

HOGWOOD FARM, FINCHAMPSTEAD

DETAILED ECOLOGICAL PERMEABILITY SCHEME – NEIGHBOURHOOD CENTRE

Prepared for CALA Homes Thames Ltd

by

Hankinson Duckett Associates

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HDA Document Control and Quality Assurance Record

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1 INTRODUCTION

1.1 Site location and summary description

- 1.1.1 This report describes a Detailed Ecological Permeability Scheme 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 study 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 habitats across the Neighbourhood Centre site and the wider site is provided in the Phase 1 Habitat Survey and Target Notes (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 28 of the planning permission states that:

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

- 1.2.3 In accordance with the requirements of Condition 28, this document provides a Detailed Ecological Permeability Scheme for the Neighbourhood Centre site. This has been produced to ensure measures to maintain the ecological permeability for wildlife are implemented within the development scheme. The measures identified are in keeping with the ‘Outline Site-wide Ecological Permeability Scheme’ prepared for the wider site and the Neighbourhood Centre site in its entirety (HDA, 2018a).

2 BASELINE CONDITIONS

Designated areas

- 2.1 No statutory or non-statutory designated areas are located within or adjacent to the Neighbourhood Centre site. In addition, no areas of woodland included on Natural England

Inventory of Ancient Woodland are located within or adjacent to the Neighbourhood Centre site.

Habitats and existing habitat corridors

2.3 In general terms, the Neighbourhood Centre site is currently dominated by ruderal vegetation with a line of recently established mixed scrub along the southern site boundary and bare ground along the eastern site boundary.

2.4 The Neighbourhood Centre site currently has limited connectivity to the wider site. Linear features directly associated with the site are limited to the recently established mixed scrub located along the southern site boundary, which connects to scrub and trees to the west of the site (associated with the Green Corridor in the wider site). However, this feature stops abruptly to the east of the site by the NMRE road. Further information on the extent and composition of these features is provided in the Habitat Survey and Target Notes included in *Appendix A*.

Existing lighting

2.5 A lighting strategy for the Neighbourhood Centre site and wider site was prepared to assess the likely effects of the proposed development on external artificial lighting levels, and includes information on the baseline lighting conditions within the site (MMA Lighting Consultancy, 2018).

2.6 The lighting strategy identifies that the environment surrounding the Neighbourhood Centre site has 'low district brightness', categorised as an E2 Environmental Zone in accordance with the ILP Guidance (See *Table 1* below).

Table 1: Environmental Zone table

Zone	Surrounding	Lighting Environment	Examples
E0	Protected	Dark	UNESCO Starlight Reserves, IDA Dark Sky Parks
E1	Natural	Intrinsically dark	National Parks, Areas of Outstanding Natural Beauty etc.
E2	Rural	Low district brightness	Village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Small town centres or suburban locations
E4	Urban	High district brightness	Town/city centres

Hard landscaping

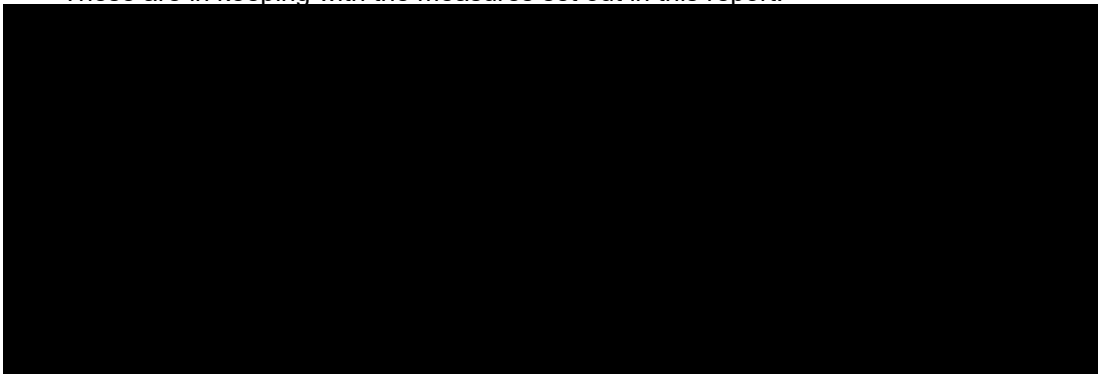
2.7 There is currently no hard landscaping present within the site as the areas of hardstanding present were removed as part of the removal of the Hogwood Farm Industrial Estate buildings in 2022.

