



LADDS GARDEN
CENTRE
READING ROAD
HARE HATCH

HABITAT
MANAGEMENT
AND MONITORING
PLAN (HMMP)

WESTBOURNE
HOMES

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QUALITY ASSURANCE

This report has been prepared in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Report Writing (2nd Edition, December 2017).

The facts stated in this report are true to the best of our knowledge and belief, and any opinions expressed are held genuinely and in accordance with the accepted standards of the profession. ACD Environmental Ltd is a CIEEM Registered Practice.

Client:	Westbourne Homes Ltd
Site/job:	Ladds Garden Centre, Reading Road, Hare Hatch
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1 INTRODUCTION

- 1.1. ACD Environmental Ltd was instructed by Westbourne Homes Ltd in May 2026 to produce a Habitat Management and Monitoring Plan (HMMP) for a parcel of land known as Ladds Garden Centre, Reading Road, Hare Hatch (OS Grid Reference: SU 80678 77939). This land is hereafter referred to as the 'Approved Development Site'.
- 1.2. Full planning consent for the erection of 19no. dwellings with associated landscaping and access following demolition of existing buildings was granted by Wokingham Borough Council in May 2026. (planning ref: **252257**).
- 1.3. This Habitat Management and Monitoring Plan (HMMP) provides ongoing management and maintenance prescriptions to ensure that the ecological mitigation and enhancements proposed lead to the calculated net gain of 29.92% in habitat units and 1735.47% in hedgerow units as per the Statutory Biodiversity Metric calculations (Ref: PRI24715_Metric_A).
- 1.4. This report has been produced to address **Condition 6** of the planning consent. **Condition 6** states:

"Prior to the commencement of the development hereby permitted, a HMMP shall be submitted to and approving in writing by the local planning authority. The contents of the HMMP shall include the following:

a) Description and evaluation of features to be managed. b) Ecological trends and constraints on site that might influence management.

c) Aims and objectives of management.

d) Appropriate management options for achieving aims and objectives.

e) Prescriptions for management actions.

f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).

g) Details of the body or organization responsible for implementation of the plan.

h) Ongoing monitoring and remedial measures.

The HMMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the HMMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.”

- 1.5. This HMMP address Condition 6 and focuses on ongoing management, maintenance and monitoring of retained, enhanced and created habitats. A CEMP has been produced providing details on lost habitats, and on measures undertaken during the construction phase to protect habitats and wildlife.
- 1.6. The soft landscape plan is provided within **Appendix 2** and the Habitat Creation Plan is provided within **Appendix 3**.

Competence

- 1.7. This report was prepared by Prue Hilditch, Ecologist at ACD Environmental Ltd and Qualifying member of CIEEM. Prue has been involved in a wide range of protected species and habitat surveys, and experience with a number of ecological reports including Biodiversity Net Gain assessments, Ecological Impact Assessments (ECIAs), and Preliminary Ecological Appraisals (PEAs).
- 1.8. A Technical Review of this report has been undertaken in line with ACD Environmental Ltd's Quality Assurance procedures. The Technical Review was undertaken by Lisa Durrant, Senior Ecologist at ACD Environmental Ltd who has over 13 years' experience and has been involved in a wide range of ecological projects including extended Phase 1 Habitat Surveys, Phase 2 surveys for protected species and European Protected Species (EPS) licence applications. She is a full member of CIEEM (MCIEEM) and holds Natural England Class licences to survey for bats, barn owl *Tyto alba*, dormouse *Muscardinus avellanarius* and great crested newt *Triturus cristatus*.

2 AIMS AND OBJECTIVES

Aims

2.1. The aims of this HMMP and how this relates to specific sections of this report are as follows:

- Provide a summary of the previous ecology surveys and results in order to provide the context to subsequent recommendations (**Section 3.0, Appendix 1**).
- Provide details of the roles and responsibilities for future actions (**Section 4.0**).
- Provide details of habitat creation and enhancement, including artificial wildlife habitats (**Section 5.0, Appendix 2, 3, 4**).
- Provide details on management and maintenance of retained and created habitats (**Section 6.0**).
- Provide details on monitoring and review (**Section 7.0**).
- Provide details of a schedule of works for implementation and subsequent management, maintenance and monitoring (**Section 8.0**).
- Provide conclusions to the points raised (**Section 9.0**).

Objectives

2.2. To ensure the success of the landscape and ecological design in perpetuity, the programme of maintenance and management within this report will aim to achieve the following objectives:

- Ensure features of ecological value are protected and managed in a way that ensures their ecological value is maintained.
- Create new habitats of ecological value and ensure delivery of net biodiversity gain through appropriate management.
- Create and maintain ecological corridors for commuting wildlife across the completed development to ensure connectivity of habitats is maintained.
- Establish a flexible management and maintenance regime, able to respond to changing needs or objectives.
- To ensure that the required protected species enhancement measures remain in

place in perpetuity and are not disturbed.

3 BASELINE ECOLOGICAL CONDITION

- 3.1. The Approved Development Site comprises approximately 1.38ha of land. The Ordnance Survey Grid Reference for the approximate centre of the site is SU 80694 77906.
- 3.2. The Approved Development Site is located on the eastern edge of the village of Hare Hatch, Berkshire, approximately 11km northeast of Reading. The location of the Approved Development Site is shown within **Image 1**.



Image 1: Approximate boundary of the Approved Development Site.

- 3.3. The Approved Development Site has been subject to a range of ecological surveys, which were undertaken between 2024 and 2025 by ACD Environmental Ltd and AA Environmental Ltd. The surveys carried out at the Approved Development Site are summarised within **Table 1** below.

Table 1: Details of field surveys.

Survey	Survey date
UK Habitat Classification Survey and Preliminary Bat Roost Assessment (ACD Environmental Ltd)	22 nd November 2024
Bat emergence surveys (AA Environmental Ltd)	6 th May 2025, 15 th May 2025, and 16 th September 2025

- 3.4. The Statutory Biodiversity Metric was updated in January 2026 based on the detailed landscape plans. The Phase 1 Habitat Map and Habitat Creation Plan which were used to inform the metric have been included within **Appendix 1** and **Appendix 3** respectively.

- 3.5. A summary of the results of the surveys are provided below for context. For further details please refer to the original Interim ECIA¹.

Habitats

Mixed woodland

- 3.6. To the northwestern corner of the Approved Development Site was a parcel of mixed woodland of predominately cypress *Cupressus* sp., with occasional sycamore *Acer pseudoplatanus* and laurel *Laurus* sp.. The understory was heavily shaded due to the dense tree canopy and contained large patches of bare ground with minimal ground cover, with ivy *Hedera helix* the only species present within the understory. There were some fallen cypress branches and deadwood present.

Modified grassland

- 3.7. A parcel of modified grassland is located in the northeastern section of the Approved Development Site. The grassland appears to be heavily managed and was of a short sward at the time of the survey. Species diversity was low, with abundant perennial rye-grass *Lolium perenne*, common daisy *Bellis perennis*, and occasional dandelion *Taraxacum officinale*, creeping buttercup *Ranunculus repens*, and an individual specimen of green alkanet *Pentaglottis sempervirens*. To the western edge the grassland becomes sparser, and bryophytes more common, due to heavy shading from the tree canopy.

Non-priority pond

- 3.8. Within the modified grassland was a small man-made pond. The water level was very low at the time of the survey, approximately no more than 5" deep at the centre, despite recent heavy rainfall in the area in the days prior to the survey. Abundant growth of bryophytes and creeping cinquefoil *Potentilla reptans* was noted at the water level, implying that the ponds water line rarely, if ever, reaches further than this, potentially due to a leak within the pond liner. Based on the current water levels, it is likely that the pond is seasonally dry during the warmer months.

Developed land, sealed surface

- 3.9. A large portion of the Approved Development Site consisted of hard-standing concrete and tarmac. Common species of early successional vegetation had emerged between cracks and along the sides of the developed land, such as *Buddleia* sp., willowherb *Epilobium* sp., coltsfoot *Tussilago farfara*, dandelion, Canadian fleabane *Eregiron canadensis*, herb robert *Geranium robertianum* and pellitory *Parietaria judaica*.

