

PARK PLACE, REMENHAM, BERKSHIRE

INTEGRATED ESTATE MANAGEMENT PLAN

Prepared on behalf of Hill Spink Ltd

By

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PARK PLACE, REMENHAM, HENLEY-ON-THAMES

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1. INTRODUCTION

Introduction

- 1.01 The following document sets out the approach to be adopted in establishing a framework of land management actions aimed at securing the long-term safeguarding and enhancement of the larger part of the Grade II* registered park at Park Place Estate, Remenham.
- 1.02 The land management proposals relate to some 200 ha of parkland, woodland and farmland associated with a number of residential and allied buildings purchased by Hill Spink in 2007. Plan IEMP1 shows the extent of the listed landscape and the area to which this document relates.
- 1.03 The management proposals form part of a package of proposals whereby Hill Spink seek to bring a number of architecturally and historically important buildings and structures into a sound condition and within sustainable ownership/management, and to replace a number of incongruous buildings and structures with a reduced number of purpose designed properties. These aspirations represent a development project which will be supported by a programme of integrated management actions addressing both short and long term land management issues across the open parts of the Estate. The delivery of this 'Integrated Estate Management Plan' (IEMP) will be initiated by Hill Spink and its future continuation will be a requirement of any future landowner within the relevant part of the Estate.
- 1.04 The development will be promoted by Spink Property; a development and architecture company, a part of the Hill Spink group and built of the twin principles of design excellence and impeccable quality. All the company's projects, whether a new build or sensitive renovation of an historic structure, are bespoke. Considered design and exacting craftsmanship are combined to create unique, uncompromised living spaces. Spink Property is, therefore, committed to bringing these qualities to the Park Place project. The company will stay with the project until the completion of the last development parcel, and funding is in place to secure the logical development of the estate in programmed phases.
- 1.05 The IEMP has been prepared of behalf of, and in conjunction with, Hill Spink, by a consultancy team comprised of:

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The Development Proposal

- 1.05 The Park Place Estate is a Grade II* property on the English Heritage register of parks and gardens. At its centre is a 19C Grade II listed mansion, which is associated with pleasure grounds, formal gardens and parkland of 18th and 19th Century design. The character of the Estate reflects its evolution through several stages of landscape design but, more importantly, a recent history of management decline, fragmentation and dilution by incongruous modern development and land uses.
- 1.06 The Hill Spink development project entails the restoration of the mansion as a prestigious single dwelling, with associated woodland, parkland and riverside frontage. The demolition and clearance of much modern development and the modernizations of several existing dwellings, and the securing of a number of listed buildings and structures also form part of the project. Two disused golf courses, with associated buildings, will be cleared to be reinstated as parkland; one of which will provide the setting for two new dwellings.
- 1.07 In parallel to these developments, a long-term management approach to the woodland and parkland areas is proposed. Central to this is the re-establishment of the 18thC emphasis of the parkland setting to the Mansion to complement designs for the areas of former formal gardens, courtyards and terraces.

The context for the IEMP

- 1.08 Following the completion of the development project, land within the Estate will be disposed between individual residential properties with separate ownerships. Prior to this Hill Spink will invest in a management regime to bring the Estate back in to sound management and to establish a framework for future management consistent with the historic context. This IEMP is prepared in order that the management regime has a sound basis. It will guide the immediate investment by Hill Spink until such time as ownership is transferred to others, when it will become the basis of restrictive prescriptions upon the latter to ensure the continued comprehensive and co-ordinated management of the woodland and parkland.
- 1.09 By the time of its acquisition by Hill Spink the Estate had been the subject of development proposals by previous owners (Park Place Estates and Aspect Park Ltd) which have not progressed. As part of those proposals extensive studies were undertaken of the evolution of the Estate and its current character. These have been the subject of discussions with English Heritage and other conservation agencies and an advanced draft of a Conservation Plan had been prepared. This document reviewed the features and condition of the Estate, and assessed the significance of these in cultural, landscape, and ecological terms. A range of associated management issues were identified and conservation policies promoted to address them in the context of an overall strategy which envisaged the removal of 20thC structures and the repair, restoration and conservation of the buildings and landscapes of most historic significance.

- 1.10 As part of the formulation of its proposals for the Estate, Hill Spink has had discussions with English Heritage. In a formal consultation response of December 2007, English Heritage confirmed its in-principle support for the proposals, and indicated its expectation that the pre-existing Conservation Plan be adopted by Hill Spink. Subject to its applicability to its new ownership and to minor amendments, the Plan has been adopted and forms the basis for the IEMP. The management strategy for the Park Place estate should, therefore, be taken to comprise:
- (i) The Park Place and Temple Combe Conservation Plan Edition 1 (Land Use Consultants February 2005);
 - (ii) The Statement of Adoption of the Conservation Plan (Hill Spink June 2008); and
 - (iii) The Park Place Integrated Environmental Management Plan (Hill Spink June 2008).
- 1.11 The scope of the IEMP is, therefore, to set out a Programme of Management Actions taking forward the relevant Conservation Policies in the Conservation Plan. For ease of reference the connectivity between the two plans in terms of the key management issues and objectives is set out in the following sections.

2. THE ESTATE AND THE KEY MANAGEMENT ISSUES

Connectivity to the Conservation Plan

- 2.01 The Conservation Plan describes the historical evolution of the Estate (Section 4) and analyses its detailed character in relation to ten Character Areas (Section 5). Only seven of those Areas are wholly applicable to the IEMP, while another concerns land totally outside the ownership baseline. Residual parts of two others Areas are applicable to the IEMP and have been combined into a single unit, giving a total of eight Character Areas. Subject to these adaptations for the new ownership, the Conservation Plan Character Areas have been adopted as the basis for structuring the IEMP (Plan IEMP 2)

The Key Management Issues

- 2.02 The significance and management issues attributed to the non-architectural aspects of each Character Area in the Conservation plan is summarised as follows:

Character Area A: Mansion and Pleasure Grounds	
Landscape	
Views	Important views from mansion to north, south and west obscured
The Forecourt	20thC structures and encroaching vegetation have reduced quality of key arrival point to mansion. View to The Lawn truncated by hedge
The Parterre Garden	Late 19thC gardens destroyed or derelict and partially paved over. Much of ornamentation lost
The Pleasure Ground	Main ornamental setting to mansion since mid 18thC. Collection of specimen trees in decline. 18thC paths unused and space diminished by modern path. Fernery and caves area unmaintained and partially lost
The South Lawn	Key linking element between mansion and Happy Valley since 18thC. Definition and quality diminished by inappropriate tree planting and removal, and intrusion of tennis court and fencing
Ecology	
Lowland calcareous grassland	Two small, isolated and fragile areas
Species-rich neutral grassland	
Species-poor neutral grassland (Lawn)	Of considerable age but inherent botanical interest much reduced due to close mowing
Mixed broad leaved woodland	Much modified with introduction of ornamental

	and non-native planting
Caves and tunnels (bat roosts)	Known bat presence in mansion, caves and tunnels
Significance: Parterre garden, Pleasure Ground and South Lawn of national importance, as is the presence of bats.	

Character Area B: The Lawn and Western Parkland	
Landscape	
Views	Extensive plateau with mansion and Thames valley forming focal points of views. Views from mansion and west to Henley prejudiced by hedge and encroaching vegetation. Parkland character diminished by loss of majority of specimen trees.
Woodland clumps	Key 18thC elements, reduced in number and in poor condition
Woodland belts	Created the enclosure and definition of the Lawn and Western Parkland and screened views to the wider landscape. Woodland in need of active management.
Specimen trees	18thC parkland characterised by specimen trees, now almost absent and remnants in poor condition. Possible evidence of an 18thC double avenue.
Grassland	Significant 19thC landscape element of expansive, uniform grazed grassland, prejudiced in recent times by partial arable use.
Ecology	
Species-poor neutral grassland	Covers majority of area and of limited ecological value.
Lowland beech and yew woodland	
Open water (Great crested newts)	Newts present in nearby pond.
Parkland trees Mixed broad leaved woodland	Woodlands of some ecological interest but degraded by introduction of non-native shrubs and trees, and livestock/deer grazing has damaged woodland copse in the Lawn.
Significance: Lowland beech and yew woodland and presence of newts of national significance.	

Character Area C: The Lake and Ponds	
Landscape	
Views	Views from eastern carriage drive and of the Obelisk diminished by encroaching vegetation
Brick Ponds and Ice House Wood	Ponds suffer from low water levels, woodland in poor condition detracting from historic interest in the location
Ornamental lake and woodland	Ornamental lake with aquatic planting and paths formed in late 19thC as extension to Pleasure Ground. Lake silted, paths lost and surrounding specimen tree planting engulfed by self-sown trees.
Ecology	
Open water (Great crested newts)	Reduced quality of water diminishes ecological value, but newts present.
Mixed broad leaved woodland	
Species-rich grassland	
Significance: Ornamental lake and woodland of national importance, as is presence of newts	

Character Area D: Templecombe	
Landscape	
Character	Visual character compromised by fragmented ownership
Woodland	Woodland areas in poor condition, being overtaken by self sown saplings
Ecology	
Grassland	Agricultural improvement has reduced the botanical interest of pastures
Woodland	Peripheral woodland is of high ecological interest but modified by introduction on non-native trees and shrubs

Character Area E: Happy Valley and The Riverside	
Landscape	
Views	Important views connecting valley to riverside through Ragged Arch bridge and along and across the valley. Tree removal has diminished the framing of several views, while others have been prejudiced by inappropriate planting and encroaching vegetation.
Woodland	Original tree cover much reduced especially on western slopes of valley.
Specimen trees	In 18/19thC landscape design there was a careful mix of woodland and specimen trees which framed the views. Some specimen trees remain but are senescent and diminished by inappropriate 20thC planting.
Grassland	18thC grassland concept sweeping down to river degraded by introduction of golf course and associated mowing regime.
The Riverside	Riverside promenade and boathouse linked to formal and informal areas, which have been diminished by late 20thC gardens and structures and encroachment of vegetation onto Flint Gazebo.
Rockwork and Cascade	Overgrown and neglected.
Ecology	
Lowland calcareous grassland	Semi-natural habitats of high ecological value, prejudiced by non-native trees and shrubs, scrub encroachment and previous golf course management.
Lowland beech and yew woodland	
Mixed broad leaved woodland	
Parkland trees	
Species poor neutral grassland	Bats recorded in various chalk caves and tunnels in the northern part of the valley
Caves and tunnels (bat roosts)	
Significance: Views and riverside, and lowland beech and yew woodland of national significance, as is the presence of bats.	

Character Area F: Mill Bank Woods	
Landscape	
Views	Views into Happy Valley and across the Thames associated with rides and glades diminished by woodland neglect and encroachment.
Woodlands	One of the oldest designed landscape features associated with the mansion, but historic character prejudiced by loss of rides and dominance of 20thC planting.
Ecology	
Lowland beech and yew woodland	High ecological value.
Mixed broad leaved woodland	Largest area of broad leaved woodland on estate, but much modified by commercial and ornamental planting. Recent selective removal of non-native conifer species.
Significance: Woodlands, particularly lowland beech and yew woodland, of national importance.	

Character Area H: Aspect Park	
Landscape	
Views	The Obelisk was an important viewpoint when entering estate on carriage drive, as were internal views towards mansion and the Lawn and Western Parkland.
Woodland belts	Woodland belts were important structural aspect of carriage drives. Several lengths felled in construction of golf course.
Specimen trees	Some good quality specimen trees from 18th/19thC landscape designs remain, but diminished by inappropriate golf course planting.
Grassland	Golf course grassland incongruous in relation to agricultural origins of the location.
Ecology	
Open water-Great crested newt	Newts in pond on western boundary of golf course
Species-poor neutral grassland	Ecological interest diminished by golf course management regime
Mixed broad leaved woodland	
Significance: Only presence of newts is of significance.	

Character Area I: Kenton's Farm/ Hatchgate	
Landscape	
Views	Parts highly visible from Thames valley and views across open agricultural landscape.
Woodland clumps	Three woodland clumps of mixed native and specimen trees in neglected condition.
Avenue/specimen trees	Late 19thC avenue of cedar trees; senescent and neglected.
Agricultural land	20thC agricultural landscape of grassland and arable.
Ecology	
Arable	Low ecological interest.
Hedgerows	
Parkland trees	
Species-poor neutral grassland	
Mixed broad leaved woodland	
Significance: No features of significance	

- 2.03 The Conservation Plan analysis confirmed the importance of the Mansion, Happy Valley and Mill Bank Wood Character Areas in any management strategy.
- 2.04 In summary, the key management issues identified and those which the IEMP must address were:
- (i) An all-pervading sense of decline in the landscape due to poor presentation and maintenance of almost all elements.
 - (ii) A fragmented management approach due to divided ownership and focus being placed on key areas under single ownership.
 - (iii) The woodland structure of the designed landscape has been neglected and is vulnerable to continued mismanagement.
 - (iv) Lack of positive management has rendered the remains of the historic landscape barely discernable and difficult to understand.
 - (v) Prevailing conditions render the site extremely vulnerable and sensitive to change.
 - (vi) Important views and vistas have been lost or obscured by modern or inappropriate planting and encroaching trees and shrubs.

3. THE BASIS OF THE INTEGRATED ESTATE MANAGEMENT PLAN

Introduction

- 3.01 Although the preceding summary of the assessments in the Conservation Plan has emphasised the landscape and ecological aspects, there was detailed consideration given to the importance and condition of buildings and structures from historical and architectural perspectives. The issues arising from this are not ignored by the Park Place project but are pursued through the development proposals rather than the IEMP. The relevant objectives of the Conservation Plan relating to buildings and structures are:
- (i) To put all buildings into appropriate beneficial use;
 - (ii) To remove inappropriate buildings and structures;
 - (iii) To locate new buildings sensitively and build in scales and contemporary designs sympathetic to the 18thC and 19thC origins of the estate;
 - (iv) To conserve the primary fabric of the historic buildings and monuments to ensure their survival;
 - (v) To adopt a unifying and comprehensive approach to surfaces and estate furniture using materials and contemporary designs appropriate to the landscape setting and to the 18thC and 19thC origins of the estate.
- 3.02 Key actions deriving from these objectives which will interface with the objectives and actions of the IEMP are:
- (i) The physical and visual impact of all new development elements will be fully evaluated and works designed to ensure that the significance of the Park and its historic context are not compromised.
 - (ii) The restoration or re-creation of features will have regard to all available historical records and reflect the 18thC and 19thC origins of the estate.
 - (iii) The safeguarding of the special architectural, archaeological and historical interest of the listed or other structures of historical importance will underpin all works of repair and maintenance, and all works will be carried out in compliance with best conservation practice and designed and undertaken by suitably qualified and experienced professional advisers and contractors.
- 3.03 The key policy objective areas identified by the Conservation Plan and to be progressed by the IEMP are therefore those concerned with the historic landscape context; with woodland and grassland; with veteran/specimen trees; and with boundary treatment. The basis for the IEMP is the policy objective framework for these matters set out in the Conservation Plan (Section 8).