3 ECOLOGICAL CONTEXT

3.1 The proposals for the development of the Neighbourhood Centre site have been informed by a number of detailed studies including an Environmental Statement (Royal Haskoning, 2014) and updated field surveys in relation to protected and notable habitats and species. This work has been used to inform a scheme for the avoidance and mitigation of potential effects of development on features of nature conservation interest.

3.2 With regard to the ecological permeability of the proposed development, the following receptors have been identified as being potentially sensitive and form the focus of this report:

- **Foraging and commuting bats:** Although bat foraging and commuting activity has generally been found to be low, it will be necessary to maintain foraging opportunities and commuting corridors across the Neighbourhood Centre development site. This is considered in this report in addition to the Detailed Bat Mitigation Strategy (HDA, 2024b) produced for the Neighbourhood Centre site in relation to Condition 24.
- **Roosting bats:** No bat roosts or features with bat roost potential were recorded within the Neighbourhood Centre site. The Detailed Bat Mitigation Strategy produced for the Neighbourhood Centre site includes the specific provision of additional bat roosting features within the development phase (HDA, 2024b). These are in keeping with the measures set out in this report.

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- **Reptiles:** Very low populations of Grass Snake, Slow-worm and Common Lizard have been recorded across the wider site (HDA, 2024d). However, no reptiles were recorded within the Neighbourhood Centre site during the 2023 reptile survey. The Neighbourhood Centre site is a small area of land currently dominated by negligible/low suitability habitats for reptiles, which is proposed to be a highly urbanised, developed area dominated by hardstanding and buildings.

¹ Following approval of a Natural England licence application to temporarily close four setts in the north-west of the wider site due to the proximity of the NMRE works (a main sett, the annex sett and two of the outlying setts), Stantec carried out temporary sett closures in 2020. As part of these works two replacement setts were constructed, one within the Green Corridor associated with Parcel 2 in the north-west of the wider site and one within the SANG

Further to this, the site will be surrounded by habitats of negligible interest for reptiles including roads to the south and east of the site and a school to the north and west of the Neighbourhood Centre site. It is therefore not proposed that reptiles are encouraged into the site and subsequently creation of areas of reptile habitats within the Neighbourhood Centre site are not proposed.

- **Amphibians:** No evidence of Great Crested Newts has been recorded at the site or its surrounds, however it is likely that other species of amphibian such as Common Frog and Common Toad are present.
- **Hedgehogs:** Hedgehogs are a generalist species, found in a wide range of rural and urban habitats in the UK and as such are likely to be present within the Neighbourhood Centre site and wider site. In addition, they are a Species of Principal Importance identified under Section 41 of the 2006 NERC Act and is also listed as 'Vulnerable'² on the IUCN red list for Great Britain and regarded as 'Near Threatened' by the IUCN at a global level.

4 ECOLOGICAL PERMEABILITY OBJECTIVES

4.1 With regard to the baseline conditions and potentially sensitive ecological receptors described above, the following objectives for this ecological permeability scheme for the Neighbourhood Centre site have been identified:

- Provide and maintain a series of habitat corridors around the site;
- Ensure the functionality of proposed habitat corridors, through sensitive lighting design; and
- Include features within areas of hard and soft landscaping to facilitate the movement of wildlife within/across the proposed development.

5 HABITAT CORRIDORS

5.1 Habitat corridors currently associated with the Neighbourhood Centre site are limited to a recently established mixed scrub along the southern site boundary (see *Appendix A*).

5.2 The tall ruderal vegetation and scrub will be lost to the development. However, as demonstrated in the Landscape Masterplan (CSA, 2024a) and the Detailed Landscape and Ecological Management Plan (HDA, 2024e), 'stepping stone' habitats will be provided across the Neighbourhood Centre development area. These include:

- Small pockets of open space within the development area complimented by standard tree planting and ornamental shrub planting along roads, car parking and around the market square.

