought and obtained from Natural England.
2. Trees with moderate or higher potential to support roosting bats (PRF–M), which an exhaustive climbed inspection is not possible or practical, will be subject to three emergence/re-entry surveys following current BCT best practice guidelines (BCT, 2023) to confirm the absence of roosting bats prior to any works affecting the tree commencing.
3. Trees that are classified as low potential (PRF–I), will be aerial inspected immediately in advance of works to confirm the absence of roosting bats prior to any works affecting the tree commencing. Trees that are unsuitable for aerial inspections and/or have not been subject to an emergence survey immediately in advance of works will be ‘soft felled’ under the supervision of a suitably qualified ecologist. Soft felling involves progressive removal of the tree, using ropes to gently lower sections of tree potentially supporting roosting bats to the ground for inspection by a suitably qualified ecologist. Where appropriate, features will be left on the ground overnight before clearing to allow any bats present to escape.

In the event that a roosting bat is discovered during any of the above works to a tree not covered under an EPS licence, trimming/felling works must cease and Natural England contacted to agree an appropriate course of action. A licence may need to be applied for, and approved, before works can continue.

- 4.6.3 Opportunities for foraging bats associated with the site will be maintained during the construction phase through protection of the retained hedgerows and trees, and sensitive approach to lighting (see *Section 4.4* above).

² Please note the procedure given below differs from that given in the 2022 Bat Survey Report (HDA, 2023) due to the publication of updated good practice guidelines set out by the Bat Conservation Trust in 2023. The procedure detailed in this report accords with the current published guidelines (BCT, 2023).

4.7

4.7.1

4.7.2

4.8

Birds

4.8.1

The colony of Sand Martins currently nesting within the spoil heap at the site (see *Appendix B* for the location of the colony), are being monitored by HDA on a fortnightly basis. The colony was last visited on the 28th August 2025, at which time the colony was still active. The colony is currently fenced off to ensure no construction access it allowed in the vicinity of the colony. It is anticipated that the colony will be active till the end of September/early October, and the colony will continue to be monitored by HDA until it has been confirmed that the colony have departed. Once the colony have departed the spoil heap will be removed.

4.8.2

Where trees, scrub, hedgerows and spoil heaps associated with nesting birds require removal, this work will be carried out outside the bird breeding season (March to early September inclusive). In the event that this is not possible, these works will be supervised by a suitably qualified ecologist who will check for nesting birds prior to and during works. In the event that nesting birds are found to be present, it will be necessary to delay works or maintain a suitable buffer around the nest until nesting is completed.

4.8.3

In addition, in order to avoid temporary effects of any construction phase lighting and noise on areas of retained habitat used by breeding birds (even if they are to be lost following the bird breeding season), the following measures will be implemented:

- Clearance or construction works within and immediately adjacent to retained areas of bird nesting habitat will avoid the nesting season as far as possible; and

- Night-time illumination of retained bird nesting habitats will be avoided throughout the construction and operational phases through implementation of the measures outlined in *Section 4.4* above.

4.9 Reptiles

4.9.1 The site is considered to support very low numbers of Slow-worm, Grass Snake and Common Lizard. Proposals for the site are expected to result in loss of a proportion of the suitable reptile habitat within the site including grassland and scrub/tall ruderal habitats. In the absence of mitigation and avoidance measures there is the potential for the works to result in contravention of nature conservation legislation relating to reptiles by killing or injuring reptiles during the course of the site clearance works.