The Key Policy Objective Framework

- 3.04 The key policies of the Conservation Plan which underpin the IEMP are summarised below. To enable cross reference between the Conservation and Integrated Environmental Management Plans and provide an overarching framework, the policy reference numbers are maintained.

Policy ref	Conservation Plan policy objective
Management objectives	
W1	Seek to address the fragmentation of the estate landscape and its management
W2	Impose early co-operation between landowners in order to secure a common and shared vision for the Estate
Landscape objectives	
W4	Re-establish the sense of Park Place as an estate to create a unified landscape
W5	Reinstate the mansion as a focal point in the designed landscape through restoration of walks, drives and rides throughout the wider landscape
W6/ W10	Restore key views and vistas from the 18thC and 19thC designed landscape
W7	Restore elements of the traditional farmed landscape in harmony with the historic landscape
W9	Seek to conserve and enhance the ecological value of sites in conjunction with the historic restoration of significant areas
Woodland objectives	
W11	Bring woodland areas into active management
	Investigate programmed clearance and replanting using appropriate tree species to regenerate failing woodland areas
W22	Retain, where possible, all blocks of lowland beech and yew woodland and mixed broadleaved woodland of high ecological value
	Selective removal of non-native trees and shrubs where a threat is posed to semi-natural vegetation and consistent with historic landscape objectives
	Retain, where possible, dead wood as habitat log piles and, in suitable locations, standing dead timber
	Replacement planting of native trees and shrubs consistent with local woodland character
	Selective thinning of dense conifer stands not removed as a result of

	landscape restoration
	Maintenance and enhancement of wildlife interest of hedgerows
Veteran/specimen tree objectives	
W22	Retain individual parkland trees into maturity where appropriate
W13	Identify and log all veteran and specimen trees to enable incorporation into any proposals and monitoring system
	Carry out arboricultural work to prolong life of veteran and specimen trees
Grassland objectives	
W12	Regrade and restore areas of grassland to recreate the sensibility of place and achieve the balance of grassland to woodland of the 18th/19thC Estate
W23	Retain, where possible, all areas of lowland calcareous and species-rich neutral grassland
	Maintain and enhance botanical interest of lowland calcareous and species-rich neutral grassland by introduction of sustainable livestock grazing or mowing
	Increase the botanical and wildlife interest of the former golf course grasslands by maximising grassland connectivity across the site
	Avoid the use of fertiliser or herbicide on lowland calcareous grassland and species-rich neutral grassland
Water body and River frontage objectives	
W24	Restore and enhance the ecological value of open water through rotational silt removal from late hydrosere ponds and selective removal of south-facing riparian trees and shrubs
	Avoid operations that could disturb or harm great crested newts
W25	Maximise use of soft riverbank engineering where possible
	Allow the development of an informal wetland habitat east of the boathouse
Caves, tunnels and building objectives	
W26	Avoid disturbance and obstruction to existing bat roosts
	Maximise the use of bat friendly features in new building design
Boundary objectives	
W14	Identify estate boundaries to be retained or restored, and the appropriate boundary treatment to be used

4. THE ACTION PROGRAMME

Introduction

- 4.01 The essential practical aspect of the IEMP is the translation of the key policy objectives into programmes of specific actions by which their intentions will be secured. These primarily relate to land and estate management activities, but there is also a question of relevant delivery mechanisms. The Plan is concerned not only with what physical tasks need to be undertaken, but also with the organisational arrangements for ensuring that they are implemented. This part of the Plan develops both these aspects of the realisation of the policy objectives of the Conservation Plan.

The management action programme

- 4.02 The realisation of the policy objectives requires actions on several levels. Underlying the policy objectives is a desire to reverse the years of neglect and decline from which the Estate has suffered. This requires a number of strategic actions to be taken to safeguard and restore the basic fabric and features of the Estate, with an emphasis on its 18thC character. These restorative actions will be taken at an early stage in parallel with the development aspects of the project. Part of this stage will address the weaknesses of the extensive woodland in so far as there is relevance to the restoration of the structure of the 18thC-designed landscape. However, the task of bringing the woodlands into longer term sustainable management will require investment in a cycle of clearance, thinning and replanting actions over a period of many years. These and other management investments will need to be maintained on a more regular basis and provision made to take short-term action in response to specific problems, for example incidental damage.
- 4.03 At Appendix A these tasks are set out for each Character Area in relation to this context and grouped in relation to their relevance to landscape, ecological and archaeological objectives. This Action Programme Chart is the core of the IEMP. The principal actions expressed in landscape terms are illustrated by Plans IEMP 3a and 3b.

Management sub-programmes

- 4.04 A number of management subjects arise throughout the Estate, primarily those relating to the extensive areas of woodland and grassland/parkland. While the management actions relevant to the individual landscape character areas are described in the Action Programme Chart, it is necessary to place these in an overarching management context in order that the individual actions are taken in a co-ordinated and comprehensive manner, and with an understanding of the long-term objectives for these extensive areas of the Estate. Generic management programmes for the woodland and grassland areas are advanced in Appendix B to the Plan. Similarly, archaeological interests require an overview.
- 4.05 It is anticipated that the personal aspirations of future property owners within the estate may raise management issues not specifically addressed in the Plan. These cannot be readily forecast and a mechanism for handling them is incorporated in the arrangements proposed for the monitoring and review of the Plan.

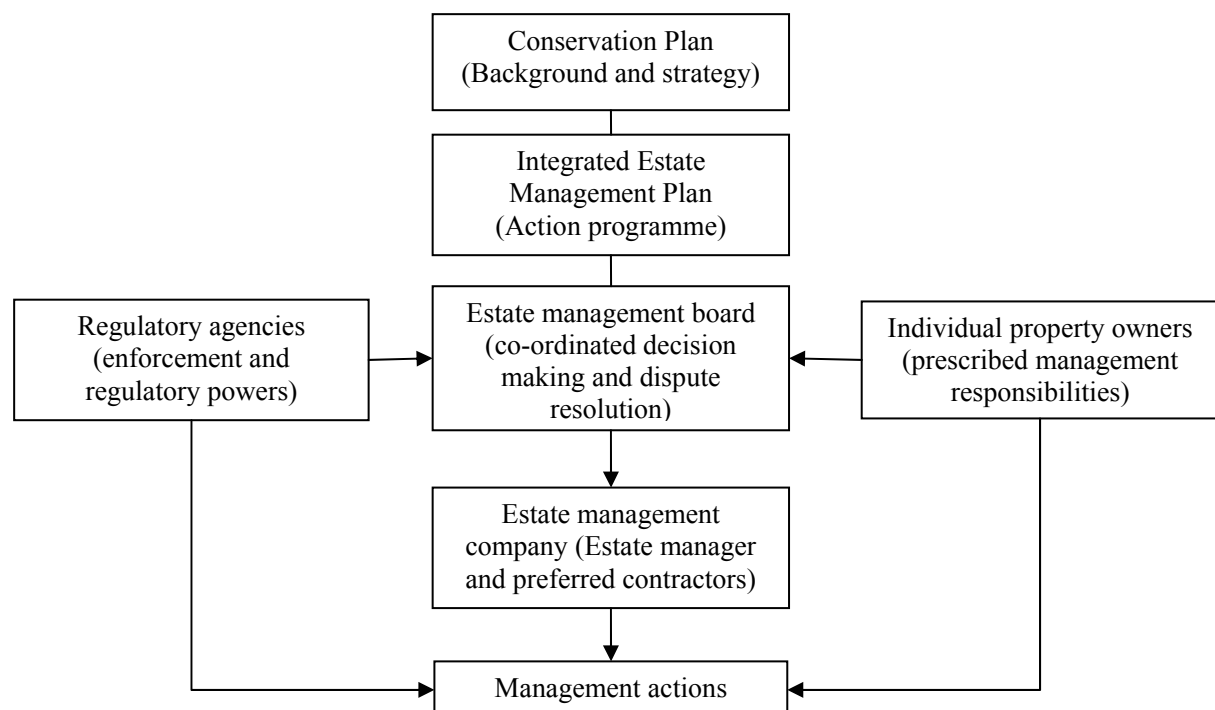
- 4.06 One issue which might potentially arise at an early stage is that of the accommodation of equestrian interests and activities. The mansion has extensive stabling and equestrian opportunities exist elsewhere. The grazing of horses within the grassland areas, particularly those closely associated with the individual property curtilages, need not necessarily prejudice the delivery of the landscape conservation objectives underpinning the Plan. Nature conservation objectives would, however, be more sensitive to grazing. In current circumstances, the use of the land with an agricultural status within the estate for the grazing of horses would not raise any requirement for planning permission which might be available as a potential management control mechanism. Associated buildings and structures would require such control and would be potentially more harmful to the estate conservation objectives. A set of interim management proposals is, therefore, set out in Appendix B to provide a context for any future development of this issue.

The means of delivery

- 4.07 Central to the success of the Conservation Plan and IEMP proposals for the estate is the establishment of a secure means of implementing and maintaining the necessary management actions. Ensuring that actions are taken in a complementary and consistent manner across the Estate is key aspect of the IEMP given that, post-development, the land in the Estate will be disposed between individual property ownerships (with a potential maximum of nine).
- 4.08 There will be elements of regulatory control within the scope of the planning, conservation and environmental authorities. The developmental aspects of the Park Place project will be subject to planning prescriptions, through the imposition of conditions or legal agreements in respect of any planning consents granted. Default on these will fall within the enforcement powers of the planning authority. Listed buildings and structures will continue to have overarching protection through the respective conservation powers of the planning authority and English Heritage. Nature conservation interests of national significance will attract protective and licensing action on the part of Natural England, as will woodland management activity of a substantive scale. It is not anticipated that the successful implementation of the IEMP will be dependent upon this regulatory framework as the future owners will be expected to 'buy into' the unique opportunity presented by the Park Place project.
- 4.09 In the immediate short-term, that is 0 to 5 years, the current landowner, Hill Spink, will have a management presence on the Estate and will play a predominant role, prior to, during and after individual property sales, in the delivery of the strategic actions identified in the Action Programme. The restoration of the historic estate characteristics, the establishment of unifying estate furniture, the substantive tree planting and other arboricultural work, and commencement of longer term management cycles in the woodland and parkland areas will be the responsibility of Hill Spink.

- 4.10 It is anticipated that, in implementing the strategic actions, Hill Spink will develop management relationships with key local individuals and companies in respect of the delivery of forestry, agricultural and general estate functions, and potentially a managerial entity for the commissioning and coordination of these. The intention is to create the basis of a knowledgeable and successful future management unit which could be commended to the individual estate owners upon the withdrawal of Hill Spink.
- 4.11 Future owners will have the freedom to make their own management arrangements for their individual parts of the Estate. Owners will, however, have prescriptions and responsibilities relevant to future land management defined in the conditions of sale, and given weight through appropriate legal agreements and covenants. These will set out the extent to which compliance with the terms of the Conservation Plan and IEMP is required, the need for adequate finance to be made available to deliver the identified management actions, and the requirement for consultation and co-operation between the various property owners. There will, therefore, be joint and several liability for the delivery of appropriate management of the Estate.
- 4.12 A formal Estate Management Company will be established and all future owners will be shareholders. It will procure works of repair, renewal and improvement to the “common areas”. These will comprise some shared access ways, shared amenity or bio-diversity land, and shared hedge or fence lines. It will also oversee the implementation of the grazing and woodland management strategies. It will generally “police” the management and ownership obligations of the various holdings. The owners will fund it by means of a service charge. It is proposed that a formal Estate Management Board will be established in which all the property owners will be required to participate and which will provide a forum for key decision making and dispute resolution.

The IEMP delivery framework:



5. MONITORING AND REVIEW

- 5.01 The IEMP cannot be a static document. Just as the character of the Estate has evolved over several centuries, so it will continue. Within the objectives for the conservation of the framework of the Estate, future owners are likely to seek to put their individual stamp on the management of their properties. External factors such as major storm damage or longer term processes of global warming may impinge on the need for, or desirability of, particular actions. Consequently, while the underlying context of the Conservation Plan and the IEMP will remain relatively stable, changes may arise in particular management requirements and issues may arise from management actions already taken which will give a dynamic dimension to the Plan and will need to be addressed.
- 5.02 The Conservation Plan and IEMP have been endorsed by the planning authority and other regulatory agencies as a fundamental part of the package of measures associated with the delivery of the Park Place project. Those agencies have, therefore, a legitimate interest in the successful delivery of the Action Programme and its future development.
- 5.03 For the above reasons, it is essential that there is in place a mechanism for monitoring and reviewing the IEMP in order that it is up to date and credible. To enable this to be possible it will be necessary to have:
- (i) short-term measurable action targets;
 - (ii) a means of making changes to the Plan;
 - (iii) arrangements for engagement with the regulatory agencies.

The most appropriate mechanism to facilitate these is through the Estate Management Board.

- 5.04 Within the Estate Management Board, the property owners (or their representatives) will be required to discuss and agree an annual programme of key management tasks; to promote and resolve necessary changes to the IEMP; and to interface with external agencies. Any changes to the Plan will have to be lodged as an addendum with those agencies which are party to the endorsement of the Plan in its original form.
- 5.05 It is anticipated that some individual property owners will be present before the withdrawal of Hill Spink from its involvement in estate management. In the initial phase of the IEMP, there will, therefore, be a role for Hill Spink in the Estate Management Board. At the end of that role, Hill Spink will produce a statement of condition setting out the extent to which the strategic IEMP actions which are its responsibility have been achieved. Hill Spink will also review the IEMP Action Programme and produce a revised version in relation to the completion of the development phase. These documents will also be lodged with those agencies which are party to the endorsement of the Plan in its original form.

