

HOGWOOD FARM, FINCHAMPSTEAD

HEDGEROW MITIGATION AND COMPENSATION STRATEGY – NEIGHBOURHOOD CENTRE

Prepared for CALA Homes Thames Ltd

by

Hankinson Duckett Associates

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1 INTRODUCTION

1.1 Site location and summary description

- 1.1.1 This report describes a Hedgerow Mitigation and Enhancement Strategy in relation to the Neighbourhood Centre area of the development of approximately 110ha of land at Hogwood Farm, Finchampstead. The Neighbourhood Centre development area comprises approximately 0.9ha of land, hereinafter referred to as 'the site'. The site centre is located by National Grid Reference SU 77146445. The Hedgerow Mitigation and Enhancement Strategy was commissioned by CALA Homes Thames Ltd in May 2024.
- 1.1.2 The Neighbourhood Centre development parcel is located to the north-west of the village of Finchampstead, Berkshire. In general terms, it is dominated by ruderal vegetation with a line of mixed scrub along the southern site boundary and bare ground along the eastern site boundary. The Neighbourhood Centre site is bordered to the east by the Nine Mile Ride Extension South (NMRES); to the south by the Southern Bus Loop road with Parcel 10 of the wider site beyond; and to the north and west by the proposed primary school which will be delivered separately by Wokingham Borough Council (WBC). The location and boundary of the Neighbourhood Centre site is shown in *Appendix A*.
- 1.1.3 The Neighbourhood Centre site is part of a larger area covering a total of 110ha, hereinafter referred to as the 'wider site'. The wider site includes residential properties associated with Parcel 1 and a construction site associated with Parcel 2 in the north-west and a SANG in the south which comprises a mix of wetland, species-rich grassland, scrub and woodland habitats. In general terms, the western area of the wider site is comprised of three fields of disturbed ground dominated by short ruderal vegetation with scattered areas of tall ruderal vegetation and large spoil heaps bordered by mature trees and woodland with scrub field margins. The central and eastern areas of the site are comprised of areas of hardstanding, construction/disturbed ground and grassland fields bordered by mature treelines and woodland. Woodland shaws and copses are located in the northern, western and central areas of the site, including mixed, broadleaved and broadleaved plantation woodland types, some of which are included on Natural England's Inventory of Ancient Woodland. Wetland habitats within the site include drainage ditches and small streams associated with the field boundaries and several ponds in poor condition are located across the site. The wider site is bordered to the north by a construction site, the Bohunt School and the Hogwood Industrial Estate; to the east by Park Lane beyond which lie residential dwellings and park homes; to the south by Park Lane and farmland; and to the west by A327 Reading Road and Sheerlands Road beyond which lie farmland and woodland. The wider area is dominated by agricultural land interspersed with woodland and residential properties.

1.1.4 Further information on the extent and composition of existing habitats, including hedgerows, across the Neighbourhood Centre site and the wider site is provided in the Phase 1 Habitat Survey and Target Notes included as *Appendix A* (HDA, 2024a).

1.2 Development proposals and context

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

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

The hybrid planning permission was subsequently amended by a Section 73 application (181194) which was approved in November 2018.

1.2.2 Condition 23 of the planning permission states that:

“Prior to or concurrent with the submission of a Reserved Matters application for any sub phase of the development, a detailed hedgerow mitigation and compensation strategy shall be submitted to and approved in writing by the local planning authority for that sub phase of the development. Each detailed hedgerow mitigation and compensation strategy shall include the following:

(a) No loss of native species-rich hedgerows or other ecologically important hedgerows, unless necessary to facilitate the development and a package of mitigation and/or compensation is provided.

(b) Details of the buffer zones required to protect the retained important and/or species rich hedgerows, such buffer zones to be a minimum of 10m unless there are exceptional circumstances - The buffer zones required to protect the retained hedgerows should be free from any development including residential gardens.

(c) Details of measures to ensure that removal of any hedgerow does not adversely effect the ecological permeability of the site.

(d) A detailed method statement for the translocation of any important and/or species rich hedgerows to be removed as a result of the sub phase of the development, unless mitigation could be better achieved in ecological terms through new hedgerow creation.

(e) A detailed hedgerow compensation strategy to address all other significant negative impacts on the local hedgerow network as a result of the sub phase of the development.

(f) Management arrangements for the receptor site that will secure the long term future of the translocated habitats and species.

