

HOGWOOD FARM, FINCHAMPSTEAD

HEDGEROW MITIGATION AND COMPENSATION STRATEGY – PARCELS 11 AND 12

Rev A

Prepared for Vistry Thames Valley

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 Parcels 11 and 12 of the development of approximately 110ha of land at Hogwood Farm, Finchampstead. The Parcels 11 and 12 development area comprises approximately 5.4ha of land, hereinafter referred to as 'the site'. The site centre is located by National Grid Reference SU 7741 6432. The study was commissioned by Vistry Thames Valley in January 2025.

1.1.2 The Parcels 11 and 12 site is located to the south of Arborfield Green, Berkshire. In general terms, at the time of the Phase 1 habitat survey in 2023 it comprised part of a former arable field now dominated by bare ground and spoil heaps and a hardstanding site compound. The Parcels 11 and 12 site is bordered to the south-east by a strip of broadleaved woodland, beyond which is residential dwellings associated with a previous development phase; to the north-east by the NMRE road beyond which is a future development parcel which currently comprises tall ruderal vegetation and hardstanding; to the north-west by the NMRE road and a future development parcel which currently comprises tall ruderal vegetation; and to the south-west by a strip of vegetation beyond which is woodland associated with the Suitable Alternative Natural Greenspace (SANG). The location and boundary of the Parcels 11 and 12 site is shown in *Appendix A*.

1.1.3 The Parcels 11 and 12 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 and a construction site associated with previous phases 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 wider site are comprised of areas of hardstanding and construction/disturbed ground bordered by mature treelines and woodland. The south-eastern areas of the wider site comprise two fields of semi-improved grassland fields intersected by a ditch with associated scrub and scattered trees. A species-rich hedgerow with trees adjacent to Park Lane is present along the southern boundary. Woodland shaws and copses are located in the northern, western and central areas of the wider 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 wider site include drainage ditches and small streams associated with the field boundaries and several ponds in poor condition are located across the wider 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, including hedgerows, across the Parcels 11 and 12 site and the wider site is provided in *Appendix A*.

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. Subsequently, in April 2023 a Non-Material Amendment (NMA) application was submitted to WBC to vary the parameter plans approved as part of the Section 73 application (ref:181194)

- 1.2.2 Condition 23 of the outline 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 Parcels 11 and 12. This has been produced to ensure that opportunities currently provided by hedgerows within the Parcels 11 and 12 site are maintained following development.

2 BASELINE CONDITIONS

- 2.1 The following hedgerows and other significant boundary features (e.g. treelines, woodland belts) currently associated with the Parcels 11 and 12 development site comprise the following. Numbers in brackets refer to target notes shown in *Appendix A*.

- **South-eastern site boundary (27):** A thin belt of broadleaved woodland plantation 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. A ditch that had small pools of standing water is present along the southern side of the wooded belt.

- 2.2 The location and further description of the above woodland belt is provided in the Phase 1 Habitat Survey Plan and Target Notes in *Appendix A*.

3 HEDGEROW MITIGATION AND COMPENSATION STRATEGY

3.1 Introduction

- 3.1.1 This section identifies the effects of the Parcels 11 and 12 development proposals on existing boundary features, together with avoidance, mitigation and compensation measures to ensure that the habitat and connectivity provided by the hedgerow resource of the site and wider site is not compromised by the Parcels 11 and 12 development.

3.2 Hedgerow retention, loss and remediation

- 3.2.1 *Table 1* below identifies the extent to which hedgerows and other significant boundary features (e.g. treelines, woodland belts) associated with the Parcels 11 and 12 development area will be affected by the development works. Measures to off-set adverse

effects on the Parcels 11 and 12 site boundary features resource are also identified. Each hedgerow/linear feature is addressed in turn.