² **Vulnerable** (IUCN Red List, 2012): A taxon is Vulnerable when it is considered to be facing a high risk of extinction in the wild in Great Britain.

- A selection of extra heavy standard and semi-mature trees will be planted across the Neighbourhood Centre site.

5.3 The above habitat corridors will maintain connections to other corridors within the wider site and wider area including the Green Corridor to the west of the site within the wider site which connect to other areas of proposed public open space and the SANG.

5.4 Lighting proposals across the site will be subject to the sensitive design measures described in *Section 6* and measures to minimise effects on the movement of wildlife are identified in *Section 7* below.

6 LIGHTING

6.1 This section describes the strategy that the external lighting design of the Neighbourhood Centre development will employ, unless otherwise agreed with Local Planning Authority, in order to achieve the objectives set out in *Section 4* above.

6.2 In accordance with the lighting design and light spill plans set out in the MMA lighting report (MMA Lighting Consultancy, 2018), a Illustrative Lighting Parameters Plan (HDA, 2018a) 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.

6.3 Lighting design

6.3.1 Within the Neighbourhood Centre site measures to achieve a minimum level of lighting required for public amenity and safety whilst restricting horizontal or vertical light spill into non-target areas will include:

- LED lighting with a correlated 'warm' colour temperature of 4000 Kelvin, which will be lowered to 2700 Kelvin (where practical). LED light sources contain no UV wavelengths and the warmer colour temperatures reduce the light emitted beyond the 550 nanometer wavelengths. These requirements are consistent with the current research on the impact of artificial lighting on bats as published by the Bat Conservation Trust and Institution of Lighting Professionals (BCT & ILP, 2023)³;
- Rear spill guards will be attached to luminaires to focus light onto target areas and away from habitat corridors; and

³ Bats and Artificial Lighting in the UK. Available from: <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

- LED luminaires are suitable for dimming. A Remote Monitoring System will be considered for lighting in sensitive locations to allow luminaires to be dimmed to an appropriate level and then dimmed back further after a late night curfew (c. 23:00) (or alternatively the luminaires will be switched off entirely when not in use).

6.4 **Ecological receptors**

Bats

6.4.1 3 bat boxes are proposed on the new building which will be located within areas subject to the sensitive lighting measures described in *Section 6.3.1* above.

6.4.2 Sensitive lighting proposals within the Neighbourhood Centre development area would also be expected to maintain opportunities for foraging and commuting bats in this area, and maintain connectivity between roost sites in buildings and foraging habitat in the wider site and its surrounds.

Other species

6.4.3 The above measures would be expected to maintain opportunities around the Neighbourhood Centre development site for a variety of other nocturnal species, together with limiting effects of lighting on diurnal species associated with the site and wider site.

7 **HARD AND SOFT LANDSCAPING**

7.1 This section describes features to be included in the hard and soft landscaping proposals for the Neighbourhood Centre site in order to allow small animals such as reptiles, amphibians and Hedgehogs, to safely cross the site and use all areas of the site of benefit to them. In addition, measures to be provided to increase opportunities for roosting bats and nesting birds are detailed.

7.2 **Road crossing points**

7.2.1 Facilitating the movement of wildlife across roads will involve measures to prevent animals becoming trapped in the carriageway and/or being run-over by vehicles.

Protection measures

7.2.2 The design of the road system includes the provision of kerbs for the road network to discourage drivers from parking/driving on footpaths and adjacent landscaping. Where the provision of kerbs is required, the following measures will be included to allow small animals to safely exit the carriageway.

7.2.3 *Dropped kerbs:*

Dropped kerbs will also be provided to assist pedestrians to cross roads safely and allow small animals to easily exit the carriageway in areas where animals are most likely to cross

roads or be trapped within the carriageway. The proposed locations of dropped kerbs within the Neighbourhood Centre development scheme are shown on the *Landscape General Arrangement* (CSA, 2024b).

