

HOGWOOD FARM, FINCHAMPSTEAD

**DETAILED ANCIENT WOODLAND ASSESSMENT AND MITIGATION STRATEGY: PARCELS 4
AND 5 AND THE ASSOCIATED SECONDARY ACCESS INTO PARCELS 4 AND 5**

Rev B

Prepared for CALA Homes Thames Ltd

by

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1 INTRODUCTION

1.1 Site location and summary description

- 1.1.1 This report describes a Detailed Ancient Woodland Mitigation Strategy in relation to an area of ancient woodland associated with a proposed secondary access off Sheerlands Road into the proposed residential development within the Parcels 4 and 5 site, located within approximately 110ha of land at Hogwood Farm, Finchampstead. In addition, this Detailed Ancient Woodland Mitigation Strategy will cover mitigation associated with both the remainder of the ancient woodland located along the western boundary of the Parcels 4 and 5 site and the area of aged woodland located along the eastern boundary of the Parcels 4 and 5 site. The Parcels 4 and 5 development area comprises approximately 9ha of land, hereinafter referred to as 'the site'. The proposed secondary access extends beyond the Parcel 4 and 5 site boundary to connect to Sheerlands Road, this area is also considered in this report. The site is located by National Grid Reference SU 7653 6421. The study was commissioned by CALA Homes Thames Ltd in May 2024.
- 1.1.2 The Parcels 4 and 5 site is located to the north-west of the village of Finchampstead, Berkshire. In general terms, it comprises two fields supporting ruderal vegetation, bare ground, a small area of scrub and a hardstanding construction access track and compound area. The fields are bounded by areas of woodland, including ancient and aged woodland, in addition to native hedgerows with wet and dry ditches. The Parcels 4 and 5 site is bordered to the south by the existing Suitable Alternative Natural Greenspace (SANG) (delivered as part of the wider Hogwood Farm development); to the north by Parcels 2 and 3 of the development which are currently under construction; to the east by a future development parcel (Parcel 6) which currently comprises modified grassland and bare ground; and to the west by the A327 and Sheerlands Road, with ancient woodland and fields beyond. The location and boundary of the Parcels 4 and 5 site is shown in *Appendix A*.
- 1.1.3 The Parcels 4 and 5 site is part of a larger area covering a total of 110ha, hereinafter referred to as the 'wider site'. The wider site includes residential properties associated with Parcel 1 and a construction site associated with Parcel 2 in the north-west and a SANG in the south which comprises a mix of wetland, species-rich grassland, scrub and woodland habitats. In general terms, the western area of the wider site is comprised of three fields of disturbed ground dominated by short ruderal vegetation with scattered areas of tall ruderal vegetation and large spoil heaps bordered by mature trees and woodland with scrub field margins. The central and eastern areas of the site are comprised of areas of hardstanding and construction/disturbed ground bordered by mature treelines and woodland. The south-eastern areas of the 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 site, including mixed, broadleaved and broadleaved plantation woodland types, some of which are included on Natural England's Inventory of Ancient Woodland. Wetland habitats within the site include drainage ditches and small streams associated with the field boundaries and several ponds in poor condition are located across the site. The wider site is bordered to the north by a construction site, the Bohunt School and the Hogwood Industrial Estate; to the east by Park Lane beyond which lie residential dwellings and park homes; to the south by Park Lane and farmland; and to the west by A327 Reading Road and Sheerlands Road beyond which lie farmland and woodland. The wider area is dominated by agricultural land interspersed with woodland and residential properties.

- 1.1.4 Further information on the extent and composition of habitats across the site and wider site is provided in *Appendix A*.

1.2 Development proposals

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

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

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

- 1.2.2 Condition 22 of the outline planning consent, states:

'The Reserved Matters Applications pertaining to any sub phase of the development with a potential to impact upon Ancient Woodland shall include a detailed Ancient Woodland mitigation strategy for the Local Planning Authority's approval as part of the Reserved Matters Application. Each detailed Ancient Woodland mitigation strategy shall include the following.

- (a) No loss of the ancient woodland or mixed broadleaved woodland areas.*
- (b) Details of any ancient woodland buffer zones required to protect the retained important and/or species rich hedgerows, such buffer zones to be a minimum of 15m unless there are exceptional circumstances.*
- (c) The buffer zones required to protect the ancient woodland should be free from any development including residential gardens and should consist of a variety of semi natural habitats.*

(d) An appropriate detailed management plan for the ancient woodland areas and the 15m buffer zone that is aimed at maintaining and enhancing the ecological quality of these areas.

(e) Details of the proposed management arrangements for the ancient woodland areas and the 15m buffer zone that will secure their long term future.

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

1.2.3 In 2021, planning consent (181194) was granted for the clearance of a small section of the aged woodland along the eastern boundary of the Parcels 4 and 5 site to facilitate the provision of a service corridor comprising a foul rising main and gravity sewer (HDA, 2021).

1.2.4 In 2021, planning consent (210084) was also granted for the creation of a temporary construction vehicular access from Sheerlands Road located on the western boundary of the Parcels 4 and 5 site. The footprint of this temporary access was subsequently proposed to be converted to a permanent emergency access to safeguard against the current site access from Sheerlands Road being blocked¹ (HDA, 2020).

1.2.5 In the context of the approved development described above, this report relates to the following specific elements of the scheme:

1. Construction of residential development and associated infrastructure within Parcels 4 and 5 which is bordered by ancient woodland to the west and aged woodland to the east².
2. Conversion of the existing temporary construction vehicular access from Sheerlands Road to a permanent secondary vehicular access².
3. A stand-alone planning application for the short section of the existing temporary construction vehicular access from Sheerlands Road, located between Sheerlands Road and the Parcels 4 and 5 site boundary.

1.2.6 The route of the permanent secondary vehicular access is shown on the *Hogwood Farm Parcels 4 & 5: Secondary Access General Arrangement* (JNP Group, 2024a) and the proposed residential development within Parcels 4 and 5 is shown on the *Parcel 4-5, Hogwood Farm, Finchampstead: Site Layout* (Omega Architects, 2024).

1.3 Scope and purpose of the mitigation strategy

1.3.1 In accordance with the requirements of Condition 22, and to inform the planning application for the secondary access, this document provides a Detailed Ancient Woodland Mitigation

¹ The permanent emergency access formed part of the Parcel 2 Reserved Matters consent.

² This will form part of the Parcels 4 and 5 Reserved Matters application.

Strategy for Parcels 4 and 5. Areas of ancient and aged woodland associated with this comprise:

- An area of ancient woodland (MAGIC Theme ID: 1505355) comprising a 0.25ha strip of woodland listed as 'Ancient & Semi-natural' on Natural England's Inventory of Ancient Woodland sites. The area of woodland is situated within a mixed woodland along the western site boundary and is connected by hedgerows and woodlands to other woodland parcels within the site, wider site and wider area; and
- Wokingham Borough Council classified an area (approximately 0.7ha) of woodland within the eastern part of the site as *Aged Woodland*³.

1.3.2 The proposed measures have been informed by a suite of ecological surveys carried out since 2008, including an ecological desk study, extended Phase 1 habitat survey and specialist surveys for the following species/species groups:

- Bats;
- Water Voles;
- Otters;
- Dormice;
- Badgers;
- Breeding birds;
- Reptiles; and
- Great Crested Newts.

1.3.3 An ecological walkover survey including a Phase 1 habitat survey of the site was carried out in June 2023, with an update visit for the land associated with the proposed secondary access on 5th August 2024 to update earlier surveys, where appropriate, and to inform the development design works. Subsequent to this two trees identified with bat roost potential potentially affected by the development proposals, were subject to aerial inspections on 13th August 2024 to determine presence/probable absence of roosting bats and, where present, identify species and numbers. With regard to the outcome of this work, a summary of the ecological character of the site is provided in *Section 2* below, and measures to protect and enhance key habitats and opportunities for protected species as part of the proposed works are detailed in *Section 3*.

1.3.4 Following a consultation response received from Catherine Brimble Senior Landscape Officer for the Local Planning Authority on the ancient woodland proposed enhancement measures, a site meeting was carried out by Clare Bird MCIEEM of HDA, David Cox of

³ In addition to the consideration of ancient woodland as required under Condition 22, this document considers other 'aged' areas of woodland, which are not included in Natural England's Ancient Woodland Inventory. In light of this, the 'aged' woodland described will be treated in the same manner as appropriate for Ancient and Semi Natural Woodland.

RPS and Laura Bheenick, Jody Brown, Kunal Digpal and Adam Travers of Cala Homes Thames Ltd on the 10th July 2025. This has resulted in some amendments to *Section 3.5* of this strategy and the inclusion of *Appendix D* detailing the installation of the access route through the aged woodland (RPS, 2025).

2 BASELINE CONDITIONS AND LEGISLATIVE CONTEXT

2.1 This section provides an overview of the current nature conservation interest of the site.

2.2 Designated sites

Statutory designations

2.2.1 No statutory nature conservation designations pertain to land within or immediately adjacent to the site.

Non-statutory designations

2.2.2 No non-statutory nature conservation designation pertains to the site.

2.2.3 The area of woodland located on the western site boundary, is however listed on Natural England's Inventory of Ancient Woodland. Ancient woodland is defined as any wooded area that has been continuously wooded since at least 1600AD. Although ancient woodland is not subject to legal protection in its own right, ancient woodland habitats are regarded as irreplaceable under the 2023 National Planning Policy Framework (NPPF) and Natural England and the Forestry Commission have provided Standing Advice for ancient woodland (a material consideration in the planning process).

2.2.4 An area of woodland within the site, located along the eastern boundary is not listed on Natural England's Inventory of Ancient Woodland. It is however considered to an area of woodland of some antiquity⁴. Lowland Mixed Broadleaved Woodland is also identified as a Habitat of Principal Importance under Section 40 of the 2006 NERC Act and is therefore a material consideration in the planning process.

2.2.5 A plan showing the location of the ancient woodland and aged woodland within the site is given in *Appendix A*.

2.3 Habitats

2.3.1 The results of the updated walkover surveys carried out in June 2023 and August 2024 are presented in map form with target notes (represented by numbered/letter dots) in *Appendix A*. A brief non-technical description of the habitats and features is given below.

⁴ Wokingham Borough Council classified the area of woodland within the site as Aged Woodland. While this is not strictly protected in the same terms as Ancient Semi Natural Woodland, works has been designed to be as sensitive as possible to the woodland habitats present.

2.3.2 In general terms, the Parcels 4 and 5 site currently comprises two fields supporting ruderal vegetation, bare ground and a small area of scrub (2, 8) and an existing hardstanding construction access track connecting Sheerlands Road to Phase 2 of the wider site and a compound area (1, H). The fields are bordered by areas of woodland, including ancient (3, E) and aged woodland (7), in addition to mature 'non-ancient' woodland (3, 10) and treelines and native hedgerows (4, 6) with wet and dry ditches.

2.3.3 Habitats associated with the ancient woodland and aged woodland and within 15m of the boundaries of these features, within the site, comprise the following. Numbers in brackets refer to target notes shown in *Appendix A*.