4.9.2 A controlled approach will be/has been taken to site clearance in those areas where potential reptile habitat is to be lost such as scrub, tall ruderal vegetation or grassland in order to displace any reptiles present into areas of contiguous habitat within the site, wider site and wider area. Where appropriate, the following habitat manipulation measures will be undertaken under an ecological watching brief by a suitably experienced ecologist. The habitat manipulation measures will be undertaken where suitable habitat is to be lost/damaged, in order to encourage the movement of reptiles into suitable habitats in the surrounding area. Habitat manipulation will comprise:

- Firstly, vegetation cover will be reduced to minimum height of 150mm. This will take place at a time of year avoiding the bird breeding season (typically between March and September inclusive) or otherwise be preceded by a check of suitable habitat for active bird nests immediately prior to commencement of works by a suitably qualified ecologist or appropriate other.
- Where potential for reptiles to be present remains, a minimum period of 5 days with daytime temperatures of >12°C will then be allowed to elapse prior to the second stage of vegetation clearance (see below).
- The second stage will involve clearance of all suitable vegetation to ground level (i.e. <75mm) by hand during mild temperatures (>14°C) at a suitable time of year when reptiles are likely to be active (mid-March to early October inclusive). At this time any potential hibernacula or refugia encountered will be carefully dismantled by hand. This stage of clearance will be undertaken under the supervision of a suitably qualified ecologist who would capture and relocate any reptiles encountered to areas of retained habitat on the margins of the development phase or the pre-established refugia in the reptile receptor area or other established informal open space as appropriate.

- Where potential for reptiles to be present remains, a further 5 days with daytime temperatures of >12°C will then be allowed to elapse to enable any remaining reptiles to disperse from the area of works, prior to the destructive search.
- Following clearance of vegetation to ground level and removal of any refugia by hand, no suitable reptile habitat would remain and it is expected that any remaining reptiles would disperse from the area of works into adjacent habitat on their own accord.
- In order to be certain that no reptiles are present within the area of works, topsoil will then be progressively stripped from the area of works under the supervision of a suitably qualified ecologist, if required.
- In the event that the destructive search is delayed, the vegetation will be maintained at ground level until the destructive search is carried out. Similarly, following the destructive search, the land will be maintained as unsuitable for the recolonisation of reptiles prior to and throughout the proposed works.

5 ROLES AND RESPONSIBILITIES

- 5.1 The overall responsibility of coordinating the project to ensure that all works are carried out in accordance with this Construction Environmental Management Plan (CEMP) lies with Cala Homes Thames Ltd. Cala Homes Thames Ltd 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, Cala Homes Thames Ltd 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 present at the site.
- 5.2 The SQE, ECow or specialist contractor appointed by Cala Homes Thames Ltd 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 application area, in the form of a 'Toolbox Talk' with supplementary information sheets provided where necessary.
- 5.3 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.

6

REFERENCES

Bat Conservation Trust (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th Edition*. Bat Conservation Trust, London.

Bat Conservation Trust and Institute of Lighting Professionals (2023) *Bats and artificial lighting in the UK: Bats and the Built Environment series*. Institute of Lighting Professionals, Rugby.

CSA (2024) *Land South of P15, Hogwood Farm, Finchampstead: Landscape Masterplan*. CSA Environmental, Hertfordshire.

Harris S. & Yalden D.W. (2008). *Mammals of the British Isles*. Handbook: 4th Edition. The Mammal Society, Southampton.

HDA (2024a) *Hogwood Farm, Finchampstead: Ecological Assessment – Land South of Parcel 15*. Hankinson Duckett Associates, Wallingford.

HDA (2024b) *Hogwood Farm, Finchampstead: 2023 Reptile Survey Report and Site-wide Outline Reptile Mitigation Strategy*. Hankinson Duckett Associates, Wallingford.

Royal Haskoning DHV (2014) Chapter 7: Biodiversity, Flora and Fauna, In: *Hogwood Farm Environmental Statement Non-Technical Summary*. pp.79-103.

RPS (2024) *Hogwood Farm, Finchampstead, Wokingham – Land South of P15: Tree Survey Report and Arboricultural Impact Assessment*. RPS Group.