7.2.4 *Wildlife kerbs and off-set gully pots:*

Small animals, in particular amphibians, naturally follow the line of the kerb when trying to exit the carriage way until a feature such as a dropped kerb is encountered. Subsequently if a gully pot is installed immediately adjacent to the kerb, when they reach a gully pot the animal may fall through into the gully and be unable to escape. Wildlife kerbs (e.g. www.aco.co.uk/products/wildlife-kerb or similar) have a bypass recess in the front face allowing amphibians to safely bypass the gully pot.



(Image sourced from www.aco.co.uk)

An alternative to wildlife kerbs is locating gully pots further into the road, rather than immediately adjacent to the kerb.

In addition to the dropped kerbs described above, wildlife kerbs and offset gully pots will be provided to avoid entrapment in the site drainage system.

7.3 **Neighbourhood Centre permeability**

7.3.1 To ensure the Neighbourhood Centre is of benefit to a range of wildlife, in addition to the planting proposals described in *Section 5.2* above and shown on the Neighbourhood Centre Planting Proposals (CSA, 2024c), a number of measures will be included in the Neighbourhood Centre development scheme to provide permeability and opportunities for roosting and nesting.

7.3.2 *Bird and box boxes:*

The inclusion of bat and bird roosting opportunities on the new building will enhance roosting/nesting opportunities for bats and birds within the Neighbourhood Centre site and improve the permeability of the site for these species. CALA Homes Thames Ltd have an 'Urban Wildlife Strategy' in place for all their new developments. As part of this strategy CALA Homes Thames Ltd will incorporate at least one bat roosting feature and one Swift nesting features within each house and apartment block. Although no houses or apartment

blocks are proposed as part of the Neighbourhood Centre development, bat roosting features and bird nesting features will be provided on the proposed building. The location of these features is shown in *Appendix B*.

Bird boxes:

A total of 3 bird nesting features will be included within Neighbourhood Centre site. These will comprise (or similar):

Manthorpe Swift nesting brick: Designed for Swifts, which inhabit cracks and crevices. Swift boxes have been selected as they are considered to support nesting features for a wide range of bird species. 	Woodstone Swift nesting box: Designed for Swifts, which inhabit cracks and crevices. Swift boxes have been selected as they are considered to support nesting features for a wide range of bird species. 
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(Images sourced from nhbs.com, www.manthorpebp.co.uk).

Bat boxes:

A total of 3 bat roosting features will be included within the Neighbourhood Centre site. These will comprise (or similar):

Bat roosting features have been selected that require no maintenance or cleaning. These will comprise:	
Ibstock bat box type B: Designed specifically for Pipistrelle bats with several roosting zones being present within the box. Maintenance free with entrance at the base. 	Wildcare soffit bat box: Designed with two roost chambers with different properties, providing hanging areas which differ spatially and climatically: 

ibstock bat box type C: Designed specifically for Pipistrelle bats with several roosting zones being present within the box. Maintenance free with entrance at the base. 	Beaumaris Woodstone Bat Box: Designed with a single narrow cavity, which makes it suitable for crevice roosting bats such as the Common Pipistrelle, Soprano Pipistrelle, Nathusius' Pipistrelle, Brandt's bat and Whiskered Bat. The interior of the box has a rough surface for bats to cling to. 
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(Images sourced from [ibstockbrick.co.uk](https://www.ibstockbrick.co.uk), [wildcare.co.uk](https://www.wildcare.co.uk) and [vivarapro.co.uk](https://www.vivarapro.co.uk)).

8 CONCLUSION

- 8.1 Through implementation of these safeguarding measures and the prescriptions detailed above, it is considered that the ecological permeability objectives for the Neighbourhood Centre site will be achieved and secured in the long-term, thereby maintaining opportunities for wildlife to move around and within the site, the wider site and the surrounding countryside throughout the operational phase of the proposed development.