APPENDIX A. ACTION PROGRAMME CHART

Character Area A: Mansion and Pleasure Grounds					
Conservation plan policy No.	Objective	Strategic Actions	Medium to long term actions (5-10 + years)	General cyclical actions (1-2 years)	Maintenance (as required)
Landscape					
A1	Establish views to the north into The Lawn, south across the South Lawn and west through some filtered views to Henley	Remove hedgerow north of mansion. Selective clearance west of Mansion and south towards Happy Valley by removal of inappropriate vegetation and crown lifting of specimen trees		Annual scrub clearance. Cross reference to A8 grassland mowing/grazing regime	
A4	Restore setting of specimen trees in The Pleasure Ground (east of Mansion to lake)	Remove 20thC trees, including ornamental cherries			
	Introduce additional specimen trees, including the use of appropriate exotics and cultivars, to extend and enhance the tree collection around the lakes and in the Pleasure Ground	Tree planting consistent with Marnock period trees, including scarlet oak, maple, ginko, tulip trees, golden elms, cedar of Lebanon, Atlantic blue cedar, holm oak, mulberry and weeping beech	Shrub planting if required and consistent with Marnock period planting including Magnolias, Robinia hispida, Tamarix gallica, Akebia quinata, Viburnum plicatum, Viburnum macrocephalum, Olearia hastii, weeping Genistas (broom), Clematis Montana	Secure establishment of planting through regular inspection and appropriate maintenance response – eg. tie replacement, weed control, watering	
	Conserve the remnant of the Fernery	Clearance of inappropriate vegetation and material from site. Inspection and repair of tunnel entrance as required		Annual scrub clearance	
A5	Re-establish the spatial division between the South Lawn and the Pleasure Ground	Plant new specimen trees between the South Lawn and the Pleasure Ground consistent with a planting plan based on historical precedent		Secure establishment of planting through regular inspection and appropriate maintenance response	

	Remove woodland groups, specimen conifers and barriers which obscure views at the interface between the South Lawn and Happy Valley	Clear conifers etc from view identified on Plan 4a and reduce woodland corner near cedar		Annual scrub clearance, and view maintenance	
	Remove late 20thC tennis court from view from the Mansion and South Lawn at Happy Valley boundary	Regrade site to levels consistent with natural topography			
	Re-establish setting for the stone column	Remove inconsistent vegetation by limited pruning		Sustain through regular inspection and appropriate maintenance response	
A6	Remove modern houses north of the Forecourt and glasshouses to the east of the stable	Post demolition restore site to parkland			
Ecology					
A7	Retain woodland of high conservation or historic landscape value.	None of the woodland is notable other than in the site/local context, but maintenance of late 19thC exotics significant in historical terms	Undertake thinning, where possible aim to remove trees of poor health or quality. Where trees of historic or landscape value consideration should be given to arboricultural operations if this can extend the useful life expectancy.		
	Remove non-native species that pose a threat to semi natural vegetation	Remove recently planted conifers and plant native species in canopy and shrub layer.	Coppice understorey planting and thin canopy trees. Remove any invasive species		Manage young trees - weed control and replacement of failures.
	Replacement planting consistent with local woodland and historic landscape character	Planting of native tree/shrub of local provenance. Given the recent origin and the setting of the woodland, the planting of ornamental species is anticipated.			
A8	Retain and manage area of species rich neutral grassland	Fence (estate rail) area of grassland west of Mansion		Mechanical management – grass cut to 3cms and	Maintain fencing

		and north of asphalt path to allow species rich grass to be managed as a unit.		arisings removed in August. Monthly mowing Sept-March	
	Remove invasive species		Control invasive species (nettle, creeping thistle, dwarf elder) with Glyphosate based weed wipe or spot treat.		Herbicide any recurrent perennial weed growth once control is achieved.
	Avoid shading most species-rich areas of grassland	Plant new specimen trees in positions some distance from and not directly south of the better quality areas of grassland.			
	Reduce risk of agricultural inputs damaging species rich grassland habitat	Limit the amount of inputs onto improved grassland. No applications to be made within 30m of grassland edge to reduce herbicide spray drift and leaching of fertilizers.		Spot treat or weed wipe injurious weeds within the 30m buffer.	
	Maintain floristic interest			Cut annually in July/Sept and remove all arisings.	
	Maintain floristic interest, reduce biomass and buildup of dead material.			Aftermath grazing with sheep (3 per ha) for min. 20 wks. from Sept to early March	
	Monitor condition		Monitor sward condition e.g. sward height, invasive sp., indicator sp.		
	Retain and manage small areas of calcareous grassland close to mansion.	Where retention is not possible translocate most species-rich areas to Happy Valley or neutral grassland area on west lawn.		Mow any retained grassland close to the mansion on a monthly basis on a high cut – as a flower rich lawn.	
	Manage semi improved calcareous grassland to E of mansion for floristic interest		Fence from adjoining species poor grassland (temporary post and rail/wire).	Cut annually in July/Sept and remove all arisings. Aftermath grazing with	

			Control invasive species with Glyphosate based weed wipe or spot treat as appropriate.	sheep (3 per ha) for min. 20 wks. from Sept to early March	
	Increase wildlife interest of species poor grassland.			Where possible cut 5-10 metre strip adjoining woodland once annually only along wood boundaries.	
A9	Avoid disturbance and obstruction to existing bat roost habitat	Maintain roosting opportunities in repaired/refurbished buildings and structures as detailed in current mitigation proposals		Monitor roost activity to ensure that level and type of use (breeding, hibernation etc) accord with objectives stated in EPS license.	Ensure roosts remain in optimum condition – free from vermin, adequate access, exclude drafts and water ingress
	Maximise the use of bat friendly features in any new building design.	Provide replacement roosts to compensate for those lost through the demotion of redundant buildings through the creation of new sites in summer houses, above carports in specially designed freestanding structures as detailed in current mitigation proposals		Monitor roost activity to ensure that level and type of use (breeding, hibernation etc) accord with objectives stated in EPS license.	Ensure roosts remain in optimum condition – free from vermin, adequate access, exclude drafts and water ingress
A9		Provide bat boxes of a range of designs in suitable trees at a density of 10 boxes per new/refurbished dwelling		Monitor roost activity to ensure that level and type of use (breeding, hibernation etc) accord with objectives stated in EPS license.	Ensure roosts remain in optimum condition – free from vermin, adequate access, exclude drafts and water ingress
Archaeology					
A2	Remove 20thC hard landscape additions to the Forecourt to restore the setting of the main entrance of the Mansion	Survey of site condition prior to works. Monitoring and recording during groundworks. Preservation or excavation and recording of earlier remains that may			

		be damaged or removed by groundworks. Utilise archaeological /historical information in restoration.			
A5	Regrade locally to remove the late 20thC tennis courts in the middle of the view from the Mansion to the South Lawn, at the Happy Valley boundary	Monitoring and recording during groundworks			
	Re-establish setting for stone column	Photographic record			

Character Area B: The Lawn and Western Parkland					
Conservation plan policy No.	Objective	Strategic Actions	Medium to long term actions (5-10 + years)	General cyclical actions (1-2 years)	Maintenance (as required)
Landscape					
B1	Bring wooded approach into active management and plan for future regeneration	Selective woodland clearance to the south of the drive to limit encroachment	Thin and selectively fell groups or individual poor quality/health trees. Clear shrubby understorey close to drive. All arisings to be chipped and spread over site as a mulch. Restock gaps with oak. Ash, beech, lime, box and viburnums.	Inspection to identify poor trees.	Maintain replanted areas and newly stocked areas.
B2	Retain openness of the Western Parkland revealed on the approach from the western carriage drive	Remove current boundary fencing and replace with estate rail		Fence maintenance as necessary	Fence maintenance as necessary
	Restore the visual link between the Lawn and the Mansion	Remove hedgerow with reference to Plan 4a			
	Improve the parkland setting of the Obelisk as a feature from the eastern carriage drive	Selective tree/scrub clearance and installation of estate rail fencing		Scrub control and fence maintenance as necessary	Fence maintenance as necessary
B3	Bring existing woodland clumps into active management and appropriate replanting	Establish boundaries in estate rail fencing	Remove all poor and collapsing trees from these clumps and replant with similar species, taking care to consider the shading effect of retained trees.	Scrub control and fence maintenance as necessary	Fence maintenance as necessary along with the regular maintenance of replanted trees.
	Where practical reintroduce woodland clumps with reference to 2 nd Edition OS mapping	Establish boundaries in estate rail fencing Planting to include cedar and oak, common lime near Obelisk	Replants clumps with a mix of sensible sized trees of relevant species.	Scrub control and fence maintenance as necessary	Fence maintenance as necessary along with the regular maintenance of replanted trees until established.

B4	Provide for active management of woodland belts, especially continued regeneration of northern boundary	Establish boundaries in estate rail fencing allowing belts to be widened with new planting.	Duty of care inspections of roadside and programming of safety works. Plant new belt of trees behind the existing belts to allow for future phased removal and replanting of the original belts at a later time once new belts have visual effect.	Scrub control and fence maintenance as necessary	Fence maintenance as necessary
B5	Carry remedial works to parkland specimen trees to improve condition and prolong life. Replant based on 2 nd edition OS mapping	Carry out survey to establish condition and identify priorities for work	Carry out targeted maintenance operations to safeguard important trees where useful life expectancy can be increased. Consider fencing individual trees.	Inspect and continue maintenance work as required.	
	Reveal as features the unusual specimen trees associated with western carriage drive. Replant specimen trees at the end of woodland belts	Species to include cedar, oak and common lime			
B6	Restore The Lawn and Western Parkland to an uninterrupted expanse of permanent parkland to recreate the sensibility of the space			Grazing management regime – sheep grazing at normal agricultural stocking rates (11 per ha), with additional mechanical and chemical weed control	
Ecology					
B8	Retain where possible all blocks of lowland beech and yew woodland	The woodland along the western boundary of this area is a good example of this woodland type	All blocks of lowland woodland should be managed to preserve the beech and yew where possible. Climatic problems may require consideration of a reduction in the planting of pure beech.	Manage deer population to reduce grazing pressure on shrub layer and ground flora.	
	Remove non-native trees and shrubs where they pose a threat to semi natural vegetation.	Remove the most damaging evergreen invasive species replace with beech only in the stand of beech woodland and a limited range of locally	Coppice suitable shrub layer species such as hazel after twelve years. Manage as three coppice compartments in belt along northern	Remove any regenerating invasive species until control is achieved Protect areas from rabbit and	Manage young trees/scrub - weed control and replacement of failures.

		occurring tree and shrub species in other woodland areas.	boundary and in woodland clumps, with a four year interval between managing one compartment and the next	deer grazing.	
	Retain deadwood habitat	Create habitat piles in woodland using large timbers of mainly native species material derived from felling operations elsewhere on the estate. Do not place in areas with species-rich ground flora. Retain standing dead trees in situ.	Add 20% additional native species material to log piles after ten years		Ensure any retained standing deadwood remain in a safe condition. Fell dead trees that have become an immediate risk, leaving a long stump.
	Replacement planting of native trees and shrubs should to be consistent with local woodland character	Ensure that planted species are a common element in the woodland communities present, broadly W12 <i>Fagus sylvatica</i> - <i>Mercurialis perennis</i> woodland and W8 <i>Fraxinus excelsior</i> – <i>Acer campestre</i> - <i>Mercurialis perennis</i> woodland. Material should be of local provenance (Chilterns Natural Area/SE England)			
	Reduce risk of agricultural inputs damaging woodland habitat	Limit the amount of inputs onto improved grassland. No applications to be made within 30m of woodland edge to avoid herbicide spray drift and leaching of fertilizers into woodland.		Where appropriate use electric fencing to delineate a strip of rough grassland 1-5m wide along woodland edge to be grazed off in late summer.	Spot treat or weed wipe injurious weeds within the 30m buffer.
	Where appropriate provide additional woodland edge habitat at boundary with improved grassland	Extend scrub planting along the tree belt forming the northern boundary. Provide deer and rabbit protection and fencing to delineate boundary with grassland.			Weed control and replacement of failures. Cut back any encroachment onto grassland.

	Maintain parkland trees into over-maturity to allow cavities and fissures to develop to provide deadwood habitat and nest and roost sites for birds and bats	Survey trees and specialist arboricultural work to stabilise old/veteran trees. Plant new parkland/field trees principally pedunculate oak, beech and ash. Protect old and newly planted trees from grazing and browsing.	Resurvey and manage old trees on the basis of advice from a specialist contractor.		Weed control around newly planted trees and land replacement of any failures.
	Increase wildlife interest of improved grassland across the site.	Ensure that stocking densities are established with landowners to avoid overgrazing of improved grassland.		Where possible provide a 1-5metre headland of long grass adjacent to woodland and established hedges, to be mown or grazed off in the late summer.	
B10	Avoid operations causing harm to great crested newt.	Ensure that works affecting or in the vicinity of great crested newt breeding ponds are carried out under an EPS license. Works aimed at benefiting great crested newt require a conservation license rather than a development license.			
B10	Ensure that habitat remains suitable for breeding great crested newt.	Remove fish if present to limit predation of great crested newt. Remove trees immediately to the south of pond and treat stumps, to increase extent of shallow water with a southerly aspect to benefit		Remove marginal vegetation to maintain a species rich assemblage around at least 50% of pond, clearing no more than 1/3 per pond in a year, carrying out works in the late summer. Cut back regenerating scrub	De-silt as necessary in late summer but after initial works to ponds in The Lakes and Ponds character area (see policy C6) to ensure that works are scheduled to retain habitat suitable for breeding great crested newt during the course of works

		great crested newt (warm water for developing larvae).		along S. bank on an annual basis	
	Provide additional breeding sites for great crested newt.	Create three additional ponds within 500m of existing ponds with GCN ranging in size from 100-300m (surface area) at least 1m deep in centre. Locate ponds in corners of fields where hedges provide habitat connectivity to ponds with existing breeding populations and other new ponds. Fence to exclude livestock. Provide hibernation sites around ponds and in hedge bottoms.		Cut bank and remove surrounding vegetation very two years. Remove marginal vegetation, clearing no more than 1/3 per pond in a year, carrying out works in the late summer.	Desilt and repair leaks as necessary.
Archaeology					
B7	Retain the Obelisk	Photographic record prior to restoration			Inspect and repair as required

