

HOGWOOD FARM, FINCHAMPSTEAD

LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN – LAND SOUTH OF PARCEL 15 (SPORTS HUB LAND)

Prepared for CALA Homes Thames Ltd

by

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1 INTRODUCTION

1.1 Site location and summary description

1.1.1 This document provides a Landscape and Ecological Management Plan (LEMP) in relation to the Land South of Parcel 15 (Sports Hub Land) of the development of approximately 110ha of land at Hogwood Farm, Finchampstead. The Land South of Parcel 15 (Sports Hub Land) development area comprises approximately 7.12ha of land, hereinafter referred to as 'the site' and 'the management area'. The site centre is located by National Grid Reference SU 775 639. The study was commissioned by CALA Homes Thames Ltd in May 2024.

1.2 Development proposals and context

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

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

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

1.2.2 This Land South of Parcel 15 (Sports Hub Land) LEMP has been prepared in response to Condition 21 of the planning consent which states:

"Prior to submission of any Reserved Matters application other than in respect to the Nine Mile Ride Extension South an outline Landscape and Ecological Management Plan shall be submitted to and approved in writing by the local planning authority. Thereafter, each Reserved Matters Application for any sub phase of the development shall include a detailed Landscape and Ecological Management Plan for that sub phase of the development. Each detailed Landscape and Ecological Management Plan shall be in accordance with the mitigation, contingency and enhancement measures contained within paragraph 7.5.5 to 7.7 of the submitted Environmental Statement revision 2 (Royal Haskoning DHV, September 2014) and the approved outline Landscape and Ecological Management Plan. The detailed Landscape and Ecological Management Plan(s) shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority."

1.2.3 In accordance with Condition 21, this document identifies the measures included in the landscape scheme to maintain and enhance the habitat resource of the Land South of Parcel 15 (Sports Hub Land) site, and to ensure that retained and newly created habitats are managed to maximise their value for wildlife in the long-term. These measures reflect the recommendations included in paragraphs 7.5.5 to 7.7 of the Environmental Statement (Royal Haskoning DHV, 2014) and are in keeping with the 'Outline Site-wide Landscape

and Ecological Management Plan' prepared for the wider site and the Land South of Parcel 15 (Sports Hub Land) site in its entirety (HDA, 2018).

1.2.4 The extent of the Land South of Parcel 15 (Sports Hub Land) management area subject of this LEMP is shown on the plans in *Appendix A*. The LEMP does not cover land within individual allotment plots which will be subject to management by individual allotment holders.

1.2.5 The main aims of this LEMP are to:

- i. Describe habitat restoration, creation and landscape enhancement works proposed for the management area, including outline details of formal and informal landscape planting within areas of public open space;
- ii. Describe measures to provide new and enhanced opportunities for protected and notable species recorded within the Land South of Parcel 15 (Sports Hub Land) site;
- iii. Identify prescriptions for the establishment and long-term management of habitats and features of nature conservation interest; and
- iv. Identify mechanisms to ensure successful establishment of these features and their long-term management.

1.2.6 The landscape planting and habitat creation, retention and enhancement works across the Land South of Parcel 15 (Sports Hub Land) management area are shown on the Sport Hub Land Masterplan and Landscape Proposals provided in *Appendix A* and *B* (CSA, 2024a-f). The landscape proposals for the site include:

- Sports pitches in the west of the site and allotments in the east of site, which are currently dominated by part of two fields of modified grassland with small areas of scrub and are of limited ecological value;
- Retention and enhancement of the majority of existing boundary hedgerows and treelines, with buffers afforded between the development and boundary features. The buffers will comprise areas of informal green space dominated by semi-natural habitats such as scrub, woodland and tree planting and rough and meadow grassland.
- Retained and newly created habitats will tie into the landscape structure of the wider site to complement off-site features and facilitate the movement of wildlife across the site and the wider area.

2 BACKGROUND

Designated sites

2.1 No statutory designations pertain to the Land South of Parcel 15 (Sports Hub Land) management area or adjacent land. An area of woodland located at its closest point

approximately 15m beyond the eastern boundary of the proposed bridleway, is listed as Shepperlands Copse Local Wildlife Site (LWS) (which is also Shepperlands Farm BBOWT reserve). This 9.42ha LWS comprises mixed woodland, a heathland restoration area and two unimproved wet meadows. In addition, part of Shepperlands Copse LWS is also listed on Natural England's Inventory of Ancient Woodland. This area of ancient woodland is also located approximately 15m beyond the eastern boundary of the proposed bridleway and is called Sandpit Copse. Ancient woodland is defined as any wooded area that has been continuously wooded since at least 1600AD. Although ancient woodland is not subject to legal protection in its own right, ancient woodland habitats are regarded as irreplaceable under the 2023 National Planning Policy Framework (NPPF) and Natural England and the Forestry Commission have provided Standing Advice for ancient woodland (a material consideration in the planning process). Lowland Mixed Broadleaved Woodland is also identified as a Habitat of Principal Importance under Section 40 of the 2006 NERC Act and is therefore a material consideration in the planning process.

Habitats

- 2.2 In general terms, the Land South of Parcel 15 (Sports Hub Land) site currently comprises part of two modified grassland fields with small areas of scrub, intersected by a track and ditch with associated scrub and scattered trees. In addition, the site includes a line of scrub and trees with a dry ditch bordering Park Lane. The Land South of Parcel 15 (Sports Hub Land) site is bordered to the south by Park Lane with fields beyond; to the east by Park Lane, industrial units, grassland fields and woodland; to the north by a construction site associated with Parcels 14 and 15; and to the west by ancient woodland and a grassland field associated with a Suitable Alternative Natural Greenspace (SANG) and farmland. The location and boundary of the Land South of Parcel 15 (Sports Hub Land) site is shown in *Appendix A*.

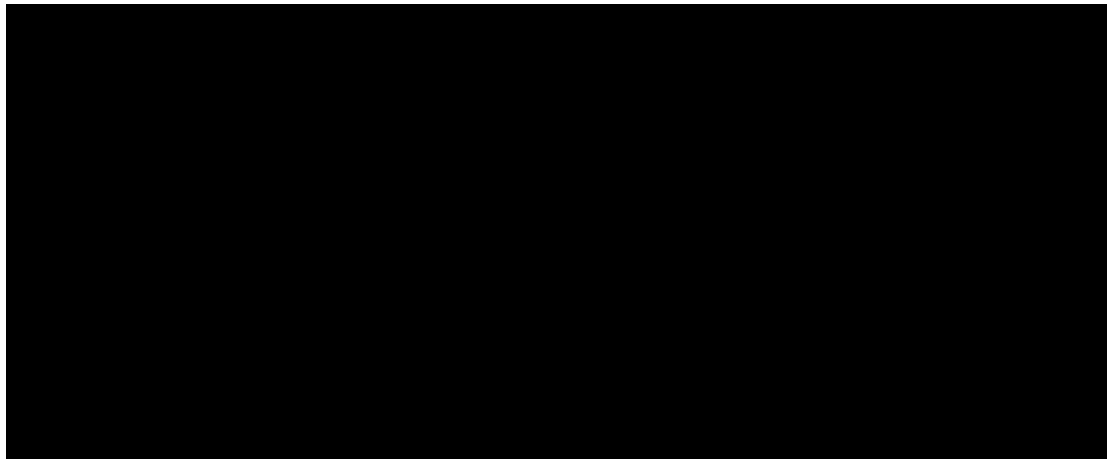
Species

- 2.3 In addition to the ecological desk study and extended Phase 1 habitat survey, a suite of ecological surveys has been conducted at the Hogwood Farm site since 2008, including specialist surveys for the following species/species groups:

