

04/03/2026
LLD3283

Mr Michael Norris
Klara Homes Ltd
Second Floor LHS
10 Bull Plain
Hertford
Hertfordshire
SG14 1DT



LIZARD

Landscape Design and Ecology

Dear Mr Norris,

LLD3283 Land at 38 Finchampstead Road, Wokingham – Baseline Verification Visit.

This letter has been produced to provide evidence of the baseline verification visit completed by Lizard Landscape Design and Ecology (LLDE) on the 27th of February 2026, in accordance with a request from the validation officer at Wokingham Borough Council to confirm that the baseline has not changed since the initial survey in August 2024.

Results

During the site visit, it appeared that vegetation onsite had been recently cleared. There was evidence of recent cutting/trimming of vegetation stems (see Photograph 02), and the overall extent of growth was significantly less than was present in August 2024.

According to the Statutory Biodiversity Metric User Guide, the following should be adhered to:

“If a habitat has been cleared, destroyed or degraded previously, and you should use an earlier baseline, you must:

- *use the pre-degradation habitat type as the site’s baseline.”*

Therefore, the baseline should be measured as it was at the time of the initial survey in August 2024, which categorised the vegetated area as Vacant or Derelict Land in Poor Condition.

The only other habitat found onsite was Developed Land; Sealed Surface, which appeared unchanged since 2024 at the time of the verification visit.

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Photograph 01: view of site from the northeast



Photograph 02: view of cut vegetation stems

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Conclusion

No increase to habitat value has occurred since the original survey. It appears that habitat degradation has taken place on the site since 2024, and in accordance with BNG guidance, the baseline value of the site should be taken from prior to the degradation. Therefore, the baseline habitat value from the initial survey in 2024 is considered to be an accurate representation of the site's value.

Yours sincerely,

Morwenna Trevena
Assistant Ecologist
MSc, BSc (Hons)

Reviewed by
Cathrine O'Reilly MCIEEM
Principal Ecologist

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