Table 1: Impacts on existing linear features and avoidance/mitigation measures

SOUTH-EASTERN SITE BOUNDARY	
Description:	A thin belt of broadleaved woodland plantation 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. A ditch that had small pools of standing water is present along the southern side of the wooded belt.
Impacts:	The existing woodland belt associated with the south-eastern site boundary will be retained and enhanced within the Parcels 11 and 12 development scheme ¹ .
Impact avoidance, reduction and mitigation measures:	• A green buffer dominated by scrub, meadow grassland, scattered trees and wetland features will be established along the length of the woodland belt on the northern side of the woodland within the Parcels 11 and 12 site. The buffer has a minimum width of approximately 1.5m but is generally 20-25m wide with a maximum width of 45m (Finc, 2025). • The retained woodland will be protected during construction works in accordance with BS5837:2012 unless otherwise agreed with a suitably qualified arboriculturalist. • The retained woodland would be subject to sensitive management to maximise its value to wildlife as described in the Parcels 11 and 12 LEMP (HDA, 2025a) and summarised in <i>Section 3.4</i> below.

3.2.2 No sections of hedgerow (or trees) are proposed to be lost to the proposed Parcels 11 and 12 development.

3.2.3 In order to enhance the habitat connectivity within the site, in addition to the retention and enhancement of the woodland along the south-eastern site boundary (discussed above), planting has been included within the soft landscape proposals for the Parcels 11 and 12 development area and result in approximately 160m of tree and native hedgerow planting along the north-eastern site boundary and approximately 100m of tree and native hedgerow planting is proposed in the south-western area of the site. 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 of retained hedgerows

3.3.1 A Detailed Ecological Permeability Scheme has been prepared for the Parcels 11 and 12 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 Parcels 11 and 12 site, the wider site and the surrounding area. Measures detailed in the scheme, not already described above

¹ As part of the consented Parcel 14 and 15 development area, located to the immediate south of the woodland belt, the woodland was crossed by access infrastructure at seven points, comprising two roads, one bridleway and four footpaths (HDA, 2022). No additional woodland loss is proposed for Parcels 11 and 12.

in relation to hedgerow retention and protection are summarised below. Full details can be found in the 'Detailed Ecological Permeability Scheme – Parcels 11 and 12' (HDA, 2025b):

Lighting:

- 3.3.2 The retained woodland is located within a 'lighting exclusion zone', with the adjacent public open space located within a 'lighting restriction zone'. No external lighting is proposed within the woodland, with the adjacent public open space will be subject to restricted lighting levels to ensure that the habitats remains suitable for use by nocturnal wildlife.

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:
- No additional woodland loss is proposed for access routes².
 - The carriageways bordering the woodland belt and adjacent public open space 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 at the locations shown in *Appendix C*:
 - 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.

3.4 Woodland, hedgerow and scrub management

- 3.4.1 In addition to the planting of new hedgerows to re-connect habitat corridors within the site and creation of new complementary habitats adjacent to the retained woodland, the 'Landscape and Ecological Management Plan – Parcels 11 and 12' (HDA, 2025a) identifies long-term management works which will be implemented to maintain and enhance the value of native woodland, hedgerows and scrub at the site for wildlife.

Hedgerows

- 3.4.2 These measures will apply to the new native hedgerow planting once established, and are summarised below:
- Newly established native hedgerows within areas of informal open space will be trimmed no more frequently than once every 2-3 years on a rotational cutting

² As discussed above, as part of the consented Parcel 14 and 15 development area, the woodland was crossed by access infrastructure at seven points, comprising two roads, one bridleway and four footpaths (HDA, 2022). No additional woodland loss is proposed for Parcels 11 and 12.

scheme. This will encourage bushier hedges and fruiting of hedgerow plants in addition to reducing maintenance costs.

- All native hedgerows will be trimmed between January and February, allowing the majority of hedgerow fruits to be eaten by birds and other wildlife prior to cutting.
- No more than one third of hedgerows within the management area will be trimmed within the same 12 months.

