

LAND ADJACENT TO WARREN LODGE CARE HOME, FINCHAMPSTEAD

Preliminary Ecological Appraisal Report

May 2024



Report Control Sheet

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EXECUTIVE SUMMARY

Site Address	Land adjacent to Warren Lodge Care Home, Warren Lane, Finchampstead, RG40 4HR
Grid Reference	SU 79456 64421
Approximate Site Area	0.15ha
Current Site Use	Currently the site forms an area of woodland with semi-mature and mature trees present. Patches of bramble scrub and mixed dense scrub are found within the centre of the site.
Designated Sites within Zone of Influence	The site falls within the Impact Risk Zone of Longmoor Bog Site of Special Scientific Interest (SSSI). A series of Local Nature Reserves (LNRs) were identified within 5km of the site
Notable Habitat Features	Notable habitats present included Broadleaved woodland.
Notable Species Applicable to the Assessment	• Bats (Potential roosting, foraging and commuting) • Breeding birds • Common amphibians • Reptiles • [REDACTED] • Hedgehog
Mitigation Recommendations	• Retention and protection of habitats such as the woodland • Soft felling of trees with PRF-I suitability • Considerations for common amphibians. • Lighting mitigation for bats. • Precautionary Working Methods (PWMs) for [REDACTED] and hedgehogs. • Vegetation clearance to occur outside of nesting bird season or a nesting bird check between March to August.
Recommended Further Surveys and Assessment	• Reptile Surveys – Undertaken between march to October. • Hazel Dormouse survey – Undertaken between September to December • Stag beetle surveys – Undertaken between June to July. • Breeding bird surveys – Undertaken between March to July • Bat activity surveys – Undertaken between April and October • Further assessment of T6 to determine its suitability for roosting bats
Recommended Ecological Enhancements	The National Planning Policy Framework (2021) highlights the requirement for planning policies and decisions to conserve and enhance the natural environment. The proposed development provides the opportunity to enhance the site and ecological enhancements have been recommended. A Biodiversity Net Gain Assessment is to be completed in conjunction with this report.

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1 INTRODUCTION

1.1. SCOPE & PURPOSE

1.1.1. Collington Winter Environmental Ltd was commissioned by ET Planning to undertake a Preliminary Ecological Appraisal (PEA) at land adjacent to Warren Lodge Care Home, Warren Lane, Finchampstead, RG40 4HR. This report has been prepared to inform a planning application.

1.1.2. The author of this report is Andrew Taylor, Project Ecologist and overseen by Katie Bird MEnvSci, ACIEEM Principal Ecologist at Collington Winter Environmental Ltd. Katie is highly experienced managing schemes and has produced many ecological reports to inform planning management plans.

1.2. LOCATION

1.2.1. Please refer to Figure 1.1 for the site location. The site is located on Warren Lane, RG40 4HR in Finchampstead, a village and civil parish in the county of Berkshire.

Figure 1.1 Site Location



1.3. OBJECTIVES

1.3.1. The objectives of the Preliminary Ecological Appraisal are as follows:

- Identify the major habitats present.
- Ascertain the presence or potential presence of any legally protected or notable species or habitats.
- Identify any mitigation or further survey required and opportunities for strategic wildlife enhancements and long-term management.

2 METHODOLOGY

2.1. DESK STUDY

- 2.1.1. An initial desk-based assessment of the site was undertaken to collate baseline data. The desk study included:
- Obtaining local records of notable species and locally designated sites within 1 km of the site from Thames Valley Environmental Records Centre (TVERC), obtained on the 11th April 2024.
 - Review of Magic.gov.uk website for details of any designated sites, notable habitats and presence of European Protected Species Licences.
 - Review of aerial and OS maps for habitat information, as well as determining locations of potential waterbodies to be considered in the assessment.
 - Review of potential habitat links on and off site, to determine the potential zone of influence of the proposed development.
 - On site consultation with the landowner which provided valuable information regarding historic land use and known species and habitats present within the site.
- 2.1.2. Please note, a lack of records for a species does not confirm absence. Instead, local surveys may not have been undertaken or records not submitted to TVERC.

2.2. VEGETATION AND HABITAT ASSESSMENT

- 2.2.1. An Ecological Appraisal of the site was undertaken by Andrew Taylor. The survey was undertaken on the 26th April 2024. The weather was clear (2/8 oktas), with no precipitation, wind speed 2 and 12°C.
- 2.2.2. The walkover survey was undertaken broadly in line with standard UK HAB Methodology, Version 2 (2023). The assessment is undertaken with consideration of methodology as per "Preliminary Ecological Appraisal" (CIEEM, 2018).
- 2.2.3. A UK HAB Plan has been produced and is presented in the Appendix of this report. Standard methodology has been used, though adjustments have been made based on judgement to demonstrate habitats in a clearer manner, or where standard guidance does not fit the conditions found on site.

2.3. FAUNA ASSESSMENT

- 2.3.1. A search for signs of protected and notable species of fauna was undertaken during the site walkover. This included both field signs of species, as well as potential for species to be present based on habitat availability.
- 2.3.2. The searches broadly included the following:
- Assessment of waterbodies on site and within 250m of the site boundary, and terrestrial habitats for suitability to support notable amphibians.
 - Searches for field signs of, and habitat suitability for bats.
 - Suitability of habitats to support reptiles, and searches for incidental field signs.
 - [REDACTED]
 - Searches of watercourses for signs of water vole (*Arvicola amphibius*), white-clawed crayfish (*Austropotamobius pallipes*) and otter (*Lutra lutra*), and assessment of habitat availability for the species.
 - Assessment of the suitability of habitats to support notable birds and recording any field sightings of birds during the walkover.
 - Assessment of the sites ability to support notable invertebrates and flora.
 - Searches for non-native invasive species.

2.4. PRELIMINARY ROOST ASSESSMENT AND BAT ACTIVITY ASSESSMENT

- 2.4.1. A Preliminary Bat Roost Assessment (PRA) and Ground Level Tree Assessment (GLTA) of the site was undertaken by Katie Brewer and Katie Bird who holds a Class 2 Bat Survey Licence from Natural England (Reference 2020-48950-CLS-CLS).
- 2.4.2. The survey was undertaken following guidance set out in Collins (2023). This includes undertaking a detailed

internal and external inspection of any features to compile information on potential and actual bat entry/ exit points, roosting locations and evidence of bats.

