

HOGWOOD FARM, FINCHAMPSTEAD

HEDGEROW MITIGATION AND COMPENSATION STRATEGY – PARCEL 6

Prepared for Vistry Thames Valley

by

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1 INTRODUCTION

1.1 Site location and summary description

1.1.1 This report describes a Hedgerow Mitigation and Enhancement Strategy in relation to Parcel 6 of the development of approximately 110ha of land at Hogwood Farm, Finchampstead. The Parcel 6 development area comprises approximately 5.2ha of land, hereinafter referred to as 'the site'. The site centre is located by National Grid Reference SU767642. The study was commissioned by Vistry Thames Valley in January 2025.

1.1.2 The Parcel 6 site is located to the south of Arborfield Green, Berkshire. In general terms, at the time of the Phase 1 habitat survey in 2023 it comprised part of a former agricultural field dominated by modified grassland with a large area of bare ground in the centre associated with an construction track and material storage. The Parcel 6 site is bounded by areas of woodland, including ancient and aged woodland, in addition to native hedgerows with dry ditches. The Parcel 6 site is bordered to the south and east by the existing Suitable Alternative Natural Greenspace (SANG) (delivered as part of the wider Hogwood Farm development); to the north by residential dwellings associated with a previous development phase; and to the west by a future development parcel which currently comprises tall ruderal vegetation and hardstanding. The location and boundary of the Parcel 6 site is shown in *Appendix A*.

1.1.3 The Parcel 6 site is part of a larger area covering a total of 110ha, hereinafter referred to as the 'wider site'. The wider site includes residential properties and a construction site associated with previous phases in the north-west and a SANG in the south which comprises a mix of wetland, species-rich grassland, scrub and woodland habitats. In general terms, the western area of the wider site is comprised of three fields of disturbed ground dominated by short ruderal vegetation with scattered areas of tall ruderal vegetation and large spoil heaps bordered by mature trees and woodland with scrub field margins. The central and eastern areas of the wider site are comprised of areas of hardstanding and construction/disturbed ground bordered by mature treelines and woodland. The south-eastern areas of the wider site comprise two fields of semi-improved grassland fields intersected by a ditch with associated scrub and scattered trees. A species-rich hedgerow with trees adjacent to Park Lane is present along the southern boundary. Woodland shaws and copses are located in the northern, western and central areas of the wider site, including mixed, broadleaved and broadleaved plantation woodland types, some of which are included on Natural England's Inventory of Ancient Woodland. Wetland habitats within the wider site include drainage ditches and small streams associated with the field boundaries and several ponds in poor condition are located across the wider site. The wider site is bordered to the north by a construction site, the Bohunt School and the Hogwood Industrial Estate; to the east by Park Lane beyond which lie residential dwellings and park homes; to the south by Park Lane and farmland; and to the

west by A327 Reading Road and Sheerlands Road beyond which lie farmland and woodland. The wider area is dominated by agricultural land interspersed with woodland and residential properties.

- 1.1.4 Further information on the extent and composition of habitats, including hedgerows, across the Parcel 6 site and the wider site is provided in *Appendix A*.

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. Subsequently, in April 2023 a Non-Material Amendment (NMA) application was submitted to WBC to vary the parameter plans approved as part of the Section 73 application (ref:181194)

- 1.2.2 Condition 23 of the outline planning permission states that:

“Prior to or concurrent with the submission of a Reserved Matters application for any sub phase of the development, a detailed hedgerow mitigation and compensation strategy shall be submitted to and approved in writing by the local planning authority for that sub phase of the development. Each detailed hedgerow mitigation and compensation strategy shall include the following:

(a) No loss of native species-rich hedgerows or other ecologically important hedgerows, unless necessary to facilitate the development and a package of mitigation and/or compensation is provided.

(b) Details of the buffer zones required to protect the retained important and/or species rich hedgerows, such buffer zones to be a minimum of 10m unless there are exceptional circumstances - The buffer zones required to protect the retained hedgerows should be free from any development including residential gardens.

(c) Details of measures to ensure that removal of any hedgerow does not adversely effect the ecological permeability of the site.

(d) A detailed method statement for the translocation of any important and/or species rich hedgerows to be removed as a result of the sub phase of the development, unless mitigation could be better achieved in ecological terms through new hedgerow creation.

(e) A detailed hedgerow compensation strategy to address all other significant negative impacts on the local hedgerow network as a result of the sub phase of the development.