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

2.4 The methodologies, habitat descriptions and results of the surveys conducted to inform the Environmental Statement are detailed in the *Chapter 7: Biodiversity, Flora and Fauna* (Royal Haskoning DHV, 2014). Where appropriate, additional surveys have subsequently been undertaken by HDA between 2017 and 2024 to update the earlier surveys and to inform ongoing development design works. In addition, further ecological surveys have been carried out of parts of the site by Stantec in 2020 in relation to the construction of the Nine Mile Ride Extension (NMRE) road within the wider site. With regard to the outcome of this work, a summary of key considerations for the Land South of Parcel 15 (Sports Hub Land) site is given below:

- **Bats:** A number of trees with potential to support roosting bats are located within the site, most of which will be retained within the scheme. The location of these trees are shown in *Appendix C*. New bat roosting features are proposed on the pavilion and trees across the site to ensure the continued favourable conservation status of the local bat population (Detailed Bat Mitigation Strategy (HDA, 2024a)). Boundary features, such as existing treelines, scrub and hedgerows are used by low numbers of foraging and commuting bats.



- **Breeding Birds:** Breeding bird surveys of the Land South of Parcel 15 (Sports Hub Land) site and wider site have recorded notable bird species including Lapwing, Skylark, Dunnock, Song Thrush, House Sparrow, Reed Bunting, Mistle Thrush and Red Kite.
- **Reptiles:** Historic surveys have identified low populations of Common Lizard, Slow-worm and Grass Snake across the wider site, with Grass Snake recorded in the Land South of Parcel 15 (Sports Hub Land) site (HDA, 2021). The most recent survey in 2023 recorded no reptiles across the site and wider site (HDA, 2024d).
- **Invertebrates:** No surveys for invertebrates have been undertaken as it is considered that the proposed development areas are unlikely to be of significant

¹ Following approval of a Natural England licence application to temporarily close four setts in the north-east of the wider site due to the proximity of the NMRE works (a main sett, the annex sett and two of the outlying setts), Stantec carried out temporary sett closures in 2020. As part of these works two replacement setts were constructed, one within the Green Corridor associated with Phase 2 in the north-west of the wider site and one within the SANG.

local interest for this group. Higher quality areas of invertebrate habitat within the Land South of Parcel 15 (Sports Hub Land) site include hedgerows and other boundary features.

- **Plants:** The management area is currently dominated by part of two modified grassland fields and patches of scrub and notable plant species or plant assemblages are unlikely to be present. An unidentified *Cotoneaster* species was identified in a hedgerow associated with the southern boundary of the Land South of Parcel 15 (Sports Hub Land) development parcel, adjacent to Park Lane (HDA, 2022). In addition, several invasive species included on Schedule 9 of the 1981 Wildlife and Countryside Act (as amended) have been recorded from the wider site and its surrounds. These include *Rhododendron*, Variegated Yellow Archangel and Japanese Knotweed. It is an offence to release, plant or cause to grow in the wild any plant included on this schedule of the Act. Measures to identify, reduce and minimise the risk of spreading invasive, non-native plant species are detailed in the 'Non-native Invasive Species Management Plan – Land South of Parcel 15 (Sports Hub Land)' (HDA, 2024e) and in the management prescriptions set out in *Section 4* below.
- **Other species:** The findings of the survey work carried out indicates that the Land South of Parcel 15 (Sports Hub Land) site is unlikely to support Dormice, Otter, Water Voles or Great Crested Newts.

3 MANAGEMENT OBJECTIVES

3.1 Objectives of the Land South of Parcel 15 (Sports Hub Land) Landscape and Ecological Management Plan

3.1.1 This Land South of Parcel 15 (Sports Hub Land) LEMP is based on the following objectives, which are set out in the Site-wide Outline Landscape and Ecological Management Plan (HDA, 2018). These are derived from: (i) current site conditions, (ii) nature conservation legislation, planning policy, and national and local nature conservation guidance, and (iii) future land use. The objectives are:

Objective 1: The ecological potential of the management area: maintain and enhance the biological interest and character of the management area.

Objective 2: The characteristics of the local landscape: Maintain and enhance the landscape attributes of the key habitats associated with the management area and its local environs.

Objective 3: Access and amenity: Provide an attractive environment and opportunities for informal recreation available to residents of the new development and existing residents of the surrounding area.

3.1.2 The objectives have been derived from the context of the proposed development, Condition 21 of planning consent, and the landscape and ecological character of the site and its surrounds. Further information on the management objectives, including background

policy and guidance, is provided in the Site-wide Outline Landscape and Ecological Management Plan (HDA, 2018).

4 MANAGEMENT PRESCRIPTIONS

4.1 This section describes the habitat creation and enhancement measures proposed within the management area and provides prescriptions for how they will be implemented and managed in the long-term to achieve the ecological and landscape objectives identified in *Section 3*. Measures to enhance the management area for protected and notable species are also provided. Where prescriptions relate to the creation, enhancement and management of habitats in relation to wildlife and landscape objectives, prescriptions are divided, where appropriate, into those to be undertaken for their creation and management (generally the first one to three years) followed by measures for ongoing management. The location and extent of newly created and enhanced habitats proposed within the management area are summarised on the *Sport Hub Land Masterplan* provided in *Appendix A*, along with detailed drawings and an outline of seed mixes and plant species to be used in the *Landscape Proposals Plans* in *Appendix B*. Management schedules are given in *Appendix D* which set out the timings of prescribed activities.

4.2 Objective 1:

The ecological potential of the management area: maintain and enhance the biological interest and character of the management area.

PRESCRIPTIONS

4.2.1 Grasslands

4.2.1.1 The grassland within the management area falls into four main categories, depending on location and ground conditions. These are:

- Meadow grassland
- Rough grassland
- Wet grassland
- Amenity grassland

4.2.1.2 Each of these grassland types and measures for creation, enhancement and management are described below. The general distribution of meadow, wet and amenity grassland are shown on the *Landscape Proposals Plans* provided in *Appendix B*. Rough grassland is not shown as this will form narrow linear bands in association with woodland edge, scrub, hedgerow/treelines and wetland habitats across the management area, as described below.