2.4.3. The commuting and foraging assessment methodology is based on information contained within the Bat Conservation Trust guidelines 4th edition (Collins 2023).

2.4.4. The GLTA and Potential flightpaths and foraging habitats were assessed as per categories listed in Table 4.1, 4.2 and 6.2, demonstrated below (Collins 2023).

Table 4.1. Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement.

Potential suitability	Description	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible*	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ² and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats ³).	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ² and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions ² and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

Assessment Criteria for Bat Roosting Potential

Table 4.2. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement.

Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present

Table 6.2. Guidelines for categorising the potential suitability of PRFs on a proposed development site for bats, to be applied using professional judgement.

Suitability	Description
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

2.5. BAT ACTIVITY ASSESSMENT

2.5.1. The commuting and foraging assessment methodology is based on information contained within the Bat Conservation Trust guidelines 4th edition (Collins, 2023). The categorisation within this report is based on that set out in Table 2.2, which is used as a basis for determining the requirement for further surveys and/or mitigation. The below is modified from Table 2.1 in the BCT guidelines.

2.5.2. If negative impacts on bat activity is suspected, further surveys may be required. Negative impacts anticipated on bats flights paths and foraging habitats may include:

- Modification of light paths or foraging habitats either physically or through disturbance such as light spill/noise
- Severance of flight paths (fragmentation)
- Loss of Foraging habitats

2.6. HABITAT SUITABILITY INDEX (GREAT CRESTED NEWT)

2.6.1. No ponds were present on site and no ponds were identified within 250 m of the site boundary. As great crested newts' upper dispersal limit is generally considered to be up to 250 m from a waterbody (though occurrence of greater distances does exist), ponds beyond this distance were not assessed due to limited connectivity (English Nature, 2001).

2.7. SURVEY LIMITATIONS

2.7.1. This survey does not constitute a full botanical survey. Key species for each habitat type have been identified to give a broad representation of habitats present within the site.

2.7.2. It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation can ensure the complete characterisation of the natural environment. This survey does not constitute a full botanical survey. Plant species may have been under-recorded, unidentifiable or not visible due to a number of factors including the time of year the survey was carried out.

2.7.3. The protected species assessment provides a preliminary view of the likelihood of protected species occurring on the site. This is based on the suitability of the habitat, known distribution of the species in the local area (provided by data searches) and any direct evidence within the survey area.

2.7.4. The findings of this report represent the professional opinion of qualified ecologists and do not constitute professional legal advice. The client may wish to seek professional legal interpretation of the relevant wildlife legislation cited within this document.

2.8. PROPORTIONALITY

2.8.1. Collington Winter Environmental Ltd provide recommendations in line with the British Standard for Biodiversity (BS42020). Within BS42020, proportionality is encouraged for both ecologists and Local Authority Decision Makers and Consultees. Please refer to the below extract from Section 5.5 of BS42020.

"The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate."

NOTE 1 This approach is enshrined in Government planning guidance, for example, paragraph 193 of the National Planning Policy Framework for England [41].

NOTE 2 The desk studies and field surveys undertaken to provide a preliminary ecological appraisal (PEA) might in some cases be all that is necessary."

3 SURVEY RESULTS

3.1. SITE CONTEXT

3.1.1. The site is located within a predominately rural area, in the village of Finchampstead in Berkshire. Agricultural fields surround the site on the southern and western aspects, bordered by defunct hedge and grassland trees. An area of woodland is found approximately to the north of the site, offering valuable habitat to local wildlife. A residential area with gardens of limited ecological value is found approximately 180m north of the site boundary. California Country Park is approximately 1km north west from the site boundary and comprises of Longmoor Lake and ancient bogland and lowland heath habitat across 40 hectares which is expected to attract local fauna.

