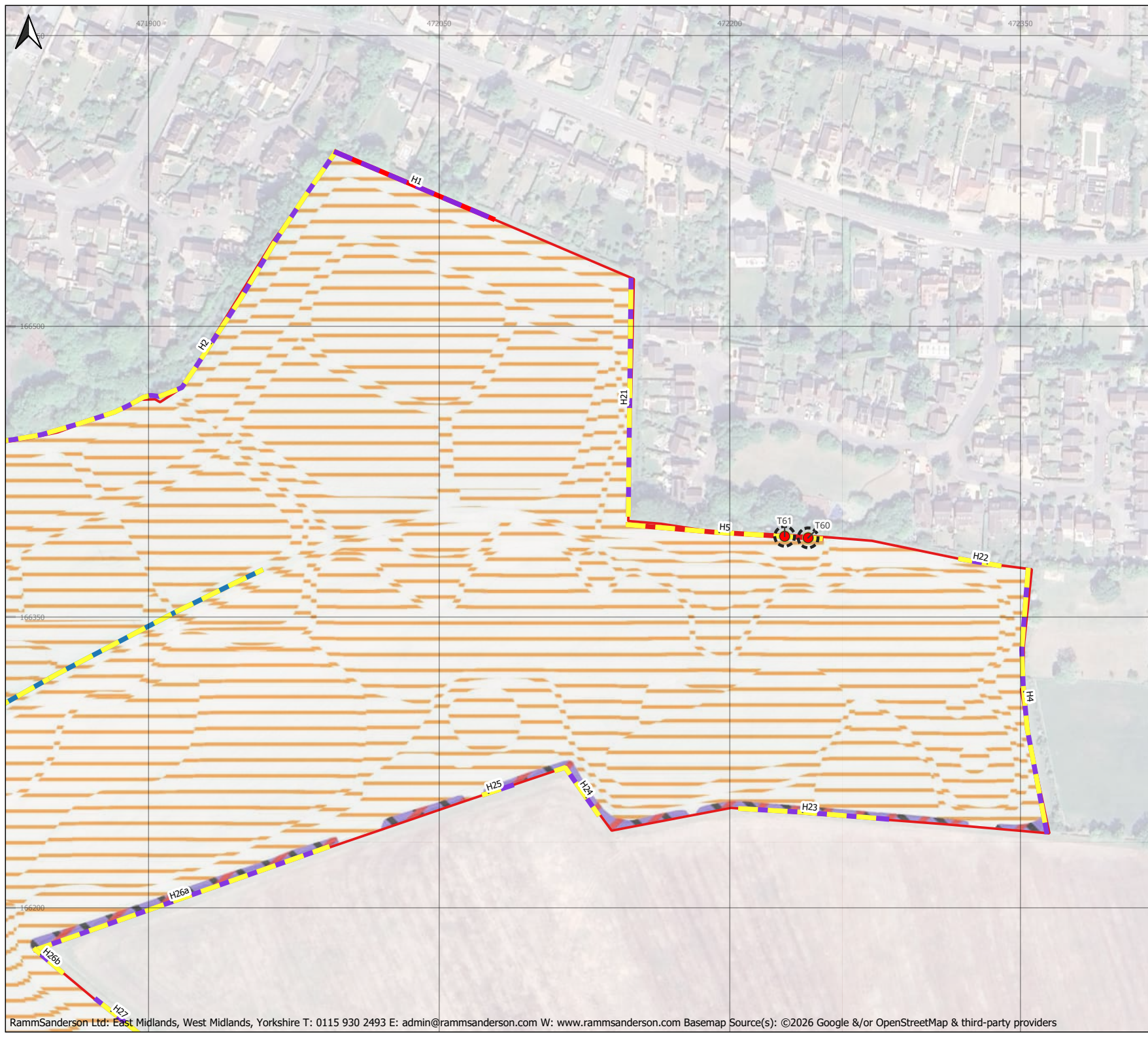
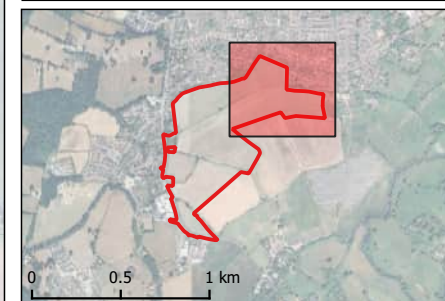
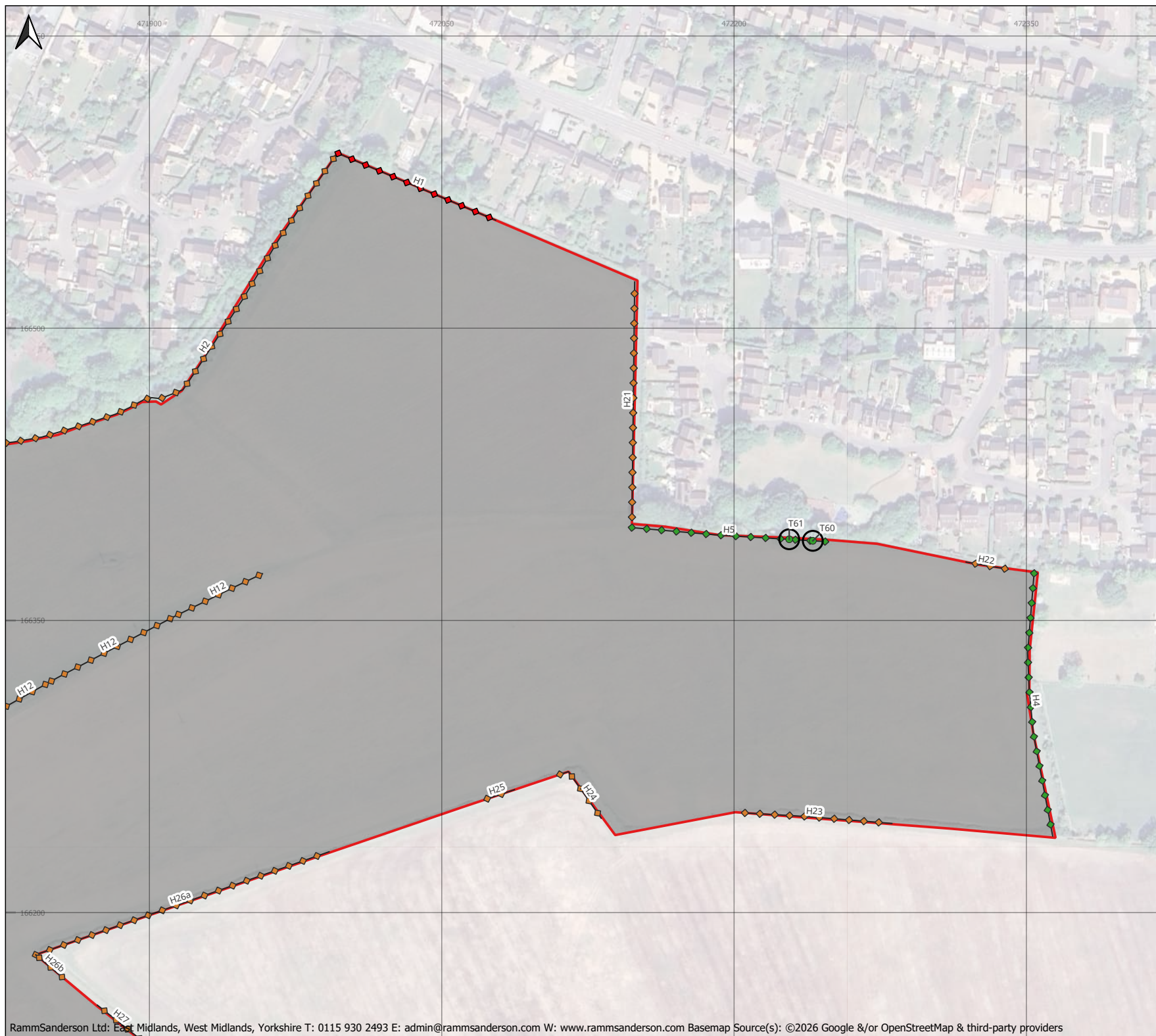