Meadow grassland

- 4.2.1.3 Meadow grassland with a diverse herb-rich sward will be established within a mosaic of grassland, scrub, wooded and hedgerow habitats around the margins and through the centre of the Land South of Parcel 15 (Sports Hub Land) site.
- 4.2.1.4 The management area is currently dominated by modified grassland. In order to enhance the grassland resource of the management area following development, species-rich meadow grassland will be created using conservation seed mixes such as Emorsgate Standard Wildflower Meadow Mix (EM2) and Emorsgate Hedgerow Mixture (EH1) (or similar).
- 4.2.1.5 The prescriptions for creation of meadow habitats within the management area is given below:
- Where new grassland is to be created, if necessary the weed burden will first be reduced using herbicide. Consideration will also be given to soil inversion if nutrient levels are expected to be very high.
 - If time permits a 'stale seed bed' is to be established, allow the area to colonise with weeds from the existing soil seed bank following initial cultivation and an additional application of herbicide applied to remove any weed growth.
 - Area should consist of min. 150mm deep existing retained topsoil (free from weeds):subsoil mix (50:50) over existing site subsoil layer. No imported topsoil should be used in these areas.
 - A fine, firm and level seedbed will then be created prior to sowing with a species-rich meadow grassland seed mix using a seed mix appropriate to the ground conditions. All stones and debris greater than 50mm in size to be removed and disposed of off-site.
 - Wildflower seeding is to be undertaken preferably in spring (early March to late June) or alternatively in autumn (mid-August to October). Sowing is to be undertaken by hand broad-casting on a calm day with no wind, the contractor should mix the seed evenly with a fine, dry sand to bulk up the sowing mix. Following seeding the area will be hand raked, lightly rolled and fully water to the full cultivation depth.
 - Contractors will take the necessary precautions to ensure all grass areas are protected throughout the establishment period, with the use of fencing where appropriate.
 - During the first year after sowing, from mid-summer onwards the meadow grassland will be regularly cut (every 6-8 weeks to a height of 10cm) to encourage strong root growth. All cuttings will be removed from the grassland and where appropriate, suitable amounts used to create 'habitat piles' or disposed of appropriately.

- The newly established meadow grassland will be mown to no less than 10cm in height once a year, at the end of August, and the cuttings removed. This will allow flowering and seed set of most species over the summer. Over time this should further reduce the fertility of the soil favouring increased dominance of flowering herbs.
- On rotation, selected areas of the meadow grassland (10%) will be left uncut during each mowing period in order to provide additional refuge habitat for reptiles, small mammals and invertebrates, and to encourage a more diverse flora.
- If required, injurious weed species (e.g. Creeping Thistle, Broad-leaved Dock, Common Ragwort) will be controlled, particularly whilst the grassland is becoming established. This will be achieved either through topping before flowering or using spot treatment with herbicide.
- No fertilisers, lime or farmyard manure will be added to the newly created areas of meadow grassland.

Rough/Tussocky Grassland

- 4.2.1.6 Bands of rough grassland (2-5m in width) will be sown with a meadow grassland mix (Emorsgate Standard Wildflower Meadow Mix (EM2) or Emorsgate Hedgerow Mixture (EH1) (or similar)) adjacent to existing and proposed scrub, woodland and wetland edges, and along hedgerows and treelines edges across the management area. Where appropriate these could alternatively be created by allowing natural regeneration or derived from existing retained grassland. Creation of the rough/tussocky grassland will follow the same methodology outlined for the meadow grassland above and managed by cutting just once every 2-3 years in order to establish a tussocky sward favoured by small mammals, reptiles and hibernating invertebrates.

Wet grassland

- 4.2.1.7 Seasonally wet areas associated with the swale along the southern margin of the allotment car park and two SuDS basins on the southern site boundary will be sown with wet flood meadow or pond edge mixes (Emorsgate Meadow Mixture for Wetlands (EM8), Emorsgate Wildflower Mixture for Wetlands (EM8F) and Emorsgate Pond Edge Mixture (EM1) (or similar)). Creation of the wet grassland will follow the same methodology outlined for the meadow grassland above, but in areas that often flood during the winter, seed sowing would be carried out in spring or late-summer when water levels have receded to give time for plants to establish before the ground is flooded again. In addition, for sloped areas consideration should be given for the use of hydroseeding techniques to improve establishment. Management will be reviewed on a regular basis against the dampness of the grassland and species establishing. For example, where the swale and basins are sufficiently damp for rushes to establish then mowing within selected areas may be reduced to cutting only once in every 3-4 years to increase species and structural diversity.

Amenity grassland

4.2.1.8 Areas of amenity grassland will be created and managed along roadside verges, between allotment plots, on the informal kick-about area and within open space to create informal paths and areas suitable for recreation. These will be seeded using a low maintenance amenity grass mix (Germinal Seeds Low Maintenance seed mix (A22) or similar).

4.2.1.9 The playing surface of the Senior 11v11 Football Pitch will have turf specified by a sports pitch specialist, in line with relevant guidance by the Football Association and Fields in Trust².

4.2.1.10 The prescriptions for creation of amenity grassland habitats are outlined below:

Areas sown with seed

- The creation of the amenity grassland sown from seed will follow the same methodology outlined for the meadow grassland above, with the addition of an application of a pre-seeding slow-release granular fertiliser (7:10:10 NPK) applied at a rate of 250kg/ha approximately 7 days prior to seeding and raked into the top surface.
- Once established, new areas of amenity grassland sown with seed will be incorporated into the long-term management regime as described below.

4.2.1.11 The following long-term mowing and maintenance regime will be applied to the amenity grassland across the management area. To give the grasses the best chance of thriving, do not mow the grass too short, especially during periods of prolonged dry or cold weather. This mowing and maintenance regime for established amenity grassland will involve:

- Areas of amenity grass once established for twelve months, are to be cut on a monthly basis during each growing season (i.e. between March and October) to allow time between cuts for plants in lawn to flower. However, it will be weather permitting and should be reviewed to suit extreme weather i.e. extremely dry arid conditions it may be necessary to reduce the cut leaving the grass slightly longer. The height of flowering lawn shall not exceed 80mm before cutting, topped to a height of 50mm. In periods of drought, some dieback of grass is likely. Watering is a solution to this but is often unsustainable. In some years it may be necessary to reseed badly affected areas at the end of the season.
- Moss should be accepted for shaded areas, but kept in check by raking, which is best done in spring when the grass is growing well so that the grass can quickly recover and grow into the gaps created by moss collection.

² It is understood that the 3G All-weather Football pitch will be surface with an artificial material.

- Most grass will be mown as required throughout the year, although the main mowing period is between March and October, during this period mowing should ideally be undertaken fortnightly.
- Any short grass that abuts a vertical obstacle will be strimmed at the same time as each grass cut to achieve a neat edge. In March and September of each year, all grass edges will be trimmed in accordance with the above paragraph, and re-cut to a straight line or smooth curve as appropriate using a half-moon edging tool or similar.
- Swathes of arisings will be collected up and composted or removed from the site.
- Any damage to the sward caused by animals (Moles, Rabbits, Badgers etc.) or by vehicles or general wear and tear, will be reinstated by top dressing, re-cultivation, re-seeding and watering, at the correct season, as necessary. Any reinstated areas to be protected and subject to establishment maintenance as itemised above. If grass growth is poor it may be necessary to apply a spring and / or autumn fertilizer to the sward, to encourage vigour. Similarly, turf aeration and scarification may also be necessary, to alleviate compaction and control the development of thatch.

4.2.2 **Native hedgerows**

4.2.2.1 Existing hedgerows bordering the management area are limited to an outgrown, defunct species-rich hedgerow with trees and a dry ditch situated along the southern site boundary and continues along part of the eastern site boundary, beyond which is Park Lane.

4.2.2.2 Where possible, the hedgerow network within and bordering the site will be strengthened and enhanced through appropriate habitat creation, enhancement and management works. Along with creation of other linear habitats, this will contribute to enhanced habitat connectivity across the site, the wider site and the wider countryside. This will be achieved through the following measures:

Existing hedgerows:

- Where gaps occur in retained sections of hedgerow, these will be cleared of ruderal species and Bramble and filled using native hedgerow plants of local provenance. New hedgerow plants will be protected against pest damage using spiral guards (or biodegradable equivalent), maintained for no less than 3 years after planting. A one-metre weed-free zone will be maintained around new hedgerow plants using translocated herbicide (e.g. glyphosate) or mulch as required.
- Existing standard trees within the hedgerows will be maintained and where appropriate suitable plants will be excluded from the cutting regime to provide new mature trees.