- *Ancient woodland associated with the western site boundary:*
 - The ancient woodland is dominated by Larch and other introduced coniferous species, with other species including Ash, Beech and Pedunculate Oak and an understorey comprising Elder, Hawthorn, Holly, Willow and Hazel (3, E). The ground layer is dominated by Bramble and Common Nettle with Bracken, Ground Ivy, Cleavers, Wood Avens, Herb Robert, Wood Speedwell, White Bryony, Common Figwort and Black Bindweed. Within the woodland there are collections of landscaping and other discarded waste (B). Along the eastern margin of the woodland is a bank which is likely to indicate the eastern extent of the ancient woodland as it supports Field Maple, Holly and Elder and a number of mature Hazel coppice stools (C). Along the northern and western boundaries of the ancient woodland is an approximately 1m high earth bund (A). The earth bund is of recent origin, contains much domestic/commercial waste and supports a mature, partially buried Holly in the north of the bund with occasional self-seeded Hazel, Elder and Hawthorn trees further south. The ground flora below the trees includes Wood Spurge, Common Nettle, Cleavers, Broom, Ribwort Plantain, Herb Robert and Bramble.
 - To the north of the ancient woodland and earth bund is a tarmacked approximately 4m wide temporary construction access track (H). Along the verges of the temporary construction access track is grassland comprising Yorkshire Fog, Perennial Ryegrass, Hedge Bindweed, Birds Foot Trefoil, Creeping Buttercup, Smooth Rush, Bittersweet, Cock's-foot, Wood Avens and White Clover.
 - Continuing to the north, east and south of the ancient woodland (and temporary construction access track), is broadleaved woodland supporting Beech, Field Maple, Holly and Hazel trees (3, G). The ground flora comprises False Oat Grass, Wood Meadow Grass, Herb Robert, Perennial Ryegrass, Common Hogweed, Common Nettle, Ragwort, Broadleaved Dock, Common Tare and Wood Avens. Within the woodland there are collections of building rubble and

- other discarded waste. To the north of the temporary construction access track is an area of recently felled Hybrid Black Poplar stools with suckers (G).
- To the east of the ancient woodland is a field of ruderal vegetation and bare ground (8, F). The field varies in height from 10cm to 50cm and is dominated by Spear Thistle, Common Nettle, Perennial Ryegrass and White Clover with occasional Creeping Buttercup, Common Hogweed, Ragwort, Broadleaved Dock and Cleavers. Small areas within the field are sparsely vegetated with areas of bare ground with occasional ruderal species mentioned above but also include Scarlett Pimpernel and Bird Foot Trefoil. A treeline is located within the 15m buffer of the ancient woodland within the field comprising Hawthorn and Douglas Fir (F).
 - To the west of the ancient woodland is an area of the tall ruderal vegetation comprising Common Nettle, Buddleia, Lesser Burdock, Broom, Canadian Fleabane, False Oat Grass, Great Willowherb, Ragwort and Spear Thistle (D). A treeline is located along the edge of Reading Road and scattered mature trees are located within the area of tall ruderal vegetation comprising Western Red Cedar, Douglas Fir and English Oak (D, I).
 - *Aged woodland associated with the eastern site boundary:*
 - The aged woodland comprises Pedunculate Oak and coppiced Ash with Wild Cherry, Field Maple, Hazel, Hawthorn and Blackthorn. The ground layer includes Bramble, Cow Parsley, Ground Ivy, Germander Speedwell, Common Sorrel and Lords-and-ladies. A dry ditch is present along the western boundary of the woodland parcel and a ditch, that was wet at the time of the survey, is located along the eastern boundary of the parcel (7). A gap comprising bare ground approximately 6m wide is located in the centre of the woodland parcel and is associated with the provision of a service corridor comprising a foul rising main and gravity sewer in this location (See *Section 1.2.3* above). The aged woodland continues to the south-east of the Parcels 4 and 5 site, in association with Parcel 6 of the wider site (13).
 - To the south of the aged woodland is an area of plantation lowland mixed deciduous comprising White Poplar, Pedunculate Oak, Ash and Field Maple. The understorey supports Holly, Dog Rose, Common Nettle, Cow Parsley, Cleavers, Curled Dock, Bramble and Ground Ivy. A dry ditch is present along the southern boundary of the wooded strip (10).
 - To the north and west of the aged woodland is fields of ruderal vegetation and bare ground (2, 8). The fields vary in height from 10cm to 50cm and are dominated by Spear Thistle, Common Nettle, Perennial Ryegrass and White Clover with occasional Creeping Buttercup, Common Hogweed, Ragwort, Broadleaved Dock and Cleavers. Small areas within the fields are sparsely

vegetated with areas of bare ground with occasional ruderal species mentioned above but also include Scarlett Pimpernel and Bird Foot Trefoil.

2.3.4 The ancient and aged woodland within the site are connected to each other within the site via the following:

- To the south of the ancient woodland, along the western site boundary is an area of deciduous woodland (3) which connects to the area of plantation lowland mixed deciduous woodland located along the southern site boundary (10), and from there connects to the southern margin of the aged woodland.
- Through the centre of the Parcels 4 and 5 site is a treeline/hedgerow which connects to the northern margins of both the aged woodland and ancient woodland (6). This comprises a treeline of mature Ash and Pedunculate Oak trees with relic species-rich hedgerow of Hazel, Holly, Field Maple, Hawthorn and Blackthorn. The ground layer vegetation is sparse and mostly comprised of Bramble with occasional Cowslip and Creeping Thistle.
- Connections to other areas of ancient woodland and aged woodland in the wider site are also maintained via hedgerows, treelines and woodland parcels. In addition, to the west of the ancient woodland, beyond the site and wider site boundary, is Reading Road with a further area of woodland 'Claypits' listed on Natural England's Inventory of Ancient Woodland, located to the south-west of the ancient woodland within the site.

2.4 Protected and notable species

2.4.1 Protected and notable species associated with the land within 15m of the ancient woodland and aged woodland, within the site, identified to date comprise:

- **Bats**
 - *Roosting bats*: The ancient woodland was identified as having moderate bat roosting potential (WA) and the aged woodland was identified as having high bat roosting potential (W118). In addition, woodland parcels and trees within 15m of the ancient woodland and aged woodland with bat roosting potential include W8 with high bat roost potential, W6 and the continuation of WA with moderate bat roosting potential and Trees 852, 855 and L with low bat roosting potential (HDA, 2024a). Trees 852 and 855 both with low bat roost potential are proposed to be felled to facilitate the construction of the permanent secondary access road (RPS, 2024).
 - *Foraging bats*: The woodland and woodland edge habitats comprise habitats of interest for foraging bats. The suite of bat activity transect and automated surveys carried out across the site, as part of the wider site, in 2017, 2018 and 2022 identified a low level of usage the wider site in its entirety by relatively small numbers of bats (HDA, 2023). The site comprises a low proportion of

foraging habitat for individual Common Pipistrelle, Soprano Pipistrelle and Noctule and provides foraging habitat for individual Brown Long-eared bat and *Myotis* sp. bats on a more occasional or infrequent basis (HDA, 2024a).

- **Badgers** - A Badger survey of the site and wider site, most recently carried out in January 2024⁵, identified an active main Badger sett within the ancient woodland, comprising two well used and two partially used entrances. Evidence of Badger activity at the time of the survey included expelled bedding, Badger hairs, tracks, and nearby latrines. In addition, an outlying sett was recorded within the aged woodland on the eastern boundary of the site comprising one partially used entrance. The sett was clear of leaf litter with a path leading to the entrance however no direct evidence of Badgers was observed (HDA, 2024b).
- **Reptiles** – Very low numbers of Grass Snake, Slow-worm and Common Lizard are anticipated to be associated with the Parcels 4 and 5 site (HDA, 2024c).
- **Breeding birds** - The woodland and woodland edge habitats offer nesting opportunities for several bird species. Breeding bird surveys of the site, as part of the wider site, were carried out in 2008 and 2014 (Royal Haskoning DHV, 2014) which recorded notable bird species including Lapwing, Skylark, Dunnock, Song Thrush, House Sparrow, Reed Bunting, Mistle Thrush and Red Kite.
- **Invertebrates** - No surveys for invertebrates have been undertaken as it is considered that the proposed development areas are unlikely to be of significant local interest for this group. Higher quality areas of invertebrate habitat are however provided by the areas of ancient and aged woodland within the site and wider site which will be retained and managed.
- **Other species** – Dormouse and Great Crested Newt surveys have historically been carried out of the site, as part of a survey of the wider site, no evidence of either species was recorded within the site or wider site. As such it is considered highly unlikely that Dormice or Great Crested Newts are present within the site or wider site.

3 ASSESSMENT AND MITIGATION STRATEGY

3.1 The ancient and aged woodland parcels are located on the margins of the Parcel 4 and 5 site and are to be retained. However, works within proximity to the ancient and aged woodlands as shown on the *Site Layout* (Omega Architects, 2024) and *Hogwood Farm Parcels 4 & 5: Secondary Access General Arrangement* (JNP Group, 2024a) comprise:

- *Works within proximity to the ancient woodland:*
 - Construction of a residential road along the western edge of the development parcel located approximately 18m to 24m from the ancient woodland margin and on average 21m from the ancient woodland margin;

⁵ Since then the main Badger sett has been revisited to check its status and map the location of the entrances, most recently in August 2024.

- Conversion of the existing temporary construction track into a permanent secondary access road located approximately 1m to 15m from the ancient woodland margin and on average 6m from the ancient woodland margin (as shown on Natural England's Inventory of Ancient Woodland)⁶; and
- Landscape enhancement works including creation of native meadow grassland habitats with scattered tree planting.
- *Works within proximity to the aged woodland:*
 - Construction of a residential road along the eastern edge of the development parcel located approximately 12m to 16m from the aged woodland margin and on average 15m from the aged woodland margin;
 - The aged woodland will be crossed by access infrastructure at one point for a footpath, this is associated with the area of clearance for the service corridor (See *Section 1.2.3*) so no additional clearance of vegetation is anticipated;
 - Construction of swales, culverts, three 'play on the way' stations and a pedestrian and cycle path within 10m of the aged woodland margin; and
 - Landscape enhancement works including creation of native hedgerows, scrub and meadow grassland habitats with scattered tree planting.

3.2 Although both the ancient woodland and aged woodland will be retained within the proposed scheme, in the absence of avoidance and mitigation measures the development has the potential to indirectly affect these woodland habitats through an increase in recreational activity, lighting, impacts on rooting zones of woodland trees and impacts on hydrology during the construction and operational phases. Measures to be implemented during works in order to avoid, mitigate and compensate potential effects of the proposed works on identified features of ecological interest within the site and surrounding area are subsequently identified below. In addition, opportunities are identified by which the proposed works could enhance the current value of the site for key habitats and species of conservation concern in accordance with planning policy and the 2006 NERC Act.