3.2. DESIGNATED SITES

3.2.1. Several Sites of Special Scientific Interest (SSSI) were found within 5km of the site boundary:

- Longmoor Bog SSSI is located approximately 1.3km north west of the site boundary. Longmoor Bog is one of a few examples in Berkshire of a base-poor valley mire, its main features being a well-developed carr of alder (*Alnus glutinosa*), grey willow (*Salix cinerea*), downy birch (*Betula pubescens*) and alder buckthorn (*Frangula alnus*) and an area of wet heathland dominated by purple moor-grass (*Molinia caerulea*) and cross-leaved heath (*Erica tetralix*). The remainder of the site is predominantly secondary mixed woodland. Associated with the carr are a number of higher plants, particularly acid-tolerant species. Water horsetail (*Equisetum fluviatile*) and white sedge (*Carex curta*) are abundant and bottle sedge (*Carex rostrata*) also occurs frequently. The wet heathland lies to the south of the stream and carr and is likewise characterised by the abundance of mosses, particularly (*Sphagnum capillifolium*, *S. cuspidatum*, *S. recurvum*). The woodland and heathland support a variety of breeding birds including woodcock (*Scolopax rusticola*), great spotted (*Dendrocopos major*) and green woodpeckers (*Picus viridis*), treecreeper (*Certhia familiaris*) and tree pipit (*Anthus trivialis*). Longmoor Bog is an important site for insects, especially species associated with the wet heathland, such as the bog bush cricket (*Metrioptera brachyptera*) and silver-studded blue butterfly (*Plebejus argus*), a declining species in southern Britain.
- Heath Lake SSSI located approximately 3.2km north east of the site boundary. The site consists of a small, shallow lake, surrounded by birch (*Betula* sp.) and pine (*Pinus* sp.) woodland with areas of relict heathland. Heath Lake is a long-established open water habitat supporting specialist communities of native plants and animals. Of particular interest are populations of some uncommon and rare aquatic plant species. Submerged species include alternate water-milfoil (*Myriophyllum alterniflorum*) and the delicate six-stamened waterwort (*Elatine hexandra*). This species, though widely distributed in Britain, occurs only very locally and is known to exist at present at only one other Berkshire site. The margins of the lake generally consist of low peaty banks with wet marshy areas in places along the water's edge. The margins of the lake support populations of pillwort (*Pilularia globulifera*). This species is rare and declining in Britain, and is now mainly found in southern counties. Heath Lake is believed to be the only remaining site for pillwort in Berkshire. Woodland surrounding the lake consists of birch and mature Scots pine (*Pinus sylvestris*) with oak (*Quercus robur*), rowan (*Sorbus aucuparia*) and crab apple (*Malus sylvestris*) also present. The uncommon purple willow (*Salix purpurea*) grows by the inlet at the eastern end of the lake. The site also supports some small areas of dry heathland and acid grassland. Patches of heather (*Calluna vulgaris*) and bell heather (*Erica cinerea*) occur here. Associated with these areas are plants typical of acid grassland such as lesser skullcap (*Scutellaria minor*) and devil's-bit scabious (*Succisa pratensis*). The lake and its associated flora support a variety of aquatic insects and other animals. Dragonflies include brown hawker (*Aeshna grandis*) and black-tailed skimmer (*Orthetrum cancellatum*). A small island is used by some of the lake's breeding birds, which include great crested grebe (*Podiceps cristatus*).
- Wellington College Bog SSSI is located approximately 3.9km south east of the site boundary. The site comprises of a valley bog or mire, with associated areas of wet heath and marsh grazing into dry heath and secondary woodland. The bog is one of the richest for flora in the country. Bog mosses *Sphagnum* sp., predominate in the permanently waterlogged open mire. Also occurring is Magellanic bogmoss (*Sphagnum magellanicum*), which is uncommon in southern Britain. Wet heath of a somewhat different nature has developed in the western part of the site, where blushing peat moss (*Sphagnum molle*), a rare species in southern Britain found nowhere else in Berkshire, has been recorded. There is woodland around the perimeter of much of the site, consisting mainly of oak, silver birch (*Betula pendula*), rowan and Scots pine. Birch and Scots pine also occur as saplings, scrub or scattered trees over parts of the heath. Two uncommon species of invertebrate are found: the bog bush-cricket (*Metrioptera brachyptera*) and the keeled skimmer dragonfly (*Orthetrum coerulescens*).
- Castle Bottom to Yateley and Hawley Commons SSSI is located approximately 4.4km south of the site boundary. The site is notified for its heathland and young conifer plantation which supports an internationally important population of Dartford warbler (*Sylvia udnata*), woodlark (*Lullula arborea*) and nightjar (*Caprimulgus europaeus*). The nationally scarce upright chickweed (*Moenchia erecta*) is found together with the largest

Hampshire colony of the locally uncommon moonwort fern (*Botrychium lunaria*). The locally uncommon meadow thistle (*Cirsium dissectum*) is found towards the south westerly end of the site. Notable invertebrates include the small red damselfly (*Ceragrion tenellum*), downy emerald (*Cordulia aenea*), bee *Hyaeus gibbus* and two native cockroaches, the dusky cockroach (*Ectobius lapponicus*) and lesser cockroach (*Ectobius panzeri*). The site is also a regular feeding habitat for the hobby (*Falco Subbuteo*).

- Bramshill SSSI is approximately 4.4km south west of the site boundary. Extensive areas of coniferous plantation together with a series of shallow acidic ponds within relic wet heathland and a small unimproved grassland area. Within the plantations there are some small areas of wet heath dominated by purple moor grass and locally uncommon petty whin (*Genista anglica*) and small cudweed (*Filago minima*). The pine plantations are utilised by breeding nightjar, woodlark and Dartford warbler. The site also contains small breeding populations of hobby and little ringed plover (*Charadrius dubius*). Nationally scarce plants occurring in and around the ponds include the needle spike rush (*Elecharis acicularis*), six stamened waterwort (*Elatine hexandra*) and small water-pepper (*Persicaria minor*). At least 24 species of dragonfly and damselfly have been recorded breeding onsite, including nationally scarce small red damselfly (*Ceragrion tenellum*) as well as downy emerald (*Cordulia aenea*) and brilliant emerald (*Somatochlora metallica*). Two unimproved grassland fields hold populations of nationally rare small fleabane (*Pulicaria vulgaris*).
- Sandhurst to Owlsmoor Bogs and Heath SSSI is found approximately 4.5km south east of the site boundary. Habitats present include wet and dry heathland and mixed broadleaved/coniferous woodland. Together with the nearby Broadmoor Bottom complex this site forms the largest and most important area of heathland remaining in east Berkshire and is particularly important for its wet heath community dominated by cross-leaved heath (*Erica tetralix*) and purple moor grass. The site includes a shallow, spring-fed valley mire of outstanding importance which supports an extremely interesting flora including round and long-leaved sundews (*Drosera rotundifolia* and *Drosera intermedia* respectively), white beak sedge (*Rhynchospora alba*), flea sedge (*Carex pulicaris*), bog asphodel (*Narthecium ossifragum*) and several other plants which are rare in the county, as well as populations of rare and localised insects.

3.2.2. The site also falls within the Impact Risk Zone of the following Statutory Site, based on consultation with MAGIC:

- Longmoor Bog SSSI. All planning applications that fall within this Impact Risk Zone are required to consult Natural England to determine the impact on the SSSI.

3.2.3. Several Local Nature Reserves (LNR) were found within 5km of the site boundary:

- Longmoor Bog LNR is located approximately 1.3km north west of the site boundary.
- Heath Lake LNR is located approximately 3.2km north east of the site boundary.
- Ambarrow Court LNR is found 3.4km south east of the site boundary. Habitats include ancient woodland, birch and hazel (*Corylus avellana*) coppice, marsh, ponds and a meadow. Notable flowers include bluebell (*Hyacinthoides non-scripta*), cuckoo flower (*Cardamine pratensis*) and yellow rattle (*Rhinanthus minor*). Notable species include glow-worm (*Lampyrus noctiluca*) and stag beetle (*Lucanus cervus*).
- Edgebarrow Woods LNR is located approximately 3.6km south east of the site boundary. Habitats include mixed, semi-natural forest, wet and dry heathland and unimproved lowland grassland. Notable species include devil's bit scabious, glow-worm, bullfinch (*Pyrrhula pyrrhula*), hobby, noctule bat (*Nyctalus noctule*) and Dartford warbler.
- Holt Copse & Joel Park LNR is located approximately 4.8km north east of the site boundary. The site is comprised of deciduous woodland and ancient semi-natural woodland.