- The hedgerows will be complemented by rough grassland buffers of up to 5m (*Section 4.2.1.6*) where appropriate to create an 'ecotone' habitat of high interest for biodiversity.
- Existing mature hedgerows will be trimmed no more frequently than once every 2-3 years on a rotational cutting scheme. This will encourage bushier hedges and fruiting of hedgerow plants in addition to reducing maintenance costs.
- All native hedgerows will be trimmed between January and February, allowing the majority of hedgerow fruits to be eaten by birds and other wildlife prior to cutting.
- No more than one third of hedgerows within the management area will be trimmed within the same 12 months.

New species-rich hedgerows:

- New species-rich hedgerow will be created along the northern, eastern and southern boundaries of the allotments, along the proposed bridleway aligned north to south through the centre of the site and around the SuDS basin in the south-western corner of the site. Species within the native hedgerow planting will include Hornbeam, Hazel, Hawthorn, Spindle, Dog Rose, Elder, Holly, Field Rose and Honeysuckle.
- Newly planted hedgerows will be trimmed annually for the first 3 years in order to train them into a good shape. Following this period the new sections of hedgerow will be incorporated into the management regime for the existing hedgerows as described above.
- New hedgerow plants will be protected against pest damage using spiral guards (or biodegradable equivalent), maintained for no less than 3 years after planting. A one-metre weed-free zone will be maintained around new hedgerow plants using translocated herbicide (e.g. glyphosate) or mulch as required.

4.2.2.3 The above proposals, in combination with other scrub and tree planting described below, will maintain and improve habitat corridors across the management area and wider site.

4.2.3 **Tree and scrub planting and management**

4.2.3.1 Landscape proposals for structural planting include lines of native scrub planting along the western and part of the northern site boundaries to form ecotones with the proposed woodland and meadow grassland habitats within the site and pockets of dense scrub and scattered trees are proposed along the bridleway aligned north to south through the centre of the site and around the SuDS basins using a mix of native species appropriate to the local area. In combination with the proposed grassland, hedgerows, woodland, orchard and wetlands this will create a varied mosaic of habitats, benefitting a range of species and providing habitat connectivity within and around the Land South of Parcel 15 (Sports Hub Land) site.

- 4.2.3.2 Individually planted standard trees will include Field Maple, Hazel, Alder, Silver Birch, Hornbeam, Crab Apple, Cherry and Small-leaved Lime. The areas of scrub planting comprise a mix of Hawthorn, Holly, Privet, Wayfaring Tree, Alder, Buckthorn, Elder, Goat Willow, Grey Willow, Dogwood and Guelder Rose.

Establishment Phase

- 4.2.3.3 The following works will be carried out to ensure establishment:

- Planting will be restricted to between late October and March, unless additional provision for watering during dry periods is made.
- Surface vegetation will be cleared using proprietary herbicide where appropriate and install scrub plants into isolated pre-prepared planting pits, backfilling with either retained topsoil (free from weeds) or imported topsoil (sandy loam, General Purpose grade to BS3882:2015) or a combination as necessary.
- Incorporate a soil conditioner/ameliorant in the form of peat free tree and shrub compost or well-rotted spent mushroom compost into backfill material, incorporating a slow release fertiliser e.g. Enmag (or similar) at a rate of 5g per pit (scrub planting) or soil improver at a rate of 1kg per pit (tree planting), mixed thoroughly.
- Trees will be planted in pits min. 1000 x 1000 x 700-800mm deep. For very large stock, pit dimensions should be increased accordingly.
- Newly planted trees and shrubs will be protected against pest damage using suitable guards.
 - Pests are likely to be largely restricted to rabbits and so scrub areas will be enclosed by min 900mm high rabbit proof fencing (specification outlined in Soft Landscape Proposals Plan (CSA, 2024b&e).
 - Small/feathered trees will be protected by biodegradable 'Nature Tubex Tree Shelter' and standard trees and scrub planting will be protected by biodegradable spiral guards (Green-tech Ltd (or similar)) (specification outlined in Soft Landscape Proposals Plan (CSA, 2024b&e).
- All scrub plants to be installed with a min. 500mm square, proprietary 'Treebio Biodegradable Weed Mat' mulch mat (by Green-tech Ltd (or similar)), securely pegged in place and weighted down with bark mulch. Trees and shrubs will be kept free of weeds for up to five years after planting (or less if closed canopy is achieved earlier) to enhance growth rates, by the application of a translocated herbicide (except within 5m of any waterbody where hand pulling or mulching will be required) at a minimum frequency of 3 applications per annum generally in May, July and September. Any failed trees or shrubs within the first five years after planting will be replaced (and maintained for a subsequent five years).

- Within areas of dense tree and shrub planting, grassland between the mulched/treated bases will be subject to strimming until a closed canopy has formed except where tussocky interlying grassland or natural regeneration of interlying vegetation is preferred.
- Any trees that are staked will have their ties checked 3 times per year (or as herbicide spraying takes place) and replaced as necessary if too tight/loose or broken. Stakes shall remain in position until trees are self-supporting.
- Trees will be pruned to remove dieback or broken/vandalised branches as they arise.
- Newly planted trees and scrub will be watered regularly in the first year after planting to prevent plant loss. Watering of trees in the first growing season is dependent on size and should follow the guidelines below:
 - Feathered – 36 litres per month;
 - Standard – 45 litres per month.

Watering should be reduced/stopped in periods of wet weather. Water trees in second growing season during dry spells in weather.

Maintenance Phase

4.2.3.4 Newly established and existing trees will be managed in the long-term to enhance the biodiversity of the management area, protect public safety, ensure their long-term health and viability, and to maintain the visual landscape character of the area. This will involve the following:

- Annual inspections of all trees will be carried out by a suitably qualified arboriculturist in order to identify dangerous trees and branches requiring removal.
- Standing dead or decaying timber and fallen deadwood will be retained where safe to do so to provide wildlife habitat.
- Fallen, dying and dead mature trees will only be replaced with young trees where appropriate. Any replacement trees will be protected from pest damage and weeds as outlined in the establishment section above.

4.2.3.5 In order to maintain a mosaic of trees, scrub, grassland and wetland habitats within the management area it will be necessary to prevent encroachment of scrub into areas of grassland and marginal vegetation. This will be achieved through:

- The introduction of a long-term mowing regime for the rough and meadow grassland patches within the management area (as outlined in *Section 4.2.1*) will help to prevent scrub encroachment.
- Scrub habitats within the management area shall be reviewed each winter and techniques for scrub control, i.e. cutting back with or without stump treatment, will be implemented as and where deemed necessary. Such work will be undertaken outside of the bird nesting season.

- Where appropriate, once established scrub will be coppiced on a short rotation of approximately 5 years in order to prevent succession into woodland. No more than 20% of the scrub will be coppiced in any one year. Selected areas of scrub may be left to succeed to woodland where appropriate.

4.2.3.6 It is expected that the above proposals would enhance the tree and scrub resource and enhance habitat connectivity across and around the management area and wider site. The locations of existing hedgerow/linear scrub habitats and the extent of retained and proposed woodland, hedgerow, scrub and scattered tree planting across the site is shown in *Appendix A and B*.