Protection measures

3.3 The following measures will be implemented throughout the course of construction of the Parcel 4 and 5 site (and associated permanent secondary access road) in order to avoid effects on the ancient woodland and aged woodland habitats:

⁶ It should be noted that HDA carried out an assessment of the extent of the ancient woodland in 2020 (HDA, 2020). The likely actual extent of the ancient woodland (as opposed to the 'high level' mapping employed by Natural England) was assessed whilst carrying out the walkover survey and this area is shown in *Appendix A*. In addition, it should be noted that the previously consented scheme for the temporary construction access utilised an existing hardstanding track within the 15m buffer of the ancient woodland. It was agreed that it was favourable to use the existing hardstanding track for the temporary construction access, rather than cause additional fragmentation by constructing the access further north resulting in unnecessary loss of this area of mature woodland. The design of the permanent secondary access has predominantly utilised the same footprint with only minor additional land take of low quality habitats required.

- Apart from the secondary access road to the north of the ancient woodland and footpaths, play stations, culverts and short sections of road associated with the aged woodland, a buffer of at least 15m wide will be maintained along the edge of the ancient and aged woodland within which no hard development will occur. Fencing will be erected along the southern edge of the existing construction track (to the north of the earth bund), along the 15m buffer of the eastern side of the ancient woodland and along the 15m buffer of the western side of the aged woodland to ensure no encroachment of vehicles or site staff towards the ancient and aged woodland for the duration of the construction period (with the exception of construction of the features identified above within the 15m buffer of the aged woodland).
- Any works, such as conversion of the temporary construction track to a permanent road and works within the 15m buffer of the aged woodland, will be carried out in accordance with BS5837 'Trees in relation to Construction' or the advice of a suitably qualified arboriculturist, and have due regard to the protection of tree rooting zones. Works within these areas will be carried out in accordance with an agreed Arboricultural Method Statement and supervised by a suitably qualified arboriculturalist, where necessary.
- The existing earth bund separating the proposed works from the ancient woodland will be retained for the duration of the construction phase of the Parcels 4 and 5 site (and any further Parcels that utilise this access) to form a physical barrier to the ancient woodland. However, following completion of the construction the bund will be removed (see *Section 3.5* below).
- No compound areas or storage of materials or machinery will be located within 15m of the ancient or aged woodland in order to avoid indirect effects of noise, dust and lighting (see below for further measures).
- Construction staff will not be permitted to enter the woodlands or the buffers unless specifically instructed for approved tasks by the Site Manager.
- Measures will be employed to avoid adverse effects of dust on trees and other vegetation in the vicinity of retained woodland habitats during construction and use of the temporary construction access. Such measures will include:
 - Use of hard surfaced temporary construction access and haul routes;
 - Damping down and regular cleaning of the temporary construction access and haul roads during periods of dry weather;
 - Vehicle washing and wheel cleaning (more than 15m from the ancient and aged woodland) prior to leaving the wider site; and
 - Monitoring of dust levels.
- Measures to avoid adverse effects of noise on wildlife associated with ancient and aged woodland during construction and use of the access road as a temporary construction access will include:

- Fitting of silencers to vehicle exhausts;
- Restrictions on working hours as detailed in the consented scheme; and
- Shutting/throttling down of machinery not in use.
- Measures to avoid adverse effects of lighting on wildlife associated with the ancient and aged woodland during construction and use of the access road as a temporary construction access will include:
 - Lighting will only be used during working hours (08:00–18:00) and subsequently only be required over the winter months when much British nocturnal wildlife will be hibernating (e.g. bats and Badgers);
 - Use of the minimum amount of light required for safety, and minimisation of upward reflected light;
 - Avoidance of bare bulbs or upward-pointing lights. The spread of light will be kept near to or below the horizontal;
 - Use of narrow spectrum bulbs (between 4000 and 2700k) and/or low UV emitting bulb types;
 - Avoidance of light-spill into adjacent areas through luminaire design or with accessories, such as hoods, cowls, louvres and shields to direct the light;
 - Minimisation of the height of lighting columns.
- To maintain the quality of water currently supporting the ancient and aged woodland habitats, construction works will be carried out in accordance with the guidance 'Pollution Prevention for Businesses' (2024) which can be found at <https://www.gov.uk/guidance/pollution-prevention-for-businesses>. The Drainage Statement (JNP, 2024b) for Parcels 4 and 5 outlines mitigation and design considerations to ensure the hydrology of the woodlands is maintained post development. The Drainage Strategy concluded: *'The Ancient Woodland area to the east of the development is relatively higher than the site. Therefore, no mitigation will be required.'* However, measures have been included to maintain the flows to the aged woodland including:
 - The provision of dropped kerbs along the roads adjacent to the aged woodland, with water treated via shallow swales before outfall into the existing ditches; and
 - An overflow pipe from the main drainage network, to ensure that some flows will enter the ditch network during storm periods.

Plans showing the pre- and post- development water catchment to the aged woodland are included in *Appendix B*.

- A pre-works 'toolbox' talk will be provided to construction workers to make them aware of the ancient and aged woodland and other ecological receptors, in addition to the measures to avoid indirect effects described above.

Enhancement Measures

- 3.4 The management and enhancement of the ancient and aged woodland within Parcel 4 and 5 is detailed within the site-wide LEMP (HDA, 2018a) and the LEMP for the Parcel 4 and 5 site (HDA, 2024d) but are included below for clarity. The enhancement measure below include the measures detailed with the ancient woodland mitigation strategies prepared for the construction of the temporary construction access associated with the ancient

woodland (HDA, 2020) and the service corridor works in the aged woodland (HDA, 2021), in addition to further enhancement measures relating the Parcels 4 and 5 development.

3.5 Although the area of woodland along the western boundary of the site is listed as ancient woodland and several ancient woodland indicator species are present, the woodland is currently in poor condition with many non-native tree species and much construction, household and landscape debris. In comparison the aged woodland located along the eastern site boundary contains trees of varied ages which provide habitats of conservation value, including several Ash coppice stools. In order to maintain and enhance woodland habitats, a programme of management within the ancient and aged woodland will be implemented which will include:

- *Works to commence during the construction period for Parcel 4 and 5:*
 - **Removal of debris:** All man-made debris and abandoned items/waste (e.g. commercial/household waste, old fencing materials) will be cleared from the woodland and buffers.
 - **Control of non-native invasive species:** Though currently none have been identified within the ancient or aged woodland (HDA, 2024e) ongoing checks for the presence of non-native invasive plant species will be carried out at least once annually across all areas of woodland, and if presence is recorded these will be subject to control using a methodology appropriate to the species present. Gardens in close proximity to the ancient and aged areas of woodland will be provided with compost bins to discourage tipping of garden waste into the areas of woodland. This in turn will help prevent the introduction of invasive species.
 - **Felling of immature Larch, Scots Pine and other introduced coniferous species:** The ancient woodland and other areas of woodland along the western site boundary is dominated by introduced coniferous species, which are not native to the local area, of limited biological diversity and restricts the growth of native ground flora and shrub layer. Where the non-native conifers offer little ecological and landscape interest, the long-term aim will be to allow native species to dominate. Following the site visit undertaken in July 2025, in consultation with the project arborist (David Cox, RPS), it was considered that due to the dominance of the ancient woodland by non-native tree species it would be detrimental to the long-term integrity of the woodland to undertake rapid removal of these non-native species. It is therefore proposed that rather than progressively felling the mature non-native trees, halo thinning is undertaken whereby immature, non-native trees are removed to allow natural regeneration of native tree species. To further assist this, the woodland understorey which is currently dominated by Holly will be subject to selective thinning (discussed further below).

Where felling results in any large areas (more than 10x10m) of bare ground, these will be planted with native broadleaved trees typical of the local area using stock sourced of local provenance where available. Species to be planted will include Pedunculate Oak, Crab Apple, Silver Birch, Elm, Field Maple, Hazel, Holly, Hawthorn and Blackthorn. Planting will take place immediately following the felling of the introduced immature coniferous species and new native tree saplings will be adequately protected from deer,

squirrel and rabbit grazing using tree guards. Cleared areas less than 10x10m will be allowed to regenerate naturally.

- **Selective thinning of trees and understorey:** The woodland understorey is currently dominated by Holly. Whilst some presence of Holly is desirable, it is proposed that in addition to the progressive removal of immature, non-native tree species, 20% of the Holly within the woodland will be thinned on a 5 year rotational basis to encourage growth of ground flora and new native tree saplings.
- **Re-establishment of coppice regime:** Areas of Hazel and Ash in the areas of ancient and aged woodland show signs of previous management by coppicing. Where appropriate, coppicing will be reinstated in order to create a diverse woodland structure and provide habitat for a wider range of woodland species. The approach to coppicing will follow Forestry Commission guidance (Forestry Commission, 1994; Forestry Commission, 2004) and the advice of a suitably qualified arboriculturalist or forester. Areas of coppice would be divided into coupes and managed on rotation and where necessary, protected from Deer grazing by temporary fencing, dead hedging or similar. Where appropriate consideration will also be given to the planting and establishment of new Hazel or Ash coppice stools and/or replacement of dead stools. Only a small number of stools would be coppiced in any one year and these would be closely monitored to determine success of regeneration/management and guide the continuation and extent of this work.
- **Establishment of woodland buffers:** Buffer zones will be established between areas of development and woodland habitats. These will be of varying widths, but buffers will be at least 15m wide adjacent to the ancient woodland and at least 12m wide adjacent to the aged woodland. The buffers will be dominated by semi-natural habitats such as grassland and species rich scrub. Where appropriate, 'ecotones' will be established along woodland edges, creating a gradation from scrub immediately adjacent to the woodland edge, down to rough and meadow grassland habitat with increasing distance from the woodland edge. Where possible, the scrub will be allowed to establish through natural generation. Where this is not possible or quick establishment is favoured, this will be achieved by scrub planting. All scrub and grassland within the buffers will be established in accordance with the prescriptions described in the LEMP (HDA, 2024d).
- **Access management:** No footpaths or cycleways are proposed within the ancient woodland and access routes within the aged woodland are limited to one crossing from Parcel 5 to Parcel 6 in association with the opening created for the service corridor. Measures to be implemented to install the boardwalk between Parcels 5 and 6 (and to remediate construction activities undertaken to date) are detailed in *Appendix D*. The following management measures will be implemented in order to further control access within sensitive areas of woodland:
 - Use of scrub planting/establishment, ditch re-profiling and post and rail fencing around woodland edges to focus users onto the designated route through the aged woodland (and to discourage access to the ancient woodland).

- The designated route through the aged woodland will be clearly marked and interpretive signage provided to encourage use and avoid new 'desire lines' being established through the woodland.
 - The path through the aged woodland will be surfaced with Breedon Golden Amber Self-binding Gravel.
- **Maintenance and enhancement of deadwood interest:** Where safe to do so, standing and fallen deadwood habitats within the woodlands will be retained. Any arisings from woodland management, with the exception of invasive species control, should be used to construct log/brush piles throughout the woodlands and woodland edges to benefit a range of species including invertebrates, small mammals and reptiles.
- **Reinstatement of ditches:** The ditches along the eastern and western margins of the aged woodland will be re-instated.
- *Works to be carried out once the construction of Parcel 4 and 5 is complete⁷:*
 - **New complementary areas of habitat established:** The area of land to the west of the ancient woodland and the footprint of the earth bund could be managed to encourage broadleaved woodland to naturally re-establish in order to improve habitat links and complement existing woodland habitats. The woodland buffers to the east of the ancient woodland and west of the aged woodland will be established with native hedgerows, scrub and meadow grassland habitats and scattered tree planting.
 - **Bat and bird boxes:** Provision of a varied selection of bat and bird boxes will provide roosting and nesting habitat for a range of woodland dwelling species (see *Sections 3.7.3 and 3.7.8*).