¹ ACD Environmental Ltd. (2026). Ladds Garden Centre. Reading Road, Hare Hatch. Interim Ecological Impact Assessment. Revision A.
ACD Environmental

Artificial unvegetated unsealed surface

3.10. Gravel and heavily compacted bare ground cover the southern half of the Approved Development Site. In areas of less foot and machinery traffic, early successional vegetation has colonised these areas, such as buddleia, willowherb, bristly ox-tongue *Helminthotheca echioides*, common chickweed *Stellaria media*, wood avens *Geum urbanum*, docks *Rumex* sp., as well as non-native lamb's-ear *Stachys byzantina*.

Introduced shrub

3.11. Non-native introduced shrubs have been planted in various pockets around the Approved Development Site.

Buildings

3.12. There are eight buildings in various conditions located within the Approved Development Site.

3.13. Several additional show model garden sheds were located to the west of the Approved Development Site, all of which were in new condition with no signs of damage. There were also several sealed metal storage containers around the Approved Development Site.

Individual trees

3.14. There were 38 individual urban trees recorded within the Approved Development Site, including common lime *Tilia x europaea*, cypress, western red cedar *Thuja plicata*, and sycamores. Full details of the individual trees are detailed within the ECIA.

Ornamental hedgerow

3.15. The Approved Development Site features several small ornamental hedgerows comprising of cypress and laurel.

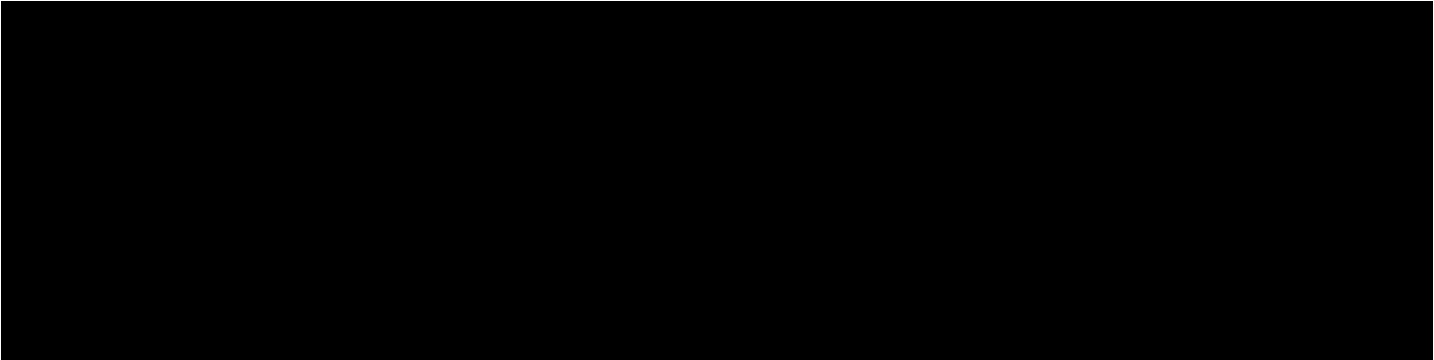
Flora

Non-native invasive species

3.16. The Approved Development Site was largely dominated by Buddleia growing within the gravelled areas and cracks within the hard-standing surface. While buddleia is not listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), they are rapid spreaders and can quickly colonise an area under a lack of appropriate management, outcompeting native wildflowers.

Fauna

Amphibians, including great crested newt

- 3.17. The Approved Development Site holds primarily negligible suitability for amphibians due to the majority of hard-standing surface. The woodland within the northwest corner provides sub-optimal habitat for amphibians during their terrestrial phase, due to a lack of suitable vegetation and cover within the understorey.
- 3.18. The Approved Development Site features a man-made pond, however this pond had very low water levels, approximately no more than 5" deep at the centre and was considered defunct. The pond was surrounded by regularly managed modified grassland, and further on, hard-standing surface to the north, east and south. The pond lacked appropriate vegetation favoured for great crested newt egg-laying and was instead dominated by reeds and mosses. The water level was considered unsuitable for amphibian egg-laying, particularly for common toads, who typically prefer deep water bodies for egg-laying, and it is likely that in warmer months the pond is susceptible to drying out. The on-site pond therefore holds low suitability for amphibians.
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Bats

- 3.20. Two buildings within the Approved Development Site were considered to hold low bat roosting suitability. These buildings were subsequently surveyed by AA Environmental Ltd and no evidence of roosting bats was found.
- 3.21. The Approved Development Site holds limited potential for commuting bats in the form of the off-site hedgerow adjacent to the eastern boundary and off-site scrub along the western boundary. However, security lighting around the Approved Development Site has reduced suitability for bats, and the hard-standing surface does not support large populations of invertebrates for foraging opportunities.

3.22. Therefore, foraging and commuting bats are considered unlikely within the Approved Development Site. However, there is still potential for increased lighting to disturb foraging and commuting bats, if present. A sensitive lighting strategy should be implemented in the construction and operational phases to ensure that lighting levels do not exceed current levels along the boundary vegetation.

Birds

3.23. During the survey, blue tit *Cyanistes caeruleus* and great tit *Parus major* were heard within the trees of the Approved Development Site. The Approved Development Site holds favourable habitat for birds in the form of woodland, individual trees, hedgerows, and buildings. Due to the commonality of the habitats on site, it is unlikely the Approved Development Site will support any populations of notable bird species.

Reptiles

3.24. The Approved Development Site itself provides sub-optimal habitat for reptiles, as the grassland onsite is kept at a short sward, and the remaining site consists of hard-standing or gravelled surface. There is some potential for individuals to utilise the hard-standing areas for basking, as well as the woodland for foraging and shelter. Therefore, it is considered that the Approved Development Site holds low suitability for reptiles.

Other wildlife

3.25. Four records of European hedgehog *Erinaceus europaeus* were returned from the data search, the closest record relating to a roadkill report c. 150m northeast of the Approved Development Site. Hedgehogs are a JNCC² priority species and a species of Principal Importance under the NERC Act 2006³. The habitats on site may provide suitable commuting and hibernating habitat for hedgehogs, and the grassland is favourable for foraging behaviour.

² Great Britain. JNCC UK BAP List of UK Priority Species [online] Available from: <https://data.jncc.gov.uk/data/98fb6dab-13ae-470d-884b-7816afce42d4/UKBAP-priority-terrestrial-mammals.pdf>.

³ Great Britain Natural Environment and Rural Communities Act 2006 [online] Available from: <https://www.legislation.gov.uk/ukpga/2006/16>.

4 ROLES AND RESPONSIBILITIES

- 4.1. This report should be read in conjunction with other environmental reports for Ladds Garden Centre, Reading Road, Hare Hatch.
- 4.2. The overall responsibility for the design of the scheme under The Construction (Design and Management) Regulations 2015 is with the Principal Designer.
- 4.3. The implementation of this HMMP (including habitat creation) during site preparation and construction is the collective responsibility of the appointed Project Manager, and the Developer, Miller Homes. This collective will ensure that all appointed contractors are aware of the ecological requirements of the Approved Development Site and will distribute this HMMP to relevant parties.
- 4.4. All materials, workmanship, quality and operations should be in accordance with all relevant British Standards, Codes of Practice and legislation including relevant Health and Safety legislation.
- 4.5. Following the completion and sale of the final property, responsibility for managing the communal land will transfer to a management company formed by the residents of the development. If they wish, the residents may appoint an independent management company to carry out the management on their behalf.

Length of agreement

- 4.6. The minimal length of the initial agreement with the management company will be five years. Following the five years, management practices will be reviewed, and a new contract drawn up as necessary, to ensure the Approved Development Site is managed in line with the aims and objectives of this HMMP for a minimum of 30 years. Management should continue in perpetuity.

5 HABITAT CREATION AND ENHANCEMENT

5.1. The following habitats will be retained and enhanced within the Approved Development Site:

- Mixed woodland

5.2. The following habitats will be created:

- Non-priority pond
- Modified grassland
- Urban trees
- Native hedgerow
- Introduced shrub and ornamental hedgerows
- Developed land, sealed surface
- Vegetated gardens

5.3. This section details the measures taken to create new ecologically valuable habitats and to enhance existing habitats in order to enhance the biodiversity value of the Approved Development Site and to provide the predicted net gains of 29.92% in habitat units and 1735.47% in hedgerow units.