9 REFERENCES

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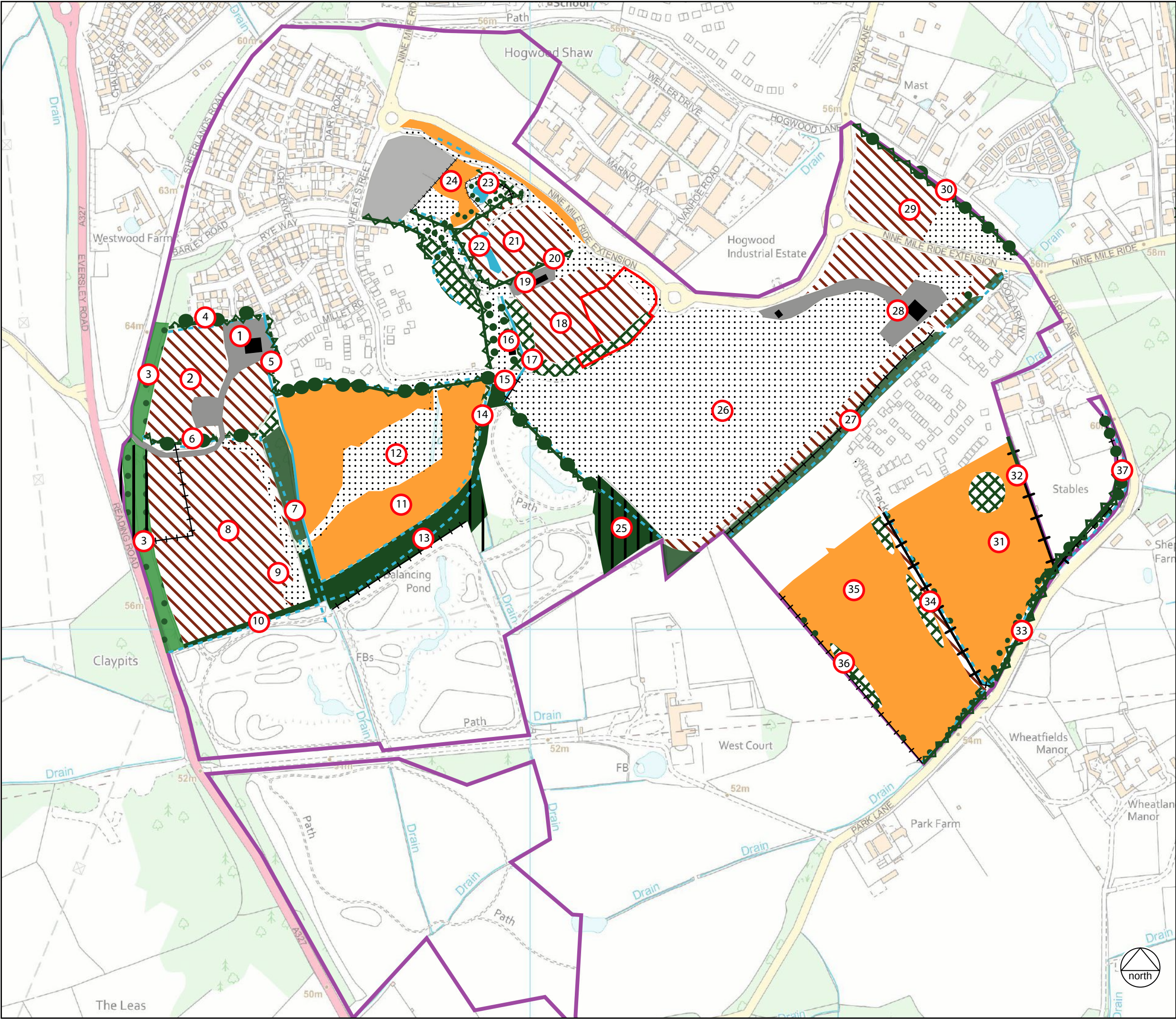
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APPENDIX A

Existing Habitat Connectivity



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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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.