3.6 Other woodland, hedgerows and trees

3.6.1 As described above, the woodland to the north, east and south of the ancient woodland, the plantation woodland along the southern site boundary and the hedgerows, treelines and trees within the site will be largely retained. Two trees (Trees 852 and 855) may however require felling to facilitate the permanent secondary access works (RPS, 2024).

Protection Measures

3.6.2 Where woodland, hedgerows and trees within the site are retained, these habitats will be protected during the course of proposed works through implementation of the following measures:

- All retained trees, hedgerows and woodland will be protected throughout the construction phase in accordance with BS5837 'Trees in Relation to Construction', unless otherwise agreed with a suitably qualified arboriculturalist and, where necessary subject to an approved Arboricultural Method Statement. Protection measures will be put in place prior to the commencement of any development activities.

⁷ It was previously proposed that an earth bund of recent origin along the northern and western boundaries of the ancient woodland would be removed. However, following a site visit undertaken in July 2025, in consultation with the arborist (David Cox, RPS), it was concluded that it would be more damaging to the woodland to remove the earth bund than it would in retaining it.

- Site clearance and construction works in the vicinity of retained woodland, hedgerows and trees will avoid indirect effects of noise, dust and lighting through the measures detailed in *Section 3.3* above.

Enhancement Measures

3.6.3 A programme of management within the retained woodland and hedgerows will be implemented including:

- Removal of debris, control of non-native species, re-establishment of coppice regime and maintenance and enhancement of deadwood interest (For further information see *Section 3.5* above).
- **Refugia:** Provision of log and brash piles and a hibernacula will provide refuge and hibernation opportunities for reptiles, small mammals and invertebrates (HDA, 2024c).
- **Bat and bird boxes:** Provision of a varied selection of bat and bird boxes will provide roosting and nesting habitat for a range of woodland dwelling species (see *Sections 3.7.3 and 3.7.8*).

3.6.4 The area of land to the west of the ancient woodland and the footprint of the access road and earth bund will be managed to encourage native broadleaved woodland to naturally re-establish. In addition, the margins of the woodlands will be sown with species-rich meadow grassland and scattered tree planting to complement existing woodland habitats. In combination these works will contribute towards a varied mosaic of habitats, benefitting a range of species and enhancing habitat connectivity of the site and wider site.

3.7 Protected and notable species

3.7.1 Ecological surveys have been undertaken between 2008 to 2024 in order to inform proposals for the site wide development. These surveys have informed the extent of any avoidance, mitigation and where necessary, licensing requirements. Based on the results of the surveys, the following section identifies the measures to be taken during the proposed works to avoid, mitigate and compensate potential effects on the protected and notable species associated with the site and to provide enhanced opportunities for these species in the long-term.

Bats

Protection measures

3.7.2 No further survey or licencing works are currently required in respect of roosting bats (HDA, 2024a). However, two trees (Trees 852 and 855) with low potential to support roosting bats may require felling (RPS, 2024). The methodology for the felling of trees with low bat roost potential (if required) is detailed in the *Detailed Bat Mitigation Strategy – Parcels 4 and 5* (HDA, 2024a).

Enhancement Measures

- 3.7.3 To provide new opportunities for roosting bats within the site, bat boxes will be installed on retained mature trees. A number of bat boxes on trees have been included within each of the planning applications associated with the Parcels 4 and 5 site. These are summarised below and will comprise (or similar):

- *Temporary construction vehicular access (HDA, 2020)*
 - 1 x Eco Kent Bat Box; and
 - 1 x Vincent Pro Bat Box.
- *Service corridor (HDA, 2021)*
 - 1 x Eco Kent Bat Box; and
 - 1 x Vincent Pro Bat Box.
- *Detailed Ecological Permeability Scheme - Parcels 4 and 5 (HDA, 2024f)*
 - 4 x Greenwood's Ecohabitat medium hollow bat boxes.

The proposed locations of these boxes are shown in *Appendix C*.

Badgers

Protection measures

- 3.7.4 A main Badger sett is located within the ancient woodland and an outlying sett was recorded within the aged woodland. Both identified setts are to be retained with no hard works proposed within 20m of the setts. As such, current knowledge suggests that there are currently no requirements for licensing with regard to Badger setts. The sett locations and protection measures are detailed in the *2024 Badger Survey Report and Badger Protection Plan (HDA, 2024b)*.

- 3.7.5 It is proposed that the site will be resurveyed for Badgers by a suitably qualified ecologist immediately in advance of works commencing to confirm whether the status of Badgers within the site has changed.

Birds

Protection measures

- 3.7.6 Where trees and scrub require removal within the site, this work will only be carried out outside the bird breeding season (March to early September inclusive). In the event that this is not possible, these works will be supervised by a suitably qualified ecologist who will check for nesting birds prior to and during works. In the event that nesting birds are found to be present, it will be necessary to delay works or maintain a suitable buffer around the nest until dependent young have fledged and nesting activity has ceased.

- 3.7.7 Management measures to protect birds using the site will include:
- Woodland, tree and scrub management will be carried out outside of the bird breeding season (usually taken as March to early September inclusive) unless

under the supervision of a suitably qualified ecologist to check for nesting birds;
and

- Coppicing or cutting of woodland and trees will be undertaken between January and February once birds have had opportunity to eat fruit and nuts.

Enhancement Measures

3.7.8 New opportunities for nesting birds will be provided on appropriate retained trees across the site. A number of bird boxes have been included within each of the planning applications associated with the Parcels 4 and 5 site. These are summarised below and will comprise (or similar):

- *Temporary construction vehicular access (HDA, 2020)*
 - 2 x Woodstone Seville Nest Box 32mm;
 - 1 x Schwegler Robin Box 2H; and
 - 1 x Schwegler Tree Creeper Box 2BN.
- *Service corridor (HDA, 2021)*
 - 1 x Woodstone Seville Nest Box 32mm;
 - 1 x Schwegler 2H Half Box; and
 - 1 x Schwegler Tree Creeper Box 2BN.
- *Detailed Ecological Permeability Scheme - Parcels 4 and 5 (HDA, 2024f)*
 - 8 x WoodStone Vivara Pro Seville Nest Box with 32mm Oval Hole; and
 - 7 x WoodStone Vivara Pro Barcelona Open Nest Box.

The proposed locations of these boxes is shown in *Appendix C*.

Reptiles

Protection measures

3.7.9 Very low numbers of Grass Snake, Slow-worm and Common Lizard are anticipated to be associated with the site. A precautionary approach will be taken to site clearance in those areas where potential habitat is to be lost such as tall ruderals, scrub, woodland and piles of rubble, waste, logs and brash. This would involve the displacement of any reptiles present into areas of contiguous habitat away from areas subject to ground clearance works. The methodology for these works is detailed in the *Detailed Reptile Mitigation Strategy – Parcels 4 and 5 (HDA, 2024c)*.

Invertebrates

Enhancement Measures

3.7.10 Creation and enhancement of the woodland habitats described above will result in improved opportunities for a number of terrestrial invertebrate species within the site. Measures by which this will be achieved will include:

- Enhanced management of the woodland habitats;

- Use of arisings from woodland, tree and scrub management to construct habitat piles; and
- Retention of deadwood habitats including standing deadwood and tree stumps in woodland areas, where safe to do so.

4 ROLES AND RESPONSIBILITIES

4.1 The overall responsibility of coordinating the project to ensure that all works are carried out in accordance with this Ancient Woodland Assessment and Mitigation Strategy lies with CALA Homes Thames Ltd. CALA Homes Thames Ltd will appoint a Site Manager who will be responsible for ensuring all site staff and contractors are aware of any ecological constraints at the site and will distribute this document accordingly. As required, CALA Homes Thames Ltd will appoint a Suitably Qualified Ecologist (SQE), Ecological Clerk of Works (ECOW) and/or specialist contractors to carry out, supervise or provide advice on carrying out works that could affect protected species or other ecologically valuable features, such as ancient woodland, associated with the site.

4.2 The SQE, ECOW or specialist contractor appointed by CALA Homes Thames Ltd will provide ongoing advice, supervise works and/or carry out specialist work in accordance with this document. In order to ensure best working practices are followed during construction works, the SQE/ECOW will provide relevant site workers with information and training on how to best avoid potential adverse effects on protected species and existing and newly created features of ecological interest within the site, in the form of a 'Toolbox Talk' with supplementary information sheets provided where necessary.

4.3 The construction Site Manager will work with the SQE to ensure that site staff and contractors are aware of ecological constraints and carry out works in accordance with this document. The Site Manager will be responsible for identifying when assistance is required by a SQE, ECOW or specialist contractors and informing the SQE if issues arise. The Site Manager will also be responsible for ensuring the implementation of general avoidance measures in accordance with this document.

5 CONCLUSION

5.1 Measures to protect the ancient and aged woodland from indirect effects of the proposed works during the construction and operational phases are described in *Section 3.3* above together with measures to enhance the ancient, aged and other woodland habitat within the site. Through implementation of these measures no loss or deterioration of woodland habitats would arise as a result of the proposed works, and localised improvements to the quality of the habitat resource would be expected in the long-term.

- 5.2 Measures to ensure protection of other habitats of ecological interest and low numbers of common and widespread protected species during the construction and operational phases of the development are described in *Section 3.6 to 3.7* together with opportunities to provide enhancements for wildlife.
- 5.3 Subject to the implementation of the measures for the protection and enhancement of retained habitats, no reduction in the ecological interest of the site or its surrounds is likely to arise as a result of the proposed works. It is therefore concluded that, beyond the normal requirements to avoid impacts on protected species and the ancient and aged woodland, there appears to be no overriding nature conservation constraints that would preclude the proposed Parcel 4 and 5 development and permanent secondary access road.