(f) Management arrangements for the receptor site that will secure the long term future of the translocated habitats and species.

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

- 1.2.3 In accordance with the requirements of Condition 23, this document provides a Hedgerow Mitigation and Compensation Strategy for Parcel 6. This has been produced to ensure that opportunities currently provided by hedgerows within the Parcel 6 site are maintained following development.

2 BASELINE CONDITIONS

- 2.1 The following hedgerows and other significant boundary features (e.g. treelines, woodland belts) currently associated with the Parcel 6 development site comprise the following. Numbers in brackets refer to target notes shown in *Appendix A*.

- **Northern site boundary:** An intact species-rich hedgerow with trees comprising Ash, Hawthorn, Hazel, Field Maple, Pedunculate Oak and Blackthorn. A dry ditch is present at its base. This has been crossed in 4 locations for access infrastructure, comprising two road crossings and two footpaths, associated with development of Phase 2 of the wider site (HDA, 2020).
- **Immediately beyond the western site boundary (7):** Belt of 'aged' lowland mixed deciduous woodland comprised of Pedunculate Oak and coppiced Ash with Wild Cherry, Field Maple, Hazel, Hawthorn and Blackthorn. The ground layer includes Bramble, Cow Parsley, Ground Ivy, Germander Speedwell, Common Sorrel and Lords-and-ladies. A dry ditch is present along the western boundary of the parcel and a ditch, that was wet at the time of the survey, along the eastern boundary of the parcel. An approximately 6m wide section was previously cleared to facilitate the provision of a service corridor comprising a foul rising main and gravity sewer (HDA, 2021) under planning reference 211808 (discharge of conditions of planning consent 181194).
- **Immediately beyond the southern site boundary (13):** Belt of 'aged' lowland mixed deciduous woodland comprised of Pedunculate Oak standards and coppiced Ash with Wild Cherry, White Poplar, Field Maple, Hazel, Willow, English Elm, Holly, Hawthorn and Blackthorn. Standing and fallen deadwood is present throughout the woodland area. The woodland becomes increasingly wet to the west where Willow becomes dominant and dry ditches border most of the woodland edges, a further dry ditch running centrally through the southern area of

woodland is also present. The eastern area of this woodland is listed on Natural England's Ancient Woodland Inventory; here the dominant tree species is White Poplar in the south and Pedunculate Oak in the north. This area is demarcated in its western boundary by a small wood bank.

- **Immediately beyond the eastern site boundary (14):** Mixed scrub comprised of Bramble, Blackthorn, Dog Rose and Pendulate Oak saplings over a dry ditch. Beyond which is a continuation of the 'aged' woodland associated with the southern site boundary (13), albeit narrower than the woodland associated with the southern site boundary.

2.2 The location and further description of the above features is provided in the Phase 1 Habitat Survey Plan and Target Notes in *Appendix A*.

3 HEDGEROW MITIGATION AND COMPENSATION STRATEGY

3.1 Introduction

3.1.1 This section identifies the effects of the Parcel 6 development proposals on existing boundary features, together with avoidance, mitigation and compensation measures to ensure that the habitat and connectivity provided by the hedgerow resource of the site and wider site is not compromised by the Parcel 6 development.

3.2 Hedgerow retention, loss and remediation

3.2.1 *Table 1* below identifies the extent to which hedgerows and other significant boundary features (e.g. treelines, woodland belts) associated with the Parcel 6 development area will be affected by the development works. Measures to off-set adverse effects on the Parcel 6 site boundary features resource are also identified. Each hedgerow/linear feature is addressed in turn.

Table 1: Impacts on existing linear features and avoidance/mitigation measures

NORTHERN SITE BOUNDARY	
Description:	An intact species-rich hedgerow with trees comprising Ash, Hawthorn, Hazel, Field Maple, Pedunculate Oak and Blackthorn. A dry ditch is present at its base.
Impacts:	The existing hedgerow associated with the northern site boundary will be retained and enhanced within the Parcel 6 development scheme ¹ .

¹ As part of the consented Phase 2 development area, located to the immediate north of the hedgerow, the hedgerow was crossed by access infrastructure at four points, comprising two roads and two footpaths (HDA, 2020). No additional hedgerow loss is proposed for Parcel 6.