4.2.4 **Woodlands**

4.2.4.1 A band of broadleaved woodland is proposed along the western site boundary to form ecotones with the proposed scrub and meadow grassland habitats within the site. The areas of woodland planting comprise a mix of Field Maple, Hornbeam, Hawthorn, Beech, English Oak and Small-leaved Lime.

Creation and establishment:

- New woodland planting will be restricted to between late October and April and where possible planting stock will be of local provenance.
- Trees will be planted in isolated pre-prepared planting pits, generally 300 x 300 x 450mm deep or 200mm greater than the rootstock (whichever is greater), backfilling with either existing retained site sourced topsoil (free from weeds) or imported topsoil (sandy loam, General Purpose grade to BS3882:2015) or a combination of the two, as necessary. Incorporate a soil conditioner/ameliorant in the form of peat free tree and shrub compost or well-rotted spent mushroom compost into backfill material at the rate of 5L per pit, incorporating a slow release fertiliser e.g. Enmag (or similar approved) at a rate of 5g per pit.
- Newly planted trees will be protected against pest damage using guards around individual trees. Pests are likely to be largely restricted to rabbits, and so all woodland and thicket areas will to be fully enclosed by min. 900mm high rabbit proof fencing (specification outlined in Soft Landscape Proposals Plan (CSA, 2024b&e). It may be necessary to replace guards with taller ones if, following inspection, it is found that deer damage is also an issue. Spiral guards will be used around whips, and 300mm diameter shrub guards around bushy shrubs such as Holly.
- Trees and shrubs will be kept free of weeds for up to five years after planting (or less if closed canopy is achieved earlier) to enhance growth rates. Any failed trees or shrubs within the first five years after planting will be replaced (and maintained for a subsequent five years).

- A one-metre weed-free zone will be maintained around the base of newly planted trees and shrubs, by the application of a translocated herbicide (except within 5m of any waterbody where hand pulling will be required) at a minimum frequency of 3 applications per annum generally in May, July and September.
- Within areas of dense tree and shrub planting, grassland between the mulched/treated bases will be subject to strimming until a closed canopy has formed except where tussocky interlying grassland or natural regeneration of interlying vegetation is preferred.
- Any trees that are staked will have their ties checked 3 times per year (or as herbicide spraying takes place) and replaced as necessary if too tight/loose or broken. Stakes shall remain in position until trees are self-supporting.
- If required, newly planted trees and shrubs will be watered thoroughly during drought period during the first three years after planting (e.g. using a bowser) to prevent plant losses.

Maintenance:

- *Removal of debris:* All man-made debris and abandoned items/waste (e.g. redundant tree guards) will be cleared from the woodland.
- *Non-native invasive species:* Ongoing checks for the presence of non-native invasive plant species will be carried out at least once annually across all areas of woodland, and if presence is recorded these will be subject to control using a methodology appropriate to the species present.
- *Selective thinning of trees and understorey:* Dense vegetation cover including trees and native shrubs will be thinned or coppiced where appropriate to encourage growth of ground flora and new saplings.
- *Establishment of woodland buffers:* A buffer zone of scrub, rough and meadow grassland will be established along the length of the woodland belt along the western site boundary. The buffer is approximately 10-15m wide. All grassland within the buffer will be established in accordance with the prescriptions described in *Section 4.2.1* above and scrub within the buffer will be established in accordance with the prescriptions described in *Section 4.2.3*.
- *Maintenance and enhancement of deadwood interest:* Where safe to do so standing and fallen deadwood habitats within the woodland will be retained. Arisings from woodland management would be used to construct log/brush piles throughout the woodland and woodland edges to benefit a range of species including invertebrates, small mammals and reptiles.

4.2.5 **Traditional Orchard**

- 4.2.5.1 The community orchard proposed to the south of the allotments will include a variety of fruit tree types planted over meadow grassland. This will create attractive areas of high amenity

and wildlife value. The orchard planting will comprise a mix of Apple, Conference Pear and Damson.

Implementation and establishment:

- Planting will be restricted to between late October and March, unless additional provision for watering during dry periods are made. Fruit tree plantings will then be watered thoroughly on planting and during dry spells for up to 5 years.
- Incorporate a soil conditioner/ameliorant in the form of peat free tree and shrub compost or well-rotted spent mushroom compost into backfill material, incorporating a slow release fertiliser e.g. Enmag (or similar) at a rate of 5g per pit (scrub planting) or soil improver at a rate of 1kg per pit (tree planting), mixed thoroughly. Following initial soil improvement in the planting pit, the fruit tree planting will be fertilised annually in spring for up to five years. Fertilisers will be applied locally to the base of the trees to reduce enrichment of surround grassland habitat.
- Trees will be planted in pits min. 1000 x 1000 x 700-800mm deep. For very large stock, pit dimensions should be increased accordingly.
- Newly planted trees and shrubs will be protected against pest damage using suitable guards (specification outlined in Soft Landscape Proposals Plan (CSA, 2024b&e).
- Trees and shrubs will be kept free of weeds for up to five years after planting to enhance growth rates, by either mulching or the application of a translocated herbicide at a minimum frequency of 3 applications per annum generally in May, July and September. Mulch will be topped up as required.
- Grassland between the mulched/treated bases will be subject to strimming until a closed canopy has formed except where tussocky interlying grassland or natural regeneration of interlying vegetation is preferred.
- Any failed tree planting within the first five years after planting will be replaced (and maintained for a subsequent five years). Planting will be restricted to between late October and March, unless additional provision for watering during dry periods are made.
- Trees that are staked will have their ties checked 3 times per year (with additional visits after strong winds) and replaced as necessary if too tight, loose or broken. Stakes will remain in position until trees are self-supporting.
- Trees will be pruned annually during establishment to promote good form and health. Pruning will be carried out by personnel with experience and knowledge in pruning of fruit trees.
- Establishment of the underlying grassland will follow the prescriptions provided in *Section 4.2.1.3* above.

Maintenance:

4.2.5.2 The newly established fruit tree planting will be managed in the long-term to enhance the biodiversity of the management area, protect public safety, ensure long-term health and viability, encourage fruit and blossom production and to maintain the orchard's visual amenity. This will involve the following:

- Annual inspections of all the trees will be carried out by suitably qualified personnel in order to identify pruning requirement to promote tree health, form and fruit/blossom production.
- Any subsequent pruning will be carried out in late winter by personnel with experience and knowledge in pruning of fruit trees.
- Standing dead or decaying timber and fallen deadwood will be retained where safe to do so to provide wildlife habitat.
- Fallen, dying and dead mature trees will only be replaced with young trees where appropriate. Any replacement trees will be protected from pest damage and weeds as outlined in the establishment section above.
- The long-term maintenance of the underlying grassland will follow the prescriptions provided in *Section 4.2.1.1* above.

4.2.6 **Wetlands**

4.2.6.1 A number of the existing ditches within the site will be retained and enhanced, including the ditch located along the southern boundary of the site and the ditch associated with the scattered scrub in the centre of the site. Where it is unavoidable that retained ditches are crossed by access infrastructure, the number of crossing points and length of culverts have been kept to a minimum.

Establishment:

- Any man-made debris will be removed and disposed of as appropriate.
- In-channel works will be carried out to establish and extend areas of marginal and aquatic vegetation. This will include measures to create a more dynamic channel including re-profiling of bankside habitats to create berms and ledges to allow for a gentler gradient into the water for colonisation of aquatic vegetation.