5.4. The approved soft landscaping plans provide details and locations of planting. These are provided within **Appendix 2**. In addition, the Habitat Creation Plan which has been used to inform the Defra Metric calculations is included within **Appendix 3** which clarifies the locations of habitat types.

Habitat Enhancement

Mixed woodland

5.5. The section of retained woodland is to be enhanced through the planting of a native understory. Proposed species composition is as follows; male fern *Dryopteris filix-mas* (20%) herb Robert *Geranium robertianum* (25%) wood anemone *Anemone nemorosa* (25%), great wood rush *Luzula sylvatica* (25%), and bramble *Rubus fruticosus* (5%).

5.6. Further enhancement will be made by selectively thinning out non-native trees to increase light levels within the understorey and allowing for new native growth to develop.

5.7. This will increase the total condition score of the woodland from 23 (poor condition) to 28 (moderate

condition).

Table 2: Condition assessment of woodland before and after enhancements

Indicator	Before woodland enhancement	Score before woodland enhancement	Recommendations	After woodland enhancement	Score after woodland enhancement
Age distribution of trees	One age-class present.	1	Selective thinning of non-native trees to allow new growth to develop.	Two age-classes present.	2
Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	3	N/A	No significant browsing damage evident in woodland ² .	3
Invasive plant species	Rhododendron or cherry laurel present, or other invasive species ≥10% cover.	1	Selective thinning of non-native trees, however complete eradication is unlikely.	Rhododendron or cherry laurel present, or other invasive species ≥10% cover.	1
Number of native tree species	Two or less native tree or shrub species across woodland parcel.	1	N/A	Two or less native tree or shrub species across woodland parcel.	1
Cover of native tree and shrub species	<50% of canopy trees and <50% of understory shrubs are native.	1	Planting of native understorey and thinning of non-native trees to allow for	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native.	2
Open space within woodland	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted ⁷ .	3	N/A	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted ⁷ .	3
Woodland regeneration	No classes or coppice regrowth present in woodland ⁸ .	1	Selective thinning allowing new plant growth.	One or two classes only present in woodland ⁸ .	2
Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback ⁹ .	3	N/A	Tree mortality 10% or less, no pests or diseases and no crown dieback ⁹ .	3
Vegetation and ground flora	No recognisable woodland NVC plant community ¹⁰ at ground layer present.	1	Planting of native understorey and thinning to allow increased light levels to the ground layer.	Recognisable woodland NVC plant community ¹⁰ at ground layer present.	2
Woodland vertical structure	One or less storey across all survey plots.	1	Selective thinning allowing regrowth opportunities	Two storeys across all survey plots.	2

Veteran trees	No veteran trees present in woodland.	1	N/A	No veteran trees ¹² present in woodland.	1
Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities.	3	Leave deadwood in-situ to provide ecological niches.	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities.	3
Woodland disturbance	No nutrient enrichment or damaged ground evident.	3	N/A	No nutrient enrichment or damaged ground evident.	3
Total score		23 Poor condition			28 Moderate condition

Habitat creation

Non-priority pond

- 5.8. A SuDs pond is proposed to replace the existing defunct non-priority pond. This SuDs pond will be managed as a wildlife pond and planted with native vegetation, therefore is categorised as a non-priority pond. However, it will only achieve poor condition due to potential pollution from surface water run-off.
- 5.9. The internal perimeter of the pond is to be sown with Emorsgate EP1F Wildflowers for Pond Edges, or similar and approved, at a rate of 1.5g/m². This seed mix is composed of 100% native wildflowers. Species included within this seed mixture are as follows:

Scientific Name	Common Name	Percentage
<i>Angelica sylvestris</i>	Wild Angelica	1.00%
<i>Betonica officinalis</i>	Betony	4.50%
<i>Centurea nigra</i>	Common Knapweed	12.00%
<i>Dipsacus fullonum</i>	Wild Teasel	3.00%
<i>Eupatorium cannabinum</i>	Hemp Agrimony	1.00%
<i>Filipendula ulmaria</i>	Meadowsweet	10.00%
<i>Galium album</i>	Hedge Bedstraw	5.00%
<i>Geum rivale</i>	Water Avens	3.00%
<i>Iris pseudacorus</i>	Yellow Iris	20.00%
<i>Lathyrus pratensis</i>	Meadow Vetchling	2.00%
<i>Lotus pedunculatus</i>	Greater Birdsfoot Trefoil	0.50%

<i>Lythrum salicaria</i>	Purple Loosestrife	5.00%
<i>Oenanthe pimpinelloides</i>	Corky-fruited Water-dropwort	3.00%
<i>Prunella vulgaris</i>	Selfheal	10.00%
<i>Ranunculus acris</i>	Meadow Buttercup	5.00%
<i>Silene dioica</i>	Red Campion	4.00%
<i>Silene flos-cuculi</i>	Ragged Robin	6.00%
<i>Vicia cracca</i>	Tufted Vetch	5.00%

5.10. In addition, two parcels of native marginals will be planted within the pond. Proposed species composition is as follows; marsh marigold *Caltha palustris* (30%), yellow iris *Iris pseudacorus* (30%), purple loosestrife *Lythrum salicaria* (10%), greater tussock-sedge *Carex paniculata* (15%), and meadowsweet *Filipendula ulmaria* (15%).

Modified grassland

5.11. The development will include several areas of wildflower and amenity grassland.

5.12. The designated green space to the north of the access road is to be sown with Emorsgate EG1 General Purpose Meadow Grass Mixture, or similar and approved, at a rate of 5g/m². This grassland comprises low growing grasses that produce an open sward suitable for flowering species, and is composed of the following;

Scientific Name	Common Name	Percentage
<i>Agrostis capillaris</i>	Common Bent	10.00%
<i>Cynosurus cristatus</i>	Crested Dogstail	35.00%
<i>Festuca rubra</i>	Red Fescue	30.00%
<i>Phleum bertolonii</i>	Smaller Cat's-tail	5.00%
<i>Poa pratensis</i>	Smooth-stalked Meadow-grass	20.00%

5.13. Areas of tussock grass mixture will be sown with Emorsgate EG10 Tussock Grass Mixture, or similar and approved, sown at a rate of 5g/m². This seed mixture is composed of 100% grasses with the following species;

Scientific Name	Common Name	Percentage
<i>Alopecurus pratensis</i>	Meadow Foxtail (w)	5.00%
<i>Bromopsis erecta</i> (<i>Bromus erectus</i>)	Upright Brome (w)	10.00%
<i>Carex divulsa</i> ssp <i>divulsa</i>	Grey Sedge (w)	5.00%
<i>Cynosurus cristatus</i>	Crested Dogstail	25.00%
<i>Dactylis glomerata</i>	Cocksfoot (w)	5.00%

<i>Festuca ovina</i>	Sheep's-fescue	5.00%
<i>Festuca rubra ssp rubra</i>	Strong-creeping Red Fescue	20.00%
<i>Holcus lanatus</i>	Yorkshire Fog	5.00%
<i>Phleum pratense</i>	Timothy	10.00%
<i>Poa pratensis</i>	Smooth-stalked Meadow-grass	5.00%
<i>Schedonorus pratensis</i>	Meadow Fescue	5.00%

5.14. The areas of grassland to be sown with tussock grass mixture and general-purpose meadow mixture are expected to achieve moderate condition following appropriate management, failing only criterion B (varied sward height) and D (physical damage) due to the likelihood of high footfall.

5.15. Other areas of grassland around the development will be laid with good quality amenity turf. This grassland will be heavily managed and is expected to achieve poor condition due to failing essential criterion A (6-8 vascular species per m²).

Urban trees

5.16. A total of 86 'small' trees are to be planted around the proposed development. Species will be a mixture of regionally appropriate fruit-bearing and pollinator friendly species. The proposed trees will include field maple *Acer campestre*, sweet cherry *Prunus avium*, European hornbeam *Carpinus betulus*, common whitebeam *Sorbus aria*, bird cherry *Prunus padus*, oak *Quercus robur*, and crab apple *Malus sylvestris*.

5.17. The individual trees are expected to achieve moderate condition, passing criteria A (native species), B (continuous canopy), D (little to no adverse impact on tree health by human activities) and F (more than 20% of canopy is oversailing vegetation).