HDA Document Control and Quality Assurance Record

Project Title: Hogwood Farm, Finchampstead
Project Reference: 868.1
Document Title: Construction Ecological Management Plan
Commissioning Party: Cala Homes Thames Ltd

Issue	Description	Date of Issue	Signed
1	Construction Ecological Management Plan	September 2025	
2	Rev A	September 2025	

	Personnel	Position
Author	Nick Chambers	Ecologist
Revised by	Clare Bird MCIEEM	Associate Ecologist
Approved for issue	Clare Bird MCIEEM	Associate Ecologist

© Hankinson Duckett Associates. All rights reserved.

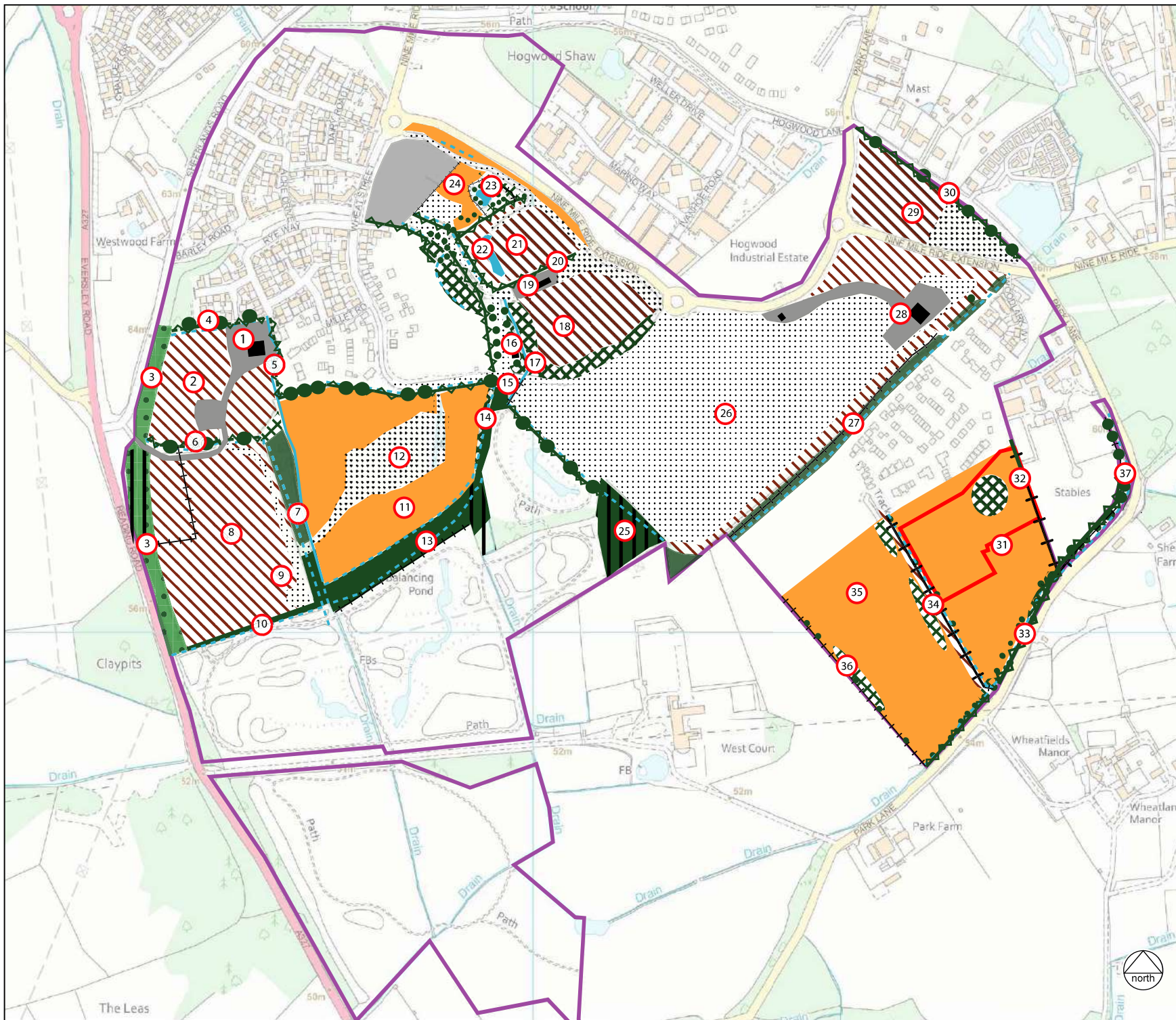
No part of this report may be copied or reproduced by any means without prior written permission from Hankinson Duckett Associates. If you have received this report in error, please destroy all copies in your possession or control and notify Hankinson Duckett Associates.