Maintenance:

- Checks for the presence of non-native invasive plant species will be carried out at least once annually, if presence is recorded they will be subject to control. Using a methodology appropriate to the species present and the presence of the watercourse.
- Aquatic and marginal vegetation will be managed by cutting or hand pulling on an 'as needed' basis to maintain at least 50% open water areas and a variety of edge habitats.

- Any removed aquatic or marginal vegetation will be left at the ditch edge for up to three days to allow any wildlife to re-enter the ditch. Some piles may be left to provide refuge opportunities for amphibians and reptiles, but generally all arisings will be removed from site.
- Removal of sediment from the ditch will be as required. No more than 50% of marginal vegetation or silt will be removed from any one ditch during management in any one year. This work would be carried out during the winter.
- Management of self-seeded scrub will be carried out during the winter months to prevent excessive shading and encroachment into the wetland areas. Where not controlled by mowing of the grassland (see *Section 4.2.1*) this will be carried out through hand pulling and cutting.
- The function of the ditch network should be reviewed annually with regard to site surface water drainage requirements and remedial work, such as reprofiling, carried out if necessary, in the winter months.

4.2.7 **Deadwood habitats**

4.2.7.1 Where safe to do so any standing and fallen deadwood arising from trees within the Land South of Parcel 15 (Sports Hub Land) site will be retained *in situ*. Where this is not possible, these arisings will contribute to log and brash piles that would be constructed at appropriate locations along woodland and scrub edges or hedgerow bases using additional arisings from other tree, hedgerow, woodland and scrub management works. Approximate locations of the proposed hibernacula and log and brash piles are shown within the *Detailed Reptile Strategy – Land South of Parcel 15 (Sports Hub Land)* (HDA, 2024d).

4.2.8 **Ornamental planting**

4.2.8.1 In addition to provision of new native species planting in areas of open space, the landscape proposals also include formal ornamental shrub planting in association with the proposed pavilion. These will be planted with a range of nectar-/pollen-rich flowers and fruit bearing shrubs which benefit native wildlife such as invertebrates, bats and birds. The extent of proposed ornamental planting is shown in *Appendix A*. Measures for the establishment of ornamental shrubs within the site are given below along with maintenance of such planting.

4.2.8.2 Ornamental shrub and herbaceous planting works will be carried out during the construction phase of the development:

- Planting will be restricted, where possible, to between late October and April where possible to reduce need for supplementary watering.

4.2.8.3 The following works would be carried out to ensure establishment:

- Shrubs will be kept free of weeds for up to five years after planting (or less if closed canopy is achieved earlier) to enhance growth rates, by the application of a translocated herbicide at a minimum frequency of 3 applications per annum generally in May, July and September. Alternatively/in combination mulch may be used. Any failed shrubs within the first five years after planting will be replaced.
- Newly planted shrubs will be watered regularly in the first year after planting to prevent plant loss. Watering would be reduced/stopped in periods of wet weather.

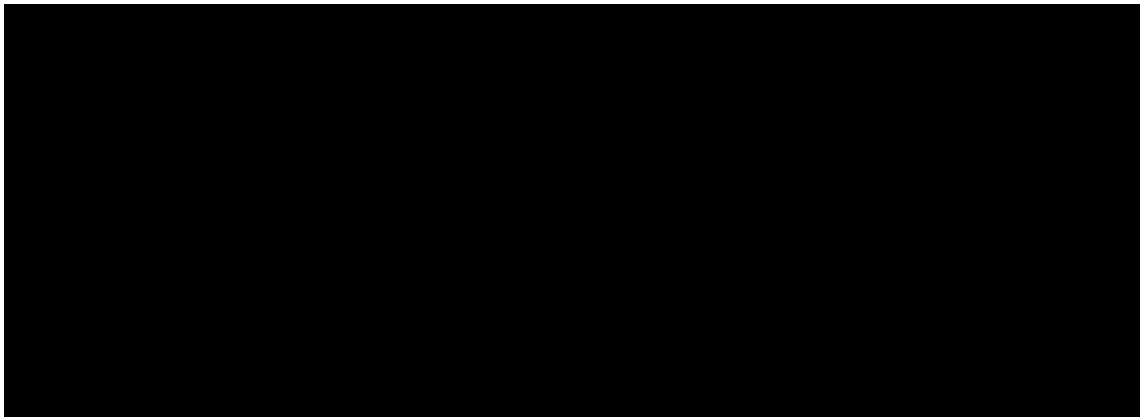
4.2.9 **Protected and notable species**

4.2.9.1 This detailed LEMP identifies how the above measures will indirectly benefit protected and notable species recorded using the site and its surrounds such as bats, Badgers, reptiles, birds and invertebrates. The following management tasks will also be carried out in order to provide specific features aimed at target species/species groups:

4.2.9.2 *Bats:*

- Management works will have regard to the presence of trees around the margins of the site which have potential to support roosting bats, the current extent of which are shown on the plan in *Appendix C*. Where works to trees with potential to support roosting bats are proposed (e.g. for reasons of health and safety) the advice of a suitably qualified ecologist will be sought prior to works commencing.
- Artificial bat boxes will be installed on retained mature trees and the pavilion to provide a range of opportunities for roosting bats (see 'Detailed Bat Mitigation Strategy – Land South of Parcel 15 (Sports Hub Land)' (HDA, 2024a)). As deliberate (or reckless) disturbance to bats or their roost sites constitutes an offence under the 1981 Wildlife and Countryside Act (as amended) and the 2017 Conservation of Species and Habitats Regulations (as amended), once erected, close inspection of bat roosting features/repairs would only be carried out by a licenced bat worker. If any works are necessary which may result in an offence being committed under this legislation then a suitably qualified ecologist would be contacted to advise on the best course of action.

4.2.9.3



4.2.9.4 *Birds:*

- Tree, scrub, woodland and hedgerow management will only be carried out outside the bird breeding season (usually taken as March to early September inclusive) unless preceded with a nesting bird check by the project ecologist or other suitably qualified personnel.
- Bird boxes will be installed on retained mature trees and the pavilion to provide a range of nesting opportunities (See *Detailed Ecological Permeability Scheme – Land South of Parcel 15 (Sports Hub Land)* (HDA, 2024c)).
- Standing deadwood will be retained wherever possible to maximise natural opportunities for hole-nesting birds.

4.2.9.5 *Reptiles, amphibians and invertebrates:*

- Arisings from hedgerow, woodland, tree, scrub and marginal habitat management will be used to construct log and brash piles along ditches, hedgerow, woodland and scrub edges to provide opportunities for refuge and hibernation (See *Detailed Reptile Strategy – Land South of Parcel 15 (Sports Hub Land)* (HDA, 2024d)).

Non-native plants:

4.2.9.6 An unidentified *Cotoneaster* species has been identified within the Land South of Parcel 15 (Sports Hub Land) site and *Rhododendron* has been identified within the wider site. In addition, Variegated Yellow Archangel and Japanese Knotweed have been identified in the wider area (HDA, 2024e). *Cotoneaster Cotoneaster horizontalis*, Entire-leaved *Cotoneaster Cotoneaster integrifolius*, Himalayan *Cotoneaster Cotoneaster simonsii*, Hollyberry *Cotoneaster Cotoneaster bullatus*, Small-leaved *Cotoneaster Cotoneaster microphyllus*, *Rhododendron Rhododendron ponticum*, Variegated Yellow Archangel *Lamiastrum galeobdolon* and Japanese Knotweed *Fallopia japonica* are all listed under Schedule 9 of the 1981 Wildlife and Countryside Act (as amended). It is an offence to release, plant or cause to grow in the wild any plant included on this schedule of the Act.