Native hedgerow

5.18. Several mixed native hedgerows will be planted around the development site. The hedgerows will be composed of common dogwood *Cornus sanguinea* (20%), common hazel *Coryllus avellana* (20%), European spindle *Euonymus europaeus* (20%), wild privet *Ligustrum vulgare* (20%), and Guelder-rose *Viburnum opulus* (20%).

Introduced shrub and ornamental hedgerows

5.19. Around the pond edges two parcels of native willows and introduced shrubs are proposed, comprising white dogwood *Cornus alba* (30%), purple willow *Salix purpurea* (30%), and woolly willow *Salix lanata* (40%).

5.20. A mixture of introduced shrubs and ornamental hedgerows will be planted around the frontage of plots. Species will be a diverse mix of pollinator-friendly species, and include *Cornus sanguinea* 'Midwinter Fire', *Viburnum lantana*, *Lonicera nitida*, *Euonymus europaeus*, *Hebe* 'Red Edge', *Philadelphus* 'Snowbelle', *Rosmarinus officinalis* 'Prostratus' and *Verbena bonariensis*.

Developed land, sealed surface and vegetated gardens

5.21. The development will result in a total of 0.516ha of developed land, sealed surface, and 0.421ha of vegetated gardens.

6 SPECIES MITIGATION AND ENHANCEMENTS

Bats

- 6.1. A sensitive lighting strategy is to be produced and incorporated upon completion of the built environment, particularly along the boundaries of the Approved Development Site, to ensure the development does not cause increased lighting around commuting corridors and foraging areas formed by the hedgerows and woodlands.
- 6.2. Lighting has been shown to have adverse effects on bats through direct avoidance of illuminated areas and increased mortality of invertebrate prey. Where inappropriate lighting occurs close to roost sites, bats may abandon their roosts or delay their emergence, which limits their foraging opportunities. Lighting a commuting or foraging route may also impact upon the integrity of the roost, even if the roost is not directly affected.
- 6.3. Artificial lighting will be minimised within the scheme and new lighting will have hoods and cowls to minimise light spill into the sky or onto trees. Consideration will be given to:
- Lighting will only be installed where there is significant need, a minimal amount of light will be used and lighting will be dimmed during periods of low public use;
 - Avoid the use of high pressure sodium lights, white LED broad spectrum lights and short wavelength 'blue' white sources throughout the Approved Development Site;
 - Use low spectrum lights with no UV content such as warm white LED; and
 - Use lights that have a focused luminance on their target area preventing light pollution into other areas, for example using directional downlights, illuminating below the horizontal plane; using the lowest necessary lighting column and ideally achieve beneath 1 lux at 2m above ground level.
- 6.4. Inherent mitigation is included through the current design plans through hedgerow and tree planting around the boundaries of the Approved Development Site, providing additional commuting corridors for bats. The inclusion of the non-priority pond and pollinator-friendly shrubs and trees will aid in increasing invertebrate population within the Approved Development Site, leading to increased foraging opportunities.

Artificial wildlife habitats

- 6.5. The following artificial wildlife habitats are recommended to ensure the development delivers a net gain for biodiversity. Locations of artificial wildlife habitats are shown in **Appendix 4**.

Bat boxes

- 6.6. A total of four Schwegler 1FR bat boxes (or a suitable alternative) will be integrated into the masonry of the new dwellings. Boxes should be installed at least 4m high on a south or west facing elevation under eaves or soffits, away from artificial light sources and in close proximity to linear features.
- 6.7. Two Eco Kent Bat Boxes, or similar and approved, to be mounted in varying elevations facing south or west within the retained woodland. Boxes should be placed on trees that have a clear flight path and at least 4m high to be out of the reach of cats.

Bird boxes

- 6.8. A total of four Manthorpe Swift Bricks (or suitable alternatives) will be integrated into the masonry of the new buildings. Swift bricks are regarded as 'universal nesting boxes' and provide nesting opportunities to a variety of cavity nesting birds such as swifts, house sparrows, starlings and tits. Bird boxes should be placed on north or east facing elevations, at a minimum height of 5m under eaves or soffits with a clear flight path from the entrance.
- 6.9. An open nest box, such as the Vivara Pro Barcelona Woodstone Open Nest Box or similar, will be placed on the retained tree in the north-eastern corner to provide nesting opportunity for smaller passerines. Boxes should be placed on trees that have a clear flight path and at least 4m high to be out of the reach of cats.

Hedgehog 'Highways'

- 6.10. The development will contain a number of new gardens that provide habitats for hedgehogs, which are a UK BAP priority species. To ensure hedgehogs are able to utilise the new garden habitats, closed board fencing will include a small hole (13cm x 13cm) cut into the base of the panel to facilitate hedgehog movement by creating a 'hedgehog highway'. This size gap is too small for most pets to fit through. To encourage residents not to block holes, signs can be placed above the gaps to illustrate their purpose.

Insect hotel and log/brash piles

- 6.11. A freestanding insect hotel will be included within the north-eastern corner of the Approved Development Site. The insect hotel will ideally feature a range of different substrates, such as bamboo tubes, pine cones, and drilled holes to provide refuge for a wide variety of invertebrates.
- 6.12. Where possible, log and brash piles will be created using timber produced as a result of any tree pruning works. Log piles should measure approximately 1m x 1m x 2m (height x width x length) and should be created by stacking logs of various sizes in sheltered spots within the retained woodland.

7 MANAGEMENT, MAINTENANCE AND MONITORING

Management prescriptions

General management

7.1. The following general management measures will be followed throughout the Approved Development Site:

- Small loose objects of litter (e.g. plastic bottles, food packets etc.) should be removed regularly;
- Fly-tipping should be safely removed and reported to Wokingham Borough Council;
- Should planting be found to be in poor health, professional help will be sought and appropriate remedial/replacement measures taken;
- If invasive plant species are discovered, these must be removed using a species appropriate method; and
- Herbicide and pesticide use will be avoided, except where required for removal of invasive species.

Non-priority pond

7.2. The pond will be situated in at least partial sun and comprise a single basin. Inclusion of shallow shelved areas is of value to basking invertebrates, tadpoles and efts. At least one of the banks should be a long shallow slope, to allow easy access and escape route for fauna. The pond will be designed to hold water year-round, with planting schedules to reflect this.

7.3. To prepare a seed bed, remove weeds using repeated cultivation, then harrow or rake to produce a medium tilth. Low nutrient soil is recommended.

7.4. Sowings on ground prone to winter flooding are safest either in late summer or in spring once the land has drained.

7.5. The seed must be surface sown and can be applied by machine or broadcast by hand.

First year management

- 7.6. In the first year, annual weed growth may be cut back to encourage the development of a good perennial ground cover. Establishment on sites prone to heavy flooding may be patchy and may take several years to fully colonise.

Management once established

- 7.7. The habitat value of pond edge sowings is enhanced when there are a variety of vegetation structures present. Management of these wetland areas should therefore aim to create variation with minimum disturbance to animal populations.
- 7.8. Variation in structure will be achieved by cutting back and removing sections of vegetation every 2-3 years in rotation (No more than 50% at a time). Vegetation will be removed as a wedge. Dense stands of single species may require selective thinning. This management will be undertaken between September and November to minimise disturbance to wildlife. Machines and heavy equipment should be avoided to prevent damage to soil and vegetation.
- 7.9. The introduction of fish is to be strictly avoided.
- 7.10. Management of SuDS for wildlife purposes needs to combine removal of accumulated sediments and pollutants, with minimal disturbance to wildlife habitats. In SUDS schemes that are relatively free from pollutants, the longer the scheme can be left undisturbed the better. The SuDS should support approximately a minimum of 60% open water, and up to 40% vegetation. There is no ideal amount of vegetation from a wildlife perspective, although more is usually better, provided some open water is always present, and excessive silt levels do not cause the SuDS basins to dry up completely in the summer.
- 7.11. Annual checks will be carried out per year for invasive species, overgrowth, species diversity, general plant health and any other issues

Trees

- 7.12. The retained trees will be retained and will be protected during construction through their inclusion within Biodiversity Protection Zones (BPZs). The BPZs, as a minimum, would extend as far as their root protection areas (RPAs) and be protected with Root Protection Fencing (RPF) such as Heras fencing, or similar. They will also be subject to minimal management in order to benefit wildlife that uses this habitat.