- Key**
- Site Boundary
 - Bramble scrub
 - Cereal crops
 - Non-native and ornamental hedgerow
 - Native hedgerow with trees - associated with bank or ditch
 - Native hedgerow - associated with bank or ditch
 - Native hedgerow
 - Existing Large Rural Tree (Veteran)

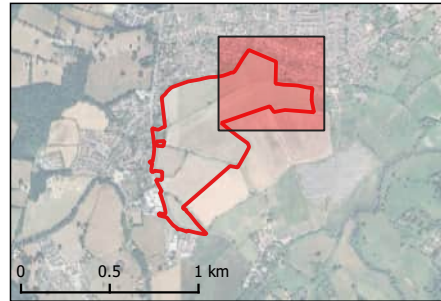


RammSanderson		
Title: BIA Baseline Habitat Plan - Sheet 1/3		
Project: Spencers Wood, Wokingham		
Client: Richborough Estates Limited		
Date: 10/02/2026	Fig:	Author: LG
A4 Scale: 1:2550	ID: RSE_7728_BIAB_0226_V4R2	
EPSG:27700 OSGB36 / British National Grid		

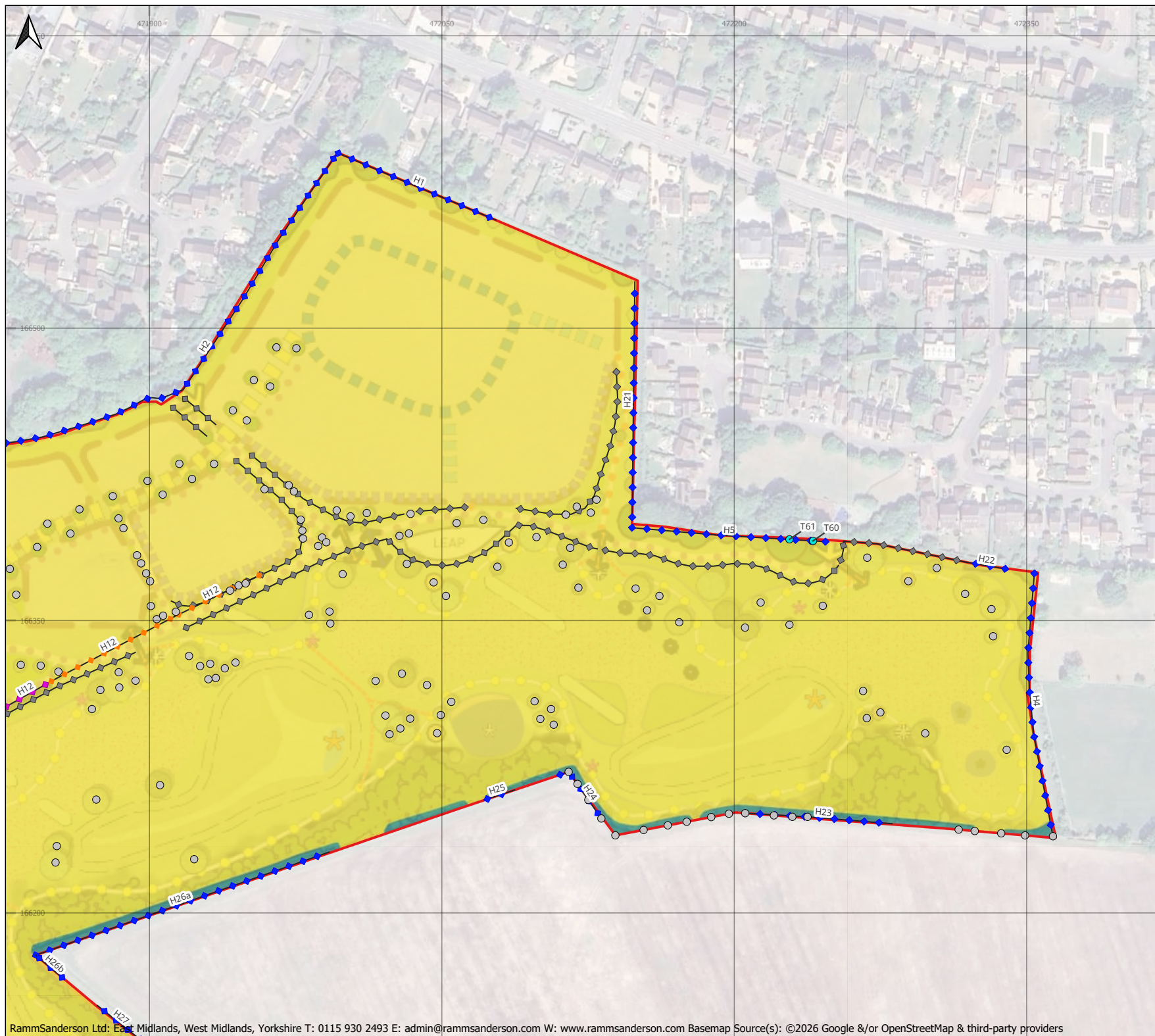


Key

- Site Boundary
- Baseline Habitat Condition
- Condition Assessment N/A
- Baseline Hedgerow Condition
 - Good
 - Moderate
 - Poor
- Baseline Individual tree Condition
 - Good



Title: BIA Baseline Conditions Habitat Plan - Sheet 1/3		
Project: Spencers Wood, Wokingham		
Client: Richborough Estates Limited		
Date: 10/02/2026	Fig:	Author: LG
A4 Scale: 1:2550	ID: RSE_7728_BIAB_0226_V4R2	
EPSG:27700 OSGB36 / British National Grid		