4.2.9.7 The following works will be implemented:

- Prior to development commencing:
 - An updated survey of the site will be undertaken at an optimal time of year (between May and August) to identify the presence, location and area covered by any non-native invasive species listed on Schedule 9 of the 1981 Wildlife and Countryside Act (as amended), not previously identified on site.

- For the identified Cotoneaster plant, an approach for its removal has been provided in the *Summary of Phases 14 and 15 Invasive Species Walkover Survey Findings* (HDA, 2022).
- **Monitoring:** All parts of the management area would be subject to annual inspections to identify the presence of any regenerating/newly established non-native invasive species.
- **Control:** Where the presence of a non-native invasive species is identified, control measures will be put in place to prevent further spread with the aim of eradication from the management area. Measures would be appropriate to the species present and the location in which it is growing.

4.3 **Objective 2:**

Maintain and enhance the landscape attributes of the key habitats associated with the management area and its local environs.

4.3.1 The management area is located within the 'J2: Arborfield Cross and Barkham Settled and Farmed Clay' Landscape Character Area as defined by Wokingham District Council (Wokingham District Council, 2019), for which the key characteristics are:

- A gently undulating landscape, underlain by London Clay with localised areas of River Terrace Gravels. Shallow wooded valleys follow the course of the Barkham Brook, which is geologically marked by areas of alluvium.
- Consistent pattern of waterbodies including streams, drainage channels, ditches and open waterbodies of various sizes resulting from the clayey and loamy soils which impede drainage.
- Wooded context provided by characteristic mature hedgerow and in-field trees, combined with woodland belts, with BAP priority habitats and ancient woodland, and the wooded horizons of the surrounding hills.
- Arable farming dominates, with pasture on higher ground and horse paddocks near settlement. Fields are large and geometric, bound by fragmented hedgerows supported by post and wire.
- Small-scale wet woodland and wetland habitats scattered on the edge of the area, often designated as LWS.
- A dense settled character influenced by modern development including the new garden village on the site of Arborfield Garrison and the southern edge of Wokingham which incorporates an industrial estate.
- Older scattered settlement of farms, hamlets and small nucleated villages at Barkham and Arborfield Cross. The buildings have traditional vernacular of timber framing and clay tiles, exemplified by the Conservation Area at Arborfield Cross.
- A network of busy local roads cross the area. They tend to be rural in character, with ditches, hedges and hedgerow trees, sometimes opening directly onto the arable fields.

- Public rights of way run between the settlements and provide access for recreational use.
- A rural character away from development and roads, with views across to adjacent character areas including across the Loddon Valley.
- A historic road, now represented by footpaths, lanes and Victorian carriageways, that appears on Norden's map of 1607, connecting Swallowfield Park via Arborfield Cross and the Coombes (in LCA L1), with Wokingham.

4.3.2 The profile for the J2: *Arborfield Cross and Barkham Settled and Farmed Clay Landscape Character Area* identifies the following landscape guidelines relevant to the Hogwood Farm Site:

- **Conserve woodlands, including ancient woodland, BAP priority habitats and remnant standard trees.** *Continue to promote appropriate management through natural regeneration, control of non-native species and coppicing as a management tool for neglected woodland.*
- **Increase the extent of native deciduous woodland,** *using locally occurring native species in order to provide screening of roads and development and linking woodland habitats. Seek to avoid introduction of coniferous boundaries and shelterbelts.*
- **Conserve and manage hedgerows with standard trees** *as important wildlife habitats and landscape features, as well as the links they provide across the landscape and between areas of woodland. Reinstate or repair hedgerows with native species where there are opportunities to do so. Plan for the next generation of hedgerow trees with a programme of tree planting.*
- **Conserve, enhance and manage wetland and woodland habitats** *including within LWS. Protect the habitats from development, changes in land use and encroachment by secondary woodland and scrub. An appropriate wetland and woodland management regime is critical.*
- **Conserve and enhance the integration of urban edges** *through wooded boundaries and large-species trees to provide visual screening and create a positive interface between the built up and rural areas particularly around Wokingham town, Arborfield Garrison, and Finchampstead.*
- **Enhance sense of place through careful design** *(including siting, massing, scale, materials and landscape – and sensitive lighting to retain dark skies at night) to minimise the potential impacts of any new development on valuable attributes.*
- **Reduce and prevent further noise and light pollution** *through the sensitive siting of any new development, including infrastructure, and especially any proposed night-time lighting.*

- 4.3.3 Proposed habitat creation and enhancement works within the management area and wider site, and long-term management to maximise value of these habitats for wildlife, will contribute to achieving these objectives.

PRESCRIPTIONS

4.3.4 **Enhancing the local woodland habitat resource**

- 4.3.4.1 The Arborfield Cross and Barkham Settled and Farmed Clay character area identifies the *'effects on tree health or species composition of woodland and wet woodland as a consequence of pathogens and climate change'* and *'loss of structure and species diversity of the woodland belts has occurred in the past through cessation of coppice management.'* The landscape proposals include new woodland, scrub and standard tree planting which is expected to enhance the woodland/scrub/tree resource of the Land South of Parcel 15 (Sports Hub Land) site and its surrounds.

4.3.5 **Conservation of hedgerows and shelterbelts**

- 4.3.5.1 A key habitat associated with the Arborfield Cross and Barkham Settled and Farmed Clay character area is hedgerows. The landscape proposals include the retention and enhancement of the majority of the hedgerow network in addition to the provision of additional hedgerow planting within the development area.
- 4.3.5.2 The proposed enhancements to the hedgerow network within and along the margins of the management area and wider site will also contribute to 'green infrastructure', enhancing habitat connectivity across the management area and its surrounds, and will help the new development to integrate into the local landscape.

4.3.6 **Conservation of wetlands**

- 4.3.6.1 The Arborfield Cross and Barkham Settled and Farmed Clay character area identifies that *'drainage operations have resulted in loss of wetland habitats'*. The landscape proposals include the enhancement of the ditch network within the site and the creation of two SuDS basins.

4.4 **Objective 3:**

Access and amenity: Provide an attractive environment and opportunities for informal recreation available to residents of the new development and existing residents of the surrounding area.

- 4.4.1 The site is proposed to comprise a mix of allotments and sports pitches including an 'informal kick-about' area. Beyond the more formal areas of the site, a network of semi-natural habitat types including woodland, hedgerows, native scrub, orchard and meadow

grassland and rough grassland features are proposed, with access facilitated by a variety of footpath types. In combination, the formal and informal landscaped areas will create an attractive setting for residents and visitors to the development. The landscape creation and enhancement measures are identified in *Section 4.2*. Measures to help maximise the amenity value of the site are described below.

Provide an attractive setting for recreation

- 4.4.2 The landscape proposals described in *Section 4.2* above and provided in *Appendix A* have been developed to create an attractive setting for both formal and informal recreation within the Land South of Parcel 15 (Sports Hub Land) site. Sports pitches and footpaths within the open space of the site will be regularly maintained and kept clear of encroaching scrub and overhanging trees so they are perceived to be safe by users.