Tree planting

- 7.13. New trees are best planted during their dormant stage, typically between November and February

to minimise losses, although heavy frosts are to be avoided. Pit planting is recommended. New specimens are to be provided with supporting stakes and guards, which are to be firmed into the ground securely.

7.14. All newly planted trees will be watered weekly for the first year following planting. Watering will take place during the watering season (May to September) and will be required unless rain fell for at least four of the previous seven days. Trees will be watered using 2 litres of water each.

7.15. Trees will be regularly inspected to ensure the following:

- Trees and stakes are wind-firmed and ties are in good condition.
- No trees show signs of external damage (e.g. damage by mammals, vandalism by people).
- There is no compaction of the soil around the trees.
- That grilles, grids, guards or other protective furniture is required and that these are not causing damage to the tree.

7.16. All non-biodegradable stakes and ties shall be removed as soon as the developing root system is strong enough to support the tree, usually after two full growing seasons. Stakes and ties will be disposed of at a suitable licenced site.

7.17. Unless specific nutritional deficiencies are identified, no fertiliser shall be applied to newly planted trees in the first season. If visual inspection points to nutrient deficiency, further investigation of causes will be necessary. Remedial action may include addition fertiliser application, pH testing and/or assessment of organic content and levels of compaction.

7.18. Post-planting management and maintenance of trees shall be in accordance with BS8545:2014 section 11 Trees: from nursery to independence in the landscape recommendations.

7.19. A formal assessment of young tree health and development will be undertaken annually. This assessment will include foliar appearance, leaf size and leaf canopy density, extension growth and incremental girth development. Trees will also be assessed continually throughout the year on an ad hoc basis.

7.20. Formative tree pruning is to be undertaken until a permanent structurally sound scaffold system of branches typical of the species and appropriate to the site circumstances is produced. Minor pruning of dead or damaged wood will be carried out annually.

7.21. If the young trees are not thriving or are in poor condition, then growing conditions should be amended as necessary. If the specimen does not recover the tree will be replaced in the next available planting season. No plant substitutions are to be made without the prior written agreement of the Local Authority.

Tussock and meadow grassland planting

- 7.22. To successfully establish the species-rich grassland, it is essential that ground preparation and management is appropriate. To prepare a seed bed, weeds should be removed through repeated cultivation. The area should then be ploughed or dug to bury the surface vegetation, harrowed or raked to produce a medium tilth, and rolled to produce a firm surface. Under no circumstances are herbicides to be used adjacent to retained habitats or near ditches or watercourses.
- 7.23. Grass and wildflower seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown either by machine or hand.

First Year Management

- 7.24. Most sown meadow wildflower and grass species are perennial; therefore will be slow to germinate and grow. Annual weeds from the soil are likely to develop in the first growing season, which may grow up and obscure the meadow seedlings beneath. This annual weed growth will be controlled by topping or mowing.
- 7.25. The area should be cut regularly throughout the first year of establishment, usually every 7-10 days, to a height of 40-60mm, removing cuttings if dense. This will control annual weeds and help maintain a balance between faster growing grasses and slower developing wildflowers. Any residual perennial weeds such as docks *Rumex* spp. should be dug out.

Management thereafter

- 7.26. Tussock grassland: Once established the tussock grassland will require minimum maintenance. The grassland should be cut every 2-3 years between October and February to avoid scrub and bramble development. Cutting should be on a rotational basis where no more than half the area is cut in any year, allowing an area of undisturbed refuge for reptiles, amphibians, birds and invertebrates.
- 7.27. General purpose meadow mixture: once established the meadow mix will be subject to an annual cut in late September to a height of approximately 70-100mm. Arisings will be left in place to encourage seed setting before being removed after two to three days to prevent soil enrichment. If required, an additional cut may be undertaken in early spring. Grassland should be cut on a rotation so that a variety of sward heights are retained, keep longer grassland margins along the hedgerows, scrub and under trees to create a gradual transition of habitat types.
- 7.28. The use of fertilisers is to be strictly avoided on the wildflower grassland.

Amenity grassland

- 7.29. During establishment amenity grassland within public areas will be mown regularly during the growing season (generally March to October) to a height of 40-60mm to keep annual weed growth in check.
- 7.30. Once established (usually after one to two years) amenity grassland will be mown regularly to 25-40mm in height.
- 7.31. Amenity grassland will be checked annually for signs of damage, deterioration or distress.

New hedgerows

- 7.32. All new planting should ideally take place during the Autumn or Spring. Bare-root stock can be planted between the end of October and the end of March. Generally, it is best to plant early in the season, before January, to allow the plants more time to establish a network of feeder roots before the onset of spring. Never plant during freezing weather or if the ground is waterlogged. Ideally plant on a still, moist day, to minimise root drying and stress to the plants.
- 7.33. Double staggered row hedgerows need to be planted at a width of at least 40cm between each row, with four to six plants to be planted per metre.
- 7.34. A bark mulch should be applied and maintained at an even spread, 75mm deep, of consistent thickness at the base of the new section of hedgerow to ensure that it is effective as a weed suppressant and moisture conserver.
- 7.35. Where hedgerows and informal native shrubs meet informal/public open space meadow/tussocky grassland, a scalloped edge should be maintained to provide a diversity of habitat niches suitable for use by invertebrate species and reptiles. Ruderal growth within this area should be encouraged by leaving a 1m margin of uncut grass where this meets scrub/hedgerow. However, if there is vigorous growth of undesirable species such as a common nettle then selective removal should take place.
- 7.36. During the first three years of the new hedgerow planting, plants should be cut annually to ensure the development of bushy growth low down in the hedgerow. Dead plants should also be replaced in autumn, over the first few years.

7.37. After the first three years, it is optimal to cut the new hedgerow planting on a two or (preferably) a three-year cycle in January or February. Ideally, trimming operations should be timed to avoid the breeding bird season, which runs from February-August inclusive. However, where this is not feasible works between February to August can proceed on the condition that a nesting bird check is undertaken by an ecologist within 24 hours prior to the works starting. If the ecologist discovers an active nest during this check, works must stop, and an appropriate buffer zone (as determined by the ecologist, usually 5m) must be established around the nest. The buffer must be left in place until the ecologist confirms that the young have fledged, and the nest is no longer in use.

Hedgerow Maintenance

7.38. All hedgerows to be trimmed annually to a specified height and profile using suitable mechanical cutters, avoiding nesting bird season which runs from February-August.

7.39. Native species-rich hedgerows are to be cut on a rotational basis whereby one side of the hedgerow is cut alternatively each year (i.e. year 1 one side, year 2 hedgerow top, year 3 remaining side). Native species-rich hedgerows will be maintained at a minimum height of 2m and minimum width of 1.5m to maximise opportunities for biodiversity. At this size or larger, a hedgerow will provide shelter for nesting birds and foraging habitat for insects, bats and birds.

7.40. All hedgerows will be checked annually for signs of damage, deterioration or distress. If hedgerows are in poor condition, growing conditions will be amended as necessary. If the hedgerow does not recover it will be replaced in the next available planting season.

Ornamental hedgerows and introduced shrub

7.41. Ideally, all hedgerow and shrub trimming and pruning should be scheduled outside the bird nesting season, which is widely considered to be between February and August.

7.42. Ongoing maintenance for ornamental shrubs will primarily involve litter removal, weeding, trimming, removal of dead plants, and replanting as needed. Chemicals must not be used on or near the hedgerows. Hedgerows will be trimmed annually using suitable mechanical cutters.

Artificial wildlife habitats

7.43. Once installed, the artificial wildlife habitats will require minimum maintenance.

7.44. Bat and bird boxes, hedgehog highways and the insect hotel will be subject to an annual external visual check to assess for any damage. Damaged or missing features will be repaired and/or replaced as necessary. Bat boxes must only be disturbed by a Natural England Class 2 Bat Licence holder as bats and their roosts are protected under wildlife legislation.

7.45. The log and brash piles will also be subject to monthly checks to ensure these are still in place and have not been vandalised/damaged. It is recommended that the log piles are topped up regularly using materials from site maintenance (e.g. logs, brash). If there is an excess of these materials new log piles can be created within sheltered habitats in the Approved Development Site.

Monitoring and feedback into HMMP

7.46. On completion of the construction phase, the Approved Development Site will be inspected by an ecologist to confirm the development has adhered to the HMMP. Where discrepancies are identified, these are to be reported to the Developer and Wokingham Borough Council. The discrepancies will be corrected under the supervision of the ecologist where required. Discrepancies can include missing bird and bat boxes, hedgerow or tree failure etc.