Character Area C: The Lake and Ponds					
Conservation plan policy No.	Objective	Strategic Actions	Medium to long term actions (5-10 + years)	General cyclical actions (1-2 years)	Maintenance (as required)
Landscape					
C2	Restore ponds as features in the landscape and replace existing estate fencing	Cross refer to ecology C6 Replace estate fencing			
	Bring Ice House Wood in active management	Replace estate fencing	Clear all old partially collapsing veteran trees to open the edges of the lake and reduce shading of the water surface giving a scalloped 5m wide verge to each pond. Willows can be brought into management through pollarding. The wider woodland can then be thinned to favour best stems ensuring quality mature trees are haloed.		
C3	Bring woodland into active management, establish specimen trees on lake edge and clear vegetation to reveal views into lake	Clear self-sown ash and alder, retain yew. oak, maple and cedar on lake banks. Remove fallen trees from lake.			
	Restore path south of lake and identify veteran native and exotic trees and shrubs for retention	Clear self sown trees and identify those for retention			
	Clear lake of silt and establish outfall arrangement and vegetation compatible with improved water quality. Clear island vegetation to emphasize specimen trees and shrubs	Clear lake of silt and establish outfall arrangement and vegetation compatible with improved water quality. Clear island vegetation to emphasize specimen trees and shrubs			
Ecology					
C5	Retain woodland of high conservation value.	None of the woodland is notable other than in the			

		site/local context.			
	Remove non-native sp. that pose a threat to semi natural vegetation	Remove snowberry and cherry laurel from the shrub layer and replant with native shrubby species	Coppice shrub layer	Remove any regenerating invasive species until control is achieved	Manage young trees/scrub - weed control and replacement of failures.
	Retain dead wood as habitat piles or standing dead wood if appropriate to provide habitat for invertebrates and the latter also hibernation sites for great crested newt.	Create habitat piles in semi-shaded woodland edge locations using timber derived from felling operations derived from Policy C6 below. Place away from species rich grassland.			Ensure that log piles and any retained standing deadwood remain in a safe condition. Fell dead trees that have become an immediate risk, leaving a long stump.
	Replacement planting should be consistent with local woodland character	Native tree/shrub planting should be of local provenance. Wetland species such as common alder and willows would be appropriate. Do not plant to the south of water bodies.	Pollard a proportion of willows (max. 5 No.) but not specimen weeping willows around the three water bodies in this area.		Manage young trees/scrub - weed control and replacement of failures.
C6	Maintain and enhance species rich neutral grassland.	Remove shading trees within or adjacent to the grassland. Treat stumps with herbicide	Remove overhanging, shading vegetation	Cut annually in late August and remove arisings. Mow monthly in Sept and Oct	Spot treat any invasive perennial species, mainly nettle and creeping thistle in May/June.
	Restore ecological value of open water	De-silt one water body per year at three year intervals ideally by pumping if effective rather than draining and excavation. Arisings should be spread on arable/ improved grassland (away from woodland or grassland of conservation interest)	Partial desilt of ponds at 10 year intervals with a three-year gap between each pond to ensure retention of adequate habitat for great crested newt and other species. Desilting should be done in Aug-Oct to maintain water depth of 1-3.5m in the centre of the waterbody. .	Remove marginal vegetation to maintain a species rich assemblage around at least 50% of pond, clearing no more than 1/3 per pond in a year, carrying out works in the late summer. Place piles of marginal vegetation in sunny bank side locations for breeding grass snake	
	Remove fish if present to limit predation of great crested newt				
	Increase light levels reaching ponds to benefit plant and invertebrate diversity and	Remove trees immediately to the south of ponds, treat stumps		Cut back regenerating scrub on an annual basis	

	great crested newt				
	Increase extent of shallow water with a southerly aspect to benefit great crested newt (warm water for developing larvae)	Pull back south facing banks to increase extent of shallow, sunlit water.		Remove marginal vegetation annually to provide a mosaic of 50% open water and 50% aquatic vegetation.	
	Avoid operations causing harm to great crested newt.	Ensure that works affecting or in the vicinity of great crested newt breeding ponds are carried out under an EPS license. Works aimed at benefiting great crested newt require a conservation license rather than a development license.			
Archaeology					
C2	Investigate drainage patterns and well locations to actively restore ponds as landscape features	Monitoring and recording			
C3	Restore path south of lake and identify veteran native and exotic trees and shrubs for retention	Monitoring and recording			
	Restore bridge in original alignment using existing abutments	Photographic record prior to restoration			
C4	Consider an archaeological investigation of remains of the ice house	Archaeological investigation			

Character Area D: Temple Combe					
Conservation plan policy No.	Objective	Strategic actions	Medium to long term actions (5-10 + years)	General cyclical actions (1-2 years)	Maintenance (as required)
Landscape					
		Re-establish grazed parkland		Grazing management regime – sheep grazing at normal agricultural stocking rates (11 per ha), with additional mechanical and chemical weed control	Tree and fence maintenance
		Parkland tree planting			Tree and fence maintenance
Ecology					
J6	Retain where possible all blocks of lowland beech and yew woodland	The woodland in this character area is predominantly of ash/field maple/dog's mercury type but areas of beech, yew and box are present indicating a transition between types which is of high ecological value and should be retained			
	Remove non-native trees and shrubs where they pose a threat to semi natural vegetation	Remove cherry laurel and replant with hazel and field maple, replace horse chestnut with ash and beech as trees die	Coppice suitable shrub layer species eg hazel after 12 years. Manage as two coppice compartments to north and south of farm buildings with a 4 year interval between managing one compartment and next (protect regrowth from rabbit and deer grazing). Thin planted trees as advised by specialist contractor		Maintain newly planted trees and shrubs – weeding and replacement of failures
	Retain deadwood habitat	Create habitat piles in woodland using large timbers of mainly native species material derived from felling operations in the woodland and elsewhere on the estate. Do not place in			Ensure that any retained standing deadwood remains in a safe condition. Fell dead trees that have become an immediate risk, leaving a long stump

		areas with species rich ground flora. Retain standing dead and dying trees in situ.			
	Improve woodland edge habitat	Plant 1m wide band of scrub along boundary with Aspect park using species found in on-site woodland such as hawthorn, hazel and dogwood. Protect from grazing.	Coppice 1/3 of planting on a 12 year rotation. Protect from grazing.		Maintain newly planted trees and shrubs – weeding and replacement of failures
	Replacement planting of native trees and shrubs should be consistent with local woodland character	Ensure that planted species are a common element in the woodland communities present, broadly W12 and W18. Material should be of local provenance (Chilterns Nat Area/ SE England)			
J7	Reduce risk of agricultural inputs damaging woodland habitat	Limit the amount of inputs onto improved grassland. No applications to be made within 30 m of woodland edge to avoid herbicide spray drift and leaching of fertilizers into woodland.		Where appropriate use electric fencing to delineate a strip of rough grassland 1-5 m wide along woodland edge to be grazed off in late summer	Spot treat or weed wipe injurious weeds within the 30 m buffer
	Where appropriate provide additional woodland edge habitat at boundary with improved grassland	Extend scrub planting along the tree belt forming the northern boundary. Provide deer and rabbit protection and fencing to delineate boundary with grassland			Weed control and replacement of failures. Cut back any encroachment onto grassland.
	Improve value of extant pond for great crested newt and other wildlife	De-silt water body ideally by pumping if effective rather than draining and excavation. Arising should be spread on improved grassland away from woodland or grassland of conservation interest. Plant material from the management of other ponds to be placed at pond margin	Partial de silt of pond at 10 year intervals. Desilting should be done in Aug-Oct to maintain water depth of 1-3.5 m in the center of the water body.	Once sufficiently established remove marginal vegetation to maintain a species rich assemblage around at least 50% of pond, clearing no more than 1/3 of pond in a year, carrying out works in the late summer. Place piles of marginal vegetation in sunny bank side locations for breeding grass snake	Remove any trees shading pond's southern margin

		to aid establishment of vegetation.			
	Avoid disturbance and obstruction to existing bat roost habitat	Maintain roosting opportunities in repaired/refurbished buildings and structures as detailed in current mitigation proposals		Monitor roost activity to ensure that level and type of use (breeding, hibernation etc) accord with objectives stated in EPS license	Ensure roosts remain in optimum condition – free from vermin, adequate access. Exclude drafts and water ingress
	Maximise the use of bat friendly features in any new building design	Provide replacement roosts to compensate for those lost through the demolition of redundant buildings through creation of new sites in summer houses, above car ports in specially designed freestanding structures as detailed in current mitigation proposals		Monitor roost activity to ensure level and type of use (breeding, hibernation etc) accord with objectives stated in EPS license	Ensure roosts remain in optimum condition – free from vermin, adequate access. Exclude drafts and water ingress
A9		Provide bat boxes of a range of designs in suitable trees at a density of 10 boxes per new/refurbished building		Monitor roost activity to ensure level and type of use (breeding, hibernation etc) accord with objectives stated in EPS license	Ensure roosts remain in optimum condition – free from vermin, adequate access. Exclude drafts and water ingress

Character Area E: Happy Valley and The Riverside					
Conservation plan policy No.	Objective	Strategic Actions	Medium to long terms actions (5-10+ years)	General cyclical actions (1-2 years)	Maintenance (as required)
Landscape					
E1	Reconnect the rides and walks along Mill Bank to Happy Valley	Provide reconnections as shown on 1 st edition OS mapping as far as possible		Scrub control as necessary	
E2	Selective removal of inappropriate trees within Happy Valley and replanting on west flank to allow reframing of views through valley	Remove inappropriate trees Replanting as groups of beech, with some cedar, lime and pine on west flank.		Secure establishment of planting through regular inspection and appropriate maintenance response	
	Remove tree planting on the alignment of views towards the mansion to recreate connectivity between the two spaces	Selective tree clearance with reference to Figure 4a			
	Establish views across Happy Valley from the Fuller-Maitland rides and walks along Mill Bank and take measures to prolong the view from the Seven Counties Pavilion	Selective tree and shrub clearance with reference to Figure 4a		Scrub control as necessary	
E3	Replant to encourage the regeneration of tree planting within the Valley and restore ratio of grass to woodland	Selective tree planting		Secure establishment of planting through regular inspection and appropriate maintenance response	
E4	Identify specimen trees worthy of retention and take measures to prolong the life of veteran trees	Identify specimen trees worthy of retention and take measures to prolong the life of veteran trees			
E5	Remove golf from Happy Valley, regrade to original topography and reveal the Grecian Grotto at the head of the valley as an eye catching landscape feature	Regrade golf features and re-establish grassland, potentially using grassland translocated from the curtilage of the Mansion. Clear vegetation from Grotto area		Scrub control as necessary	

	Relax mowing regimes and consider reintroduction of grazing			Cross refer to ecology E10	
E6	Remove 20C inappropriate additions and retain western area as fine lawn bounded by estate rail to provide formal riverside lawn as originally intended	Remove 20C inappropriate additions and retain western area as fine lawn bounded by estate rail			
	Restore riverside promenade with views to river and Thames path	Restore riverside promenade			
	Restore the setting of the Flint Gazebo and Cove Boulder on promontory high above the riverside. Bring area in active management with selective tree felling to reveal landscape features with the backdrop of the river cliff.	Restore the setting of the Flint Gazebo and Cove Boulder Selective tree felling			
	Subtle landscaping of glade to east of the boathouse, alongside willow Walk and riverfront	Cross refer to E11			
Ecology					
E9	Retain where possible all stocks of lowland beech and yew woodland	Ensure that areas of the woodland on the southeast slope of Happy Valley containing stands of box and holly in the shrub layer are retained intact.	Manage deer population to reduce grazing pressure on shrub layer and ground flora.		
E9	Retain deadwood habitat	Create five habitat piles in woodland using large timbers of mainly native species material derived from felling operations within the woodland and elsewhere on the estate.	Add 20% additional native species material to log piles after ten years		
E9	Replacement planting of native trees and shrubs	Selectively remove groups of most damaged beech to and	Thin trees as advised by specialist contractor.		Manage young trees – weed control and replacement of

	should to be consistent with local woodland character	replace with beech of local provenance (Chilterns Natural Area/SE England)			failures.
E9	Reduce risk of agricultural inputs damaging woodland habitat	Limit the amount of inputs onto adjacent improved grassland. No applications to be made within 30m of woodland edge to reduce herbicide spray drift and leaching of fertilizers.		Where appropriate use electric fencing to delineate a strip of rough grassland 1-5m wide along woodland edge to be mown or grazed off in late summer.	Spot treat or weed wipe injurious weeds within the 30m buffer.
E9	Maintain parkland trees into over maturity to allow cavities and fissures to develop to provide deadwood habitat and nest and roost sites for birds and bats	Survey trees and carry out specialist arboricultural work to stabilise old/veteran trees. Plant new parkland/field trees principally pedunculate oak, beech and ash. Protect old and newly planted trees from horse browsing	Resurvey and manage old trees on the basis of advice from a specialist contractor.		Weed control around newly planted trees and replacement of any failures.
E10	Retain all areas of lowland calcareous grassland	Ensure that grassland on the northwest slope of Happy Valley is retained and fenced to allow management as a unit for its ecological and landscape value.			
E10	Maintain and enhance botanical interest of lowland calcareous grassland.	Remove all remaining recently colonised trees and treat all stumps to prevent re-growth. Move turf from the Mansion and Pleasure Grounds (see policy A8 above) to fill in golf bunkers, first providing a suitable substrate for translocated turf. Use appropriate vehicle to avoid damage to existing sward or sow bunkers with a seed mix	Treat areas dominated by tall herbaceous species with appropriate herbicide ensuring that there is no damage to surrounding turf. Monitor sward condition e.g. sward height, invasive sp., indicator sp.	Mow to 3 cm and remove arisings from areas dominated by wood false brome twice annually (April and June). Graze the entire area with sheep at a density of 3 animals per hectare for 20 weeks in August-October and March-April.	Spot treat or weed wipe invasive species as necessary..

		of local provenance if this is not feasible.			
E10	Avoid shading most species-rich areas of grassland	Plant new specimen trees in positions some distance from and not directly south of the better quality areas of grassland.			
E10	Reduce risk of agricultural inputs damaging species rich grassland habitat	Limit the amount of inputs onto improved grassland. No applications to be made within 30m of grassland edge to avoid herbicide spray drift and leaching of fertilizers.		Spot treat or weed wipe injurious weeds within the 30m buffer.	
E10	Increase wildlife interest of species poor grassland.			Where possible cut 5-10 metre strip adjoining woodland once annually only along wood boundaries.	
E11	Ensure the river frontage includes habitats of ecological value.	Create meadow habitat within landscape proposals, consider creating hollows suitable for wet grassland species, as compatible with recreational use.		Cut grassland in August and remove all arisings. Mow monthly between October and March	Control invasive species as necessary.
E12	Avoid disturbance and obstruction to existing bat roost habitat	Maintain roosting opportunities in repaired/refurbished buildings and structures as detailed in current mitigation proposals		Monitor roost activity to ensure that level and type of use (breeding, hibernation etc) accord with objectives stated in EPS license.	Ensure roosts remain in optimum condition – free from vermin, adequate access, exclude drafts and water ingress
Archaeology					
E6	Restore the setting of the Flint Gazebo and Cove Boulder on promontory above riverside	Photographic survey prior to restoration			
E8	Consolidate the Grecian Grotto and the site of the Gothic cottage preceded by further background research	Archaeological investigation/ recording prior to works			

	and archaeological investigation				
	Consolidate the flintwork of the Boulder Gazebo	Photographic survey prior to restoration			