Key

Site Boundary

Habitats Retention

Retained

Lost

Hedgerow Retention

Created

Enhanced

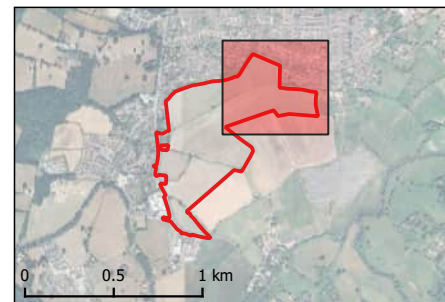
Retained

Lost

Individual tree Retention

Created

Retained



Title: BIA Retention Habitat Plan - Sheet 1/3

Project: Spencers Wood, Wokingham

Client: Richborough Estates Limited

Date: 10/02/2026

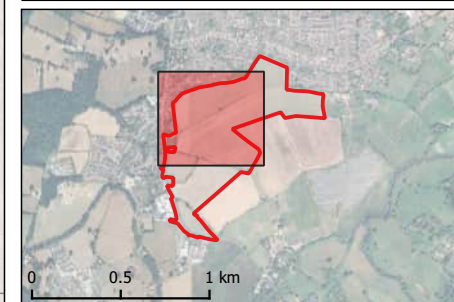
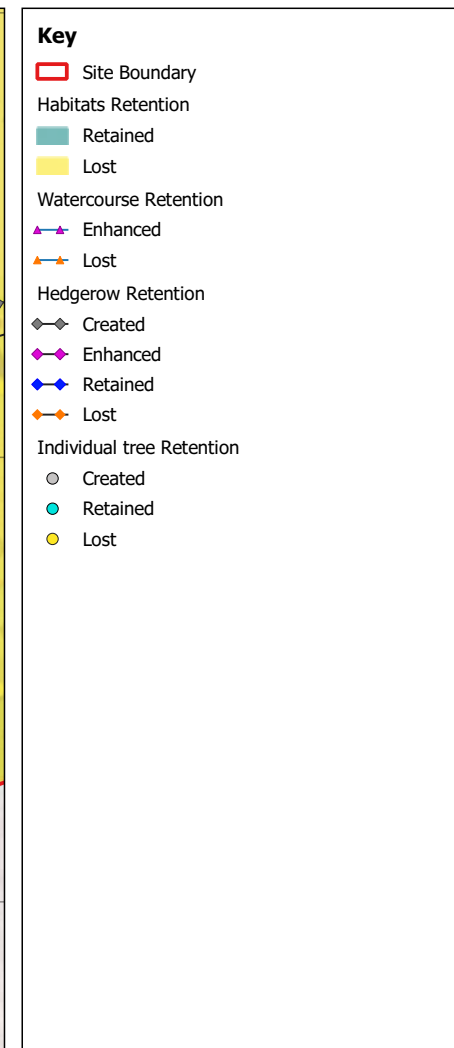
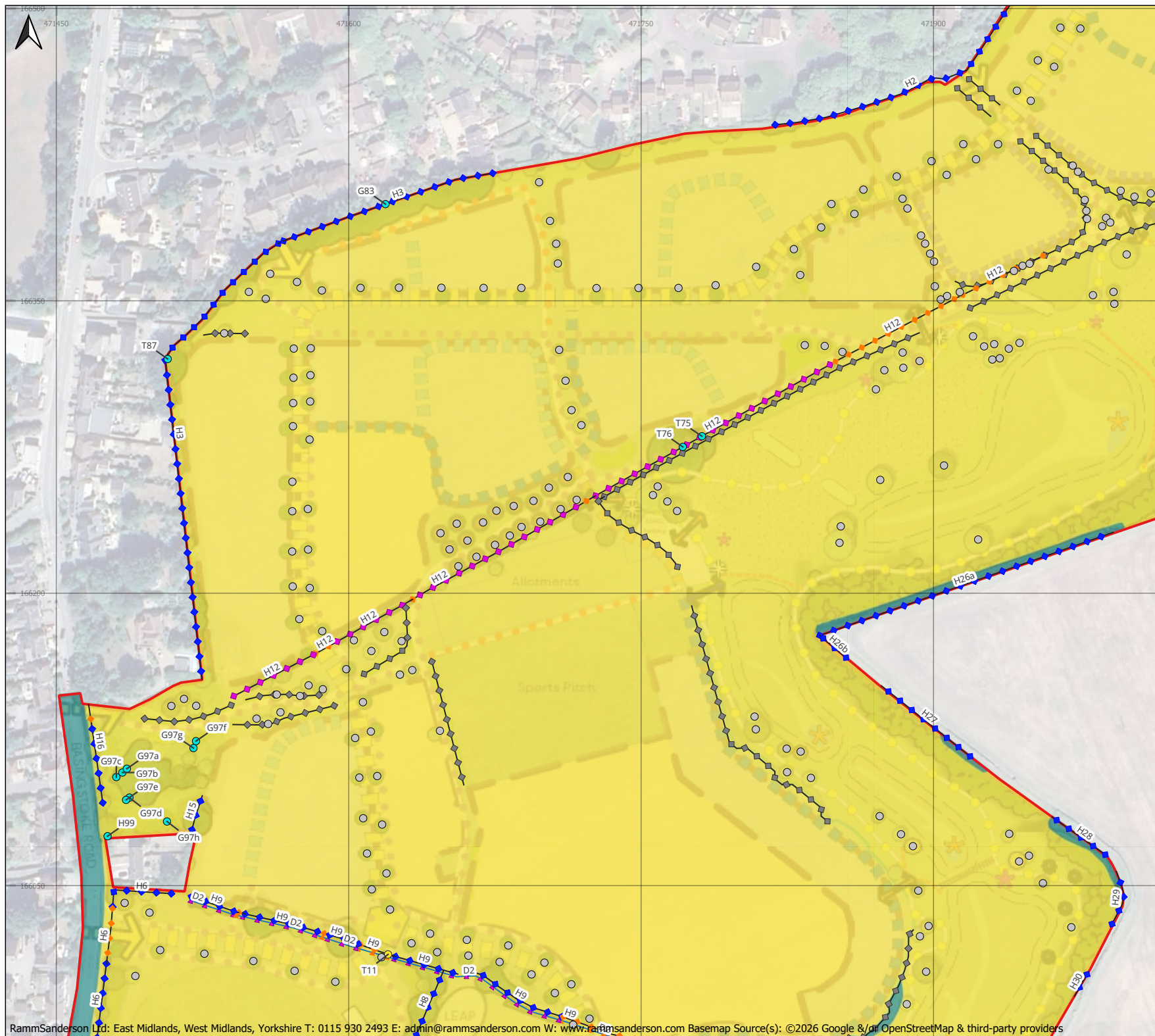
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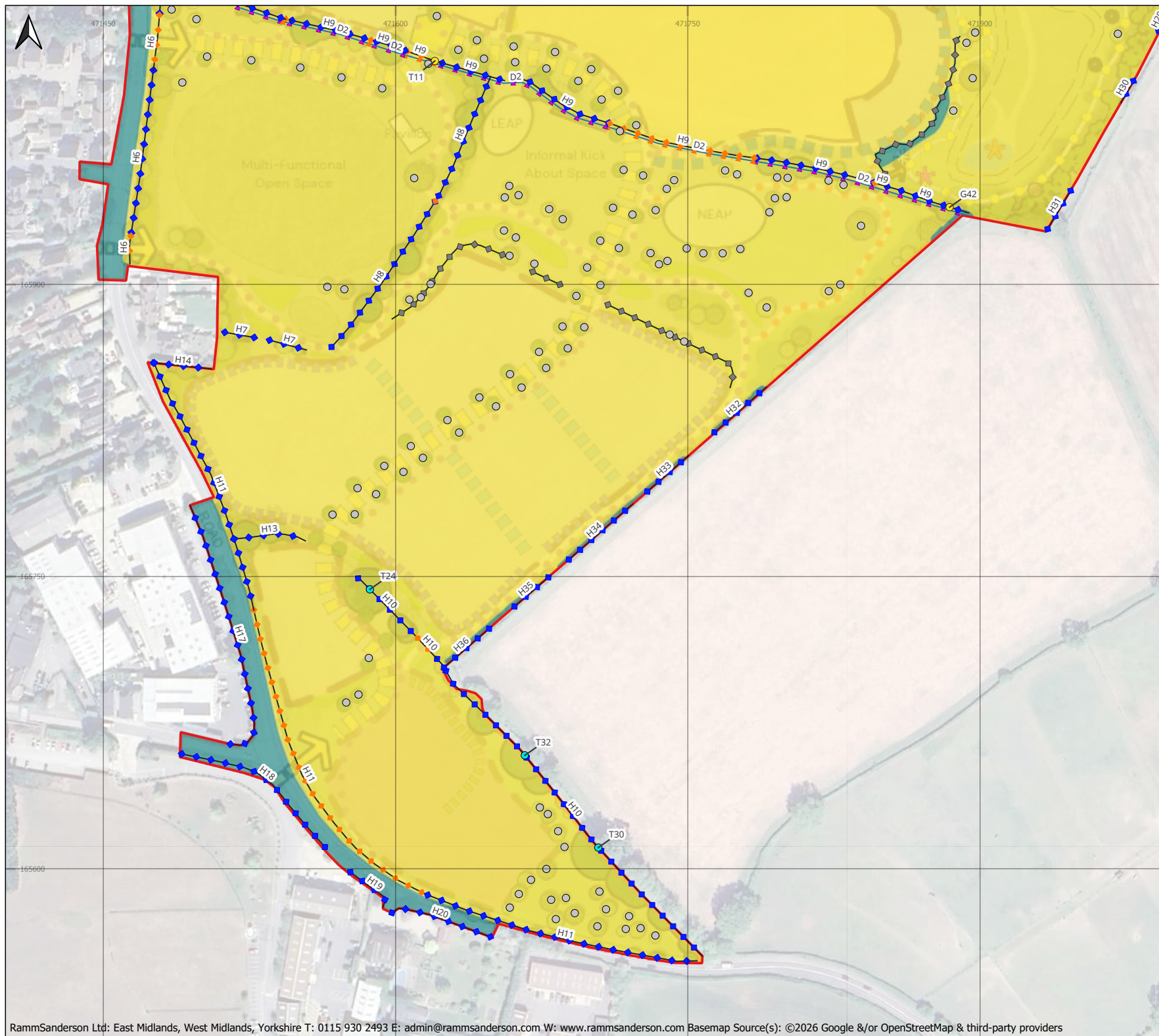
Author: LG