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Document Title: Detailed Ancient Woodland Assessment and Mitigation Strategy: Parcels 4 and 5 and the Associated Secondary Access Into Parcels 4 and 5
Commissioning Party: CALA Homes Thames Ltd

Issue	Description	Date of Issue	Signed
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Rev A	Detailed Ancient Woodland Assessment and Mitigation Strategy: Parcels 4 and 5 and the Associated Secondary Access Into Parcels 4 and 5	November 2024	
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APPENDIX A

Phase 1 Habitat Plan and Target Notes Showing Site, Wider Site and areas of Ancient and Aged Woodland



KEY	
	Parcels 4 and 5 boundary
	Secondary access study area boundary
	Lowland mixed deciduous woodland - (w1f)
	Other woodland - mixed - mainly broadleaved (w1h5)
	Ancient Woodland - based on Natural England's Inventory of Ancient Woodland
	Ancient Woodland - based on walkover carried out by HDA in November 2020
	Aged Woodland
	Recently Felled Broad-Leaved 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:
CALA Homes (Thames) Ltd

PROJECT:
Hogwood Farm, Finchampstead

TITLE:
Parcels 4 & 5 and associated secondary access - Phase 1 Habitat Survey Plan

SCALE AT A3: NTS

DATE:
October 2024

868.1/111

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Landscape Architecture
Masterplanning
Ecology

hda

Target Notes – Parcel 4 and 5 and wider site

1. Site yard comprised a hardstanding area with mobile cabins.
2. Relatively sparse ruderal vegetation dominated by Common Nettle *Urtica dioica*, Spear Thistle *Cirsium vulgare*, Common Ragwort *Senecio jacobaea*, Bristly Oxtongue *Helminthotheca echinoides* and Common Dandelion *Taraxacum officinale*. Small areas of scattered bare ground/ recently disturbed ground are present. Field margins vary between 1 – 5m and are more densely vegetated with the above species with the inclusion of Annual Meadow Grass *Poa annua*, Red Fescue *Festuca rubra*, Cleavers *Galium aparine*, Broad-leaved Dock *Rumex obtusifolius*, Cut Leaved Cranes Bill *Geranium dissectum*, Field Forget-me-not *Geranium dissectum* and Scarlett Pimpernel *Anagallis arvensis*.
3. Mixed woodland along the western boundary with species including Ash *Fraxinus excelsior*, Larch *Larix decidua*, Scots Pine *Pinus sylvestris*, Beech *Fagus sylvatica*, Pedunculate Oak *Quercus robur* and Black Poplar *Populus nigra*. Some of the trees are mature and have suitable bat roosting features. The understorey is comprised of Elder *Sambucus nigra*, Hawthorn *Crataegus monogyna*, Holly *Ilex aquifolium*, Willow *Salix* Sp. and Hazel *Corylus avellana*. The ground layer is dominated by Bramble *Rubus fruticosus* and Common Nettle with Bracken *Pteridium aquilinum*, Ground Ivy *Glechoma hederacea*, Cleavers, Wood Avens *Geum urbanum*, Herb Robert *Geranium robertianum*, White Bryony *Bryonia dioica* and Black Bindweed *Fallopia convolvulus*. Part of the southern area of this woodland is listed on Natural England's Ancient Woodland Inventory; this area is especially dominated by Larch and other introduced coniferous species.
4. Native defunct hedgerow with trees comprising a hedgerow of Field Maple *Acer campestre*, Hazel, Blackthorn *Prunus spinosa* and Ash, with Ash and Oak mature trees and a dry ditch below.
5. Newly created culvert with a small area of standing water.
6. Treeline of mature Ash and Pedunculate Oak trees with relic species rich hedgerow of Hazel, Holly, Field Maple, Hawthorn and Blackthorn. Some of the mature trees have the potential to support roosting bats. The ground layer vegetation is sparse and mostly comprised of Bramble with occasional Cowslip *Primula veris* and Creeping Thistle *Cirsium arvense*.
7. Lowland mixed deciduous woodland comprised of Pedunculate Oak and coppiced Ash with Wild Cherry *Prunus avium*, Field Maple, Hazel, Hawthorn and Blackthorn. Mature trees are present, some of which have features of bat roosting potential. The ground layer includes Bramble, Cow Parsley *Anthriscus sylvestris*, Ground Ivy, Germander Speedwell *Anthriscus sylvestris*, Common Sorrel *Rumex acetosa* and Lords-and-ladies *Arum maculatum*. A dry ditch is present along the western boundary of the parcel and a ditch that was wet at the time of the survey along the eastern boundary.
8. A field of ruderal vegetation of varying height from 10cm to 50cm in height dominated by Spear Thistle, Common Nettle and Perennial Ryegrass and White Clover *Trifolium repens* with the occasional Creeping Buttercup *Ranunculus repens*, Common Hogweed *Heracleum sphondylium*, Ragwort and Broad Leaved Dock and Cleavers. Small areas within the parcel are sparsely vegetated with areas of bare ground with occasional ruderal species mentioned above but include Scarlett Pimpernel and Bird Foot Trefoil *Lotus corniculatus*.
9. A small depression of bare ground that had standing water at the time of the survey with occasional Yellow Flag Iris present.
10. Plantation lowland mixed deciduous woodland comprised of White Poplar, Pedunculate Oak, Ash and Field Maple. Mature trees are present, some of which have features of bat roosting potential. Understorey comprised of Holly, Dog Rose *Rosa canina*, Common Nettle, Cow

Parsley, Cleavers, Curled Dock *Rumex crispus*, Bramble and Ground Ivy. A dry ditch is present along the boundary along the southern boundary of the wooded strip.

11. Species poor modified grassland of varying sward length between 5cm – 40cm comprised of Perennial Ryegrass, Cocksfoot *Dactylis glomerata*, White Clover, Oxeye Daisy *Leucanthemum vulgare*, Creeping Buttercup with occasional Broad Leaved Dock, Dandelion and Scarlett Pimpernel. Field margins are approximately 4-6m wide and are comprised of Common Nettle, Spear Thistle, Common Vetch *Vicia sativa* and Cow Parsley.
12. Area of bare ground used for storage of construction materials.
13. Lowland mixed deciduous woodland comprised of Pedunculate Oak standards and coppiced Ash with Wild Cherry *Prunus avium*, White Poplar, Field Maple, Hazel, Willow, English Elm *Ulmus procera*, Holly, Hawthorn and Blackthorn. Mature trees are present, some of which have features of bat roosting potential. The ground layer includes Bramble, Wood Avens *Geum urbanum*, Herb Robert, Common Ivy, Wood Spurge *Euphorbia amygdaloides*, Violet *Viola sp.*, Greater Stitchwort *Stellaria holostea*, Common Nettle, Remote Sedge *Carex remota*, False Brome *Brachypodium sylvaticum* and Butcher's Broom *Ruscus aculeatus* present. Standing and fallen dead wood is present throughout the woodland area. The woodland becomes increasingly wet to the west where Willow becomes dominant and dry ditches border most of the woodland edges, a further dry ditch running centrally through the southern area of woodland is also present. The eastern area of this woodland is listed on Natural England's Ancient Woodland Inventory; here the dominant tree species is White Poplar in the south and Pedunculate Oak in the north. This area is demarcated in its western boundary by a small woodbank.
14. Mixed Scrub comprised of Bramble, Blackthorn, Dog Rose and Pendulate Oak samplings over a dry ditch.
15. Artificial Badger sett located at the northern end of TN13.
16. A wooden bat barn set between treelines of Pendulate Oak, Ash and Hazel.
17. Mixed scrub comprised of Bramble, Elder and Holly with large amounts of deadwood above a steep-sided wet ditch. Towards the eastern end of the scrub parcel, Elder becomes the dominant species with the inclusion of ruderals in the ground layer including Common Nettle, Spear Thistle, Cleaver and Broad Leaved Dock.
18. Ruderal vegetation comprised of Perennial Rye Grass, Spear Thistle, Common poppy *Papaver rhoeas*, Cocks Foot, Rosebay Willowherb *Chamerion angustifolium*, Annual Sow Thistle *Sonchus oleraceus*, Common Nettle, and Curled Dock.
19. Listed building with multiple features with bat roost potential including lifted roof tiles and cracks in the brickwork. Situated on an area of concrete hardstanding. Surrounded by scaffolding at the time of the survey.
20. Species-rich native hedgerow comprised of Hawthorn, Hazel, Blackthorn, English Elm and Ash.
21. Ruderal vegetation similar to TN 20 with the inclusion of Oxeye Daisy at high densities and occasional Red Campion *Silene dioica*.
22. A SUDS pond within a parcel of ruderal vegetation described in TN21. Sloping earth banks with occasional Pendulous Sedge *Carex pendula*.
23. A shaded pond approximately 30cm in depth. Tussocks of Pendulous Sedge and patches of encroaching Bramble, Willow, Pedunculate Oak and Alder, border the edge of the pond. The pond area is enclosed by a chicken-wire fence.

24. Modified grassland with a short sward length of approximately 20cm in length comprised of Perennial Rye Grass, Cocks Foot, Red Fescue, Meadow Buttercup, Broadleaved Dock and Dandelion.
25. Lowland mixed deciduous woodland. Dominant species within the woodland include Ash, Pedunculate Oak and Alder with a Hawthorn and Field Maple understorey. The ground layer includes Bramble, Wood Avens, Herb Robert, Ground Ivy, and Hairy Brome *Bromopsis ramosa*. There are fallen wood and dead-wood piles throughout the woodland area and multiple trees with possible bat roosting potential. The woodland, in part, is listed on Natural England's Ancient Woodland Inventory.
26. Large parcel of bare ground with large spoil heaps. During the time of the survey, excavators were topping soil within the parcel. Field margins were sparsely vegetated with ruderal species including Bramble, Curly Dock, Spear Thistle, Ragwort and Common Nettle.
27. Lowland mixed deciduous woodland. A thin strip of broadleaved woodland plantation behind this comprised of Ash, Lombardy Poplar, Field Maple, White Willow, Grey Willow, Dogwood, Hazel, Hawthorn, Blackthorn and Bramble with Common Ivy and Cleavers dominating the ground layer. Some of the trees have features of possible bat roosting potential. A ditch that had small pools of standing water is present along the southern side of the wooded strip.
28. Site compound on hardstanding area.
29. Short ruderal vegetation within the northern end of the parcel similar in species composition to TN18 with the inclusion of Ribwort Plantain *Plantago lanceolata*, Timothy *Phleum pratense*, Musk Mallow *Malva moschata* and Bristly Oxtongue. Bare ground is present across the southern area of the parcel with small field margins approximately 1m in width comprised of similar short ruderal species as the northern area.
30. A dense, intact, species-rich native hedgerow with trees comprising Pedunculate Oak, Beech, Ash, Goat Willow *Salix caprea*, Black Poplar *Populus nigra*, Field Maple, Dogwood, Hazel, Holly, Bramble and Common Broom *Sarothamnus scoparius*. The hedgerow is approximately 15 years old and tree guards are present on some individual plantings with some mature trees present along the roadside, especially within the southern section of the hedgerow.
31. Modified grassland with species including Yorkshire Fog, Perennial Rye-grass, False Oat-grass *Arrhenatherum elatius*, Cock's Foot, Red Fescue, Common Bent, Creeping Buttercup, White Clover, Doves-foot Cranesbill *Geranium molle*, Common Vetch, Common Mouse-ear *Cerastium fontanum*, Scentless Mayweed *Tripleurospermum inodorum*, Creeping Thistle, Spear Thistle, Common Sorrel, Ragwort, Greater Willowherb *Epilobium hirsutum*, Cleavers, Broad-leaved Dock, Common Knapweed *Centaurea nigra*, Meadow Vetchling *Lathyrus pratensis*, Forget-me-not sp., Fleabane *Pulicaria dysenterica* and Self-Heal *Prunella vulgaris*. Along the treeline to the south, Hemp Nettle *Galeopsis tetrahit*, Lady's Thumb *Persicaria maculosa*, Scentless Mayweed, Prickly Sow-Thistle and Clustered Dock with wet flushes of Sedge and Soft Rush. There are two soil bunds/soil storage piles with tall ruderals dominated by Spear Thistle, Common Nettle, Broadleaved Dock and Smooth Hawksbeard *Crepis capillaris* with large patches of scrub within the grassland with species including Bramble, Elder, Silver Birch and Dog-rose with Common Nettle. There are also piles of deadwood near and within the scrub.
32. Non-native and ornamental species-poor hedgerow comprising Cherry Laurel *Prunus laurocerasus*, Leylandii Cypress *Cupressus x leylandii* and Elder, broken by Bramble scrub on the north-eastern edge of the grassland field (TN 31). To the south of the hedgerow, continuing along the field boundary is a wooden post and electric wire fence which is overgrown with tall grasses and ruderal vegetation.