This report has been prepared for the exclusive use of the commissioning party and unless otherwise agreed in writing by Hankinson Duckett Associates no other party may use, make use of or rely on the contents of the report. No liability is accepted by Hankinson Duckett Associates for any use of this report, other than for the purposes for which it was originally prepared and provided.

Opinions and information provided in the report are on the basis of Hankinson Duckett Associates using due skill, care and diligence in the preparation of the same and no explicit warranty is provided as to their accuracy. It should be noted and it is expressly stated that no independent verification of any of the documents or information supplied to Hankinson Duckett Associates has been made.

APPENDIX A

Phase 1 Habitat Survey Plan and Target Notes



KEY

- Land South of P15 site boundary
- Wider site boundary
- Lowland mixed deciduous woodland (w1f)
- Other woodland - mixed - mainly broadleaved (w1h5)
- Other woodland - mixed - mainly broadleaved (w1h5)
- Scattered trees
- Native hedgerow (h2a)
- Non-native and ornamental hedgerow (h3b)
- Mixed scrub (h3h)
- Ruderal (81)
- Modified grassland (g4)
- Standing open water (r1)
- Wet ditch / dry ditch (50)
- Fence
- Building
- Developed land - sealed surface (u1b)
- Target notes

CLIENT:
CALA Homes (Thames) Ltd

PROJECT:
Hogwood Farm, Finchampstead

TITLE:
Phase 1 Habitat Survey Plan - Land South of Parcel 15

SCALE AT A3:
NTS

DATE:
October 2024

868.1/96

Based on Ordnance Survey mapping with permission of Her Majesty's Stationary Office
Licence no. AR187372
© hankinson duckett associates
The Stables, Howbery Park, Benson Lane, Wallingford, OX10 8BA
t 01491 838175 e consult@hda-enviro.co.uk w www.hda-enviro.co.uk

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. Bare ground 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.