3.2.4. Castle Bottom National Nature Reserve (NNR) is approximately 4.4km south of the site boundary. The reserve is a large valley bog with associated heathland habitats. Two valley mires with acidic streams are present, surrounded by heathland with birch and pine scrub.

3.2.5. Thames Basic Heaths Special Protection Area (SPA) covers numerous areas south west, south and east within 5km of the site boundary. The nearest area is found approximately 3.7km south west of the site boundary. This designation covers over 8,000 ha of heathland, providing habitat for breeding nightjar, Dartford warbler and woodlark. The site is also home to every species of native reptile and the rare silver-studded blue (*Plebejus argus*) and grayling (*Hipparchia semele*) butterflies.

3.2.6. Two Local Wildlife Sites (LWS) were found within 1km of the site boundary:

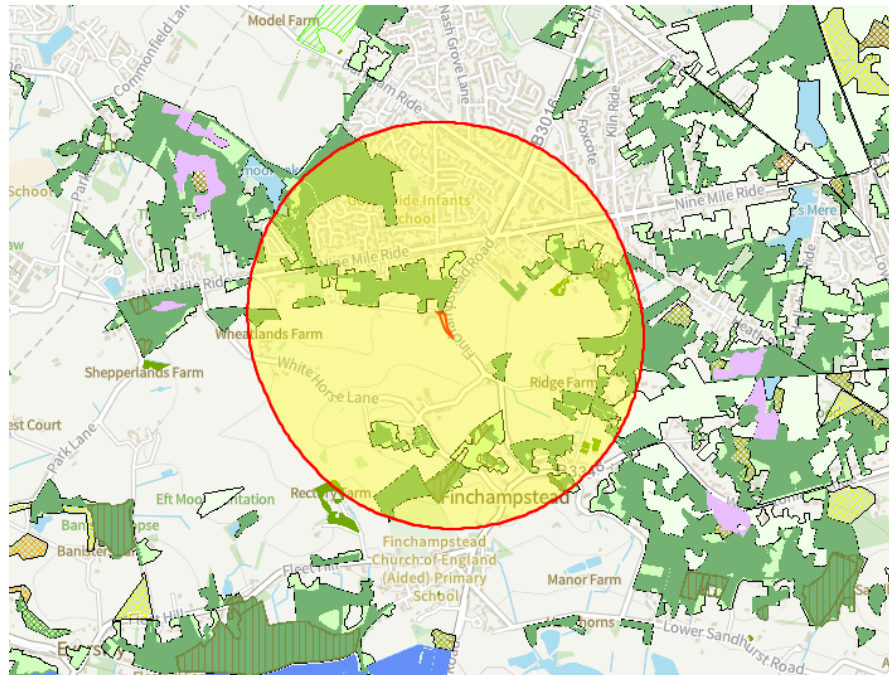
- East Court Woods LWS is located approximately 670m south of the site boundary. This small wood contains mainly ash (*Fraxinus excelsior*) over a layer of hazel coppice. Ground flora species include bluebell, wood anemone (*Anemone nemorosa*), moschatel (*Adoxa moschatellina*) and wood sorrel (*Oxalis acetosella*), all typical of ancient woodland.
- Longmoor Lake LWS is located approximately 930m north west of the site boundary. This site is part of California Country Park. The site includes the lake, lakeside path and some mixed woodland. Wetland species, including ragged robin (*Silene flos-cuculi*), marsh pennywort (*Hydrocotyle vulgaris*) and purple moor

grass are found at the lake edge.

3.3. PRIORITY HABITATS

3.3.1. Consultation with Magic.gov.uk highlighted the presence of the following Priority Habitats within 1km of the site boundary.

3.3.2. No priority habitats were located on site. However, a patch of deciduous woodland is located adjacent to the north of the site boundary.



Legend

- Priority Habitat Inventory - Calaminarian Grassland (England) - Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh (England) - Priority Habitat Inventory - Good quality semi-improved grassland (Non Priority) (England) - Priority Habitat Inventory - Lowland Calcareous Grassland (England) - Priority Habitat Inventory - Lowland Dry Acid Grassland (England) - Priority Habitat Inventory - Lowland Meadows (England) - Priority Habitat Inventory - Purple Moor Grass and Rush Pasture (England) - Priority Habitat Inventory - Upland Calcareous Grassland (England) - Priority Habitat Inventory - Upland Hay Meadows (England) - Priority Habitat Inventory - Lowland Heathland (England) - Priority Habitat Inventory - Mountain Heaths and Willow Scrub (England)	- Priority Habitat Inventory - Upland Heathland (England) - Priority Habitat Inventory - Blanket Bog (England) - Priority Habitat Inventory - Lowland Fens (England) - Priority Habitat Inventory - Lowland Raised Bog (England) - Priority Habitat Inventory - Reedbeds (England) - Priority Habitat Inventory - Upland Flushes, Fens and Swamps (England)	Ancient Woodland (England) - Ancient and Semi-Natural Woodland - Ancient Replanted Woodland - Priority Habitat Inventory - Deciduous Woodland (England) - Forestry Commission Legal Boundary (England)	National Forest Inventory (GB) - Assumed woodland - Broadleaved - Cloud \ shadow - Conifer - Coppice - Coppice with standards - Failed - Felled - Ground prep - Low density - Mixed mainly broadleaved - Mixed mainly conifer - Shrub - Uncertain	- Windthrow - Young trees - Priority Habitat Inventory - Traditional Orchards (England)
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Figure 3.2 Priority Habitats within 1km from the Site (Magic.gov.uk, 2024)

3.4. HABITATS

3.4.1. Please refer to Drawing 20-1795 – 001 for the UK HAB Map for the site. Photographs of the site are presented in the Appendix.

BROADLEAVED WOODLAND

3.4.2. The majority of the site consisted of broadleaved woodland. Tree species recorded included English oak (*Quercus robur*), small-leaved lime (*Tilia cordata*), holly (*Ilex aquifolium*), elder (*Sambucus nigra*), elm (*Ulmus procera*), ash (*Fraxinus excelsior*), hawthorn (*Crataegus monogyna*), yew (*taxus baccata*) and cypress species.