Character Area F: Mill Bank Woods					
Conservation plan policy No.	Objective	Strategic actions	Medium to long term actions (5-10 + years)	General cyclical actions (1-2 years)	Maintenance (as required)
Landscape					
F1	Restore the rides and walks along the river terraces with selective removal of vegetation and clearance of paths	Clear rides as far as possible, subject to ownership boundaries, as shown on 1 st edtn OS		Maintain rides as footpaths	
F2	Identify key viewpoints from Mill Bank out to the Thames valley and possibly restore keyhole views from Shell Flint grotto to Thames and beyond				
F3	Bring the area back into active management with selective removal of conifer trees but maintaining specimen exotics and the regeneration and re-establishment of beech woodland	Selective removal of conifer trees but maintaining specimen exotics and the regeneration and re-establishment of beech woodland			
	Investigate introducing walks and rides with the woodland south of the mansion based on historical precedent				
F4	Restore the settings of the Boulder Gazebo, Shell Flint Grotto and Seven Counties Pavilion and restore views	Clear encroaching vegetation around Shell Flint Grotto and clear settings of Seven Counties Pavilion and Boulder Gazebo		Clear any encroaching vegetation	
Ecology					
F6	Retain where possible all blocks of lowland beech and	The woodland in this character area is a good	Manage deer population to reduce grazing pressure on		

	yew woodland	example of this woodland type and should not be adversely affected by works associated with the development.	shrub layer and ground flora. Monitor thereafter.		
F6	Remove non-native trees and shrubs where they pose a threat to semi natural vegetation.	Remove the most damaging evergreen invasive species replace with beech only of local provenance.. (Protect from rabbit and deer grazing). Continue to thin remaining stands of conifers not removed for landscape purposes	Thin trees as advised by a specialist contractor.		Manage young trees/scrub - weed control and replacement of failures.
F6	Retain deadwood habitat	Create habitat piles in woodland using large timbers of mainly native species material derived from felling operations in the woodland and elsewhere on the estate. Do not place in areas with species-rich ground flora. Retain standing dead trees in situ. With advice from a specialist arboriculturalist thin young trees encroaching on crowns of veteran beeches.	Add 20% additional native species material to log piles after ten years		Ensure that any retained standing deadwood remain in a safe condition. Fell dead trees that have become an immediate risk, leaving a long stump.
F6	Replacement planting of native trees and shrubs should to be consistent with local woodland character	Ensure that planted species are a common element in the woodland communities present, broadly W12 <i>Fagus sylvatica</i> - <i>Mercurialis perennis</i> woodland. Material should be of local provenance (Chilterns Natural Area/SE England)			
F6	Reduce risk of agricultural	Limit the amount of inputs		Where appropriate use	Spot treat or weed wipe

	inputs damaging woodland habitat	onto improved grassland. No applications to be made within 30m of woodland edge to reduce herbicide spray drift and leaching of fertilizers.		electric fencing to delineate a strip of rough grassland 1-5m wide along woodland edge to be mown or grazed off in late summer.	injurious weeds within the 30m buffer.
F6	Where appropriate provide additional woodland edge habitat at boundary with improved grassland and within the woodland	Retain chalk scrub along the boundary with chalk grassland in Happy Valley as this area supports good numbers of reptiles. In accordance with landscape proposals and specialist silvicultural advice reinstate historic rides within the woodland of sufficient width to allow scrub and grassland management for nature conservation purposes at the margins.	Cut back 1/3 scrub along the wood boundary every five years on a rotational basis. Manage 1/3 of total length of ride margin on either side of a ride on a rotational basis. Scrubby vegetation adjoining the woodland should be cut on a five year rotation (the maximum age of scrub then being 15 years). Grass and herbaceous vegetation bordering the centre of the ride should be managed on a yearly rotation (maximum age three years)	Ensure centre of ride remains accessible.	Remove over-hanging vegetation as required.
Archaeology					
F5	Consolidate the remnant foundations of the Chinese cottage	Recording prior to works			
	Repair and consolidate the flintwork of the Shell Grotto	Photographic survey prior to restoration			

Character Area H: Aspect Park					
Conservation plan policy No.	Objective	Strategic actions	Medium to long term actions (5-10 + years)	General cyclical actions (1-2 years)	Maintenance (as required)
Landscape					
H2	Retain the appearance of the 19C compartments with their controlled views to the west				
	Maintain the visual link through to The Lawn, north and south of park Place Farm				
H3	Where practical, introduce new woodland belts to maintain the enclosure of the 19C design and provide focus to restored carriage drives	Complete Wild's belt Preclude planting in association with any new access features.		Woodland maintenance	
H4	Remove inappropriate specimen tree planting (small ornamentals) introduced as part of the Aspect park Golf Course. Carry out arboricultural works to the remaining former field boundary specimen trees to prolong their health, and introduce new specimen tree planting of appropriate species	Replant clumps and specimen trees following 2 nd /3 rd edtn OS mapping. Appropriate species to include common lime, holm oak and horse chestnut			
Ecology					
H7	Retain where possible all blocks of mixed broadleaved woodland that are of high nature conservation value	The majority of the woodland present is modified W8 ash/field maple woodland but includes a range of woodland species and contributes to the network of woodland at the site such that it should be retained.			
	Remove non-native trees and shrubs where they pose a	Remove the most damaging evergreen invasive species	Coppice suitable shrub layer species such as hazel after 12	Remove any regenerating invasive species until control	Manage young trees/scrub – weed control and

	threat to semi natural vegetation	and plant limited range of species present in W8 woodland, replace horse chestnut, ash and beech as trees die (protect from rabbit and deer grazing)	years. Manage as three coppice compartments in belt along northern boundary and in woodland clumps elsewhere, with 4 year interval between managing one compartment and the next (protect from rabbit and deer grazing)	is achieved	replacement of failures
	Retain deadwood habitat	Create habitat piles in woodland using large timbers of mainly native species material derived from felling operations in the woodland/elsewhere on estate. Avoid areas with species-rich ground flora. Retain standing dead trees	Add 20% additional native species material to log piles after 10 years		Ensure that any retained standing deadwood remain in a safe condition. Fell dead trees that have become an immediate risk, leaving a long stump.
	Replacement planting of native trees and shrubs should be consistent with local woodland character	Ensure that planted species are a common element in the woodland communities present, broadly W8 Fraxinus excelsior, Acer campestre, Mercurialis perennis woodland. Material should be of local provenance (Chilterns Natural Area/SE England)			
	Reduce risk of agricultural inputs damaging woodland habitat	Limit the amount of inputs onto improved grassland. No applications to be made within 30m of woodland edge to reduce herbicide spray drift and leaching of fertilizers into woodland		Where appropriate use electric fencing to delineate a strip of rough grassland 1-5m wide along woodland edge to be mown or grazed off in late summer.	Spot treat or weed wipe injurious weeds within the 30 m buffer
	Where appropriate provide additional woodland edge habitat at boundary with improved grassland	Extend scrub planting along the tree belt forming the northern boundary. Provide deer and rabbit protection and fencing to delineate boundary with grassland			Weed control and replacement of failures. Cut back any encroachment onto grassland

	Reinstate former hedges along old field boundaries	Plant new hedges dominated by hawthorn and using additional species present in W8 Fraxinus excelsior, Acer campestre woodland. Include hedgerow trees (pedunculate oak and ash at 50m intervals. Fence and provide additional protection from grazing.	Lay hedges after 10 years, retaining standard trees. Thereafter manage 1/3 of hedges every 4 years on a 12 year rotation. Protect from grazing after laying		Weed control and replacement of failures. Cut back any encroachment onto grassland
	Maintain parkland trees into over maturity to allow cavities and fissures to develop to provide deadwood habitat and nest and roost sites for birds and bats	Survey trees and specialist arboricultural work to stabilize old/veteran trees. Plant new parkland/field trees principally pedunculate oak, beech and ash. Protect old and newly planted trees from grazing.	Resurvey and manage old trees on the basis of advice from a specialist contractor		Weed control around newly planted trees and replacement of any failures
H8	Increase wildlife interest of improved grassland across the site	Ensure stocking densities are established with landowners to avoid overgrazing of improved grassland		Where possible provide a 1-5 headland of long grass adjacent to woodland and established hedges to be mown or grazed off in the late summer	
B10	Avoid operations causing harm to great crested newt	Ensure that works affecting or in the vicinity of great crested newt breeding ponds are carried out under an EPS license. Works aimed at benefiting great crested newt require a conservation license rather than a development license			
H9	Ensure that habitat remains suitable for breeding great crested newt			Remove marginal vegetation to maintain a species rich assemblage around at least 50% of pond, clearing no more than 1/3 of pond in a year, carrying out works in	De-silt as necessary in late summer but after initial works to ponds in the Lakes and Ponds Character Area (see policy C6) to ensure that works are scheduled to retain

				the late summer. Cut back regenerating scrub along southern bank on annual basis	habitat suitable for breeding great crested newt during the course of works
	Provide additional breeding sites for great crested newt	Create 3 additional ponds ranging in size from 100 – 300 sq m (surface area) at least 1 m deep in center. Locate ponds in corners of fields where hedges provide habitat connectivity to ponds with existing breeding populations and other new ponds. Fence to exclude livestock. Provide hibernation sites around ponds and in hedge bottoms		Cut back and remove surrounding vegetation every 2 years. Remove marginal vegetation, clearing no more than 1/3 of each pond in a year, carrying out works in the late summer	De-silt and repair leaks as necessary
Archaeology					
	Regrading and topsoil removal	Monitor and record topsoil stripping in vicinity of known archaeological remains			
H7	Replacement planting	Investigate/record possible feature recorded in Wild's Belt			

Character Area I: Kenton's Farm/Hatchgate					
Conservation plan policy No.	Objective	Strategic actions	Medium to long term actions (5-10 + years)	General cyclical actions (1-2 years)	Maintenance (as required)
Landscape					
I2	Bring woodland clumps back into active management to ensure future regeneration. Retain and protect the woodland in Garden Clump, Pond Clump and Pit Clump by renewing estate fencing				
I3	Carry out arboricultural works to prolog the life of the remaining neglected cedar trees in the avenue	Plant new specimen trees in accordance with the 2 nd edtn OS mapping to include cedar, common lime, oak			
I4	Reinstate connectivity between the two sub-sections of the Character Area	Remove track hedgerow and preclude planting with any new access features.			
Ecology					
B8	Retain where possible all blocks of mixed broadleaved woodland that are of high nature conservation value	Much of the woodland present in the southernmost part of the Character Area W8 ash/field maple woodland while Pit Clump in the center is a good example of oak woodland. Both should be retained			
	Remove non-native trees and shrubs where they pose a threat to semi natural vegetation	The majority of the woodland present is modified. Remove the most damaging evergreen invasive species and plant limited range of species present in W8 woodland, replace horse chestnut, ash and beech as trees die (protect from rabbit and deer grazing)	Coppice suitable shrub layer species such as hazel after 12 years. Manage as three coppice compartments in belt along northern boundary and in woodland clumps elsewhere, with 4 year interval between managing one compartment and the next (protect from rabbit and deer grazing)	Remove any regenerating invasive species until control is achieved	Manage young trees/scrub – weed control and replacement of failures
	Retain deadwood habitat	Create habitat piles in woodland using large	Add 20% additional native species material to log piles		Ensure that any retained standing deadwood remain

		timbers of mainly native species material derived from felling operations in the woodland and elsewhere on the estate. Do not place in areas with species-rich ground flora. Retain standing dead trees in situ.	after 10 years		in a safe condition. Fell dead trees that have become an immediate risk, leaving a long stump.
	Replacement planting of native trees and shrubs should be consistent with local woodland character	Ensure that planted species are a common element in the woodland communities present, broadly W8 Fraxinus excelsior, Acer campestre, Mercurialis perennis woodland. Material should be of local provenance (Chilterns Natural Area/SE England)			
	Reduce risk of agricultural inputs damaging woodland habitat	Limit the amount of inputs onto improved grassland. No applications to be made within 30m of woodland edge to reduce herbicide spray drift and leaching of fertilizers into woodland		Where appropriate use electric fencing to delineate a strip of rough grassland 1-5m wide along woodland edge to be mown or grazed off in late summer.	Spot treat or weed wipe injurious weeds within 30 m buffer
	Where appropriate provide additional woodland edge at boundary with improved grassland	Extend scrub planting along the tree belt forming the northern boundary. Provide deer and rabbit protection and fencing to delineate boundary with grassland			Weed control and replacement of failures. Cut back any encroachment onto grassland
	Reinstate former hedges along old field boundaries	Plant new hedges dominated by hawthorn and using additional species present in W8 Fraxinus excelsior, Acer campestre woodland. Include hedgerow trees (pedunculate oak and ash at 50m intervals. Fence and provide additional protection from grazing.	Lay hedges after 10 years, retaining standard trees. Thereafter manage 1/3 of hedges every 4 years on a 12 year rotation. Protect from grazing after laying		Weed control and replacement of failures. Cut back any encroachment onto grassland

	Maintain parkland trees into over maturity to allow cavities and fissures to develop to provide deadwood habitat and nest and roost sites for birds and bats	Survey trees and specialist arboricultural work to stabilize old/veteran trees. Plant new parkland/field trees principally pedunculate oak, beech and ash. Protect old and newly planted trees from grazing.	Resurvey and manage old trees on the basis of advice from a specialist contractor		Weed control around newly planted trees and replacement of failures
B9	Increase wildlife interest of improved grassland across the site	Ensure stocking densities are established with landowners to avoid overgrazing of improved grassland		Where possible provide a 1-5 headland of long grass adjacent to woodland and established hedges to be mown or grazed off in the late summer	
Archaeology					
	Access road to Hatchgate House	Monitor and record topsoil stripping in vicinity of known archaeological remains			

APPENDIX B. MANAGEMENT SUB-PROGRAMMES

WOODLAND MANAGEMENT

Forestry Interest

Introduction

With its plateau and steep wooded escarpments, Park Place provides a wide variety of woodland site types, influenced by soil (water, parent material, thickness) and shelter (topography). Added to these are the differing objectives of those who originally set out and modified the woodland framework. The result has been a huge variety of woodland covering a relatively small area.