Woodland and scrub

3.4.3 These measures will apply to the existing woodland and new scrub planting once established, and are summarised below:

- Standing dead or decaying timber and fallen deadwood will be retained where safe to do so to provide wildlife habitat.
- Scrub habitats within the management area shall be reviewed each winter and techniques for scrub control, i.e. cutting back with or without stump treatment, will be implemented as and where deemed necessary. Such work will be undertaken outside of the bird nesting season.
- Where appropriate, once established scrub will be coppiced on a short rotation of approximately 5 years in order to prevent succession into woodland. No more than 20% of the scrub will be coppiced in any one year.

3.4.4 Full details of woodland, hedgerow and scrub management proposals are provided in the 'Landscape and Ecological Management Plan – Parcels 11 and 12' (HDA, 2025a).

4 SUMMARY AND CONCLUSION

4.1 The Parcels 11 and 12 development scheme will result in a net gain in hedgerow/scrub habitat associated with this part of the Hogwood Farm site. In addition, functional habitat connectivity across the residential area of the Parcels 11 and 12 site provided by the existing woodland belt would be maintained through implementation of the measures described in *Section 3* above, in combination with the provision of new landscape features within the development scheme. A holistic view of ecological permeability of the Parcels 11 and 12 development scheme is provided in the 'Detailed Ecological Permeability Scheme – Parcels 11 and 12' (HDA, 2025b).

4.2 In addition to the specific measures relating to the Parcels 11 and 12 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

Finc (2025) *Finchwood Park Parcel 11, 12 & 13: Parcel 11 & 12 - Combined Hard and Soft Landscape Plan (Sheet 1 of 5)*. FINC Architects Ltd, Chelmsford.

Finc (2025) *Finchwood Park Parcel 11, 12 & 13: Parcel 11 & 12 - Combined Hard and Soft Landscape Plan (Sheet 2 of 5)*. FINC Architects Ltd, Chelmsford.

Finc (2025) *Finchwood Park Parcel 11, 12 & 13: Parcel 11 & 12 - Combined Hard and Soft Landscape Plan (Sheet 3 of 5)*. FINC Architects Ltd, Chelmsford.

Finc (2025) *Finchwood Park Parcel 11, 12 & 13: Parcel 11 & 12 - Combined Hard and Soft Landscape Plan (Sheet 4 of 5)*. FINC Architects Ltd, Chelmsford.

Finc (2025) *Finchwood Park Parcel 11, 12 & 13: Parcel 11 & 12 - Combined Hard and Soft Landscape Plan (Sheet 5 of 5)*. FINC Architects Ltd, Chelmsford.

Finc (2025) *Finchwood Park Parcel 11, 12 & 13: Planting Schedule*. FINC Architects Ltd, Chelmsford.

HDA (2022) *Hogwood Farm, Finchampstead: Hedgerow Mitigation and Compensation Strategy – Parcels 14 and 15*. Hankinson Duckett Associates, Wallingford.

HDA (2023) *Hogwood Farm, Finchampstead: Phase 1 Habitat Survey Plan*. Hankinson Duckett Associates, Wallingford.

HDA (2025a) *Hogwood Farm, Finchampstead: Landscape and Ecological Management Plan – Parcels 11 and 12*. Hankinson Duckett Associates, Wallingford.

HDA (2025b) *Hogwood Farm, Finchampstead: Detailed Ecological Permeability Scheme – Parcels 11 and 12*. Hankinson Duckett Associates, Wallingford.

RPS (2025) *Finchwood Park: Arboricultural Impact Assessment*.