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

- 1.2.3 In accordance with the requirements of Condition 23, this document provides a Hedgerow Mitigation and Compensation Strategy for the Neighbourhood Centre site. This has been produced to ensure that opportunities currently provided by hedgerows within the Neighbourhood Centre site are maintained following development.

2 BASELINE CONDITIONS

- 2.1 The Neighbourhood Centre site currently has no hedgerows, woodland belts or treelines within the site. The only linear habitat within Neighbourhood Centre site is a recently established line of Bramble, Elder and Holly scrub present along the southern boundary of the site. The location and description of the scrub is provided in the Phase 1 Habitat Survey Plan and Target Notes provided in *Appendix A*.

3 HEDGEROW MITIGATION AND COMPENSATION STRATEGY

3.1 Introduction

- 3.1.1 There are no hedgerows or treelines within Neighbourhood Centre site and therefore no requirement to avoid, mitigate or compensate for hedgerows/treelines within the Neighbourhood Centre site development.

3.2 Habitat creation

- 3.2.1 In order to enhance habitat connectivity within the site and wider site, planting has been included within the soft landscape proposals for the Neighbourhood Centre development area. Although no new hedgerow planting is proposed, tertiary green corridors including lines of tree will be provided across the built development area and additional hedgerow planting (along with other linear habitats such as woodland and scrub) have been incorporated into the SANG and will be incorporated into future phases of the development.

3.3 Additional measures to ensure functional connectivity

- 3.3.1 A Detailed Ecological Permeability Scheme has been prepared for the Neighbourhood Centre site development which describes measures to be incorporated into the hard and soft landscape to maintain continued functionality of the hedgerow network and other opportunities for the movement of wildlife across the Neighbourhood Centre site, the wider site and the surrounding area. Measures detailed in the scheme, not already described above are summarised below. Full details can be found in the 'Detailed Ecological Permeability Scheme – Neighbourhood Centre site' (HDA, 2024b):

Lighting:

- 3.3.2 A Illustrative Lighting Parameters Plan (HDA, 2018) has been prepared that identifies Lighting Exclusion Zones and Lighting Restriction Zones. The Neighbourhood Centre is

not proposed to be within either the Lighting Exclusion Zones or Lighting Restriction Zones, and instead will be sensitively designed to achieve a minimum level of lighting required for public amenity and safety whilst restricting horizontal or vertical light spill into non-target areas.

Road crossing points:

3.3.3 A number of measures will be included within the road system to: (i) reduce the likelihood of small animals entering the carriageway; and (ii) if in the event that small animals do enter the road system, that they can safely exit the carriageway. These include:

- Dropped kerbs will be provided to allow small animals crossing the road network to easily exit the carriageway.
- The carriageway will be designed to minimise risk of small animals becoming trapped in gully pots. This will involve the use of a selection of the following measures:
 - Provision of wildlife kerbs to allow animals to bypass gully pots.
 - Offsetting of gully pots to provide a gap between the kerb and the gully pot.
 - Installation of gully pot ladders to allow animals to escape.

4 SUMMARY AND CONCLUSION

4.1 The Neighbourhood Centre development scheme will result in no net loss in hedgerow habitat associated with this part of the Hogwood Farm site. The proposed habitat creation works across the site will however improve habitat connectivity for more mobile species (which is currently very limited).

4.2 In addition to the specific measures relating to the Neighbourhood Centre development area, the emerging landscape scheme for the wider site, including the 29.7ha SANG, provide substantial opportunity to provide new areas connective habitat and habitat for species associated with hedgerows.

4.3 Notwithstanding this, where appropriate the detailed landscape schemes for future development phases should seek to retain existing hedgerows and include new sections species-rich hedgerows as boundary features and within areas of informal open space with the aim of achieving no net loss in hedgerow habitats across the development area.

5 REFERENCES

ACO (2024) *Wildlife Kerb*. Available from: <https://www.aco.co.uk/products/wildlife-kerb>. [Accessed November 2024].

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HDA (2018) *Hogwood Farm, Finchampstead: Illustrative Lighting Parameter Plan*. Hankinson Duckett Associates, Wallingford.

HDA (2024a) *Hogwood Farm, Finchampstead: Phase 1 Habitat Plan and Target Notes*. Hankinson Duckett Associates, Wallingford.

HDA (2024b) *Hogwood Farm, Finchampstead: Detailed Ecological Permeability Scheme – Neighbourhood Centre*. Hankinson Duckett Associates, Wallingford.