7.47. Following this, the Approved Development Site will be monitored every three years by an ecologist, and management regimes amended as required to meet the management aims and objectives.

7.48. The HMMP will be reviewed after five years by an ecologist and will be amended as necessary. Following this, the Approved Development Site will continue to be monitored by an ecologist every three years and adjusted as considered necessary. Relevant data from the surveys will be sent to the following organisations where necessary:

- Wokingham Borough Council;
- Local Records Centre;
- Relevant national recording scheme; and
- ACD Environmental Ltd (if required).

8 SCHEDULE OF WORKS

- 8.1. The work schedule for monitoring, maintenance and management activities are set out within **Table 2**. The works schedule below may be subject to changes in timings subject to the construction phase schedule. In the instance that any changes in timings are required, the Developer and/or the appointed management company is to contact an ecologist at ACD Environmental Ltd to confirm agreement to any amendments.
- 8.2. The colour coding within **Table 2** is as follows:

	Optimal months
	Sub-optimal months (may be acceptable if appropriate mitigation/supervision undertaken)
	Unsuitable months

Table 2: Work schedule for management, maintenance and monitoring schedules.

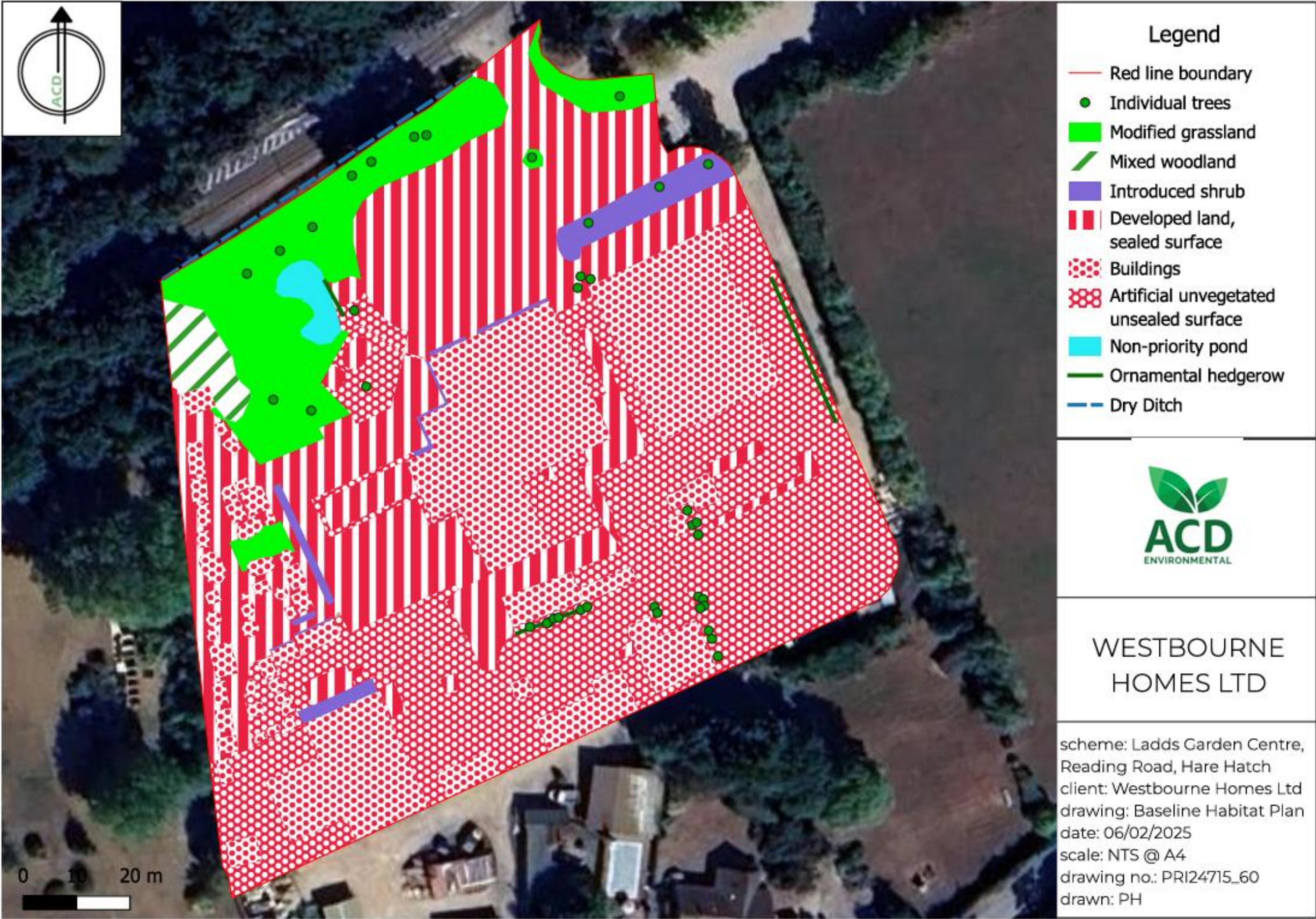
Action		J	F	M	A	M	J	J	A	S	O	N	D
POST COMPLETION - YEAR 1													
Year 1	Year 1 monitoring survey undertaken by an ecologist. Results used to feedback into LEMP as required and to rectify any issues.												
	Regular removal of litter and check for invasive species.												
	Amenity grassland areas mown regularly to 40-60mm.												
	Weekly watering of new planting (May to September)												
	Meadow and tussock grassland spring cut then leave until after flowering in July or August. Can then be cut to 4cm.												
	Annual check of habitats to include trees, scrub, hedgerows, and grassland to check for signs of disease/pests, damage, deterioration, and distress.												
	Annual formative pruning undertaken as required on new trees and hedgerow planting (optimal timing may be species dependent)												
POST COMPLETION - YEAR 2 ONLY													
Year 2	Meadow grassland areas cut regularly to 40-60mm as required until March. (see section below for ongoing management measures).												
POST COMPLETION - YEAR 2 ONWARDS													
Weekly-Monthly	Regular removal of litter and check for invasive species.												
	Amenity grassland mown regularly to 25-40mm in height.												
	Monthly visual inspection of artificial habitats for any signs of damage. Remedial action/replacement undertaken as necessary.												
Bi-annual	Bi-annual cuts of meadow grassland areas to 50-60mm. If required, re-growth can be cut back through mowing throughout autumn and early winter. A 1m margin of uncut grass will be left adjacent to hedgerows/scrub.												
Annual	Annual check of habitats to include hedgerows, scrub and trees to check for signs of damage, deterioration or distress.												