Impact avoidance, reduction and mitigation measures:	• A green buffer dominated by scrub and meadow grassland will be established along the length of the hedgerow. The buffer is approximately 3-8m wide (Pegasus Group, 2025). • Measures have been incorporated into the soft and hard landscape proposals to minimise effects of where the hedgerow is crossed by access routes. These are described in the Detailed Ecological Permeability Scheme – Phase 2 (HDA, 2020) and the Detailed Ecological Permeability Scheme – Parcel 6 (HDA, 2025a) and summarised in <i>Section 3.3</i> below. • The retained hedgerow and associated hedgerow trees will be protected during construction works in accordance with BS5837:2012 unless otherwise agreed with a suitably qualified arboriculturalist. • The retained hedgerow would be subject to sensitive management to maximise its value to wildlife as described in the Parcel 6 LEMP (HDA, 2025b) and summarised in <i>Section 3.4</i> below.
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IMMEDIATELY BEYOND THE WESTERN SITE BOUNDARY	
Description:	Belt of 'aged' lowland mixed deciduous woodland bordered by two ditches. Previous application for a service corridor resulted in a 6m section being cleared, which is proposed for a footpath as part of the Parcel 4 and 5 development proposals (HDA, 2025c).
Impacts:	The woodland belt and ditch corridor will be retained as it is located beyond the western site boundary, with enhancement measures proposed to the adjacent habitats.
Impact avoidance, reduction and mitigation measures:	• A green buffer dominated by scrub, meadow grassland, scattered trees, hedgerow and wetland features will be established along the length of the woodland belt within the Parcel 6 site. The buffer is approximately 15m wide (Pegasus Group, 2025). • The retained woodland will be protected during construction works in accordance with BS5837:2012 unless otherwise agreed with a suitably qualified arboriculturalist.

IMMEDIATELY BEYOND THE SOUTHERN SITE BOUNDARY	
Description:	Belt of 'aged' lowland mixed deciduous woodland. The eastern area of this woodland is listed on Natural England's Ancient Woodland Inventory.
Impacts:	The woodland belt will be retained as it is located beyond the southern site boundary, with enhancement measures proposed to the adjacent habitats.
Impact avoidance, reduction and mitigation measures:	• A green buffer dominated by scrub, meadow grassland, scattered trees and wetland features will be established along the length of the woodland belt within the Parcel 6 site. The buffer is approximately 15-20m wide (Pegasus Group, 2025). • The retained woodland will be protected during construction works in accordance with BS5837:2012 unless otherwise agreed with a suitably qualified arboriculturalist.

IMMEDIATELY BEYOND THE EASTERN SITE BOUNDARY	
Description:	Line of mixed scrub and a dry ditch, beyond which is a continuation of the 'aged' woodland associated with the southern site boundary.
Impacts:	The woodland belt will be retained as it is located beyond the southern site boundary, with enhancement measures proposed to the adjacent habitats.
Impact avoidance, reduction and mitigation measures:	• A green buffer dominated by scrub, meadow grassland, scattered trees and wetland features will be established along the length of the woodland belt within the Parcel 6 site. The buffer is approximately 15-20m (Pegasus Group, 2025). • The retained woodland will be protected during construction works in accordance with BS5837:2012 unless otherwise agreed with a suitably qualified arboriculturalist.

3.2.2 No sections of hedgerow (or trees) are proposed to be lost to the Parcel 6 development.

3.2.3 In order to enhance the habitat connectivity within the site, in addition to the retention and enhancement of the hedgerow along the northern site boundary and the creation of green buffers along the woodland margins located beyond the western, southern and eastern site boundaries (discussed above), planting has been included within the soft landscape proposals for the Parcel 6 development area. Within the green buffers, tree planting and approximately 95m of mixed native hedgerow are proposed. Additional hedgerow planting (along with other linear habitats such as woodland and scrub) have been incorporated into the SANG and will be incorporated into future Phases of the development.

3.3 Additional measures to ensure functional connectivity of retained hedgerows

3.3.1 A Detailed Ecological Permeability Scheme has been prepared for the Parcel 6 development which describes measures to be incorporated into the hard and soft landscape to maintain continued functionality of the hedgerow network and other opportunities for the movement of wildlife across the Parcel 6 site, the wider site and the surrounding area. Measures detailed in the scheme, not already described above in relation to hedgerow retention and protection are summarised below. Full details can be found in the 'Detailed Ecological Permeability Scheme – Parcel 6' (HDA, 2025a):

Lighting:

3.3.2 The woodland belts located beyond the eastern, southern and western site boundaries and the hedgerow along the northern site boundary are located within 'lighting exclusion zones', with the adjacent public open space located within 'lighting restriction zones'. No external lighting is proposed within the woodland, with the adjacent public open space will be subject to restricted lighting levels to ensure that the habitats remains suitable for use by nocturnal wildlife.