In the past, woodland was the main tool available to the first landscape designers to set up a private and interesting setting for the main house at the centre of the estate. Today little has changed, and an underlying management need is the retention of a wooded setting which maintains the private feel of the estate for prospective owners. Unfortunately, many aspects of the woodlands on the estate exhibit evidence of management neglect.

The woodland screens which border the estate and adjoin public highways are in poor condition and require sensitive management if their role is to be maintained. The same is true when considering the small woodland clumps which were planted to make the park feel bigger and to further screen other features. Many of these are now missing and remaining clumps are in such neglected condition that management will have to be done carefully in quite small stages or there is a risk of losing these features altogether or reducing their significance in the landscape.

In addition to the clumps of woodland, at various locations individual trees have been planted to make the park feel more wooded, this again helps to promote the feeling of space and privacy. Today these trees are nearly all veteran trees, which are now in decline due to their great age. Any process of woodland management must also consider these trees throughout the estate, including old trees within the woodlands which were swamped by underplanting done in the mid to late 20th century.

General management approach

All of the woodland on the Park Place estate contains trees which need removing during a routine thinning process; trees/shrubs which need removing due to poor species selection (aliens) and trees which need removing now due to health and safety considerations. It is proposed that during the next 10 years, which is the natural thinning interval for lowland broadleaved woodland, most of the work needed to bring the estate woodlands back into active management will be undertaken. The objectives will be to secure the woodlands for the future and to ensure that woodland conditions do not deteriorate further.

This initial phase of work can be split into several areas.

- Felling and restocking with more relevant species (NVC class 8 or 12), two areas of alien conifers.
- Planting new areas of woodland screen along side the existing screens.
- Felling an area of woodland which has intruded into the South Lawn view (This must be offset by planting).

- Removing/maintaining poor trees in all woodlands to improve the “woodland condition”.
- Thinning/selective felling in areas which have a high proportion of dead and dying trees.
- Basic selective thinning of other areas which have a generally healthy tree population, being species specific where necessary.
- Identifying old veteran trees within the larger woodlands which have potential to stand on and ‘haloing’ these to prevent further degradation.
- Felling and maintaining (where possible/desirable) veteran parkland trees to increase their useful life where appropriate.

These actions are located with reference to Plans IEMP 4c and 4d.

Once the initial phase of work is complete, a rolling programme of thinning and selective felling will be planned, which keeps the woodlands healthy and to meet landscape/conservation objectives into the future.

A significant threat to the woodlands of Park Place arises from the damage to trees being occasioned by mammals, such as rabbits, squirrels and deer.

Grey Squirrels are the main problem at Park Place currently and due to the species present on the estate, probably pose the largest threat to continued woodland cover on the site. In the absence of past control, Beech and Sycamore have become very badly damaged, which reduces the crop’s value as a timber tree and if unchecked threaten the tree’s life. Control consists of using baited hoppers between 16th March and 15th August each year, which should reduce the population below a point which means that the squirrels are unlikely to do significant damage.

Deer (muntjac and fallow) are also present on the estate and they mechanically damage mainly young trees by fraying the bark and eating the leaves. As a result any new planting should be specified with individual tree guards at least 1.2m tall or mass protection using deer fencing 1.8m tall. Hazel coppice is also very much at risk along with any natural regeneration. This is significant as Hazel coppicing occurs along with thinning. The only available control method is culling by qualified and authorised contractors.

Rabbits threaten young growth, such as natural regeneration or woodland planting. They nibble the bark and leaves of trees up to 45cm high and can eventually kill the tree. Control is relatively easy and cheap as small rabbit guards can be placed on each tree to prevent damage. Hares also do similar damage and require guards 60cm high to prevent damage

Environmental threats to woodland in the form of climate change has the potential to influence the management of trees at Park Place in the future and at present. This is mainly due to the potential for reduced rainfall in the summer and higher peak temperatures. Many species are likely to be affected by climate change. Of particular concern at Park Place is the effect on the Beech population particularly due to additional threat from squirrels. These problems are now showing themselves within the older tree population which appears to be experiencing a shortening of its normal long decline period shortened. The main result of these problems should be reduction in the planting of pure beech in favour of more mixed species planting.

While not a threat to woodland, there are protected species of animal present which may influence the timing and detail of management operations. Badgers are protected under the Protection of Badgers Act 1992, whereby no unauthorised activity can take place within 20 metres of a badger sett, unless a permit has been approved by Natural England. Once approved, it is permitted to work in the vicinity of a badger set as long as machinery and burning methods are not used and that every care is extended towards preventing damage to the set. Bats, newts and other European Protected Species have all been protected under the Conservation (Natural Habitats) Regulations 1994, amended in 2007, to prevent the disturbance or destroying of any resting places, permanent residences and killing the relevant animals whether the act was accidental or planned. Within woodlands the Forestry Commission requires that licences are needed to major disturbance with good practice and auditing being sufficient if disturbance is minimal such as a programme of thinning.

Summary prescriptions for keys types/areas

For each of the individual woodland management compartments identified on Plan IEMP 4c, relevant works are set out in a schedule below. These works are summarised as follows:

Selective Felling is where a small area of land, typically 0.2 hectares, is cleared of trees to be restocked. It is important when selecting the area that consideration is given to make sure the area is large enough, or restocking will be unsuccessful due to encroaching trees reducing the light available to young trees. This type of prescription fits well with compartments which contain an unspecified number of very poor trees and if thinned, large gaps could be left. Therefore with the removal of a few more trees a good area to be restocked can be left.

Selective Thinning is where up to 25% of the existing tree cover is removed to promote the best quality remaining trees. As part of this, alien species, badly squirrel-damaged trees and trees which could never make a quality specimen tree, can be removed up to the limit imposed by the felling licence. At present, the estate is in possession of a felling licence to thin compartments 1 to 12. It is considered bad practice to thin an area of trees within 10 years of its clear fell date. As a rule, the type of woodlands which are common at Park Place should be thinned on a 8-10 year cycle.

Restocking will be required following selective or clear fell. Before this can happen it will be necessary to first clear the site of as much lop and top as possible. This can be done using brash handling tools, followed by burning or using a mulching machine to reduce the brash to chips. Replanting can then follow, ensuring that stocking is above 1100 stems per hectare which is the Forestry Commission's minimum restocking density. All plants will need to be protected from rabbits and deer using tree tubes. An alternative to tree tubes is deer fencing, but small areas of restocking are more effectively protected from browsing using tree tubes. Young trees will require annual maintenance with herbicides and failures replaced as necessary for up to 4 years old.

Restocking Mix as part of the restocking and new planting programme, it will be necessary to plant species to suit the site and the objectives of the Conservation Plan. Species should include climax trees such as Oak, Ash, Beech, Yew and Lime with an understorey of Box, Yew and Hazel. On the edges, Wild Privet, Viburnum opulus and Lantana could be planted to provide a more native woodland edge. It should be noted that Oak should not be planted on

the thin chalky soils which dominate the soils to the West of the Estate. Two NVC (National Vegetation Classification) types have been identified on the estate W8 which are on the non chalky soils to the East and W12 which are on the steeper plateau edges to the West and South. The typical species contained within these areas are summarised below.

Lowland Mixed broadleaved woodland with dogs mercury, NVC type W8

Main species Oak, Ash.
Minor species Whitebeam, Hornbeam, Birch, Rowan, Aspen, Crab
apple, Grey Sallow, Holly.
Woody Shrubs Hazel, Blackthorn, Hawthorn, Guelder rose,
Goat willow, Wild privet, Dogwood, Spindle, Wayfaring tree, Purging
Blackthorn.

Beech Ash woodland with dogs mercury, NVC type W12

Main species Beech, Ash.
Minor species Oak, Whitebeam, Yew, Hornbeam, Birch, Rowan,
Holly.
Woody Shrubs Guelder rose, Wild privet, Dogwood, Spindle,
Wayfaring tree, Juniper

‘Haloing’ around veteran trees is where trees which are interfering with the crown of old trees are removed to give the tree the best chance to recover/continue growing. This is especially important in woodlands where young trees have been planted right up to the base of the former parkland trees. This sort of problem is particularly prevalent in the Mill Bank block of woodland where planting in the last half of the 20th century is affecting some old veteran trees.

Laurel and Snowberry Reduction is important where the laurel is reducing the biodiversity of an area. The problem with specifying a blanket removal policy is that laurel is useful to the estate as a screening cover. This will be required to fit in with conservation objective of removing laurel and snowberry which needs balancing with its usefulness as screening cover. The sensible solution to this is the phased removal of laurel, along with replanting with shade tolerant species, such as Yew, Box and Hazel.

Park Place Integrated Environmental Management Plan

Woodland Subprogramme- Compartment Schedule and Notes

Cpt No	Name	Area (ha)	Species	P Year (approx)	TPO	Character Area	National Vegetation Class	Notes on original Landscape	Condition Notes	Suggested Future management
1	Drive	3.07	Yew, Li, Be, Ah, Bx, Fm, Syc	1850	No	The Lawn and Western Parkland	W12	Most of this area has been Woodland since 1883 and is therefore important as a retained landscape feature.	This a fairly open woodland which has an overstorey of what were once parkland trees with an understorey of Yew. Mixed throughout this are various Ash and Sycamore trees which have self seeded into the woodland. Under all this are a lot of planted shrubs such as Box, field maple etc along with areas of recently planted Ash trees still with their tree protection tubes at the base. Many of the older stems are now overmature and in a poor condition.	A tree health and thinning operation should take place to remove the poor trees and to thin out the natural regeneration in the understorey to favour the best trees. This is very important near the main road and the drive edge and will need to be done with all material chipped leaving the Woodland tidy and well managed. Also remove or slit remaining tree tubes so that they are unable to damage the trees.
1b	Roadside	0.82	Li, Syc, Be, Ok, HOk, Elm, Hc, Bx, JL	1850	No	The Lawn and Western Parkland	W8	This is one of the original Woodland plantings.	Very poor condition with many overmature and probably unsafe trees (see tree survey). There are also many dead trees which are covered in a significant amount of Ivy. If these were cut down, which of course they must be, there would not be much left to screen the park off from the road. This is even worse towards the Eastern end where the only cover is dead trees covered in Ivy.	Selective felling of all poor and dead trees should be undertaken and any gaps resulting can be restocked with similar trees for the future. Also suggest planting a new strip of trees in front inside the park. Apart from the essential work of removing dangerous trees it would be best to establish a new screening strip prior to doing any work,

Cpt No	Name	Area (ha)	Species	P Year (approx)	TPO	Character Area	National Vegetation Class	Notes on original Landscape	Condition Notes	Suggested Future management
										apart from that which is absolutely necessary on safety grounds.
1c	Roadside	0.2	Hok, Fm, Yew, Laurel, Oak, Holly, Be	2008	No	The Lawn and Western Parkland	W8	Outside original plantings	Brand new plantation planted at 2.0m metre centres with mature nursery stock.	Regular Weed control to ensure that every tree is properly established.
2a	Branfords	0.74	Syc, Shrubs, Wellingt onia	1850	No	The Lawn and Western Parkland	W12	As above but there are a number of similar areas now missing from the park. It may be considered necessary to replant some of these areas to help bolster what is left.	An old parkland remnant which is looking quite tatty due to the high proportion of overmature trees.	Thin this area to remove dangerous and very poor trees. Replanting the more open areas will then be necessary to bulk up this important landscape feature.
2b		0.16	Pi, Ok, Syc	1900	No	The Lawn and Western Parkland	W8		As above but completely open to stock which are preventing any natural regeneration, a few dead trees add to this air of delapidation.	Dead and poor trees need to be cleaned out and replaced once the fence has been repaired to make it stockproof.
2c		0.12	Larch, Pine	1900	No	The Lawn and Western Parkland	W8		Completely unfenced clump of trees which are nearing the end of their lives.	Dead and poor trees need to be cleaned out and replaced once the fence has been repaired to make it stockproof.

Cpt No	Name	Area (ha)	Species	P Year (approx)	TPO	Character Area	National Vegetation Class	Notes on original Landscape	Condition Notes	Suggested Future management
3	Spire Monument	0.78	Ah, Elm, HOk, Chy, Rhodo,	1900	No	The Lake and Ponds	W8		This is a clump of trees surrounding three old ponds and an icehouse (remains of). Many of the tree are overmature and some are dead. The ponds themselves need some of the tree cover moving back from the waters edge to help prevent eutrophication.	Selectively fell poor and unsafe trees and then restock with appropriate species such as Ash, Ok, Lime etc in large gaps with shade tolerant species such as Yew and Box in the dappled shade areas.
3a		0.06	Ah, Wil	1940	No	The Lawn and Western Parkland	W8	Originally this is shown on the 1925 plan as a pond of some size.	Small clump of trees surrounding what was probably a small pond. No particular work needed here as trees are poor but present no risks.	No work apart form maintaining the fence which is quite poor.
4	Radio mast	1.86	Ah, Laurel, Cedar, Pi, Ok,Syc	1940	Yes	The Lake and Ponds	W8	This area has long been woodland according to all of the old maps.	This clump of trees surrounds the radio mast and the main ponds, there are many self set Ash and sycamore around 20 years old which needs thinning sensitively to prevent damage to the Laurel which screens off the radio mast and its associated fence. Note The presence of Newts should also be considered.	Thin the Ash regen and remove trees from the edge of the ponds. This area should have the tree density reduced down to approx 50% to allow more light and air to reach the surface of the water.
5	Garden	1.28	Yew Ah	1850	Yes	Mansion and Pleasure Ground	W12	This area has always been on the plans but shown as solid at the Northern end only. Interplanting since the war has resulted in the southern end becoming more densely stocked.	This is an area of Yew trees which has had some interplanting of Ash and some conifers such as Norway spruce and Larch sometime in the 1930s and 1960s It has also been used as a tip for soil type rubbish from around the house and there is a possible badger set at the southern end.	It would be advisable to remove the alien conifer trees now which will leave the woodland looking much like its original intended block of woodland at the Northern end with scattered trees at the southern end through which views over Henley would be possible.