ACD Environmental	31
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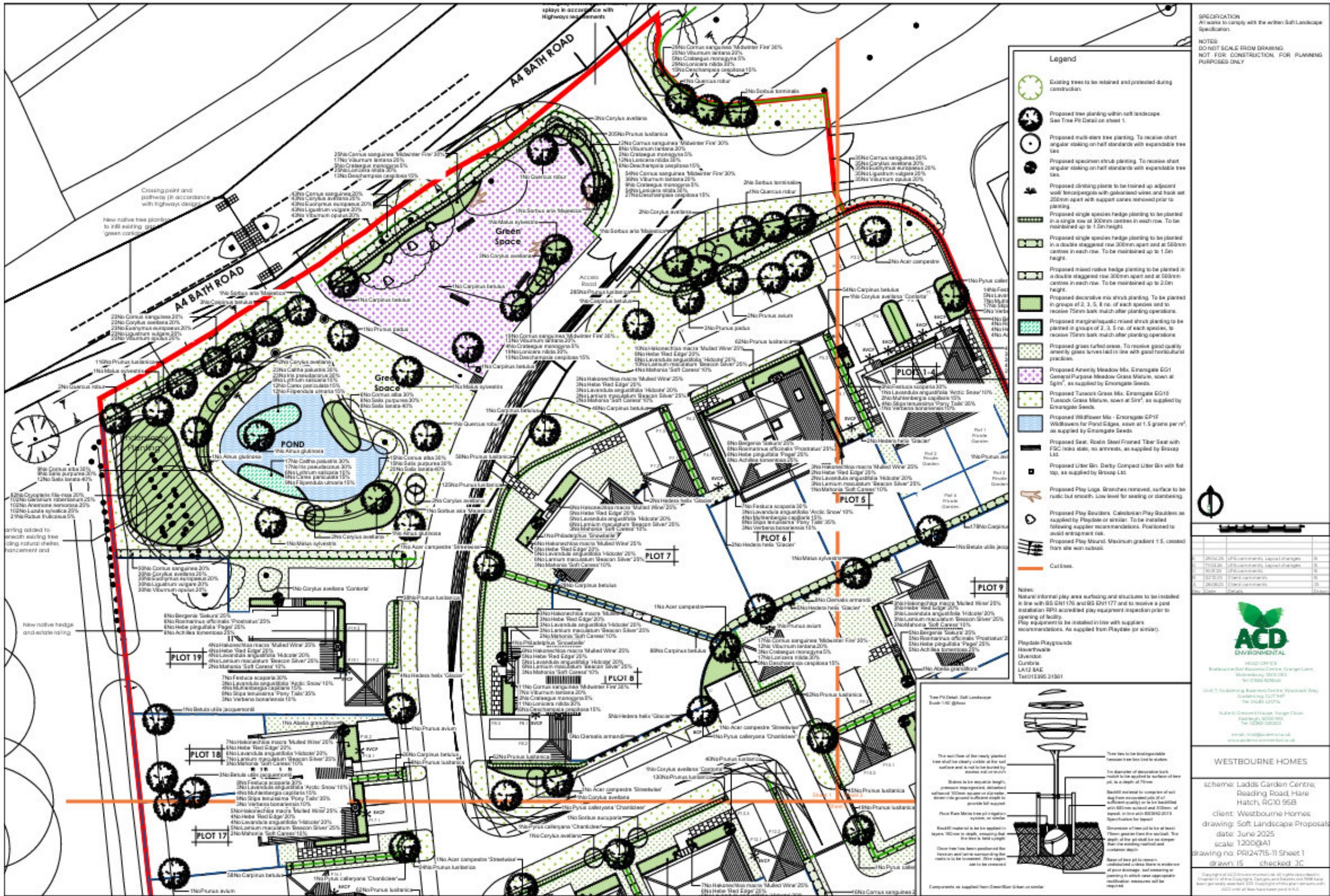
9 CONCLUSIONS

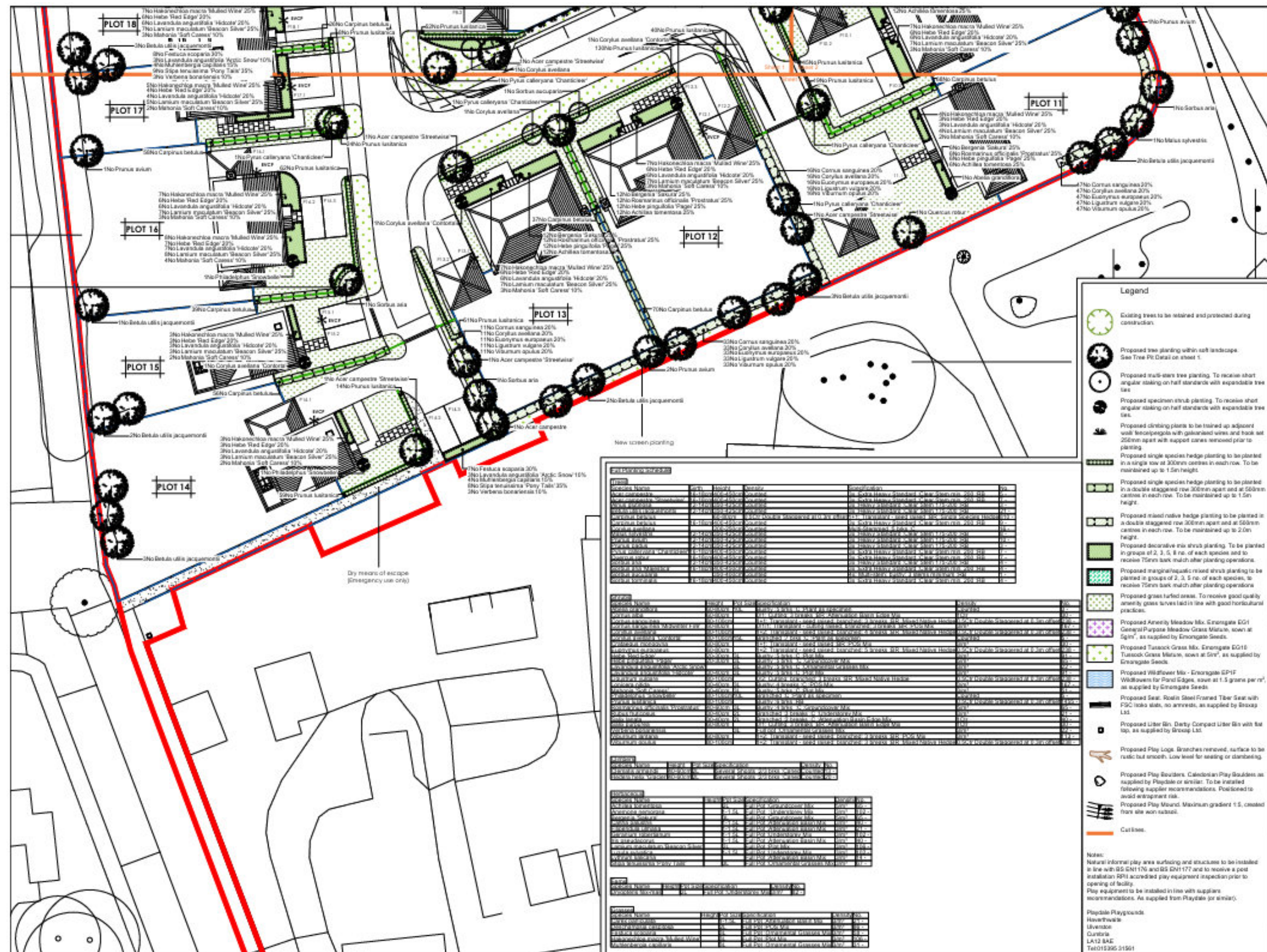
- 9.1. The Developer and Site Manager will be responsible for ensuring that the habitats are created, as described within this report and detailed within the soft landscape plans. Once the construction phase is complete, the maintenance and management of the habitats on the Approved Development Site will be the responsibility of a private management company appointed by the Developer.
- 9.2. This HMMP sets out the ongoing maintenance, management and monitoring programme to be undertaken at the Approved Development Site post-completion.
- 9.3. With implementation of the measures outlined within this report, it is considered that the ecologically valuable habitats within the Approved Development Site will be maintained in a favourable condition in perpetuity and that the calculated net gain of 29.92% in habitat units and 1735.47% in hedgerow units as per the Biodiversity Metric calculations will be delivered.

APPENDIX 1: BASELINE HABITAT MAP



APPENDIX 2: SOFT LANDSCAPE PLANS





SPECIFICATION
All works to comply with the written Soft Landscape Specification.