HDA Document Control and Quality Assurance Record

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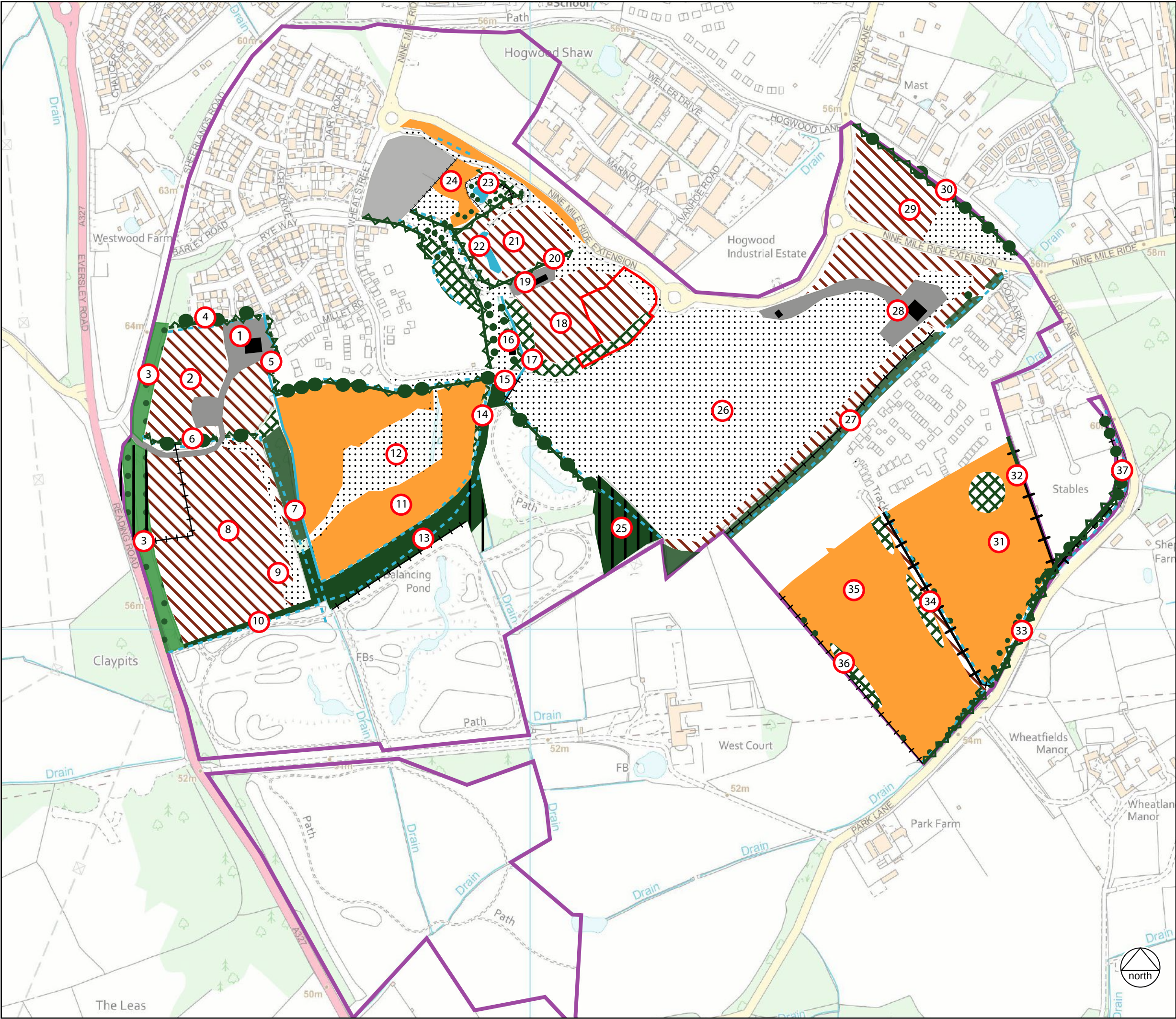
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APPENDIX A

Phase 1 Habitat Survey and Target Notes



KEY

Neighbourhood Centre 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 -
Neighbourhood Centre

SCALE AT A3:
NTS

DATE:
December 2024

868.1/112

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Landscape Architecture
Masterplanning
Ecology

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 vegetated 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.