A4 Scale:1:2550

ID: RSE_7728_BIAR_0226_V4R2

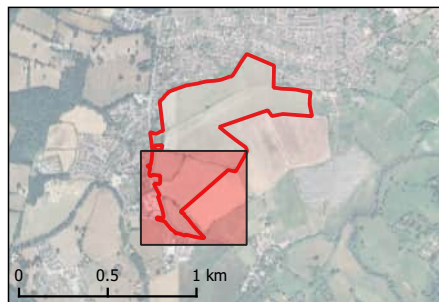
EPSG:27700 OSGB36 / British National Grid





Key

- Site Boundary
- Habitats Retention
 - Retained
 - Lost
- Watercourse Retention
 - Enhanced
 - Lost
- Hedgerow Retention
 - Created
 - Retained
 - Lost
- Individual tree Retention
 - Created
 - Retained
 - Lost





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Title: BIA Retention Habitat Plan - Sheet 3/3

Project: Spencers Wood, Wokingham

Client: Richborough Estates Limited

Date: 10/02/2026 Fig: Author: LG

A4 Scale: 1:2550 ID: RSE_7728_BIAR_0226_V4R2



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Key

Site Boundary

Proposed Country Park (SANG)

Artificial unvegetated, unsealed surface

Bramble scrub

Developed land; sealed surface

Introduced shrub

Mixed scrub

Modified grassland

Other neutral grassland

Other woodland; broadleaved

Ponds (non-priority habitat)