Cpt No	Name	Area (ha)	Species	P Year (approx)	TPO	Character Area	National Vegetation Class	Notes on original Landscape	Condition Notes	Suggested Future management
6a	Mill Bank	0.75	Chy, Ah	1980	Yes	Mill Bank Wood	W12	This area was mainly open ground until many of the trees listed below were planted/allowed to grow in the later half of the 20th century.	Very steep with naturally regenerated Cherry and Ash.	No work is proposed within the first five years except tidying up the woodland edge. Within the next 10 years it would be desirable to go through this area and thin to favour the best trees.
6b 1&2	Mill Bank	0.63	NS Ah	1970	Yes	Mill Bank Wood	W12		This is an area of very slow growing Norway spruce which has self thinned to some extent, but requires further thinning to release its potential. There is also much self set Ash throughout.	With a view to reducing the alien species/conifer content of the estate as per the conservation plan, it is proposed that these two areas of NS are felled and restocked with a more appropriate species mix such as Yew, Native broadleaves, Box etc.
6c	Mill Bank	1.27	Ah	1970	Yes	Mill Bank Wood	W12		A very steep area with self set Ash trees which are in need of thinning.	Thin to favour the best trees within the next 10 years.
6d	Mill Bank	0.11	Ah	1980	Yes	Mill Bank Wood	W12		Very poor area of recently restocked woodland which is not growing particularly well due to the shady location of this small area.	Thin trees which are overhanging to improve light levels which should improve growth rates. Also remove old and redundant rabbit protection guards.
7		1.33	Ah, Bi, Bx, shrubs	1970	Yes	Mill Bank Wood	W12	Much of this area was shown in 1883 and 1925 as unplanted probably as a view could be had over Henley.	Low density woodland around the sewage works. This area was probably once a clear area which had a view of Henley as there are several species which point towards this fact, such as wild primroses. Some of the trees are quite poor and some need removing to improve the general quality and look of the area.	Thin this area to improve the look or consider clearing this area of woodland to make a wide glade through to the pillar.

Cpt No	Name	Area (ha)	Species	P Year (approx)	TPO	Character Area	National Vegetation Class	Notes on original Landscape	Condition Notes	Suggested Future management
8	Mill Bank	4.36	Ah, Be, Bx, Yew	1970	No	Mill Bank Wood	W12	This has always been shown as Woodland in all of the old maps available	Youngish plantation of Beech and Ash mixed with some more mature specimen Beech trees. Squirrel damage is a problem which needs solving to maintain the growth of these trees along with a thinning operation to favour the Ash. There are old extraction tracks on the slope which need opening up. These are at regular intervals down the bank and run parallel with the Wargrave road.	Cut and Lay sub dominant trees and also fell or "halo" around mature trees as required.
9a	Mill Bank	0.92	Be	1970	No	Mill Bank Wood	W12		Poor squirrel damaged trees with some old parkland trees mixed in as this was park pre planting. The Ash which is mixed in mainly from natural regen could be favoured to reduce the percentage of Beech within this compartment.	Thin and "Halo" better mature trees if they are good enough to leave for the future. Thin to favour good regenerated Ash.
9b		3.38	Be, Ah	1960	Yes	Mill Bank Wood	W12	This has long been shown on maps as woodland except that there was a ride down to an obelisk which still stands at the Southern edge of this compartment.	Older Beech and Ash which is well spaced but the Beech is very badly damaged by squirrels. This area has previously been line thinned to favour the best trees.	No work except a thinning within 5-10 years. The carriage way which passes to the East of this area should have its edge opened up and a strip of 30m thinned and the brush wood chipped to make this part of the woodland look tidier.

Cpt No	Name	Area (ha)	Species	P Year (approx)	TPO	Character Area	National Vegetation Class	Notes on original Landscape	Condition Notes	Suggested Future management
9c		0.72	JL	1960	No	Mill Bank Wood	W12		Very poor stand of Larch, many of which have swept butts. Within this stand there is some naturally regenerated Ash which is not dense enough to form a replacement crop, as the Larch should be considered as an undesirable species within this woodland framework.	Over time a thinning policy should be seeking to remove these trees but there are insufficient viable broadleaved trees between the Larch at present. Therefore it would be sensible to thin parts of this crop and selectively fell other parts where there are no broadleaved trees to thin to. In addition the eastern edge should have the same treatment as 9b.
10a		0.94	Be, Ah, Tok	1960	Yes	Mill Bank Wood and Mansion and Pleasure Grounds	W12	This area has long been woodland according to all the old maps	Older beech and Ash which is well spaced but the Beech is very badly damaged by squirrels.	Thin on a 5-10 year cycle.

Cpt No	Name	Area (ha)	Species	P Year (approx)	TPO	Character Area	National Vegetation Class	Notes on original Landscape	Condition Notes	Suggested Future management
10b		0.55	Be, Ah, Tok	1960	Yes		W12	This part of the cpt is the area which has always been shown as unplanted except for a few parkland trees	This area is a younger crop probably planted post 1960 which is very poor mainly due to the presence of shade from quite a few old parkland trees throughout. This area needs felling apart from the remnant parkland trees to open up the old South view from the house into Happy Valley.	Fell this area
11		3.98	Ah, Be	1970	No	Happy Valley and part of Temple Combe Estate	W12	This area has always been shown as woodland matching a piece of woodland on the other side of the valley.	Mixture of Ash 80% and Beech 20% on a steep slope above Happy Valley. These trees are quite close together and now need thinning to promote the best trees and improve the quality of the woodland.	Thin within 5 years.
12		1.52	Bi, Ah, Yew, Laurel	1940	No	Mansion and Pleasure Ground	W12	Always shown on old maps covering the old caves.	Open mixed broadleaved woodland of mainly semi mature trees over old mine workings and a scrap metal waste tip.	A very light thinning is all that is necessary except tidying up the rubbish in the tip taking care of the bat roosts which are sure to be present.
13a	Firs Wood	2.52	Yew, WH, Ah, Bx, Elder, Syc, Ok, Be, Hzl	1850	No		W12	Always shown on the old maps.	Very poor area of woodland with a very low stocking of old decrepit trees with Hazel coppice in places and many trees which have already fallen down.	This whole area needs thinning and selective felling to leave the best stems, except natural regeneration to ensure that the area continues on into the future.
13b	Firs Wood	1.06	AH Syc Elder	1980	No		W12	As above	This is an area of Natural regeneration which is mainly quite poor but they will make trees in the end.	Thin to favour the best stems and remove any elder if at all possible.

Cpt No	Name	Area (ha)	Species	P Year (approx)	TPO	Character Area	National Vegetation Class	Notes on original Landscape	Condition Notes	Suggested Future management
14a	Pond Clump	0.52	Fm, Elm, Hawth, Hzl, Elder	1950+	No	Kentons Farm	W8	Always shown on the old maps.	This a very poor quality area of woodland which is better to the north 14a with many of the best trees of Hawthorn, Hazel and Field maple. The southern end 14b around the pond is very poor with many dead/dying elm and lots of Elder. This species mix also ensures that the clump will never be significant in the landscape and that it will look this way for the foreseeable future.	It is worth selectively felling the whole southern end of this clump and restocking with more appropriate species so that later the northern end can be restocked eventually so that the clump once again becomes a landscape feature.
		0.52	Elm	1950+	No		W8		see above for the overview	Selectively fell and replant as required above
15	Long Close	0.49	Elder 90% Oak, HOk, Be	1850	No	Kentons Farm	W12	Always shown on the old maps.	This is another very poor parkland remnant which has a few old trees remaining and the rest has converted itself into a mass of almost pure elder which does not promote biodiversity or make the woodland look striking in the distance.	Clear and replant this whole area leaving the veteran trees as cover in the short term. This needs to be done once the new strip proposed in front of this has fully established.
16	Garden Clump	0.25	Oak, Li, HOk, Few conifers	1850	No	Kentons Farm	W12	Always shown on the old maps.	A remnant of the old parkland which is actually in reasonable condition apart from the few remaining conifers which are starting to collapse and fail.	Selectively fell these poor conifers and then restock the small gaps left.
17		1.23	Oak, Yew, Ah, Syc Box	1850	No	Temple Combe Estate	W12	Always shown on the old maps.	This is a well stocked woodland which has obviously been looked after as quite a bit of natural regen has come through to semi maturity.	Thinning will be required in 10-15 years.

Cpt No	Name	Area (ha)	Species	P Year (approx)	TPO	Character Area	National Vegetation Class	Notes on original Landscape	Condition Notes	Suggested Future management
18	Temple Combe wood	2.59	Ah, Laurel, Yew	1960	No	Kitchen Garden and Temple and part of Aspect Park	W8	Always shown on the old maps.	Quite a good quality semi mature woodland of mainly Ash. The only problem is that laurel is invading but could be required as a screen.	Thin in 10-15 years as well as phasing the removal of laurel through strip removal and replanting with more suitable shade tolerant species.
19	Pit Clump	0.63	H Oak 30%, Pine, Elder, Oak, Cedar	1900	No	Kentons Farm	W8	Always shown on the old maps.	Another old remnant of the original parkland planting which is quite neglected with quite a few very poor trees. In the centre near the pit there is quite a large gap in the woodland where some big trees have gone missing. As with many of these old clumps the conifers which have been planted a 100 yrs ago to bulk them up are all suffering from old age and need removing.	Thin the whole clump to favour the best trees and restock any clear areas left following the thinning.
20		2.41	Laurel, Li, Ok, Ah, Syc, HOk, Yew, JL	1900	No	Aspect park	W8	Always shown on the old maps.	Quite a derelict woodland which is essential for screening but has few good quality mature trees. Laurel is taking over the understorey which means there is no natural regeneration.	Make safe by removing unsafe trees and then plant a new belt on the south side of the track on what was golf course ground. Once this is established this compartment can be selectively felled and restocked.
21	Wilds Belt	1.39	Hok, Ok, Syc, Yew, Bx, laurel, Li	1900	No	Aspect park	W8	This belt was obviously reinforced during the early 1900s through additional planting on the western edge.	Quite a good screen from the west side but due to many of the original trees on the east side being felled over the years, Laurel is taking over.	Very little needed here apart from felling trees which are likely to collapse in the short term.

Cpt No	Name	Area (ha)	Species	P Year (approx)	TPO	Character Area	National Vegetation Class	Notes on original Landscape	Condition Notes	Suggested Future management
22	Roadside	0.75	HOk, Ok, Be, HC, Syc, Ah, Yew, Sc, Sym	1900	No	Aspect park	W8	Not on the oldest map but appeared on the 1925 edition	This is a very narrow and quite lightly stocked roadside strip which is as narrow as 10m in many places. As with the other roadside belts, many trees have been removed over the years for safety reasons and those which are left are really the minimum number of trees required to keep an adequate screen.	Ideally it would be advisable to do the urgent tree safety work and then plant a new belt 10-15m wide behind on the park side. This will ensure that the woodland belt continues on in perpetuity.
23		0.44	NS, Ok, Bi, Ah, Syc, HOk, Bi	1960	No	Aspect park	W8	Not on any of the old maps	This is a belt of trees more recently planted to join up the roadside woodland to the Wilds Belt as it always was. Most trees are in good condition.	Thin this small area in 10-15yrs time.
24		0.89	H Oak, Ok, Be, HC, Syc, Ah, Yew, Syc	1900	No	Aspect park	W8	Always shown on the old maps.	Very similar to compartment 22 but a lot thicker. As a result there is a good thickness of understorey, providing screening for the estate. There are some very poor trees within this area.	Remove unsafe trees and restock any gaps which occur. It may be necessary to plant a new strip in front to prevent the road traffic becoming visible through the trees.
25		0.03	Pine	1900	No	Aspect park	W8	Only on 1925 map	A very nice clump of feature Pine trees which are very large and in reasonable condition	Preserve for the future just performing necessary tree surgery

Ecological interest

Introduction

The Park Place estate supports a variety of woodland types including extensive stands dominated by beech (*Fagus sylvatica*) and yew (*Taxus baccata*). These are examples of uncommon woodland types that are subject to national Biodiversity Action Plans and are also a distinctive aspect of the natural history and landscape of the Chilterns. These woodlands have for the most part been re-stocked with beech and to a much lesser extent by other forestry trees. Nonetheless some retain old beech and yew trees and areas supporting typical shrub layer and ground flora, which is in parts species rich or contains rare species such as box (*Buxus sempervirens*) and stinking hellebore (*Helleborus foetidus*). Due to the rarity, extent and location of these woodlands they should be considered to be of national significance for nature conservation.

The estate also supports examples of ash (*Fraxinus excelsior*) and field maple (*Acer campestre*) woodland and smaller stands of pedunculate oak (*Quercus robur*) dominated woodland. These are considered to of county, district or neighbourhood importance for nature conservation depending on their quality.

Much of the Estate's woodland is designated as a non-statutory Wildlife Heritage Site in the Wokingham District Local Plan 2004.

Management issues

Almost all the woodlands contain a proportion of non-native species, either as planted specimens or as self-established vegetation. They are generally considered to be unwelcome within woodland stands but their significance depends on the species involved and the nature conservation value of the woodland in which they are present. Non-native species recorded includes the following

Canopy

Sycamore *Acer pseudoplatanus*
Holm oak *Quercus ilex*

Larch *Larix sp.*

Common lime *Tilia x europaea*

Spruce *Picea sp.*

Horse chestnut *Aesculus hippocastanum*

Shrub layer

Cherry laurel *Prunus laurocerasus*

Snowberry *Symphoricarpos albus*

Mock orange *Philadelphus sp.*

Ground flora

Spanish bluebell
Hyacinthoides hispanica

Lesser periwinkle *Vinca minor*

Variegated yellow archangel
Lamium galeobdolon 'Variegatum'

Of these species, holm oak and cherry laurel are considered the most damaging as both are evergreen and therefore exert the greatest shading effect on vernal ground flora. Cherry laurel is widespread and holm oak rather less so but it is present within some stands of beech (such as that to the north of the drive from Remenham Hill), which are of high nature conservation

value. Other species larch and common lime are only very locally present and occur in stands of relatively low nature conservation value and are therefore not recommended for removal. Sycamore is widespread in the canopy and shrub layer and seedlings can be among the dominant species in the ground flora. Although non-native it is an accepted species within some woodland stands, including beech woodland. Its abundance and regenerative ability, and the ecological value of mature specimens in otherwise younger stands suggest that attempting to eradicate it would be ineffective and potentially damaging.

Some areas of the replanted beech woodland are in poor condition as trees are young, unthinned and damaged by grazing deer and rabbit. In their current condition replanted woodlands continue to support shrub and ground flora species of considerable nature conservation value. Age structure would diversify naturally in the long term. However, thinning and replanting could have a beneficial effect in creating diversity in the canopy and assisting the selection of trees that can form mature and over mature specimens of high nature conservation value in the future.

All replanted material should be of local provenance i.e. sources from semi natural stands in SE England and ideally from the Chilterns Natural Area as described by English Nature (now a part of Natural England). It is recommended that replanting within beech woodland is restricted to beech as these stands can be naturally quite species poor and the shrub layer poorly developed, and other native canopy species are already regenerating satisfactorily. Ash/field maple woodlands tend to be more diverse and replanting where recommended below could include a range of associated species including pedunculate oak, hazel (*Corylus avellana*), dogwood (*Cornus sanguineus*) and hawthorn (*Crataegus monogyna*).