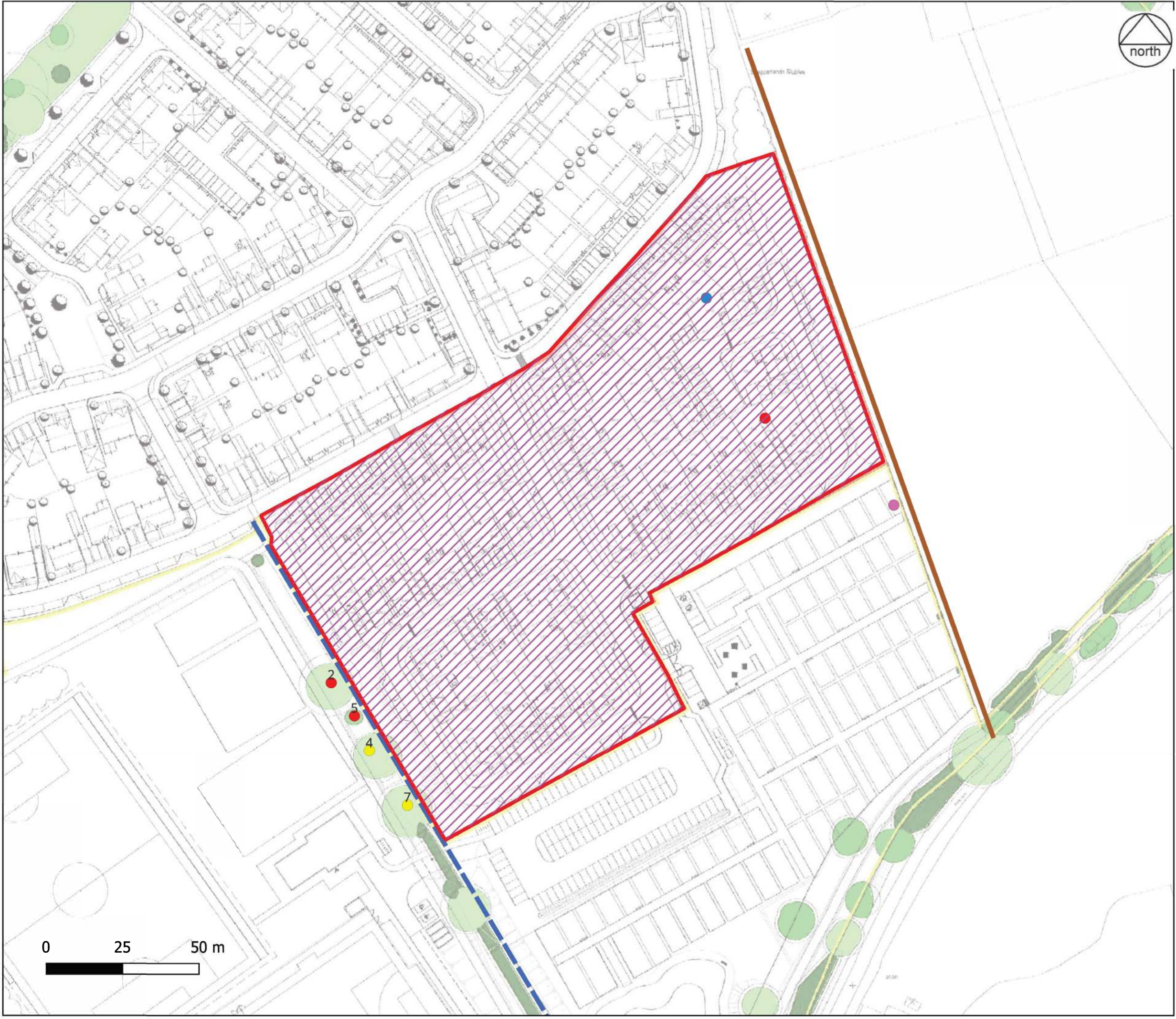
30. A dense, intact, species-rich native hedgerow with trees comprising Pedunculate Oak, Beech, Ash, Goat Willow *Salix caprea*, Black Poplar *Populus nigra*, Field Maple, Dogwood, Hazel, Holly, Bramble and Common Broom *Sarothamnus scoparius*. The hedgerow is approximately 15 years old and tree guards are present on some individual plantings 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.

APPENDIX B

Ecological Constraints Summary Plan



KEY

- Sand Martin colony (See section 4.8 of the CEMP for measures to be implemented)
- Ditch (See section 4.3 of the CEMP for measures to be implemented)
- Non-native hedgerow (See section 4.2 of the CEMP for measures to be implemented)
- /// Area requiring mitigation for nesting birds and reptiles (See sections 4.8 and 4.9 of the CEMP for measures to be implemented)
- Retained tree with low bat roost potential (PRF-I)
- Retained tree with moderate or higher bat roost potential (PRF-M) (See section 4.8 of the CEMP)

CLIENT:
CALA Homes (Thames) Ltd

PROJECT:
Arborfield Ecology

TITLE:
Land south of Parcel 15- Ecological
Constraints Summary Plan

SCALE AT A3:
NTS

DATE:
September 2025

868.1 / 118

Based on Ordnance Survey mapping with permission of Her Majesty's Stationery Office
Licence no. AR187372

© hankinson duckett associates
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
Masterplanning
Ecology