33. An outgrown, defunct native species-rich hedgerow with trees adjacent to Park Lane, with a dry ditch below. Species within the hedgerow include Pedunculate Oak, Black Poplar, Gorse (*Ulex europaeus*), Holly, Grey Willow, Blackthorn, Bracken and Bramble. A treeline of Pedunculate Oak is present approximately 5m into the field from the hedgerow.
34. A ditch that was dry at the time of survey with scattered Bramble scrub and trees including Willow and Pedunculate Oak, some of which have possible bat roosting potential. Behind the ditch is a fence and a dirt track, used as an access route into the site. A scrub line is present along the eastern side of the track and is 1-2m wide comprised of Grey Willow, Dog Rose, Oak and Bramble scrub. Track supports ephemeral vegetation including Scentless Mayweed, Cocks Foot, Smooth Hawksbeard, Common Yarrow, Hawthorn saplings, Common Bent and Spear Thistle.
35. Modified grassland field with a similar species composition to Target Note 31, with more Bent dominant in the north and False Oatgrass and Fescue sp. dominated to the south. Occasional species include Greater Plantain, Ribwort Plantain, Greater Birds-foot Trefoil, Common Hogweed, Cleavers, Meadow Vetchling, Mouse-ear, Common Vetch, Common Fleabane, Creeping Buttercup, Red Fescue and Soft Rush. Bramble scrub is present along many of the field boundaries, with Common Nettle also present. A wet flush is present within the west of the field and contains Common Horsetail, Common Nettle, Sow Thistle, Soft Rush and occasional Hemp Nettle.
36. Scattered semi-mature trees and scattered areas of dense scrub along fence line. Species present include Oak, Ash, Blackthorn, Dog Rose, Bramble and Common Nettle.
37. A line of scrub and trees with a dry ditch bordering Park Lane.

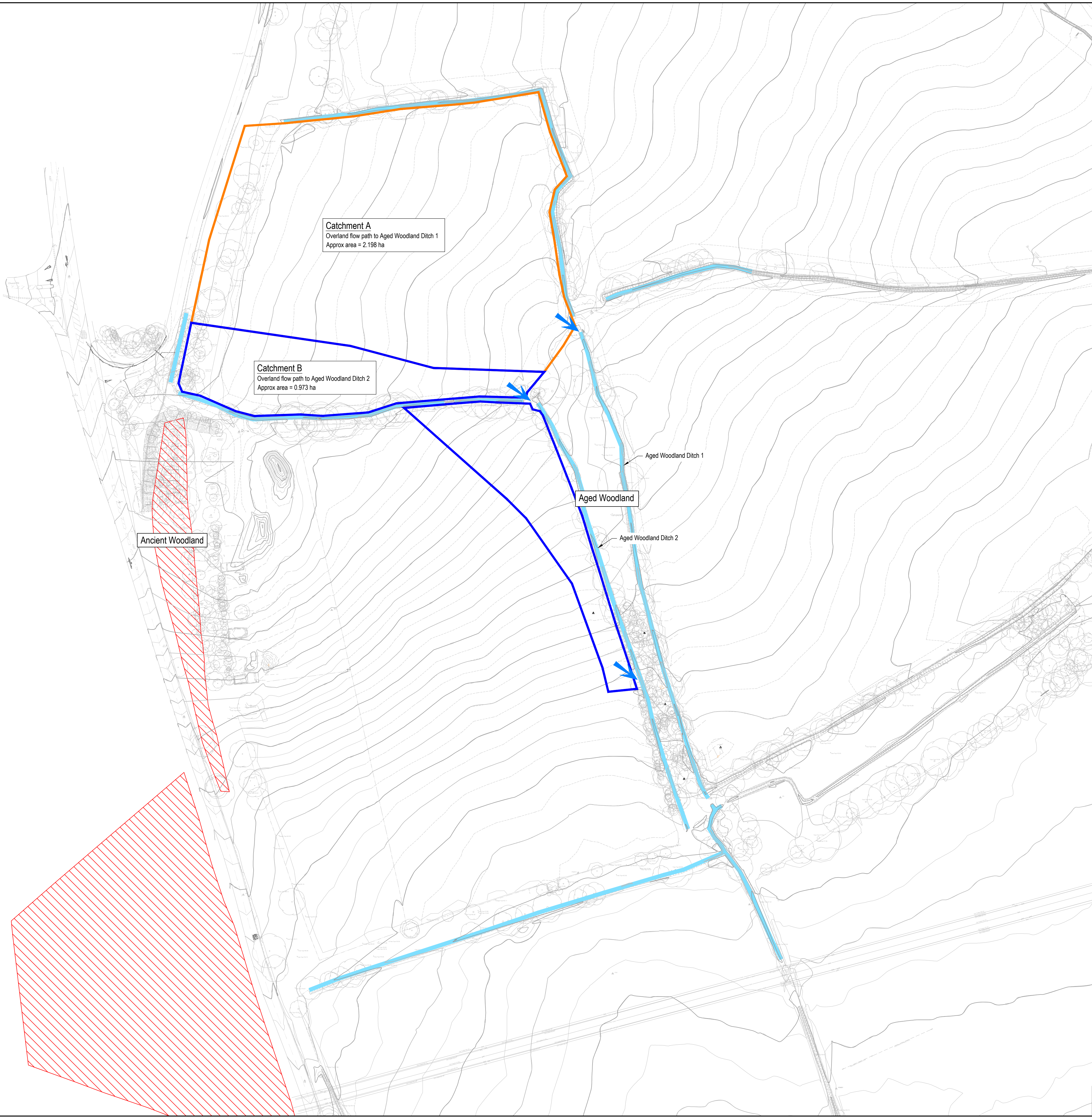
Target Notes – Permanent Secondary Access

- A Approximately 1.5m high earth bund of recent origin with lots of domestic/construction waste supporting species including abundant Ivy *Hedera helix*, Wood Spurge *Euphorbia amygdaloides*, Common Nettle *Urtica dioica*, Elder *Sambucus nigra*, Cleavers *Galium aparine*, Broom *Cytisus scoparius*, Ribwort Plantain *Plantago lanceolata*, Herb Robert *Geranium robertianum*, Garlic Mustard *Alliaria petiolate*, Black Bryony *Dioscorea communis*, Lords and Ladies *Arum maculatum* and Bramble *Rubus fruticosus*. Tree species present include a mature partially buried Holly *Ilex aquifolium* and a line of planted Western Red Cedars *Thuja plicata*, with some self-set Hazel *Corylus avellana*, Elder and Hawthorn *Crataegus monogyna* trees further south.
- B Pile of landscaping waste predominately comprising conifer arisings, surrounded by Common Nettle.
- C Older earth bank which is likely to indicate the eastern edge of the area of ancient woodland, supporting Field Maple *Acer campestre*, Holly and Elder and a number of mature Hazel coppice stools, with Ivy and Common Nettle dominating the ground flora.
- D Area of ruderal vegetation, patchy modified grassland and some bare ground, with early mature English Oak *Quercus robur* standards. The ground is elevated in comparison to the adjacent ancient woodland to the east. The ground flora is sparse in places and comprises Common Nettle, Gorse *Ulex europaeus*, Feverfew *Tanacetum parthenium*, Buddleia *Buddleja davidii*, Lesser Burdock *Arctium minus*, Broom, Canadian Fleabane *Conyza canadensis*, Wild Clematis *Clematis vitalba*, Wood Spurge, Perennial Ryegrass *Lolium perenne*, Dandelion *Taraxacum officinale*, Hedge Parsley *Torilis japonica*, False Oat Grass *Arrhenatherum elatius*, Creeping Buttercup *Ranunculus repens*, Nipplewort *Lapsana communis*, Great Willowherb *Epilobium hirsutum*, Yorkshire Fog *Holcus lanatus*, Dove's Foot Cranesbill *Geranium molle*, Common Daisy *Bellis Perennis*, Spear Thistle *Cirsium vulgare*, Selfheal *Prunella vulgaris*, Mugwort *Artimesia vulgaris* and Broadleaved Dock *Rumex obtusifolius*.

- E Area of broadleaved woodland. Tree species present include large, mature Ash *Fraxinus excelsior*, Hazel, English Oak, Holly, Elder, and Field Maple. The ground flora comprises Ivy, Male Fern *Dryopteris filix-mas*, Cow Parsley *Anthriscus sylvestris*, Common Nettle, Wood Speedwell *Veronica montana*, Hedge Woundwort *Stachys sylvatica*, Common Figwort *Scrophularia nodosa*, Cleavers, Foxglove *Digitalis purpurea*, Bittersweet *Solanum dulcamara* and Honeysuckle *Lonicera* sp..
- F Open area with line of Hawthorn and Douglas Fir to the east and Western Red Cedar to the west. The open area comprises rough grassland and tall ruderal vegetation including abundant Common Nettle, Yorkshire Fog, Perennial Ryegrass, Hedge Bindweed *Calystegia sepium*, Birds Foot Trefoil *Lotus corniculatus*, Ragwort *Jacobaea vulgaris*, Creeping Buttercup, Creeping Thistle *Cirsium arvense*, Foxglove, Ragwort, Spear Thistle *Cirsium vulgare*, Smooth Rush *Juncus effusus*, Bittersweet, Cock's-foot *Dactylis glomerata*, Wood Avens *Geum urbanum*, White Clover *Trifolium repens* and Canadian Fleabane.
- G Part of an area of broadleaved woodland comprising Beech and Field Maple in addition to recently felled Hybrid Black Poplar stools with suckers, encroached with Bramble. With Holly and Blackthorn shrubs and ground flora including False Oat Grass, Herb Robert, Perennial Ryegrass, Common Hogweed *Heracleum sphondylium*, Common Nettle, Broad Leaved Dock, Dandelion, Ragwort, Common Tare *Eruca hirsuta*, Wood Avens, Wood Meadow Grass *Poa nemoralis*, Scentless Mayweed *Tripleurospermum inodorum*, Spear Thistle, Hedge Bindweed, Birds Foot Trefoil and Creeping Thistle.
- H Hardstanding tarmacked access track covered with fallen leaves.
- I A line of trees adjacent to the road comprising Douglas Fir *Pseudotsuga menziesii*, with Oak and Hawthorn saplings.