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Author	Clare Bird MCIEEM	Associate Ecologist
Revised by	Clare Bird MCIEEM	Associate Ecologist
Approved for issue	Sarah Thornton-Mills MCIEEM	Principal Ecologist

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APPENDIX A

Phase 1 Habitat Survey and Target Notes



KEY

- Parcels 11 and 12 boundary
- Lowland mixed deciduous woodland - (w1f)
- Other woodland - mixed - mainly broadleaved (w1h5)
- Ancient Woodland - based on Natural England's Inventory of Ancient Woodland
- Aged Woodland
- Scattered trees (indicative)
- Native hedgerow - (h2a)
- Native hedgerow with trees - (h2a - 11)
- Non-native and ornamental hedgerow - (h3b)
- Mixed scrub - (h3h)
- Scattered scrub
- Ruderal - (81)
- Developed land - sealed surface - (u1b)
- Modified grassland - (g4)
- Standing open water - (r1)
- Wet ditch / Dry ditch - (50)
- Bare ground - (510)
- Buildings
- Fence
- Target notes

CLIENT:
Vistry Thames Valley

PROJECT:
Hogwood Farm, Finchampstead

TITLE:
Parcels 11 & 12 - Phase 1 Habitat Survey Plan

SCALE AT A3:
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The Stables, Howbery Park, Benson Lane, Wallingford, OX10 8BA
t 01491 838175 e consult@hda-enviro.co.uk w www.hda-enviro.co.uk

Landscape Architecture
Masterplanning
Ecology

hda

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. Hardstanding compacted aggregate 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 has tree guards present on some individual plants 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

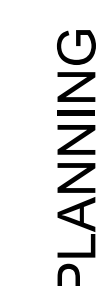
also present. A wet flush is present within the west of the field and contains Common Horsetail, Common Nettle, Sow Thistle, Soft Rush and occasional Hemp Nettle.

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

Landscape proposals showing proposed hedgerow planting (Finc, 2025)





KEY PLAN

LEGEND

- Site boundary
- Easement boundary (electric/oil and sewer)
- Service margin
- Refer to engineer's drawings for details

Hard Landscape Features

- BP1** Block paving type 1 (Private Drive)
Product: Concrete paving
Colour: Natural
Pattern: Herringbone
- BP2** Block paving type 2 (Parking Court)
Product: Concrete paving
Colour: Brindle
Pattern: Herringbone
- BP3** Permeable paving
- FP** Flag paving
Product: Concrete paving
Colour: Buff
- R** Road asphalt
Product: Vehicular tarmacadam
Colour: Black
- PA1** Pavement asphalt
Product: Pedestrian tarmacadam
Colour: Black
- G** Gravel
- Informal path
Product: Self binding gravel
Colour: Buff
- Timber closeboard fence
- Timber post and rail fence
- Timber bench and litter bin

Soft Landscape Features

- Existing tree retained
Refer to arboricultural report and drawings for details.
- Existing vegetation / tree belt retained
- Root protection area
Refer to arboricultural report and drawings for details.
- Amenity grass:
Germinal A22 low maintenance grass mix - general amenity grass
- Proposed tree planting
Refer to planting schedule for details
Root barrier system to be installed for trees within 3m distance of all services
- Native hedgerow planting with temporary supporting post and wire fence
Refer to planting schedule for details
- Ornamental hedge planting with temporary supporting post and wire fence
Refer to planting schedule for details
- Ornamental planting
Refer to planting schedule for details
- WG1** Wildflower grass type 1:
Product: Emorsgate EM3 special general purpose meadow mix
- WG2** Wildflower grass type 2:
Product: Emorsgate EM8 Meadow for wetlands
- Native shrub planting
Refer to planting schedule for details
- Reed planting
Refer to planting schedule for details
- Proposed marginal planting
Refer to planting schedule for details

D	06.10.25	Minor update to hard and soft GA, issue for planning.	CLB
C	25.09.25	Update to suit revised site layout and LPA's comments.	CLB
B	10.04.25	Issue for planning.	CLB
A	04.04.25	Draft issue for comments.	CLB
Rev	Date	Amendment	Initials

Project:
FINCHWOOD PARK
PARCEL 11,12 & 13

Client:
VISTRY THAMES VALLEY

Drawing:
PARCEL 11 & 12- COMBINED HARD AND SOFT LANDSCAPE PLAN (SHEET 2 OF 5)