Road crossing points:

3.3.3 A number of measures will be included within the road system to: (i) reduce the likelihood of small animals entering the carriageway; and (ii) if in the event that small animals do enter the road system, that they can safely exit the carriageway. These include:

- No additional woodland or hedgerow loss is proposed for access routes².
- The carriageways bordering the woodland belts and hedgerow and adjacent public open space will be designed to minimise risk of small animals becoming trapped in gully pots. This will involve the use of a selection of the following measures at the locations shown in *Appendix C*:

² As discussed above, as part of the consented Phase 2 development area, the hedgerow was crossed by access infrastructure at four points, comprising two roads and two footpaths (HDA, 2020) and as part of the consented construction of a service corridor a 6m wide section of woodland was cleared beyond the western site boundary (HDA, 2021) which is proposed for a footpath as part of the Parcel 4 and 5 development proposals (HDA, 2025c). No additional woodland or hedgerow loss is proposed for Parcel 6.

- Provision of wildlife kerbs to allow animals to bypass gully pots.
- Offsetting of gully pots to provide a gap between the kerb and the gully pot.
- Installation of gully pot ladders to allow animals to escape.

3.4 Woodland, hedgerow and scrub management

3.4.1 In addition to the planting of new hedgerows and creation of new complementary habitats bordering the adjacent woodlands, the 'Landscape and Ecological Management Plan – Parcel 6' (HDA, 2025b) identifies long-term management works which will be implemented to maintain and enhance the value of native woodland, hedgerows and scrub at and bordering the site for wildlife.

Hedgerows

3.4.2 These measures will apply to the new native hedgerow planting once established, and are summarised below:

- Newly established native hedgerows within areas of informal open space 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.

Woodland and scrub

3.4.3 These measures will apply to the existing adjacent woodland belts and new scrub planting once established, and are summarised below:

- Standing dead or decaying timber and fallen deadwood will be retained where safe to do so to provide wildlife habitat.
- 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.

3.4.4 Full details of woodland, hedgerow and scrub management proposals are provided in the 'Landscape and Ecological Management Plan – Parcel 6' (HDA, 2025b).

4 SUMMARY AND CONCLUSION

- 4.1 The Parcel 6 development scheme will result in a net gain in hedgerow/scrub habitat associated with this part of the Hogwood Farm site. In addition, functional habitat connectivity associated with the woodland belts bordering the Parcel 6 site would be maintained and enhanced through implementation of the measures described in *Section 3* above, in combination with the provision of new landscape features within the development scheme. A holistic view of ecological permeability of the Parcel 6 development scheme is provided in the 'Detailed Ecological Permeability Scheme – Parcel 6' (HDA, 2025a).
- 4.2 In addition to the specific measures relating to the Parcel 6 development area, the emerging landscape scheme for the wider site, including the 29.7ha SANG, provide substantial opportunity to provide new areas connective habitat and habitat for species associated with hedgerows.
- 4.3 Notwithstanding this, where appropriate the detailed landscape schemes for future development phases should seek to retain existing hedgerows and include new sections species-rich hedgerows as boundary features and within areas of informal open space with the aim of achieving no net loss in hedgerow habitats across the development area.

5 REFERENCES

HDA (2020) *Hogwood Farm, Finchampstead: Hedgerow Mitigation and Compensation Strategy – Phase 2*. Hankinson Duckett Associates, Wallingford.

HDA (2021) *Hogwood Farm, Finchampstead: Detailed Woodland Assessment and Mitigation Strategy: Construction of Service Corridor Through an Area of Aged Woodland*. Hankinson Duckett Associates, Wallingford.

HDA (2023) *Hogwood Farm, Finchampstead: Phase 1 Habitat Survey Plan*. Hankinson Duckett Associates, Wallingford.

HDA (2025a) *Hogwood Farm, Finchampstead: Detailed Ecological Permeability Scheme – Parcel 6*. Hankinson Duckett Associates, Wallingford.

HDA (2025b) *Hogwood Farm, Finchampstead: Landscape and Ecological Management Plan – Parcel 6*. Hankinson Duckett Associates, Wallingford.

HDA (2025c) *Hogwood Farm, Finchampstead: Hedgerow Mitigation and Compensation Strategy – Parcels 4 and 5*. Hankinson Duckett Associates, Wallingford.