APPENDIX B

Pre- and post-development water catchments to the aged woodland



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P01	04.06.2024	First Issue:	KM
Rev	Date	Description	Dim / Check / App'd

Subsidiary:	S0 - Work In Progress
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Client Logo:

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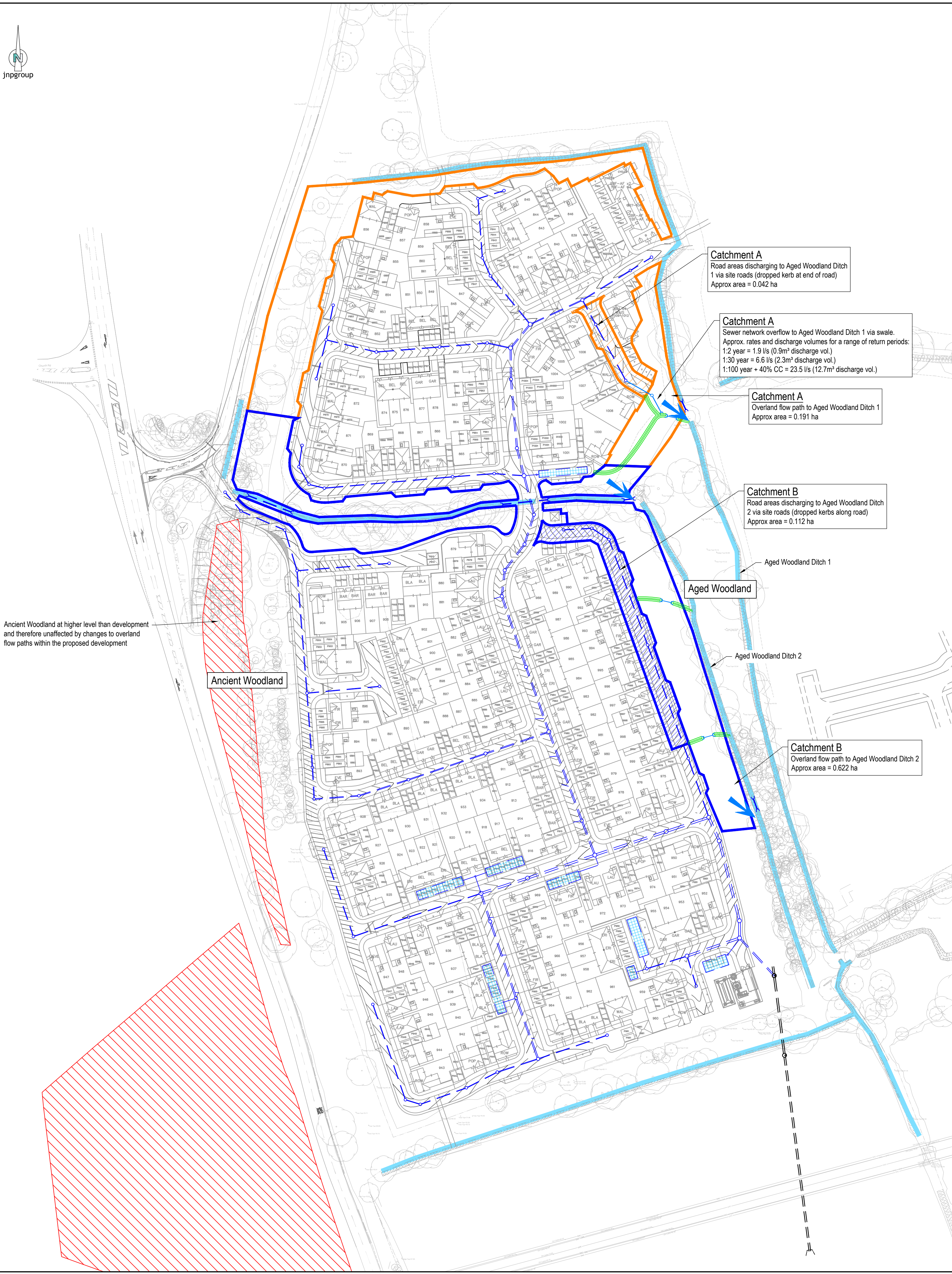
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Client:	CALA Homes Thames Ltd
Job:	Hogwood Farm - Parcels 4 & 5
Title:	Pre-Development Catchment to Aged Woodland

Classification:	FL_60_20				
Scale @ A1:	1:1000				

Project - Originator - Volume/System - Level/Location - Type - Discipline - Number	Reason:
C86557-JNP-92-XX-SK-C-7100	P01
Document/Drawing Number	



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Pre and Post Development Catchment Areas to Aged Woodland Ditches

Receiving Ditch	Catchment Ref	Overland Flow Area (ha)	Development Impermeable Area (ha)	Total Area (ha)	Difference Between pre & Post Contributing Area (ha)
Aged Woodland Ditch 1	Pre-Development Catchment A	2.198	0	2.198	-1.965
	Post-Development Catchment A	0.191	0.042	0.233	
Aged Woodland Ditch 2	Pre-Development Catchment B	0.973	0	0.973	-0.239
	Post-Development Catchment B	0.622	0.112	0.734	

P02	10.06.2024	Updated to include latest site layout.	KM
P01	04.06.2024	First Issue.	KM
Rev	Date	Description	Drawn / Checked / App'd
Subsidiary:			
S2 - Suitable for Information			



Client:	CALA Homes Thames Ltd		
Job:	Hogwood Farm - Parcels 4 & 5		
Title:	Post-Development Catchment to Aged Woodland		
Classification:	FL_60_20		
Scale @ A1:	1:1000		
Project - Originator - Volume/System - Level/Location - Type - Discipline - Number	C86557-JNP-92-XX-SK-C-7101		
Revision:	P02		

APPENDIX C

Proposed bat and bird boxes within existing woodlands



KEY

-  Parcels 4 and 5 boundary
-  Proposed bat box location*
-  Proposed bird box location*

* Position indicative

CLIENT:
CALA Homes Thames Ltd
PROJECT:
Hogwood Farm, Finchampstead
TITLE:
Parcels 4 & 5 Landscape Proposals and Bat
and Bird Mitigation
SCALE AT A3:
NTS
DATE:
November 2024

868.1/94a

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The Stables, Howbery Park, Benson Lane, Wallingford, OX10 8BA
t 01491 638175 e consult@hda-enviro.co.uk w www.hda-enviro.co.uk

Landscape Architecture
Masterplanning
Ecology



APPENDIX D

Aged Woodland Crossing – Arboricultural Method Statement (RPS, 2025)

Hogwood P4&5

Aged woodland crossing - Arboricultural Method Statement



2891-RPS-XX-EX-RP-AR-9101
Arboricultural Method Statement
P01
10 October 2025

ARBORICULTURAL METHOD STATEMENT

Quality Management

Version	Status	Authored by	Reviewed by	Approved by	Review date
P01	For Planning	E. Preston	D. Cox	D. Cox	October 2025

Approval for issue

David Cox

10 October 2025

File/Model Location

Document location: Y:\2800 Series\JSL2891 - Hogwood\Report

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2 ARBORICULTRUAL METHOD STATEMENT 3

Appendices

Appendix A Cross Section Plan

APPENDICES

1 INTRODUCTION

1.1 This Arboricultural Method Statement (AMS) has been prepared by RPS on behalf of CALA Homes (Thames) Ltd in respect of the proposed development at Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.

1.2 The local planning authority, Wokingham District Council, requires an AMS to discharge planning condition 22 of the approved planning application reference: 242892. The condition states:

A Detailed Aged Woodland Assessment and Mitigation Strategy by HDA and dated October 2024 has been provided to discharge this condition. I have the following comments to make on section 3.5 regarding Enhancement Measures:

- We require further information on the selective felling of Larch, Scots Pine and other introduced coniferous species within the Aged Woodland. A considerable proportion of this woodland consists of these species (including Douglas Fir) as so it is essential we understand the timescales for these removals and size/proportion of areas where trees will be removed. I consider this will be a long-term management issue as the integrity and character of the woodland will need to be maintained throughout these works.*
- The section of Aged Woodland which was removed to install the drainage works for the associated pumping station in P5, has still not been reinstated in accordance with the Boardwalk Detail as approved through application 211808. It also appears to have been used as a vehicular access as hardcore and vehicle movements were clearly seen across this area on previous site visits. The document will therefore need to include a method statement to indicate how these unapproved works can be removed and the woodland reinstated. I believe the natural regeneration as detailed on the Boardwalk Detail drawing will now be difficult to achieve in a reasonable timescale and we will need to see additional planting to improve the woodland. The planting can be detailed in the revised landscape plans to be submitted, but other issues should be addressed through this condition.*
- The document will need to include a method statement providing further information as to how the earth bunds within the Aged Woodland can be removed without causing further damage to the woodland and associated understorey or ground flora. It maybe that removal will be significantly more damaging than then retention of the earth bunds.*
- The area around the temporary access into the site from Sheerlands Road will require detailed mitigation planting, however this can be provided as part of the application relating to the permanent access. The mitigation planting approved as part of the temporary access approval has not been undertaken.*

1.3 The purpose of this report is to:

- Produce an AMS which details the restoration of the construction access track through the Aged Woodland to ensure no further damage is done to retained trees at the site;
- Provide a cross-sectional drawing detailing the arboricultural methods required to remove the construction access track and restore to a Hoggin path through the Aged Woodland as per the approved landscape plan (ref: 6689_129_P4-5 Landscape Masterplan.pdf).

APPENDICES

2 ARBORICULTURAL METHOD STATEMENT

General

- 2.1 This Arboricultural Method Statement (AMS) has been prepared to support the ongoing health and vitality of trees to be retained through the proposed remediation of the removal of the construction access track through to completion of the development of the site.

Restrictions Within Tree Protection Areas

- No mechanical excavation,
- No excavation by any other means without arboricultural supervision;
- No lowering of level for any purpose without arboricultural supervision,
- No storage of plant, equipment or material,
- No vehicular or plant access,
- No fire lighting,
- No handling, discharge or spillage of any chemical substance included cement washings.

Reporting, Site Monitoring and Supervision

- 2.2 Should any arboricultural issues become apparent during the works the site manager should immediately contact the appointed project Arboricultural Consultant or the Council's Tree Officer for advice upon how to proceed.
- 2.3 On-site arboricultural supervision is available throughout the scheme over and above the agreed Arboricultural Site Supervision Methodology.

Removal of the Existing Surface and Decompaction

- 2.4 Prior to completing the access path and soft landscape works, the current site conditions shall be remediated to improve the health & vigour of the woodland's soils resource.
- 2.5 The removal of the existing gravel and construction materials laid over the soil surface will be carried out with light mechanical plant initially, working in a retreating fashion. Using the imported / rough gravels as a working surface and working away from the freshly exposed natural soils.
- 2.6 The uppermost surface shall be carefully removed, to restore the land to the original (natural) soil level. This will include the removal of circa 150-300mm (approximate) of rough imported gravels (either formal imported or informal 'spilt' by passing trucks or lorries). This will include MOT Type 1 or other such construction-based materials.
- 2.7 Once the top section of construction material has been removed, small mechanical plant shall be used along with a pointed 'breaker' fitting to puncture and break up the exposed soils surfaces. This soil 'puncturing' shall take place at roughly 1m centres. The works shall seek to alleviate soil compaction caused by the construction work, and to ameliorate the natural soils into a more porous, aerated surface.