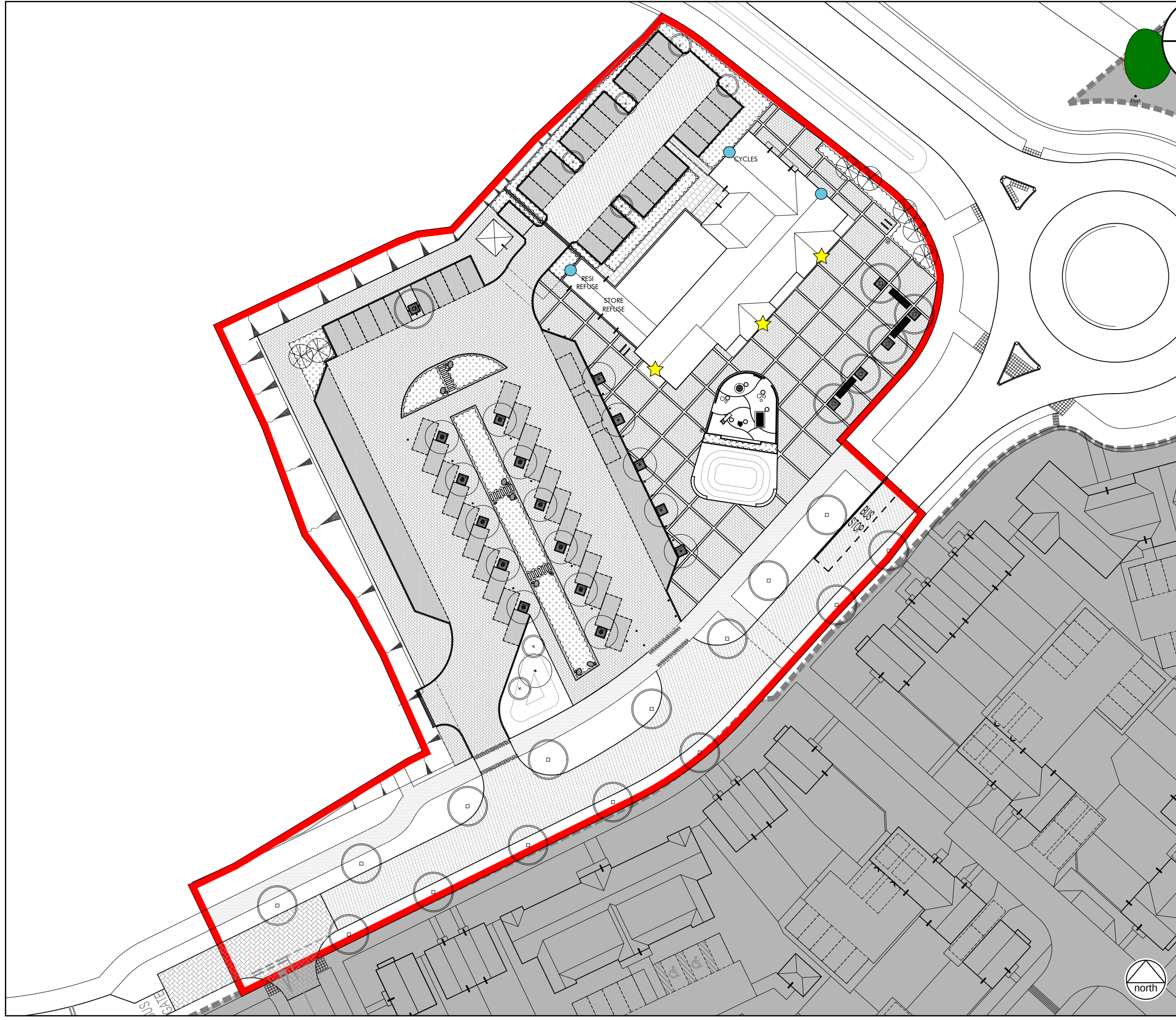
30. A dense, intact, species-rich native hedgerow with trees comprising Pedunculate Oak, Beech, Ash, Goat Willow *Salix caprea*, Black Poplar *Populus nigra*, Field Maple, Dogwood, Hazel, Holly, Bramble and Common Broom *Sarothamnus scoparius*. The hedgerow is approximately 15 years old and tree guards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

Species Enhancements Plan



KEY

- Neighbourhood Centre site boundary
- Bat box location*
- Bird box location*

* Position indicative

CLIENT:
CALA Homes Thames Ltd

PROJECT:
Hogwood Farm, Finchampstead

TITLE:
Neighbourhood Centre: Species
Enhancements Plan

SCALE AT A3:
NTS

DATE:
December 2024

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Landscape Architecture
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