NOTES
DO NOT SCALE FROM DRAWING
NOT FOR CONSTRUCTION FOR PLANNING PURPOSES ONLY





Rev	Code	Description	Date
0	26/04/20	LPG comments, Layout changes	06
1	17/10/20	LPG comments, Layout changes	06
2	06/08/20	LPG comments	06
3	02/07/20	LPG comments	06
4	26/06/20	LPG comments	06


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www.gaddington.co.uk

WESTBOURNE HOMES

scheme: Ladds Garden Centre,
Reading Road, Hare
Hatch, RG10 9SB

client: Westbourne Homes

drawing: Soft Landscape Proposal

date: June 2025

scale: 1:200 @A1

drawing no: PRI24715-11 Sheet 3

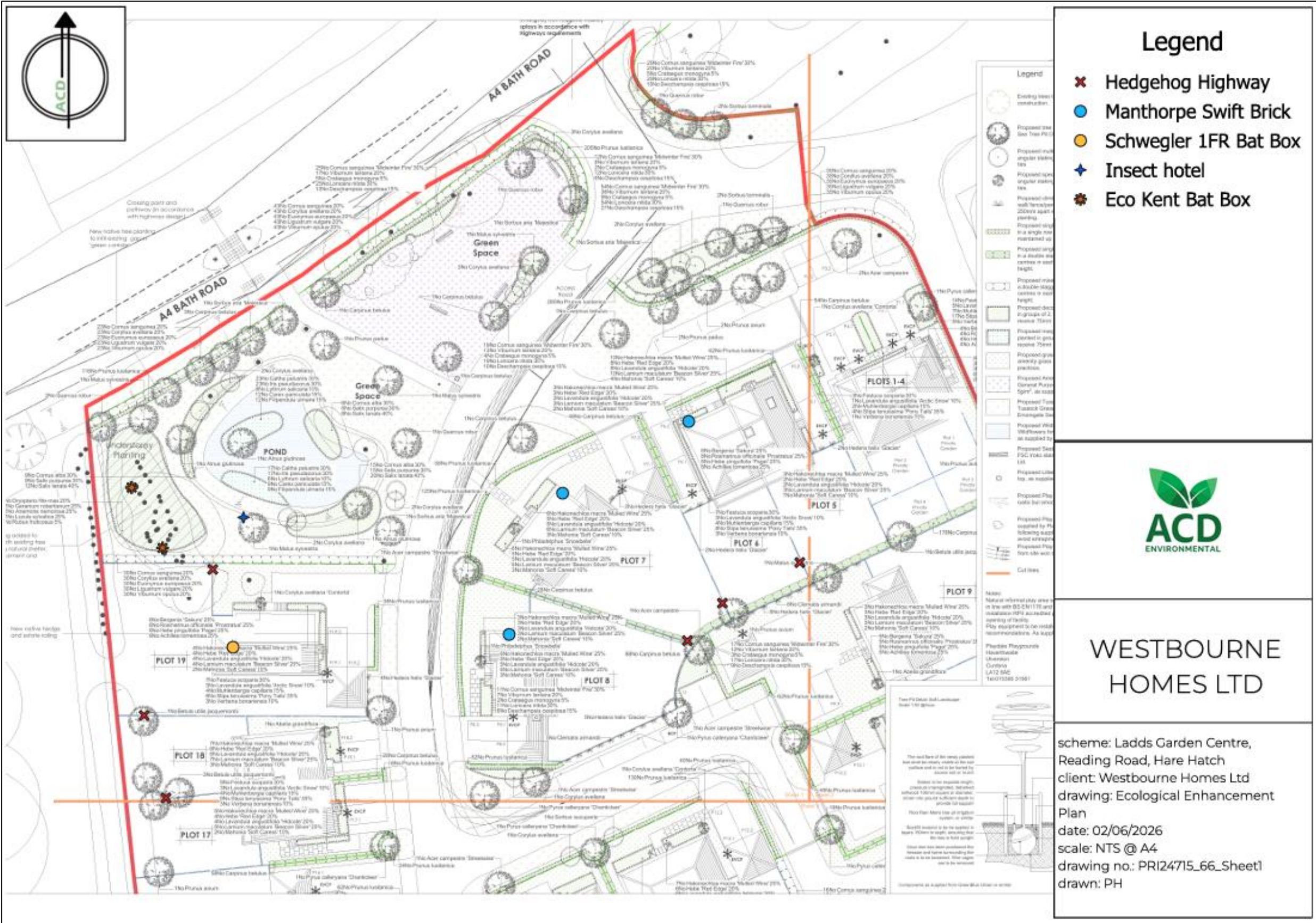
drawn: IS checked: JC

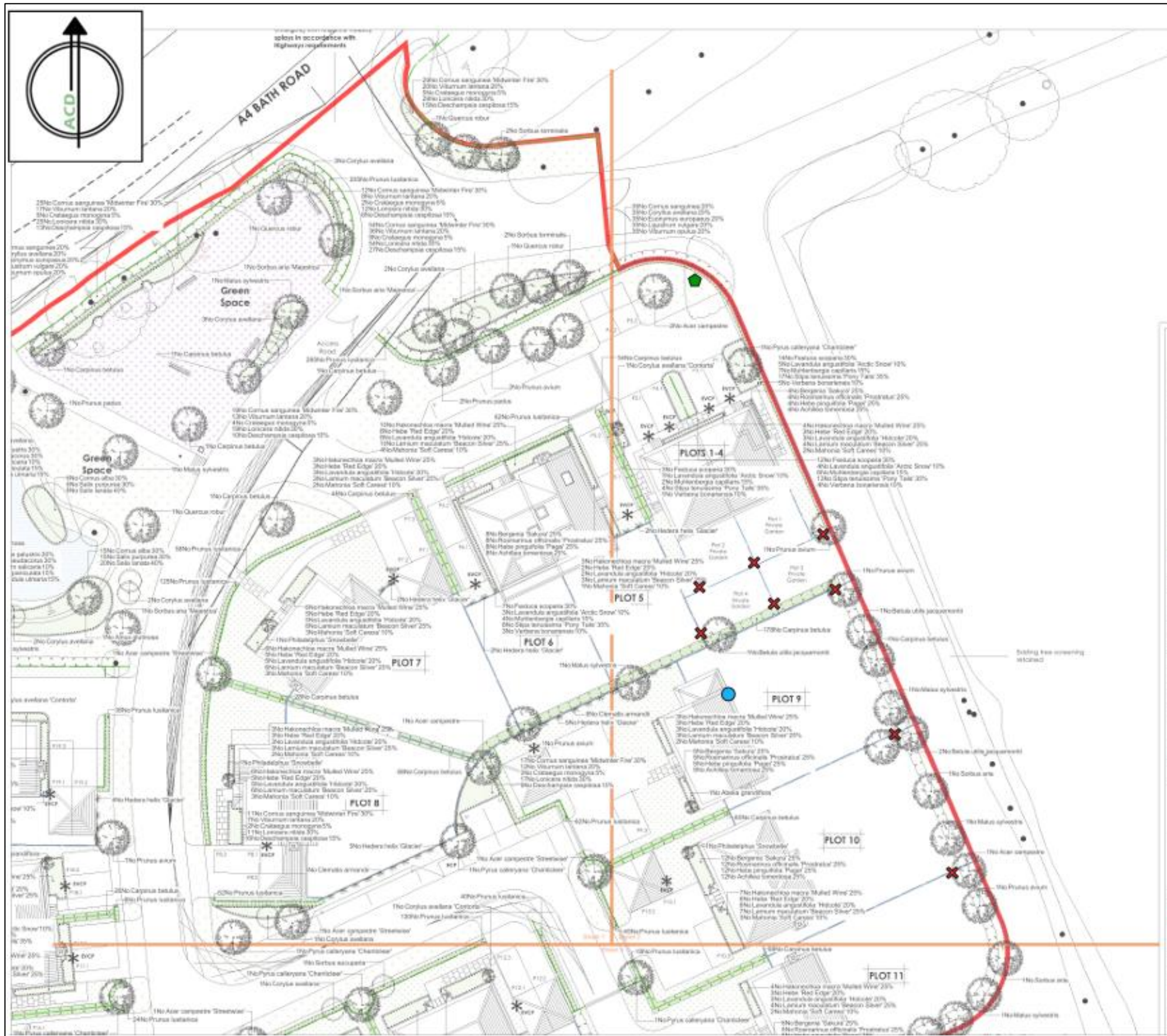
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APPENDIX 3: HABITAT CREATION PLAN



APPENDIX 4: ECOLOGICAL ENHANCEMENT PLAN





Legend

- ✖ Hedgehog Highway
- Schwegler 1FR Bat Box



WESTBOURNE HOMES LTD

scheme: Ladds Garden Centre,
Reading Road, Hare Hatch
client: Westbourne Homes Ltd
drawing: Ecological Enhancement
Plan
date: 02/06/2026
scale: NTS @ A4
drawing no.: PR124715_66_Sheet3
drawn: PH

- Legend**
- Existing item to be constructed
 - Proposed tree plant (see Tree ID Sheet)
 - Proposed multi-plant angular edging in 1.5m
 - Proposed specimen angular edging in 1.5m
 - Proposed climbing wall (see page 20) with a planting
 - Proposed single up to a single row of 2m maintained up to 1.5m
 - Proposed single up to a single staggered corner in each row height
 - Proposed mixed hedgerow staggered corner in each row height
 - Proposed decorative in groups of 2, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 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