

Heathlands Farm
Honey Hill
Wokingham
RG40 3BG

Biodiversity Enhancement Scheme Plan

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1 INTRODUCTION

1.1 Project Background

1.1.1 John Wenman Ecological Consultancy LLP was instructed by William Hosking of Paul Hunter Partnership, to prepare a Biodiversity Enhancement Scheme in relation to granted planning permission for the erection of an extension to the existing pack house following demolition of existing structures (Ref Application: 251260).

1.1.2 The planning permission granted by Wokingham Borough Council is subject to Condition 9 as follows:

'Prior to the occupation of the development, details of biodiversity enhancements, to include integral bird and bat boxes, tiles or bricks on the new building and native and wildlife friendly landscaping, shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 187 of the NPPF.

1.1.3 This Biodiversity Enhancement Scheme document relies on background information from the following reports previously submitted with the planning application:

- Proposed Plans (24036 / SK24 & SK21) by OSP Architecture ;
- Preliminary Ecological Assessment Report, John Wenman Ecological Consultancy (April 2025);

1.2 Site Description

1.2.1 The application site covers an area of 0.15 hectares (ha) to the south east of Wokingham, Berkshire (Central OS grid reference: SU 82897 66341). The site comprises warehouse buildings, surrounded by hard standing, an access track, with a small area of modified grassland on the edge of a field of solar panel arrays, and a bund with bare ground separating the built up areas and field. Large piles of rubble had been left along the bank, which was partially covered in matting and a native hedgerow that had been recently cut to ground level.

1.2.2 The site is situated in a rural setting within Heathlands Farm, and is surrounded by fruit fields and polytunnels with established hedgerows and tree lines, and a field of solar panels to the south. Gorrick Plantation - a conifer plantation

woodland - is situated 450 m to the southwest. Several patches of deciduous woodland and traditional orchards are situated within Heathlands Farm towards the east of the site including a patch 50 m to the east beyond static homes, which are Habitats of Principle Importance for conservation (HPI) as defined under Section 41 of the NERC Act 2006. The surrounding landscape consists of a series of ponds and ditches, and lakes.

1.3 Report Objectives

- 1.3.1** The aim of this Biodiversity Enhancement Scheme document is to satisfy the requirements of a condition of the planning permission. Once approved in writing by the Council, the enhancement measures detailed in this document will be implemented prior to occupation and retained on site thereafter.

2 PURPOSE AND OBJECTIVES FOR PROPOSED ENHANCEMENTS

2.1 Bird Box

2.1.1 The purpose of the inclusion of an integrated or wall mounted woodcrete bird box on the packhouse extension will be to support nature for the lifetime of the development in line with Policy TB23 of the Wokingham Borough Managing Development Delivery (MDD) Local Plan and paragraphs 187d and 193d of the NPPF.

2.1.2 The objectives of the inclusion of an integrated bird box are as follows:

- Provide nesting opportunities for local species on the Birds of Conservation Concern red list, such as house sparrow (*Passer domesticus*); and
- Help maintain and enhance the favourable conservation status of such bird species within the borough.

2.2 Bat Boxes

2.2.1 The purpose of the inclusion of woodcrete bat boxes in the nearby woodland parcel, will be to support nature for the lifetime of the development in line with Policies ENV2 and paragraphs 187d and 193d of the NPPF.

2.2.2 The objectives of the inclusion of two tree mounted bat boxes are as follows:

- Provide roosting opportunities for local European Protected Species (EPS), such as the crevice dwelling common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*); and
- Help maintain and enhance the favourable conservation status of such bat species within the borough.

2.3 Native Planting

2.3.1 The purpose of the inclusion of native and wildlife friendly planting in the nearby grassland, will be to support nature for the lifetime of the development in line with Policy TB23 of the Wokingham Borough Managing Development Delivery (MDD) Local Plan and paragraphs 187d and 193d of the NPPF.

2.3.2 The objectives of the inclusion of areas of linear native planting are as follows:

- Provide nesting and foraging opportunities for birds and small

mammals through the creating of mixed native hedgerows; and

- Provide native flowering nectar sources and shelter opportunities for important pollinators and invertebrates.

3 DETAILED DESIGNS TO ACHIEVE STATED OBJECTIVES

3.1 Bird Box

- 3.1.1 An integrated or wall mounted woodcrete bird box will be installed on the eastern elevation of the packhouse extension and comprise one Vivara Pro WoodStone House Sparrow Nest Box or an approved functional equivalent (see **Figure 1** below).



Figure 1. Vivara Pro WoodStone House Sparrow Nest Box (available on NHBS website).

3.2 Bat Boxes

- 3.2.1 Two woodcrete bat boxes will be installed on mature trees within the woodland parcel to the east of the development and comprise two 2F Schwegler Bat Boxes or an approved functional equivalent (see **Figure 2** below).



Figure 2. 2F Schwegler Bat Box (available on NHBS website).

3.3 Native Planting

- 3.3.1 Mixed native hedgerow planting, comprising of at least five species i.e. hawthorn, blackthorn, beech, field maple and hazel, will be planted on the area south of the development (see **Figure 3** below and **Section 4**).



Figure 3. Mixed native hedge planting (available on Woodland Trust website).

- 3.3.2** The base of the hedgerow planting to the south of the development will comprise strips of species rich grassland. This will comprise the sowing of EM3 Special General Purpose Meadow Mixture with a mixture of native wildflowers including yarrow, lady's bedstraw, common knapweed, viper's bugloss, oxeye daisy, selfheal and yellow rattle), to be planted on the area south of the development (see **Figure 4** below).



Figure 3. Mixed native grassland/wildflower (available on Emorsgate website).

4 LOCATIONS OF PROPOSED ENHANCEMENTS

4.1 Enhancement Measures Plan



Figure 5. Plan for the locations of the biodiversity enhancements.

5 PERSONS RESPONSIBLE FOR IMPLEMENTATION

- 5.1.1** The Hall Hunter Partnership has the ultimate responsibility for ensuring the implementation of this Biodiversity Enhancement Scheme document. During construction, the project site manager or a suitable delegate will be responsible for ensuring the initial implementation of the enhancement measures set out in this document.
- 5.1.2** John Wenman Ecological Consultancy will be available to provide advice in relation to this Biodiversity Enhancement Scheme document throughout the duration of the project.

6 DETAILS OF INITIAL AFTERCARE AND LONG-TERM MAINTENANCE

6.1 Bird Box

- 6.1.1** The sparrow terrace box is designed to be long lasting; it could be cleaned out annually, but this is not essential. If cleaning the box, old nesting material should be removed in the autumn once it has been confirmed that birds are no longer nesting.

6.2 Bat Box

- 6.2.1** The woodcrete bat box is designed to be long-lasting and does not require any specific form of aftercare or long-term maintenance.

6.3 Native Planting

- 6.3.1** The native hedging planting will require three yearly cutting once established.
- 6.3.2** The native wildflower planting will require an annual cut after the seed has set, i.e. in late August to September/October , with the arisings removed.

7 BIBLIOGRAPHY

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