Sustainable drainage system

70:30 split developed land to vegetated garden

Bare ground

Non-native and ornamental hedgerow

Native hedgerow

Native hedgerow with trees - associated with bank/ditch

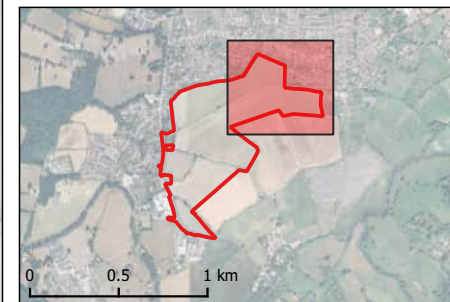
Species-rich native hedgerow

Species-rich native hedgerow with trees - associated with bank/ditch

Proposed Small Urban Tree

Retained Large Rural Tree

Retained Large Rural Tree (Veteran)



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Title: BIA Proposed Habitat Plan - Sheet 1/3

Project: Spencers Wood, Wokingham

Client: Richborough Estates Limited

Date: 10/02/2026

Fig:

Author: LG

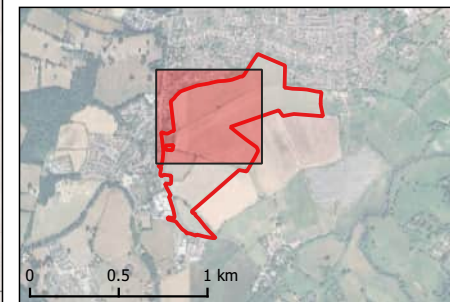
A4 Scale: 1:2550

ID: RSE_7728_BIAP_0226_V4R2

EPSG:27700 OSGB36 / British National Grid



- ### Key
- Site Boundary
 - Proposed Country Park (SANG)
 - Allotments
 - Artificial unvegetated, unsealed surface
 - Bramble scrub
 - Developed land; sealed surface
 - Introduced shrub
 - Mixed scrub
 - Modified grassland
 - Other neutral grassland
 - Other woodland; broadleaved
 - Sustainable drainage system
 - 70:30 split developed land to vegetated garden
 - Bare ground
 - Ditches
 - Non-native and ornamental hedgerow
 - Native hedgerow
 - Native hedgerow - associated with bank/ditch
 - Native hedgerow with trees
 - Native hedgerow with trees - associated with bank/ditch
 - Species-rich native hedgerow
 - Species-rich native hedgerow with trees - associated with bank/ditch
 - Proposed Small Urban Tree
 - Retained Very Large Rural Tree
 - Retained Very Large Rural Tree (Veteran)
 - Retained Large Rural Tree
 - Retained Large Rural Tree (Veteran)
 - Retained Medium Rural Tree
 - Retained Small Rural Tree





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Title: BIA Proposed Habitat Plan - Sheet 2/3

Project: Spencers Wood, Wokingham

Client: Richborough Estates Limited

Date: 10/02/2026 Fig: Author: LG

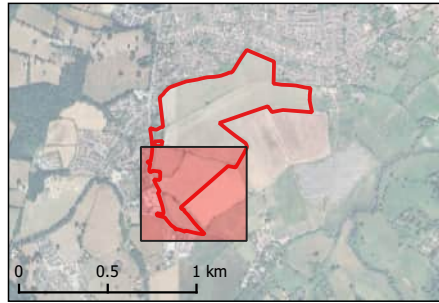
A4 Scale: 1:2550 ID: RSE_7728_BIAP_0226_V4R2

EPSG:27700 OSGB36 / British National Grid



Key

- Site Boundary
- Proposed Country Park (SANG)
- Artificial unvegetated, unsealed surface
- Bramble scrub
- Developed land; sealed surface
- Introduced shrub
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Other woodland; broadleaved
- Sustainable drainage system
- 70:30 split developed land to vegetated garden
- Bare ground
- Ditches
- Non-native and ornamental hedgerow
- Native hedgerow
- Native hedgerow - associated with bank/ditch
- Native hedgerow with trees
- Native hedgerow with trees - associated with bank/ditch
- Species-rich native hedgerow
- Proposed Small Urban Tree
- Retained Very Large Rural Tree
- Retained Very Large Rural Tree (Veteran)





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Title: BIA Proposed Habitat Plan - Sheet 3/3