3.4.3. The understorey comprised common ivy (*Hedera helix*), stinging nettle (*Urtica dioica*), bramble (*Rubus fruticosus* agg.), cleavers (*Galium aparine*), garlic mustard (*Alliaria petiolata*), common dandelion (*Taraxacum* agg.), field elm (*Ulmus minor*) ash, cock's foot (*Dactylis glomerata*) purple dead-nettle (*Lamium purpureum*), lesser celandine (*Ficaria verna*), cuckoo pint (*Arum maculatum*), and common comfrey (*Symphytum officinale*).

TALL FORBS

3.4.4. Tall forbs was present within the site in two patches. A northern patch and a further patch towards the south of the site. both patches contained species including, stinging nettle, common ivy, common comfrey, garlic mustard, bramble, ground elder (*Aegopodium podagraria*), cleavers, cock's foot, and creeping thistle (*Cirsium arvense*).

BRAMBLE SCRUB

3.4.5. An area of bramble scrub was located within the centre of the site between the two patches of mixed scrub. Further species within the bramble scrub included stinging nettle and cock's foot.

DRY DITCH

3.4.6. A ditch was identified within the site. running from north to south. This ditch was dry and vegetated at the time of survey. A drainage pipe was located at the southern end of the dry ditch.

BARE GROUND

3.4.7. An area which comprised of bare ground was located towards the western aspect of the site. this area of bare ground was dominated by a deadwood pile.

3.5. SPECIES

FLORA

3.6.1. The data search returned thirteen records of plants within 1km of the site boundary. Species included (but not limited to); bluebell, hoary plantain (*Plantago media*), bell heather, flat-topped bog moss (*Sphagnum fallax*), lustrous bog-moss (*Sphagnum subnitens*), blunt-leaved bog-moss (*Sphagnum palustre*) and cow-horn bog-moss (*Sphagnum auriculatum*).

3.6.2. The no notable flora were observed during the survey, which is an optimal survey period for flora identification. Based on no notable species observed, notable flora is considered absent from site.

INVERTEBRATES

3.6.3. The data search returned a total of 46 records of notable invertebrates within the local area. Stag beetle (*Lucanus cervus*) comprised 41 of those records, with other species including horsetail weevil (*Grypus equiseti*), necklace ground beetle (*Carabus monilis*), cinnabar (*Tyria jacobaeae*) and white admiral (*Limenitis camilla*).

3.6.4. The closest record of stag beetle was located approximately 450m northeast from the site boundary. The site provides value for stag beetle due to the woodland present.

3.6.5. The woodland and scrub are anticipated to be of value for invertebrates, including stag beetle, providing a variation of habitats for invertebrate lifecycles. Additional flowering species may also be present to attract particularly species to the site.

3.6.6. Overall, notable invertebrates including stag beetle may utilise the site.

AMPHIBIANS

- 3.6.7. The data search returned no records of great crested newt (*Triturus cristatus*). There were six records for common toad (*Bufo bufo*) found within 1km of the site boundary.
- 3.6.8. No EPSLs for great crested newt were located within 5km from the site boundary, based on Magic.gov.uk.
- 3.6.9. A total of 23 great crested newt class survey licence returns were found within 5km of the site boundary. The closest was found 2.25km north of the site boundary, with the survey conducted on 20/06/2017.
- 3.6.10. No ponds were located onsite or within 250 m of the site boundary. As great crested newts' upper dispersal limit is generally considered to be up to 250 m from a waterbody (though occurrence of greater distances does exist), great crested newts are not anticipated to be present on site (English Nature, 2001).
- 3.6.11. The site comprised a mosaic of unmanaged habitats including scrub and woodland which may provide suitable foraging resources and cover for common amphibians such as common toads (*Bufo bufo*). Ornamental water bodies may be located within nearby residential gardens which may provide suitable conditions for breeding common amphibians.
- 3.6.12. The presence of great crested newts within the site is reasonably discounted, though common amphibians may occur on site.

REPTILES

- 3.6.13. The data search returned 91 records of reptile species within the local area. One record was for adder (*Vipera berus*), six records were for grass snake (*Natrix Helvetica*) and the remaining 84 records were for slow-worm (*Anguis fragilis*).
- 3.6.14. The site provides value for reptiles, through the presence of scrub and deadwood pile habitats. Potential refuge materials were inspected for presence of reptiles, none of which were identified.
- 3.6.15. The presence of reptiles is currently unknown but suitable habitat exists onsite.

BIRDS

- 3.6.16. A total of 329 records of birds were returned during the 1 km data search. Records relevant to the site include (but not limited to); barn owl (*Tyto alba*), cuckoo (*Cuculus canorus*), crossbill (*Loxia curvirostra*), fieldfare (*Turdus pilaris*), green sandpiper (*Tringa ochropus*), hobby (*Falco subbuteo*), house sparrow (*Passer domesticus*), linnet (*Linaria cannabina*), red kite (*Milvus milvus*) and song thrush (*Turdus philomelos*).
- 3.6.17. The site provides a range of potential breeding habitats for a variety of birds in association with the woodland and scrub habitats. These include the extent of the habitats recorded on site, providing a mosaic of dense scrub, scattered trees and hedgerows.
- 3.6.18. It is anticipated that nesting birds may be present within the site and the suitable habitats may be utilised for nesting birds.

BATS

- 3.6.19. A total of 321 records of bats were returned within 1 km of the site boundary, all of which related to activity and do not include roost. Species included soprano pipistrelle (*Pipistrellus pygmaeus*), unidentified pipistrelle (*Pipistrellus* sp.), common pipistrelle (*Pipistrellus pipistrellus*), brown -long-eared (*Plecotus auratus*), Daubenton's (*Myotis daubentonii*), Leisler's (*Nyctalus leisleri*), Nathusius pipistrelle (*Pipistrellus nathusii*), noctule, serotine (*Eptesicus serotinus*), unidentified long-eared bat (*Plecotus* sp.), unidentified myotis bat (*Myotis* sp.) and unidentified bat species (*Chiroptera* sp.).
- 3.6.20. Magic.gov.uk returned 101 EPSLs for bats within 5km of the site boundary.