Drawing no: 24.1992.L105 Rev: D

Scale@AP: 1:200 Date: MARCH/25 Drawn: CLBAR Checked: JM

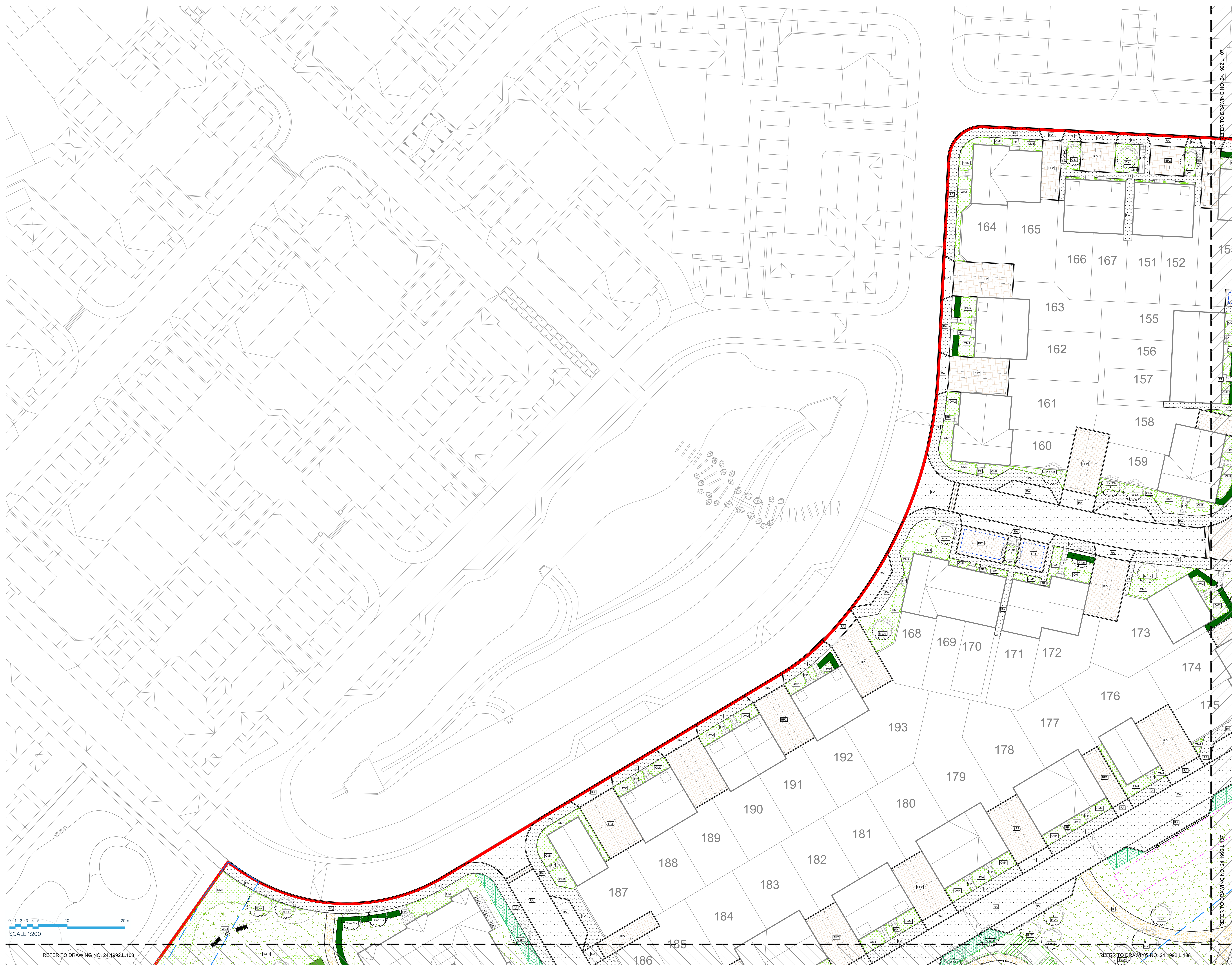
finc

FINC Architects Ltd
61-63 New London Road | Chesham | Bucks | MK45 0AD
T: +44 (0)1294 933889
W: www.fincharchitects.com
E: company@fincharchitects.com