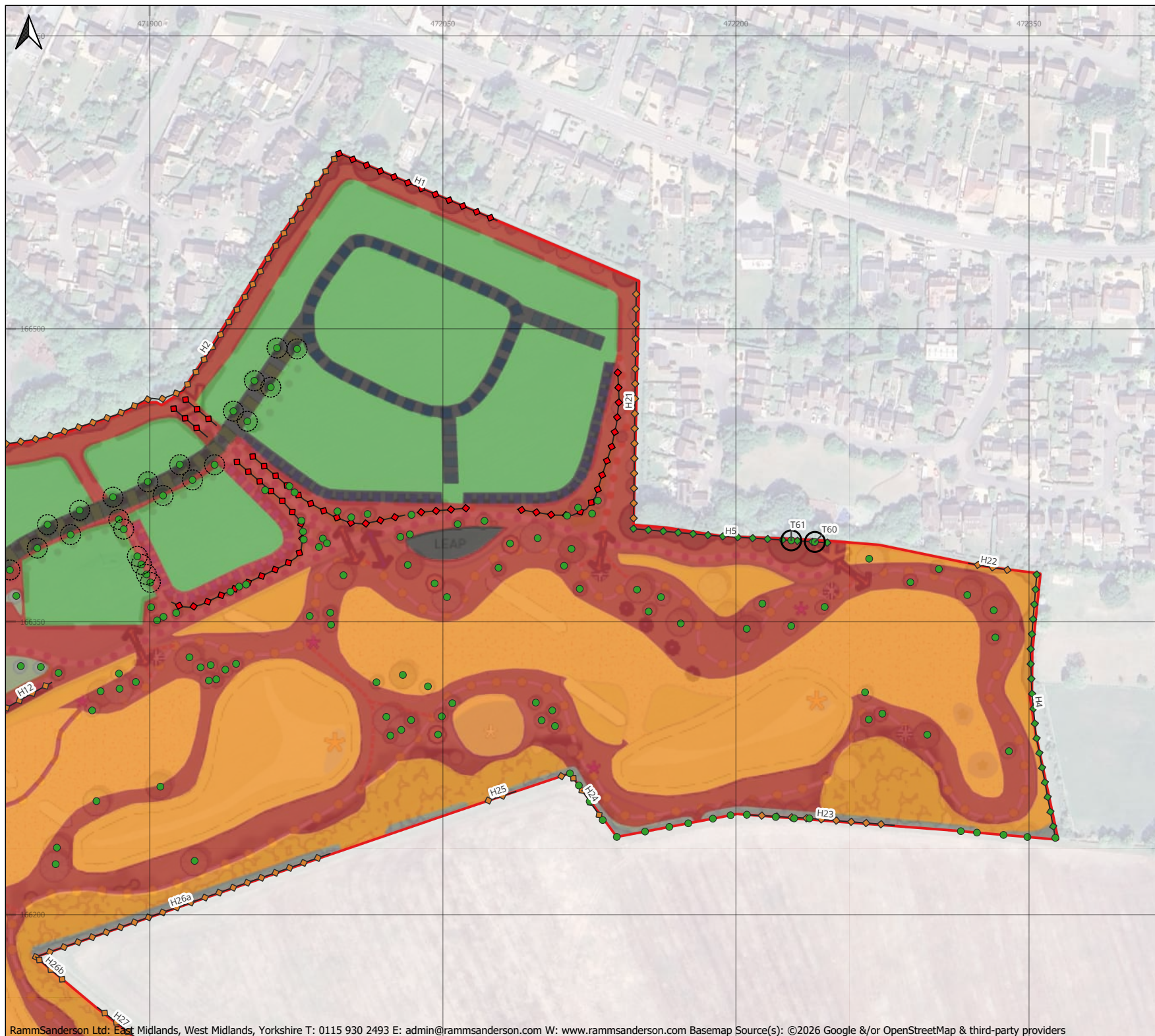
Project: Spencers Wood, Wokingham

Client: Richborough Estates Limited

Date: 10/02/2026 Fig: Author: LG

A4 Scale: 1:2550 ID: RSE_7728_BIAP_0226_V4R2

EPSG:27700 OSGB36 / British National Grid



Key

Site Boundary

Proposed Habitats Condition

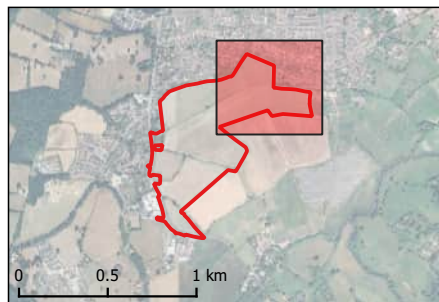
- Moderate
- Poor
- N/A - Other
- Condition Assessment N/A
- 70:30 split between developed land and vegetated garden, is either condition assessment N/A or N/A other

Proposed Hedgerow Condition

- Good
- Moderate
- Poor

Proposed Individual tree Condition

- Poor
- Moderate
- Good



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Title: BIA Proposed Conditions Habitat Plan - Sheet 1/3