APPENDICES

- 2.8 Care must be taken to ensure the mechanical plant remains within the current footprint of the construction access track, to ensure no further ground compaction occurs to surrounding areas of the woodland.
- 2.9 Within the local area all other construction materials will be hand-picked and removed, such as litter, wind blown plastics and rubble.

Soil Remediation Measures

- 2.10 Once the construction access track has been removed back to the existing soil surface, further remediation methods may be required to improve the soil conditions.
- 2.11 Several suitable remediation measures may be undertaken, listed below. The most appropriate solution will be discussed with the project Arboriculturist:
- The introduction of well composted wood mulch (approx. 150mm depth) to the compacted area to encourage the reintroduction of organic matter into the soil sub-base and improve soil structure.
 - Biochar – a charcoal like material that improves soil structure and water retention with long-term benefits for soil health.
 - The addition of organic material can also be used to enhance microbial activity and nutrient availability such as compost, leaf mould or decomposing manure.

Installation of New Footpath through the Aged Woodland

- 2.12 A narrow footpath is proposed through the Aged Woodland in accordance with the approved landscape plan (reference: 6689_129_P4-5 Landscape Masterplan.pdf). This will be formed down the centre of the construction access track and the surrounding areas of track built up with appropriate soft landscaping measures.
- 2.13 The footpath will be constructed using Hoggin, a compacted surface made from a mixture of clay, gravel, and sand. It will provide a firm yet permeable walking surface to blend into natural the woodland landscape.
- 2.14 Please refer to the cross-sectional drawing in Appendix A for visual information on the proposed footpath.

Hard and Soft Landscaping

- 2.15 Low-impact headwalls will be laid along the edge of the existing drainage ditches to form a bridge wall and act as informal drainage protection along the proposed footpath. Ideally, these headwalls will take the form of 'bagwork' construction, as this will provide a soft-engineering environmentally friendly alternative wall for the footpath through the Aged Woodland habitat.
- 2.16 All drainage work shall ideally be completed using hand operated tools only.
- 2.17 Once the hard landscape and drainage works have been completed, horticultural preparation shall be completed to prepare the land for the proposed native planting and seeding. All work shall be completed using hand operated plant or tools.
- 2.18 The guidance of the BS8545:2014 will be followed in relation to the aftercare of the trees to be planted. This will include amongst general irrigation and formative pruning:
- A formal assessment of young tree health and development should be carried out annually.

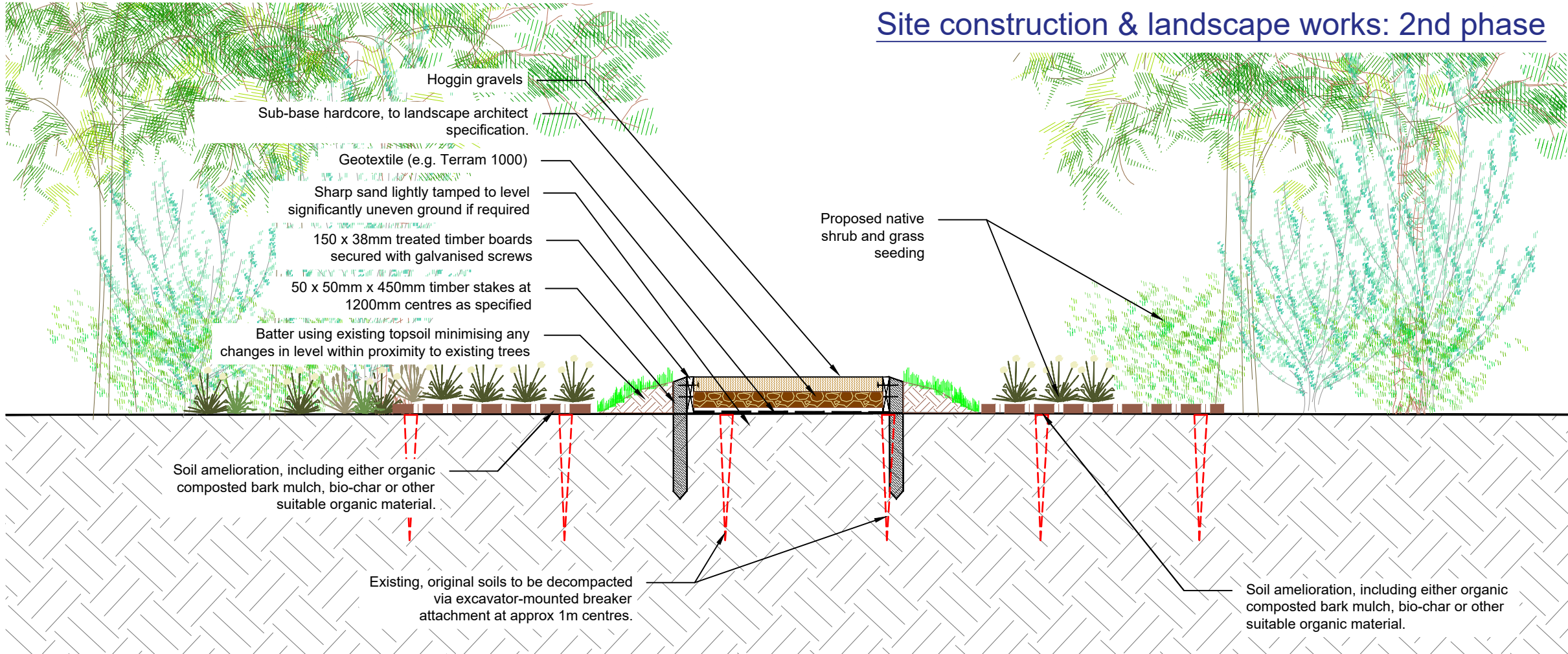
APPENDICES

- This assessment should include foliar appearance (i.e., lack of leaf chlorosis and/or necrosis), leaf size and leaf canopy density, extension growth and incremental girth development.
- Continual assessment on an ad hoc basis should be carried out throughout the year, to inform maintenance requirements.

Handover & Close Out

- 2.19 A tree safety assessment will be required prior to handing over the site to the client for final site use to ensure all retained trees are in good condition and any potential hazards are mitigated sufficiently.

Site construction & landscape works: 2nd phase



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Notes

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Safety, Health & Environment Information

In addition to the hazards / risks normally associated with the types of work detailed on this drawing take note below. It is assumed that all works on this drawing will be carried out by a competent contractor, working, where appropriate, to an appropriate method statement.

Construction risks	Maintenance/Cleaning risks	Demolition/Adaption risks

Rev	Revision description.	XX	XX	DD.MM.YY
Rev	Description	By	Ckd	Date



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Client **CALA Homes**

Project **Hogwood Farm**
Finchampstead

Title Proposed remediation & landscape works
(Aged woodland crossing: P4&5)

Status	Scale	Date Created
-	NTS @A3	10.10.2025

Task Team Manager	Information Author	Task Information Manager
DC	JMB	DC

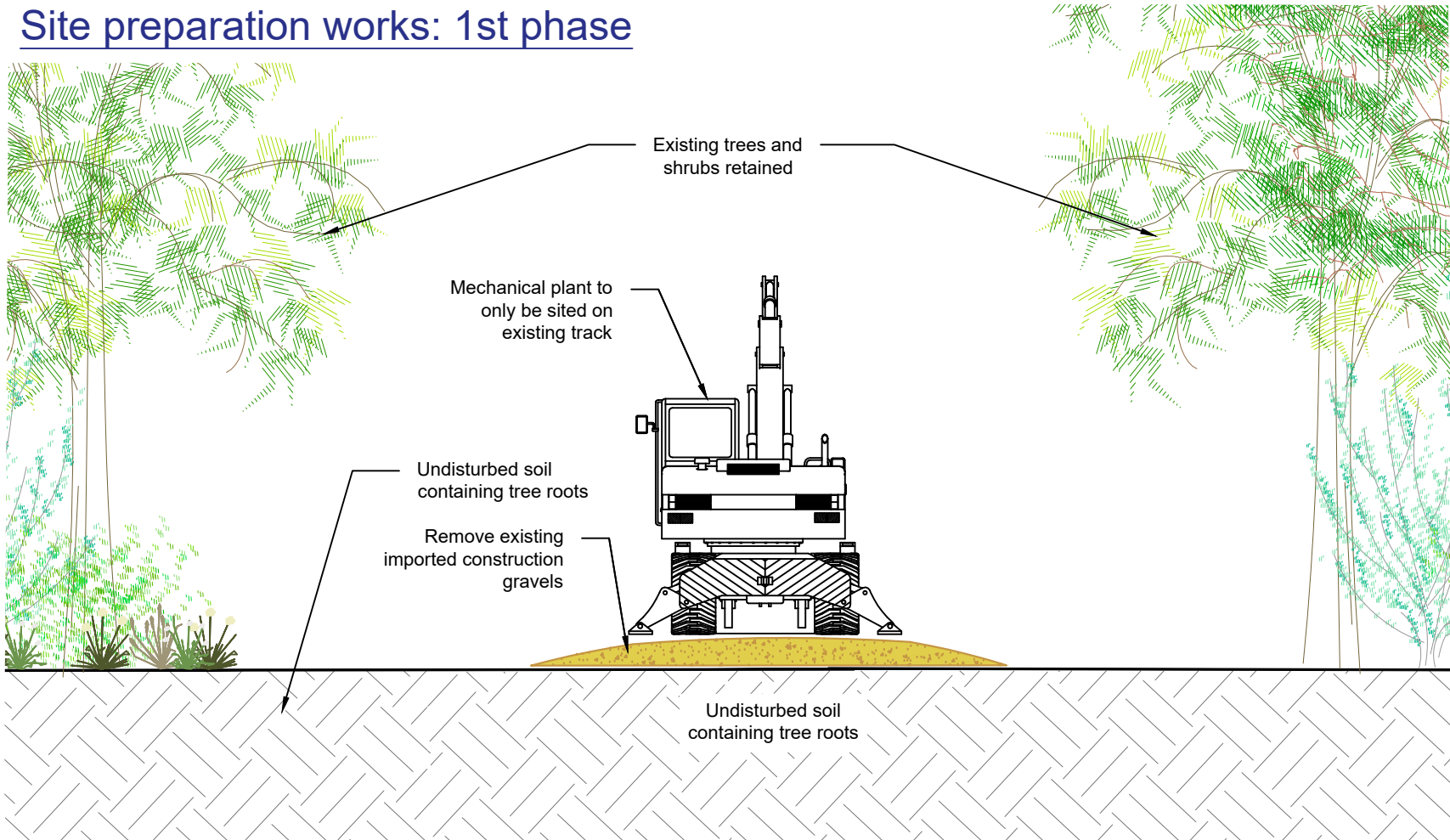
Document Number
2981-RPS-XX-XX-DR-L-775

Project Code - Originator - Zone - Level - Type - Role - Drawing Number

RPS Project Number	Suitability	Revision
794-PLN-LAN-2891	S1	-

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Site preparation works: 1st phase



Woodland crossing locaiton