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PLANNING

REFER TO DRAWING NO. 24.1992.L104



KEY PLAN

LEGEND

Site boundary

Easement boundary (electric/oil and sewer)

Block paving type 1 (Private Drive)
Product: Concrete paving
Colour: Natural
Pattern: Herringbone

Block paving type 2 (Parking Court)
Product: Concrete paving
Colour: Brindle
Pattern: Herringbone

Permeable paving

Flag paving
Product: Concrete paving
Colour: Buff

Road asphalt
Product: Vehicular tarmacadam
Colour: Black

Pavement asphalt
Product: Pedestrian tarmacadam
Colour: Black

Informal path
Product: Self binding gravel
Colour: Buff

Timber closeboard fence

Timber post and rail fence

Timber bench, cube seating and litter bin

Existing tree retained
Refer to arboricultural report and drawings for details.

Existing vegetation / tree belt retained

Root protection area
Refer to arboricultural report and drawings for details.

Amenity grass:
Geminal A22 low maintenance grass mix - general amenity grass

Proposed tree planting
Refer to planting schedule for details
Root barrier system to be installed for proposed trees within 3m distance of all services

Native hedgerow planting with temporary supporting post and wire fence
Refer to planting schedule for details

Ornamental hedge planting with temporary supporting post and wire fence
Refer to planting schedule for details

Ornamental planting
Refer to planting schedule for details

Wildflower grass type 1:
Product: Emongate EMS special general purpose meadow mix

Native shrub planting
Refer to planting schedule for details

Proposed rain garden / biotention planting
Refer to planting schedule for details

Other elements
Indicative location for underground tank
Refer to engineers drawing for detail

Rev

Date

Amendment

Initials

Project:

FINCHWOOD PARK
PARCEL 11,12 & 13

Client:

VISTRY THAMES VALLEY

Drawing:

PARCEL 11 & 12- COMBINED HARD AND SOFT
LANDSCAPE PLAN (SHEET 3 OF 5)

Drawing no:

24.1992.L106

Rev:

D

Scale@A:

1:200

Date:

MARCH/25

Drawn:

CLBAR

Checked:

JM

FINC Architects Ltd

61-63 New London Road | Cheshamville | Essex | CM8 0AD

T: +44 (0)1245 933889

W: www.fincharchitects.com

E: enquiry@fincharchitects.com

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PLANNING



KEY PLAN

LEGEND

Site boundary

Easement boundary (electric/oil and sewer)

Service margin

Refer to engineer's drawings for details

Hard Landscape Features

Block paving type 1 (Private Drive)

Product: Concrete paving

Colour: Natural

Pattern: Herringbone

Block paving type 2 (Parking Court)

Product: Concrete paving

Colour: Brindle

Pattern: Herringbone

Permeable paving

Block paving type 4 (Featured Landscape Garden)

Product: Concrete paving

Colour: Natural / Grey

Pattern: Slaggered

Flag paving

Product: Concrete paving

Colour: Buff

Road asphalt

Product: Vehicular tarmacadam

Colour: Black

Pavement asphalt

Product: Pedestrian tarmacadam

Colour: Black

Informal path

Product: Self binding gravel

Colour: Buff

Timber closeboard fence

Timber post and rail fence

Timber bench, cube seating and litter bin

Soft Landscape Features

Existing tree retained

Refer to arboricultural report and drawings for details.

Existing vegetation / tree belt retained

Root protection area

Refer to arboricultural report and drawings for details.