3.6.21. The following EPSLs were located within 2km from the site boundary:

Case reference of granted application	Species on the licence*	Distance from site (KM)	Licence Start Date	Licence End Date	Does the Licence				
					impact on a breeding site?	allow damage of breeding site?	allow damage of a resting place?	allow destruction of breeding site?	allow destruction of a resting place?
2014-3970-EPS-MIT	BLE C-PIP	0.2	N	29/10/2014	31/10/2019	N	N	Y	N
2014-3970-EPS-MIT-1	BLE C-PIP	0.2	N	29/06/2017	29/06/2022	N	N	Y	N
2015-7094-EPS-MIT	BLE C-PIP	0.2	NE	06/03/2015	31/03/2015	N	N	N	N
2019-39174-EPS-MIT	BLE C-PIP S-PIP	0.5	SE	13/03/2019	13/03/2029	Y	Y	Y	N
2014-4890-EPS-MIT	BLE	0.7	NE	23/03/2014	31/08/2015	N	N	Y	N
2014-4890-EPS-MIT-1	BLE	0.7	NE	27/05/2015	31/12/2015	N	N	N	N
2014-4890-EPS-MIT-2	BLE	0.7	NE	04/07/2015	31/12/2015	N	N	N	N
2015-18339-EPS-MIT	C-PIP	0.9	NW	01/02/2016	31/01/2021	N	N	N	N
2015-18339-EPS-MIT-1	C-PIP	0.9	NW	23/05/2016	31/01/2021	N	N	N	N
2015-9568-EPS-MIT	C-PIP	1	N	06/05/2015	30/04/2020	N	N	N	N
2015-9568-EPS-MIT-1	C-PIP	1	N	07/10/2016	01/04/2020	N	N	N	N
2019-44291-EPS-MIT	C-PIP S-PIP	1	SE	17/03/2020	31/12/2020	N	N	Y	N
EPSM2009-535	C-PIP;BLE	1.1	SE	25/03/2009	30/09/2010	Y			Y
EPSM2013-6081	C-PIP	1.1	NE	09/01/2014	31/10/2014	N			N
EPSM2013-6081C	C-PIP	1.1	NE	09/01/2014	31/10/2014	N	N	Y	N
2019-40646-EPS-MIT	N-PIP	1.3	S	22/05/2019	19/05/2024	N	N	N	N
EPSM2009-561	C-PIP;S-PIP;BLE	1.3	NE	15/04/2009	31/12/2010	N			N
2014-3877-EPS-MIT	C-PIP	1.4	SE	03/10/2014	02/10/2019	N	N	N	N
2014-4594-EPS-MIT	BLE S-PIP	1.4	E	16/01/2015	31/01/2025	Y	N	N	Y
EPSM2013-5917	S-PIP;BLE	1.4	SE	09/01/2014	31/08/2015	Y			Y
EPSM2013-5917B	BLE S-PIP	1.4	SE	09/01/2014	31/08/2015	Y	Y	Y	Y
2014-3612-EPS-MIT	S-PIP	1.5	NE	24/10/2014	22/10/2019	N	N	N	N
2015-7982-EPS-MIT	BLE	1.5	NE	14/04/2015	14/04/2020	N	N	N	N
EPSM2012-5339	C-PIP;BLE;NATT	1.5	NW	12/09/2013	30/09/2015	N			N
2020-45340-EPS-MIT	BLE	1.7	E	25/03/2020	30/09/2025	N	N	N	N
EPSM2011-3144	C-PIP;S-PIP;BLE	1.8	E	24/01/2012	31/08/2013	N			N
2014-1055-EPS-MIT	BLE	2	SE	22/05/2014	31/08/2016	N	N	N	N
EPSM2012-4842	C-PIP;S-PIP	2	SE	29/09/2012	01/11/2012	N			N

Species on the licence*	Species name	Latin
C-PIP	Common pipistrelle	<i>Pipistrellus pipistrellus</i>
S-PIP	Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>
BLE	Brown long-eared bat	<i>Plecotus auritus</i>
NATT	Natterer's bat	<i>Myotis nattereri</i>

3.6.22. The trees were subject to a GLTA and are detailed in Table 3.1

Table 3.1 GLTA Summary

Tree Ref	Description	Photograph
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T1	Mature Oak tree located to the south of the site. The Presence of Ivy cover may be utilised by roosting bats. PRF-I Suitability	
T2	A further Mature Oak tree located to the south of the site. The Presence of Ivy cover may be utilised by roosting bats. PRF-I Suitability	
T3	A mature Sycamore tree. The presence of dense ivy on the tree may provide roosting opportunity for bats. PRF-I Suitability	

T4	A mature Sycamore tree. The presence of dense ivy on the tree may provide roosting opportunity for bats. PRF-I Suitability	
T5	Cypress tree. The presence of loose bark may act as a PRF for crevice dwelling species. PRF-I Suitability	
T6	Yew tree. A knot hole was identified on the tree. The knot hole was identified as a PRF but may also lead to a further cavity within the tree. FAR suitability	

3.6.23. Trees 1- 5 were identified as providing PRF-I suitability whilst T6 was assessed as providing FAR suitability. In addition, standing and fallen deadwood was present within the treelines which could provide roosting value for bats.

3.6.24. The habitats on site are anticipated to provide value for foraging bats due to comprising mosaic of unmanaged habitats which will attract invertebrate prey. Whilst the woodland be utilised for commuting. Extensive broadleaved woodland is located adjacent to the north of the site and is anticipated to be of importance for the local bat population.

3.6.25. The site has the potential to support roosting bats whilst the habitats were assessed as having moderate value.

HAZEL DORMOUSE

- 3.6.28. No records of hazel dormouse (*Muscardinus avellanarius*) were returned in the data search and no EPSLs for dormice were located within 5km from the site. However, the site provides value for hazel dormouse due to the presence of woodland and bramble scrub habitats and connections to extensive woodland blocks in the wider area. It is unknown if hazel dormice are present on site.

OTHER TERRESTRIAL MAMMALS

- 3.6.29. Sixteen records of west European hedgehog (*Erinaceus europaeus*) were located within the 1 km search area.
- 3.6.30. Given the habitats present within the site including scrub, it is anticipated that hedgehog could be present within the site.

NON-NATIVE INVASIVE SPECIES

- 3.6.31. Five records of non-native invasive flora species were located within the 1 km search area. Species include rhododendron (*Rhododendron ponticum*) and butterfly bush (*Buddleja davidii*).
- 3.6.32. No non-native invasive species were observed during the survey.