Maintain trees and other management items in safe and serviceable condition

- 4.4.3 Trees, grass pitches, paths and other management items will be maintained in a safe condition through regular inspection and maintenance work as required.

- 4.4.4 Tree safety inspections will be carried out annually as a minimum (more frequently where there are exceptional weather events) and any maintenance works carried out as required.

- 4.4.5 Any site furniture (including bollards, fencing and any signage or safety equipment) will be maintained in a serviceable and safe condition in line with manufacturer recommendations. All furniture will be inspected for damage and cleaned on a regular basis. Any vandalism would be repaired as soon as possible, particularly if the damage could pose a risk to the health and safety of the public. Where appropriate any timber products will be routinely stained or preserved, in line with manufacturer recommendations.

Maintain the site free from litter

- 4.4.6 The management area will be inspected, and litter removed on a monthly basis. Fly-tipped waste will be cleared, and appropriate action taken if encountered, including monitoring for invasive species.

5 MONITORING

- 5.1 The outcome of the management works prescribed above would be subject to review on at least an annual basis (but more frequently during establishment) to assess the success of these works in achieving the desired objectives. If necessary, the prescriptions will be revised to improve outcomes. Any amendments to the prescriptions provided in this LEMP would be subject to the approval of the local planning authority.

6 IMPLEMENTATION OF MANAGEMENT

6.1 It is expected that the habitat creation and establishment works would be led by the developer after which either the local planning authority, a management company or an appropriate other would take on the long-term management. Management would be secured and, if necessary appropriately funded, through a legal obligation.

6.2 The management activities for the implementation phase (during the construction phase of the proposed development), the establishment phase (expected to last up to three years following construction), and during a typical year, are summarised below. These could form the basis for 'milestones' to facilitate monitoring of the habitat restoration and management works. Management Schedules detailing the timing of works are provided in *Appendix D*.

6.3 Implementation Phase:

- Carry out vegetation clearance works including removal of unretained hedgerow, woodland, scrub, trees and ruderal/grassland habitats to allow for construction and landscaping works.
- Undertake enhancement works to the existing ditches within the site including removal of debris, in-channel works including bank and channel re-profiling etc.
- Preparation of soil and sow meadow, wet, rough and amenity grassland seed mixes/turf on newly cleared areas of land and commence cutting regime as appropriate.
- Carry out new and infill hedgerow planting and commence new rotational cutting regimes.
- Plant new trees, scrub and shrubs in formal and informal areas as specified and commence management.
- Protect plantings with tree guards or temporary fencing/dead hedging as appropriate.
- Maintain bases of new tree, shrub and hedgerow planting free of weeds.
- Manage retained trees within the management area for safety.
- Create habitat piles using arisings from woodland, hedgerow and tree management.
- Install bird and bat boxes where appropriate.
- Implement measures for the control of invasive species.
- Create paths and install site furniture (including bollards, fencing and any signage or safety equipment).

6.4 Establishment Phase:

- Manage trees and other management items for safety.
- Manage meadow, wet, rough and amenity grassland.

- Maintain habitat piles/deadwood habitats.
- Continue management of orchard, hedgerows, scrub, treelines and woodland habitats.
- Maintain bases of new tree, shrub and hedgerow planting free of weeds and remove any protective guards after 3 years if appropriate. Loosen tree ties as required.
- Replace failed plantings as necessary.
- Cut marginal and bankside vegetation around the ditches and SuDS basins and remove excess silt and aquatic vegetation, as required.
- Maintain paths and site furniture as necessary.
- Maintain management area free of litter.
- Monitor the management area and carry out control of non-native invasive species as necessary.
- Monitor success of management activities and revise management plan as appropriate.

6.5 Typical year:

- Manage trees and other management items for safety.
- Continue the cutting regime of meadow, wet, rough and amenity grassland.
- Maintain and create new habitat piles/deadwood habitats.
- Continue management of orchard, hedgerows, scrub, treelines and woodland habitats.
- Continue control/management of scrub habitats where appropriate.
- Cut marginal and bankside vegetation around the ditches and SuDS basins and remove excess silt and aquatic vegetation as required.
- Maintain paths and site furniture as necessary.
- Maintain management area free of litter.
- Monitor the management area and carry out control of non-native invasive species as necessary.
- Monitor success of management activities and revise management plan as appropriate.

7 REFERENCES

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Document Title: Land South of Parcel 15 (Sports Hub Land) Landscape and Ecological Management Plan
Commissioning Party: CALA Homes Thames Ltd

Issue	Description	Date of Issue	Signed
1	Land South of Parcel 15 (Sports Hub Land) Landscape and Ecological Management Plan	November 2024	

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APPENDIX A

Landscape Masterplan (CSA, 2024a)



Large areas of new native woodland and thicket planting alongside western boundary to provide new 'eco-tone' edge, grading down toward long grassland, increasing tree cover on site and strengthening enclosure of the site to the west

Banking alongside sports pitches to ensure pitches conform to Sport England standards in terms of cross falls

Species-rich meadow margins

SuDS basin sown with a mix of meadow grass species suitable to the conditions to create a rich mosaic of habitats alongside marginal aquatics in damper areas

Short-mown amenity grass between pitches

Pumping station

EXISTING
CONSENTED
SCHEME

Line of proposed parkland scale trees alongside bridleway to provide long-term structure set within wide grass verge with bulbs

TRIM TRAIL

BMX Pump Track

LLAP / LAP

Pavillion

Adult Football Pitch

3G Pitch

Informal kick-about

SuDS Basin

PARK LANE

Groups of street trees between parking bays to soften impact of parked cars and provide structure and shade

LAND SOUTH OF P15
subject to separate
application

Clipped hedging to create a strong, formal frontage onto existing approved parcel to the north

Parking courts include extensive shrub planting to peripheral edges and a good level of tree cover to soften the space

Strong framework of planting to enclose residential development and mitigate visual impact

Clipped native hedging to allotment boundary

Composting Toilet and storage block (individual sheds grouped together), alongside communal area with picnic tables

Allotment access, macadam surface taken from existing estate road, gate at entrance set behind line of new bridleway. Separate pedestrian access gate adjacent.

2m high anti-climb deer proof green mesh fencing

MOT stone access track (haulage way) to allow vehicles to access allotment plots

Parking area to serve pitches and pavilion, surfaced with macadam aisles and gravel infilled bays to soften the appearance and assist with drainage

Community Orchard

SuDS Basin

Linear 'greenway' created through the site to house the new section of bridleway, enclosed by native hedging on both sides with long meadow margins to create a semi-rural feel to the bridleway

Line of mature trees and hedgerow retained

Large parkland sized trees set within species-rich meadow grass margins to provide long-term replacements to existing mature trees and enhance setting of retained landscape features

New path connection alongside existing field boundary and mature trees leading south to Park Lane

Large, shallow detention basin to deal with stormwater drainage generated from pitch drainage, including the 3G pitch



0m 10m 20m 30m 40m 50m 100m
Scale

Rev	Date	By	Description
Drawing Status			
FOR PLANNING			
CSA environmental			
Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT			
t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk			
Project Land at Hogwood Farm, Finchamstead			
Drawing Title Sport Hub Land Masterplan			
Client CALA Homes			
Scale @ A1 see scale bar			
Drawing No. CSA/6689/140		Drawing No. CSA/6689/140	
Date October 2024		Rev -	
Drawn -		Checked GC	