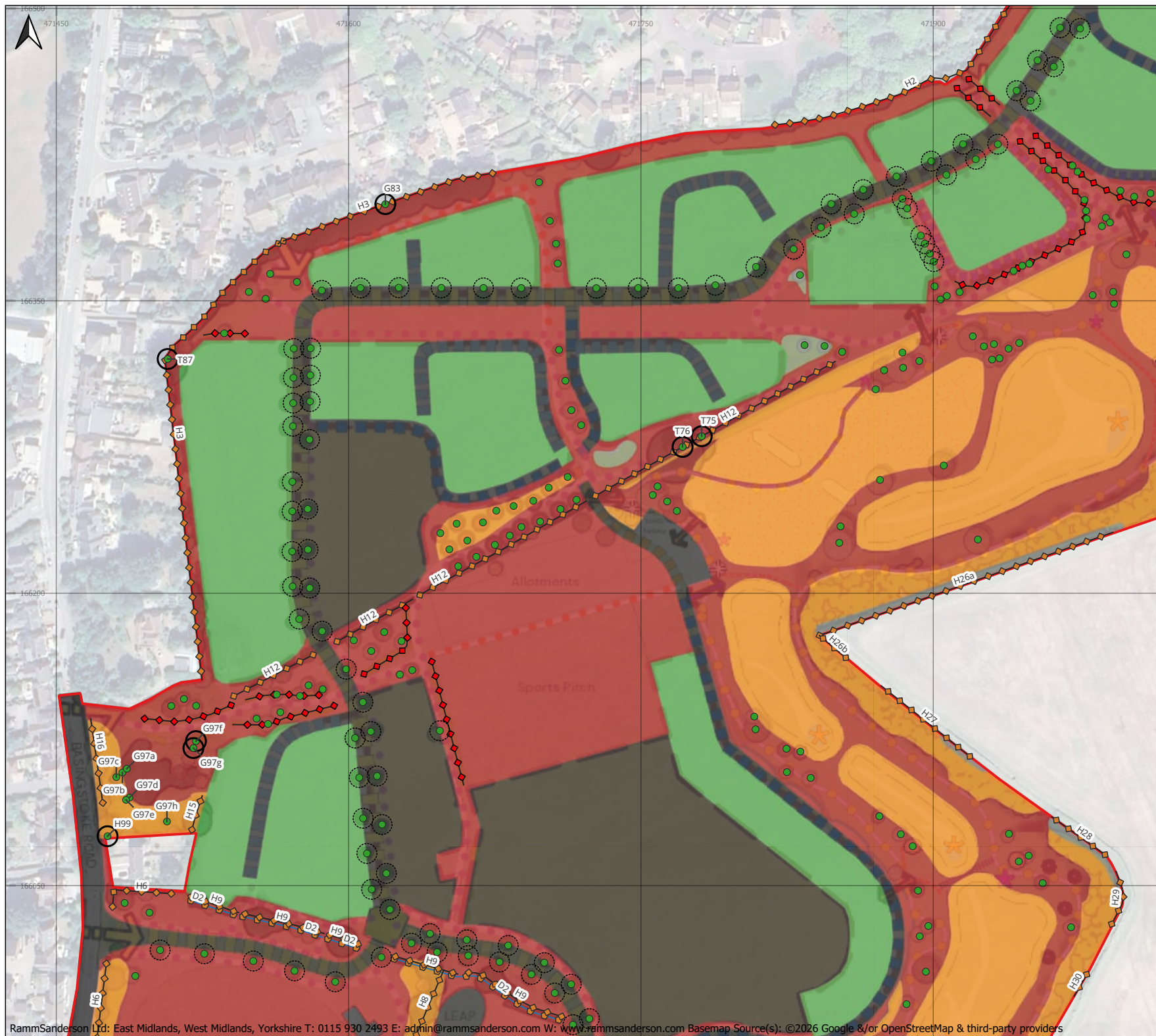
Project: Spencers Wood, Wokingham

Client: Richborough Estates Limited

Date: 10/02/2026 Fig: Author: LG

A4 Scale: 1:2550 ID: RSE_7728_BIAP_0226_V4R2

EPSG:27700 OSGB36 / British National Grid



Key

Site Boundary

Proposed Habitats Condition

Moderate

Poor

N/A - Other

Condition Assessment N/A

70:30 split between developed land and vegetated garden, is either condition assessment N/A or N/A other

Proposed Watercourse Condition

Moderate

Proposed Hedgerow Condition

Moderate

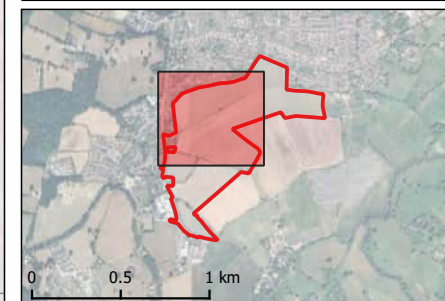
Poor

Proposed Individual tree Condition

Poor

Moderate

Good



RammSanderson

Title: BIA Proposed Conditions Habitat Plan - Sheet 2/3

Project: Spencers Wood, Wokingham

Client: Richborough Estates Limited



Date: 10/02/2026

Fig:

Author: LG

A4 Scale: 1:2550

ID: RSE_7728_BIAP_0226_V4R2

EPSG:27700 OSGB36 / British National Grid



Key

Site Boundary

Proposed Habitats Condition

Moderate

Poor

N/A - Other

Condition Assessment N/A

70:30 split between developed land and vegetated garden, is either condition assessment N/A or N/A other

Proposed Watercourse Condition

Moderate

Proposed Hedgerow Condition

Good

Moderate

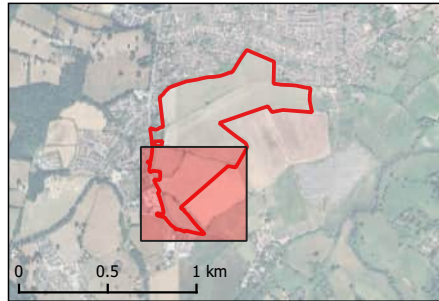
Poor

Proposed Individual tree Condition

Poor

Moderate

Good



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Title: BIA Proposed Conditions Habitat Plan - Sheet 3/3

Project: Spencers Wood, Wokingham

Client: Richborough Estates Limited

Date: 10/02/2026

Fig:

Author: LG

A4 Scale:1:2550

ID: RSE_7728_BIAP_0226_V4R2

**Richborough Estates**

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