SPECIES DISCOUNTED FROM ASSESSMENT

- 3.6.33. Water vole (*Arvicola amphibius*), otter (*Lutra lutra*), beaver (*Castor fiber*) and white-clawed crayfish (*Austropotamobius pallipes*) have been discounted from assessment as no aquatic habitats are located on site or within proximity. The closest aquatic habitat is located approximately 800m northwest of the site boundary, relating to Longmoor Lake. The lake is sufficiently separated from the site by anthropogenic barriers as such no negative impacts would occur on aquatic species during the proposed development.
- 3.6.34. Red squirrel (*Sciurus vulgaris*) has been discounted from the assessment. Red squirrel populations are limited to small areas of northern England and are not known to be present in the Berkshire area; with no previous records returned in the data search. It is anticipated that high abundances of grey squirrel are present within this region (Shuttleworth/RSST n.d.). This species will displace red squirrel through competition as well as cause increased red squirrel mortality through the spread of squirrel pox (The Mammal Society, 2020).

4 MITIGATION RECOMMENDATIONS

4.1. DESIGNATED SITES

- 4.1.1. The site is located within the impact risk zone for Longmoor Bog SSSI. It is anticipated that the designated site is a sufficient distance away and are separated by anthropogenic barriers such as the residential areas, such that no impacts as a result of development are anticipated.
- 4.1.2. Numerous non-statutory LWSs are located within 1 km of the site boundary. There may be small increase of visitors to the nearby sites. It is anticipated the development will not significantly impact the number of visitors to the nearby designated sites. However, with an increase in new visitors, it is recommended Welcome Packs are provided to new residents detailing the nearby designated sites and associated threats and pressures, to minimise potential indirect impacts, caused by the development.

4.2. HABITATS

SCATTERED TREES AND WOODLAND

- 4.3.1. It is recommended that proposals include the retention of mature trees. Generally, the protection measures of retained trees will be through use of temporary protective demarcation fencing to protect the trees and shrubs. The fencing must extend outside the canopy of the retained trees and must remain in position until all plots have been developed to ensure protection is provided throughout the construction phase.
- 4.3.2. The fencing will be in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction: Recommendations.
- 4.3.3. It is recommended that replacement tree planting at a 1:3 ratio is required to compensate for loss of any trees. It is recommended that the planting comprises native species and species known to be of value for the attraction of wildlife. This will include fruiting and flowering species.

4.3. SPECIES

INVERTEBRATES

- 4.3.1. The site is anticipated to support notable invertebrates including stag beetle. Based on the Landscape Masterplan, the majority of bramble scrub and tall forbs is to be lost, whilst woodland habitats are also to be lost. It is recommended that the proposed development will introduce new habitats to the site, to provide mitigation for lost habitats and to introduce greater valued habitats, post development for the species group. Due to the loss of habitats for stag beetle on site, further surveys have been recommended (please refer to section 5).

AMPHIBIANS

- 4.3.2. Great crested newts were deemed unlikely to be present on site and no further consideration for the species is required. However, there is a possibility that common amphibians such as common toad may be present on site.
- 4.3.3. It is recommended that consideration of amphibian presence during habitat clearance is considered. Any debris is to be cleared by hand, and any common amphibians located moved carefully, by hand, to outside of the impacted area.

BREEDING BIRDS

- 4.3.4. Nesting birds are anticipated to utilise the boundary features and broadleaved woodland. The habitats deemed likely to be of highest significance such as mature trees will be removed from site. If mature trees and scrub cannot be retained on site, it is recommended that further breeding bird surveys are required to determine presence/ absence of species and inform any mitigation required.
- 4.3.5. Other compensatory measures may include the inclusion of nesting bird boxes on proposed buildings and should

target notable bird species known to be within the local area (i.e. house sparrows).

- 4.3.6. Any vegetation management should be undertaken outside of the breeding bird season (March to September, inclusive). If this is not possible, a suitably qualified ecologist should undertake a nesting bird check no more than 48 hours prior to removal. If nesting activity is observed, the nest(s) should be left in situ until the young have fledged. A suitable buffer will be maintained and determined by the ecologist.

BATS

- 4.3.7. Trees T1-T5 were assessed as providing PRF-I suitability. Therefore, should undergo reasonable avoidance measures (RAMs) should they require removal. This would involve being inspected by a licensed bat worker with an endoscope before felling or utilising a soft felling technique (which involves practises like removing limbs separately and lowering them to the ground and then leaving for 24 hours before clearing).
- 4.3.8. T6 was found to provide FAR bat roosting potential. If the tree requires removal, they will require an aerial tree inspection by a licenced bat ecologist to further assess the trees suitability for roosting bats (Please to Section 5 for further details).
- 4.3.9. The habitats of highest potential value for commuting and foraging bats include the unmanaged habitats which are anticipated to attach a range of invertebrate prey. Woodland habitat should be retained and protected to minimise impact to the local bat population. If woodland and scrub habitats cannot be retained throughout the development, further surveys are required in order to determine the presence/absence of the species and their use of the site for foraging and commuting (Please refer to section 5)
- 4.3.10. Proposed landscaped areas should include species rich grassland to compensate for the loss of grassland and scrub habitats.
- 4.3.11. Slow-flying species such as brown long-eared, which are known to be in the local area, are sensitive to lighting and may be impacted by the proposed development, should no mitigation for lighting be considered.
- 4.3.12. Any proposed lighting/existing lighting should follow the guidance outlined in the Institute for Lighting Engineers document "Guidance for the Reduction of Obtrusive Lighting" (2005) and BCT's "Bats and Artificial Lighting at Night" (2023).
- 4.3.13. An External Lighting Scheme had not been produced on the writing of this report. As such, the following recommendations are to be considered within the scheme during its condition, to minimise impacts of lighting. The recommendations are as follows:
- Keep site lighting to minimum levels.
 - Luminaries should lack UV elements and preferably LED lighting with a warm white light should be used over cool white light (ideally <2700Kelvin).
 - Lighting should feature peak wavelengths greater than 550nm.
 - Light placement should be downward facing to prevent excess horizontal or vertical light spill.
 - The use of integrated fittings such as cowls, shields, louvres and hoods, that effectively contain light spill from unintended areas.
 - The use of hard landscaping features to block light and create dark corridors.
 - Avoid illuminating habitats of value.
 - Use of timed security lights should be set on motion-sensors and using short, 1-minute timers, to minimise light use.
 - Column heights of lighting can be considered to minimise light spill.