The reinstatement of historic rides has been recommended as part of the management of the historic landscape. Rides could have nature conservation benefits by providing flight lines and foraging for bats and habitat for butterflies and other invertebrates, nesting birds and reptiles. Rides should be managed on a cyclical basis as outlined below to ensure that suitable habitat for a range of species is continuously present.

The provision of bat boxes has been recommended as part of mitigation for impacts on actual or potential bat roosts in buildings. This is noted in recommendations for the ecological management of buildings but details on numbers and location are not given in the recommendations for woodland management as this information is provided in bat mitigation proposals provided in other reports supporting the development project.

Woodland management works such as felling and the use of tracked machinery could have impacts on bats, badger and great crested newt and the detailed works methods for these tasks must be developed with sufficient regard for these species to ensure compliance with the Wildlife and Countryside Act 1981 (as amended) and other relevant legislation.

Coppicing is recommended in areas of ash/field maple woodland where this is a common management practice in the past but not for beech woodland where the management aim stated in the natural area profile is as high forest (beech cannot be successfully coppiced)

Dead wood is a key feature of woodland habitats and is important in sustaining invertebrate and fungal diversity and in providing habitat and forage for birds and bats. The deadwood resource is limited and therefore the creation of woodpiles within woodlands using native timber is recommended throughout. Where standing deadwood is present it should be

retained and where necessary stabilizing arboricultural works should be carried out or the tree felled leaving as much standing trunk as possible.

The reinstatement of former hedges is recommended, particularly in areas of improved grassland which are of limited ecological value and where hedgerows would be compatible with future use as pasture. The main constituents of the Chiltern hedgerows listed in the natural area profile are field maple, hornbeam (*Carpinus betulus*), hazel, blackthorn (*Prunus spinosa*), hawthorn, whitebeam (*Sorbus aria*) and wayfaring tree (*Viburnum lanata*). Scrub is relatively scarce at the site and planting with similar species is proposed at some locations.

This approach is consistent with the management aims for Chiltern beech woodlands provided in English Nature's Natural Area Profile for the Chilterns, namely:

Priority objectives for woodlands

- The maintenance of the biological diversity of the Chiltern woodlands
- The maintenance of the long term economic viability of the Chiltern woodlands
- Protection of the Chiltern woodlands from development and other damaging land uses
- Promotion of good woodland management practice

Nature conservation objectives:

- Conserve existing stands of beech woodland, maintaining their character as native high forest, especially the beech SAC sites.
- Promote mixed broadleaved woodland dominated by beech, oak and ash where appropriate.
- Increase the structural diversity of even aged stands.
- Promote restocking through natural regeneration wherever possible.
- Maintain and increase the proportion of mature wood habitat by retaining old, dead, or dying trees.
- Adopt minimum or non-intervention, where the woodland has a natural structure and this approach can be implemented over a sufficiently large area.
- Promote the removal of introduced and planted non-native species over time.
- Promote the maintenance, creation and management of rides and glades.
- Promote pest control to enable sustainable production of timber.
- Increase the area of woodland, particularly where this will extend or link existing areas of woodland.

GRASSLAND MANAGEMENT

Introduction

The Park Place estate includes the largest area of unimproved chalk grassland in Wokingham District. Other smaller and semi-improved stands and a small area of unimproved neutral grassland are also present. These areas are regarded as being respectively of county and district significance for nature conservation. Both grassland types are national Biodiversity Action Plan Habitats and the best areas on the estate form parts of Wildlife Heritage Sites. These are located on Plan IEMP 4b

Management issues

Both the neutral and calcareous grassland include a range of invasive species or contain constituent species which are over abundant due to inadequate levels of management. In the case of the small area of species-rich unimproved neutral grassland on the estate the most significant invasive species are creeping thistle (*Cirsium arvense*), bramble (*Rubus fruticosus*), nettle (*Urtica dioica*) and dwarf elder (*Sambucus ebulus*) which are all locally dominant. Bulky grasses such as false oat grass (*Arrhenatherum elatius*) and a few broad leaved herbs such as common knapweed (*Centaurea nigra*) are also over abundant.

The main area of calcareous grassland on the north-east slope of Happy Valley is species-rich but the middle and lower slope are characterized by a dominance of wood false brome (*Brachypodium sylvaticum*) and an over-abundance of some bulky chalk grassland species such as upright brome (*Bromus erectus*) and marjoram (*Origanum vulgare*). The dominance of wood false brome is unwelcome due to its ability to reduce diversity by its lateral spread and build up of litter, and reflects previous disturbance caused by the temporary planting of conifers and insufficient management to restore the chalk sward. An area affected by more recent removal of trees as part of management of the grassland supported a transient community of tall ruderal species dominated by *Eupatoria cannabinum* and remnants of hawthorn (*Crataegus monogyna*) scrub.

Management approach

Grazing should be regarded as the preferential form of management for the larger area of chalk grassland and it is recommended that the entire slope is fenced and grazed by sheep at a density of 3 animals per hectare for 20 weeks in August-October and March-April. Low densities of stock are recommended to overgrazing of better quality chalk sward. In addition to grazing, those areas with an abundance of wood false brome should be cut to a height of 3cm in April and June or July and the arisings removed. The details of grazing regime must be developed in consultation with an experienced conservation grazier with regard to breed and sex/age ratio and the need for additional internal fencing to achieve preferential grazing levels on specific areas.

It is understood that the proposals for the completed development project will not provide opportunities for grazing of the small areas of unimproved neutral grassland and semi improved calcareous grassland near the Mansion. These areas should be cut to 3cm in August with all arisings removed, with further monthly mowing between September and March. The edges of the grassland with scrub and woodland should be cut back to provide a transitional mosaic of low scrub and grassland that, once established, is managed on a three-year rotation

to provide some over wintering grass for invertebrates. This form of management should be achieved through clearing of scrub and trees at the woodland edge and not from the encroachment of scrub into existing grassland. Herbicide treatment will be required to control nettle, thistle and dwarf elder and should be applied by a specialist contractor with experience in the conservation management of species-rich grasslands.

The reinstatement of formal landscaping around the mansion provides an opportunity to translocate the most species-rich areas of semi-improved chalk grassland to other locations. It is recommended that this is done to fill in the golf bunkers in the Happy Valley chalk grasslands, having first dug out the sand and refilled with chalk spoil from elsewhere. It is very important that the machinery used to transport the turf does not cause excessive damage to the chalk grassland in the process of filling the bunkers. Advice as to the most appropriate plant should be sought from a specialist contractor and if it is considered that widespread damage could arise then the use of an appropriate seed mix, having first removed sand from the bunkers, could be considered. The very small areas involved suggest that this is best achieved but periodically cutting areas of better-quality adjacent grassland and spreading the arisings over the bare chalk soil, although chalk seed mixtures are available commercially. It is likely that protection from rabbits will be needed in the short term.

There is a low possibility that management works could result in the killing and injury of reptiles but this risk is most associated with the management of scrub and woodland habitat at the grassland edge and is best addressed by carrying out works in these areas with hand held brush cutters during the winter when reptiles are hibernating.

New landscape trees will be planted as part of proposals to re-establish the 18thC landscape. New planting should be configured to avoid shading better quality grassland.

The management approach is consistent with that for chalk grasslands provided in English Nature's Natural Area Profile for the Chilterns, namely

Primary aims:

- Maintain, extend, enhance and link the chalk grassland resource of the Chilterns
- Promote and share good grassland management practices
- Seek opportunities to enhance the economic viability of grazing chalk grassland

Nature Conservation Objectives:

- Maintain and enhance the current extent of species rich chalk grassland and important scrub communities
- Improve the knowledge base of the extent and quality of the existing and potential chalk grassland resource of the Chilterns
- Develop a targeted and prioritised approach to chalk grassland restoration, re-creation and management across the Natural Area, which will reduce fragmentation and increase connectivity of sites, with particular emphasis on the Prime Biodiversity Areas.
- Acquire an ESA type scheme or a more widely applied version of Countryside Stewardship for the Chilterns.
- Develop partnerships to maintain and enhance the chalk grassland resource
- Promote the value of chalk grassland and sympathetic management practices amongst landowners, managers and the general public
- Liaise and integrate more closely over conservation, landscape and archaeological issues

EQUINE MANAGEMENT

The introduction of horses to the Estate raises issues in respect of grazing, fencing, stabling, and exercise facilities. This management sub-programme is concerned only with grazing and fencing.

Stabling and the provision of exercise facilities raise more significant management issues due to their potential to introduce visually intrusive buildings, structures and activities into the open parkland of the Estate. Consideration is being given to the possibility of making this provision in a single site at an appropriate location within or adjoining the historic park. This does not form part of the project to which the IEMP relates.

Grazing of horses can be a source of management problems which could potentially have a prejudicial effect on the maintenance and enhancement of the parkland components of the estate, and the setting of individual properties and structures. Horses are selective grazers and if confined to particular sites for long periods can, through their grazing and dunging habits and poaching of the ground, cause deterioration in the quality and appearance of the grazing area. Such areas are also likely to become a reservoir of infection for internal parasites. Active and particular management is necessary to avoid this on areas grazed entirely by horses.

A simple management programme for grazing paddocks is as follows:

Timing	Action	Reason
Early spring	Harrow	Removal of dead thatch
	Roll	Repair of hoof damage and improves soil structure and plant nutrient uptake
	Avoid excess of grass	Reduced laminitis risk
Late spring/early summer	Apply fertilisers as necessary following soil testing	Improved nutrient status and strong grass growth
	Maintain grass length at 5 cm	Maintains strong plants and increases resistance to hoof damage
	Remove invasive weeds, notably docks and ragwort	Prevent establishment of unsightly and potentially toxic vegetation
Summer	Mow to maintain grass length at 5cm	Maintains strong plants, increases resistance to hoof damage, and prevents flowering/seed setting of weeds
Autumn	Mow to maintain grass length at 5cm	Contains vigorous autumn flush of grass growth and reduces laminitis risk

Winter	Rotate grazing areas	Minimises sward damage
All seasons	Remove dung	Reduces parasite numbers and encourages more uniform grazing
	Avoid overstocking (0.4-0.8 ha per animal)	Minimises sward damage and parasite build up
	Introduce cross grazing with sheep or cattle	Reduces coarse grasses and parasite numbers

The above management programme will result in grassland improvement which is incompatible with those parts of the estate where the grassland has a structure which is of nature conservation interest. Horse grazing is also incompatible with areas which may be being utilised by ground nesting birds. Unprotected trees and hedges may also be at risk of damage from grazing horses.

The majority of the grassland in the estate is expansive parkland. Controlled grazing for horses requires fenced paddocks which may be incompatible with the more sensitive historic parkland settings.

In the light of the above, consideration to horse grazing opportunities will be restricted, within the listed landscape, to those areas in the vicinity of existing stables:

Mansion – listed stable block to be restored and grazing restricted the North Lawn area
Templecombe – existing stables, with grazing restricted to existing paddocks. Walled courtyard could potentially accommodate a mènege.

Hatchgate/Kentons –existing stables, with grazing restricted to existing paddocks and any mènege to existing exercise area.

Bell House – grazing restricted to existing paddocks.

Aspect Park - grazing restricted to existing paddocks.

In all cases equine activity will be subject to the qualification that there is no adverse impact on the landscape objectives for the relevant Character Area.

ARCHAEOLOGY

Introduction

Previous archaeological investigations at Park Place produced a body of evidence on the nature and potential of the archaeological resource present within the Estate. This information has been updated and reviewed for the purposes of the IEMP. An archaeological desk-based assessment (2004) of the site was incorporated in the Conservation Plan which provided detailed descriptions and assessment of the historic landscape, a Registered Park and Garden, and structures, a number of which are protected as Listed Buildings. Archaeological investigations, including detailed geophysical survey and trial trenching over a wide part of the Estate, were undertaken subsequent to the production of the Conservation Plan. This work identified the presence of further buried archaeological remains within the estate dating from the Iron Age.

The archaeological resource

Excavations in 1995 (Site 30) and 2005 (Site 133 – various locations) identified evidence of early Iron Age occupation and early Roman occupation in Aspect Park (Site 30) and middle to late Iron Age settlement, which continued through the Romano-British period, concentrated in the southern part of the estate (Site 133) in the vicinity of Hatchgate House. Other evidence includes scattered or isolated remains of Anglo-Saxon (133), medieval (133), post-medieval and modern date (Site 124, 133) and an undated cropmark (129).

In cultural heritage terms the most significant aspect of the site is its status as a Grade II* Registered Park and Garden (Site 80) which developed during the 18th and 19th Centuries, together with a number of Listed Buildings (Sites 107, 109, 115 134-140) and other historic structures. Development works relating to the Listed Buildings are subject to Listed Building Consent and any conditions applied as part of that consent, which may include building recording prior to or during building renovation or alteration. Works associated with the restoration of the historic landscape and setting issues have been developed in consultation with English Heritage and are dealt with in detail in the Historical Landscape section. This section deals mainly with the impact on buried archaeological remains.

The distribution of these sites and other archaeological and cultural heritage features previously identified are shown on Plan IEMP 4e (which retains the original site numbering of the earlier studies).

The management approach

Buried archaeological remains may be impacted by development where groundworks take place in relation to the historic structures, gardens or landscape. In the built areas works such as removing hard standing, restoration and excavation may reveal remains such as buried elements of former structures, garden or landscape features. In the wider landscape groundworks such as topsoil stripping, regrading, landscaping and tree planting may impact archaeological remains, although areas of known archaeological interest are concentrated in two, relatively limited areas, in the south-eastern and north-eastern parts of the Estate. Where reinstatement and/or restoration is proposed for built or landscape features historical research and/or archaeological investigation can assist in the location of earlier, buried or ‘lost’ features and inform reinstatement.

The aim of the archaeological management measures is to preserve or replace by record details of the archaeological resource present on the site and to analyse the data and make it available to the public. This can be achieved by archaeological monitoring, recording and, where necessary, excavation to provide a permanent record of the features revealed and to inform restoration or reinstatement. Such measures include compilation of written, drawn and photographic records. In most instances the recording and monitoring exercises will undertaken during the initial (strategic) stages of the development, either prior to and/or during clearance, construction and restoration. Future proposals for alteration or changes to listed buildings, structures, gardens and landscape will be subject to consent by the relevant body any conditions which may be applied. Any detailed measures relating to archaeology and cultural heritage need to be agreed with the relevant bodies (English Heritage, Berkshire Archaeology) prior to works commencing.