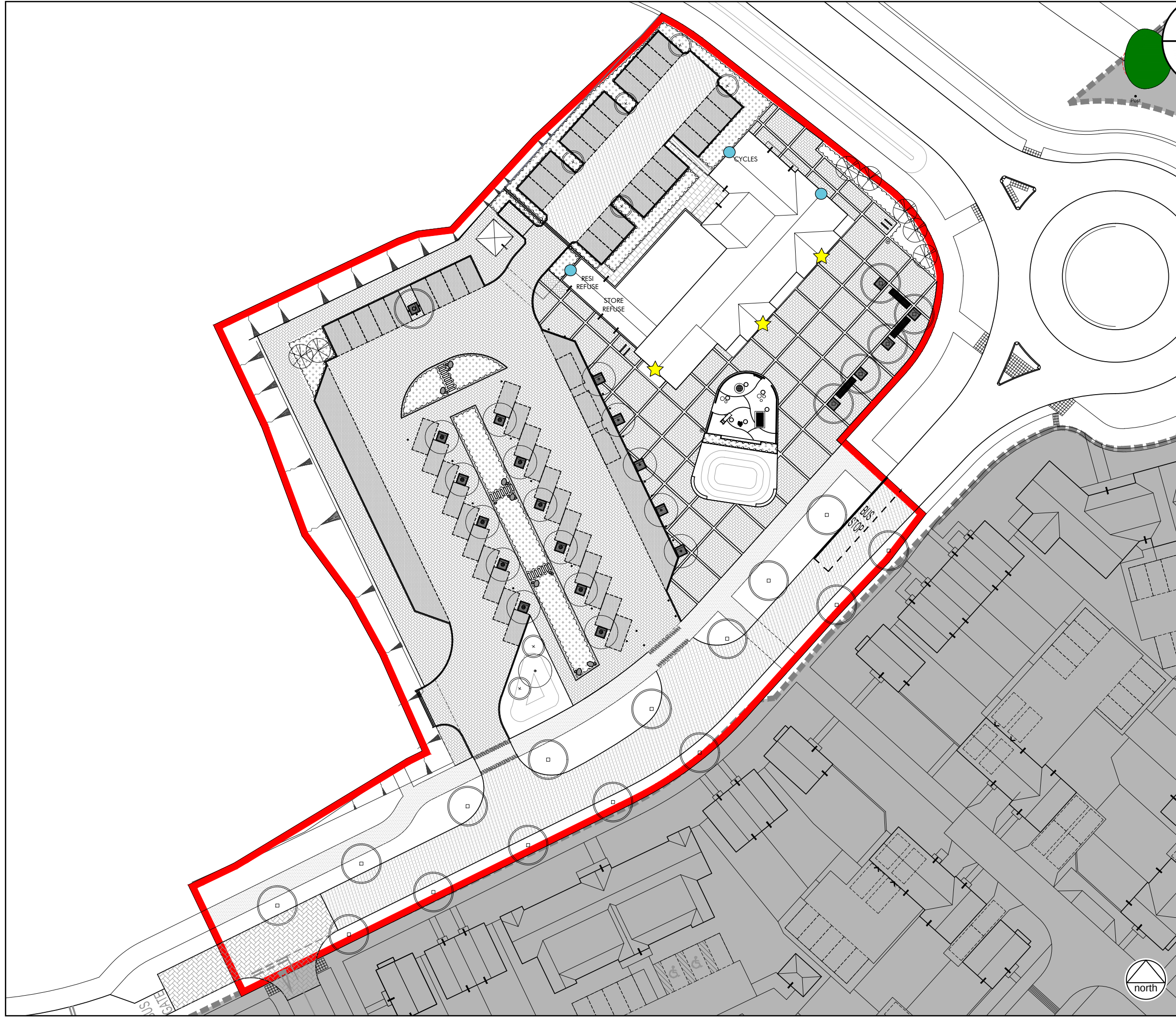
30. A dense, intact, species-rich native hedgerow with trees comprising Pedunculate Oak, Beech, Ash, Goat Willow *Salix caprea*, Black Poplar *Populus nigra*, Field Maple, Dogwood, Hazel, Holly, Bramble and Common Broom *Sarothamnus scoparius*. The hedgerow is approximately 15 years old and tree guards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

Species Enhancement 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

868.1/114

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