- .3.16. It is anticipated that hazel dormice may be present on site and within the surrounding areas with the highest value habitats on site including bramble scrub and the broadleaved woodland.
- .3.17. The broadleaved woodland and bramble scrub should be retained and enhanced where possible. If the woodland cannot be retained, further hazel dormouse box/tube surveys would be recommended to confirm the absence or presence of the species.
- .3.18. Should the bramble scrub need removing, it will be necessary to employ an Ecological Clerk of Works (ECoW) to conduct a nut search and visual inspection of the area to be removed. The optimal period for nut searches is between September-December (inclusive).
- .3.19. Should hazel dormice be confirmed to be present, a EPSL will need to be obtained by Natural England for the scheme to proceed lawfully.

3.20. European Hedgehog are anticipated to be present within the site and are a Species of Principal Importance. During habitat management, any areas of dense vegetation should first be carefully hand searched to check for the species. If identified during management, should be relocated carefully by hand to a location away from the working area. If any injured either species are located, they should be taken to a local vet.

5 FURTHER SURVEYS AND CONCLUSION

5.1. REPTILE SURVEYS

- 5.1.1. Reptile surveys should be completed and include the placement of artificial cover objects throughout the site to create artificial basking and cover opportunities for reptiles. The site is then visited a minimum of seven times to search for reptiles. Surveys involve thorough searches of the site for signs of reptiles basking both on top of and underneath the artificial cover objects. In addition, searches of log and debris piles around the site will be undertaken to search for reptiles and amphibians to gain an understanding of reptile's use of the site.
- 5.1.2. Reptile surveys can be undertaken between March – October during suitable weather conditions. The surveys would determine presence/ absence of the species and inform any mitigation required.

5.2. STAG BEETLE SURVEYS

- 5.1.3. Stag beetle surveys should be completed. Transect surveys should be undertaken for a minimum of six weeks during June and July. Transect surveys should be undertaken during suitable weather conditions (above 12°C).
- 5.1.4. The surveys would determine presence/ absence of the species and inform any mitigation required.
- 5.1.5. Should the bramble scrub or woodland need removing further hazel dormouse box/tube surveys would be recommended to confirm the absence or presence of the species.
- 5.1.6. , it will be necessary to employ an Ecological Clerk of Works (ECoW) to conduct a nut search and visual inspection of the area to be removed. The optimal period for nut searches is between September-December (inclusive).

5.3. BREEDING BIRD SURVEY

- 5.1.7. The site was assessed as providing value for breeding birds due to the presence of woodland and bramble scrub. Therefore, further breeding bird surveys are recommended. The survey will be based on guidance set out on Bird Survey Guidelines (2021). The surveys will consist of two surveys per month, between Mid-March to July.
- 5.1.8. Survey visits will be undertaken on dry days with no more than moderate wind. Survey during dawn mist is acceptable but survey during dense fog will be avoided. Site visits would commence no later than one hour after sunrise. In order to avoid confusion and reduce survey bias in areas with high densities of birds the survey would be commenced towards the end of this window. In addition, the starting position would be varied between visits in order to reduce survey bias. In all cases survey would ideally be completed by 11am (12 noon at the latest).
- 5.1.9. All areas will be approached within 50 m unless this is not practicable. In large expanses of open grassland or arable fields the boundaries will be walked and all birds within the field recorded. In other habitat where access and views allow, efforts will be made to record all bird activity within 50m of the survey route. Where no access is available, Public Rights of Way (PRoW) and local roads (where it is deemed safe to do so) will be utilised.
- 5.1.10. In all cases all birds seen or heard will be identified and recorded on a suitable scale map of the site to allow the information to be clearly recorded using standard British Trust for Ornithology (BTO) species and activity codes.

5.4. BAT NIGHTTIME WALKOVER

- 5.1.11. The site is assessed as providing value for foraging and commuting bats. As per guidance set out in Collins (2023), one survey per month should be undertaken between May – September. In addition, A static detector should be placed at appropriate location within the site, for a period of two weeks per month to collect additional bat call data.

5.5. FURTHER TREE ASSESMENT

5.1.12. T6 was found to provide FAR bat roosting suitability. If the tree requires removal, an aerial tree inspection by a licenced bat ecologist is required.

5.6. CONCLUSION

5.2.1. The site was found to predominantly comprise woodland with unmanaged bramble and dense mixed scrub. The site is anticipated to provide foraging, commuting and breeding opportunities for local flora and fauna. The site was found to have potential for bats, birds, amphibians, reptiles, invertebrates and terrestrial mammals.

5.2.2. Specific enhancement recommendations for the site include the following:

- Bat and bird boxes could be placed on the new buildings / retained trees. A plan to show the locations of these boxes and the specifications should be produced by a suitably qualified ecologist once the layout is finalised.
- Planting of linear features such as hedgerows and trees between plots where possible, to add commuting features within the site.
- The inclusion of 'hedgehog highways' to facilitate movement across the site. This includes holes of 13 x 13cm at the bases of fence panels, leaving a sufficient gap beneath gates and/or leaving brick spaces at the bases of brick walls.

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Description	Photographs
Bramble Scrub	
Tall Forbs	
Woodland	
Dry Vegetated Ditch	

Bare ground - Deadwood pile





Warren Lodge - UKHab
Date: 16.05.2024

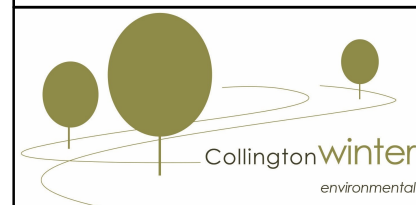
-  Individual Trees with BP
-  Dry Ditch with Drainage Pipe
-  Bramble Scrub
-  Deadwood Pile
-  Mixed Scrub
-  Broadleaved Woodland
-  Red Line Boundary

Scale: 1:2000

Drawn By: CW

Checked By: KB

Approved By: KB



Client: ET Planning

Site: land adjacent to Warren Lodge Care Home,
Warren Lane, Finchampstead, RG40 4HR

Project Number: 20-1795

Rev: 1.0

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