Amenity grass:

Geminal A22 low maintenance grass mix - general amenity grass

Proposed tree planting

Refer to planting schedule for details

Root barrier system to be installed for proposed trees within 3m distance of all services

Native hedgerow planting with temporary supporting post and wire fence

Refer to planting schedule for details

Ornamental hedge planting with temporary supporting post and wire fence

Refer to planting schedule for details

Ornamental planting

Refer to planting schedule for details

Wildflower grass type 1:

Product: Emongate EM3 special general purpose meadow mix

Native shrub planting

Refer to planting schedule for details

Proposed rain garden / bioretention planting

Refer to planting schedule for details

Other elements

Indicative location for underground tank

Refer to engineers drawing for detail

D

06.10.25

Minor update to soft GA, issue for planning.

CLB

C

25.09.25

Update to suit revised site layout and LPA's comments.

CLB

B

10.04.25

Issue for planning.

CLB

A

04.04.25

Draft issue for comments.

CLB

Rev

Date

Amendment

Initials

Project:

FINCHWOOD PARK

PARCEL 11, 12 & 13

Client:

VISTRY THAMES VALLEY

Drawing:

PARCEL 11 & 12- COMBINED HARD AND SOFT LANDSCAPE PLAN (SHEET 4 OF 5)

Drawing no:

24.1992.L107

Rev:

D

Scale@A1: 1:200

Date:

MARCH/25

Drawn:

CLB/AR

Checked:

JM

FINCH ARCHITECTS LTD

61-63 New London Road | Cheshamville | Essex | CM8 9ND

T: +44 (0)1246 933889

W: www.fincharchitects.com

E: enquiry@fincharchitects.com

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PLANNING



LEGEND

- Site boundary
- Easement boundary (electric/oil and sewer)

Hard Landscape Features

- Block paving type 1 (Private Drive)
Product: Concrete paving
Colour: Natural
Pattern: Herringbone
- Block paving type 2 (Parking Court)
Product: Concrete paving
Colour: Brindle
Pattern: Herringbone
- Permeable paving
- Block paving type 4 (Featured Landscape Garden)
Product: Concrete paving
Colour: Natural / Grey
Pattern: Staggered
- Flag paving
Product: Concrete paving
Colour: Buff
- Road asphalt
Product: Vehicular tarmacadam
Colour: Black
- Pavement asphalt
Product: Pedestrian tarmacadam
Colour: Black
- Gravel
- Informal path
Product: Self binding gravel
Colour: Buff
- Timber closeboard fence
- Timber post and rail fence
- Timber bench, cube seating and litter bin

Soft Landscape Features

- Existing tree retained
Refer to arboricultural report and drawings for details.
- Existing vegetation / tree belt retained
- Root protection area
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Refer to planting schedule for details
- Ornamental planting
Refer to planting schedule for details
- Wildflower grass type 1:
Product: Emorsgate EM3 special general purpose meadow mix
- Wildflower grass type 2:
Product: Emorsgate EM8 Meadow for wetlands
- Native shrub planting
Refer to planting schedule for details
- Reed Planting
Refer to planting schedule for details
- Proposed marginal planting
Refer to planting schedule for details
- Proposed rain garden / biotention planting
Refer to planting schedule for details

Other elements

- Indicative location for air source heat pump
Refer to engineers drawing for detail

D	06.10.25	Minor update to soft GA, issue for planning.	CLB
C	25.09.25	Update to suit revised site layout and LPA's comments.	CLB
B	10.04.25	Issue for planning.	CLB
A	04.04.25	Draft issue for comments.	CLB
Rev	Date	Amendment	Initials

Project:
FINCHWOOD PARK
PARCEL 11,12 & 13
Client:
VISTRY THAMES VALLEY
Drawing:
PARCEL 11 & 12- COMBINED HARD AND SOFT
LANDSCAPE PLAN (SHEET 5 OF 5)
Drawing no:
24.1992.L106
Rev:
D
Scale@A3: 1:200 Date: MARCH/25 Drawn: CLBAR Checked: JM

APPENDIX C

Biodiversity Mitigation and Enhancement Plan