Pegasus Group (2025a) *Finchampstead Parcel 6: Detailed Landscape Proposals for Public Open Space*.

Pegasus Group (2025b) *Finchampstead Parcel 6: Detailed Soft On-Plot Landscape Proposals. Sheet 1 of 5*.

Pegasus Group (2025c) *Finchampstead Parcel 6: Detailed Soft On-Plot Landscape Proposals. Sheet 2 of 5*.

Pegasus Group (2025d) *Finchampstead Parcel 6: Detailed Soft On-Plot Landscape Proposals. Sheet 3 of 5.*

Pegasus Group (2025e) *Finchampstead Parcel 6: Detailed Soft On-Plot Landscape Proposals. Sheet 4 of 5.*

Pegasus Group (2025f) *Finchampstead Parcel 6: Detailed Soft On-Plot Landscape Proposals. Sheet 5 of 5.*

RPS (2025) *Finchwood Park: Arboricultural Impact Assessment.*

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APPENDIX A

Phase 1 Habitat Survey and Target Notes



KEY

Parcel 6 boundary

Lowland mixed deciduous woodland - (w1f)

Other woodland - mixed - mainly broadleaved (w1h5)

Ancient Woodland - based on Natural England's Inventory of Ancient Woodland

Aged Woodland

Scattered trees (indicative)

Native hedgerow - (h2a)

Native hedgerow with trees - (h2a - 11)

Non-native and ornamental hedgerow - (h3b)

Mixed scrub - (h3h)

Scattered scrub

Ruderal - (81)

Developed land - sealed surface - (u1b)

Modified grassland - (g4)

Standing open water - (r1)

Wet ditch / Dry ditch - (50)

Bare ground - (510)

Buildings

Fence

Target notes

CLIENT:
Vistry Thames Valley

PROJECT:
Hogwood Farm, Finchampstead

TITLE:
Parcel 6 - Phase 1 Habitat Survey Plan

SCALE AT A3:
NTS

DATE:
June 2025

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Target Notes – Arborfield

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

Hogweed *Heracleum sphondylium*, Ragwort and Broad Leaved Dock and Cleavers. Small areas within the parcel are sparsely vegetated with areas of bare ground with occasional ruderal species mentioned above but include Scarlett Pimpernel and Bird Foot Trefoil *Lotus corniculatus*.

9. A small depression of bare ground that had standing water at the time of the survey with occasional Yellow Flag Iris present.
10. Plantation lowland mixed deciduous woodland comprised of White Poplar, Pedunculate Oak, Ash and Field Maple. Mature trees are present, some of which have features of bat roosting potential. Understorey comprised of Holly, Dog Rose *Rosa canina*, Common Nettle, Cow Parsley, Cleavers, Curled Dock *Rumex crispus*, Bramble and Ground Ivy. A dry ditch is present along the boundary along the southern boundary of the wooded strip.
11. Species poor modified grassland of varying sward length between 5cm – 40cm comprised of Perennial Ryegrass, Cocksfoot *Dactylis glomerata*, White Clover, Oxeye Daisy *Leucanthemum vulgare*, Creeping Buttercup with occasional Broad Leaved Dock, Dandelion and Scarlett Pimpernel. Field margins are approximately 4-6m wide and are comprised of Common Nettle, Spear Thistle, Common Vetch *Vicia sativa* and Cow Parsley.
12. Area of bare ground used for storage of construction materials.
13. Lowland mixed deciduous woodland comprised of Pedunculate Oak standards and coppiced Ash with Wild Cherry *Prunus avium*, White Poplar, Field Maple, Hazel, Willow, English Elm *Ulmus procera*, Holly, Hawthorn and Blackthorn. Mature trees are present, some of which have features of bat roosting potential. The ground layer includes Bramble, Wood Avens *Geum urbanum*, Herb Robert, Common Ivy, Wood Spurge *Euphorbia amygdaloides*, Violet *Viola sp.*, Greater Stitchwort *Stellaria holostea*, Common Nettle, Remote Sedge *Carex remota*, False Brome *Brachypodium sylvaticum* and Butcher's Broom *Ruscus aculeatus* present. Standing and fallen dead wood is present throughout the woodland area. The woodland becomes increasingly wet to the west where Willow becomes dominant and dry ditches border most of the woodland edges, a further dry ditch running centrally through the southern area of woodland is also present. The eastern area of this woodland is listed on Natural England's Ancient Woodland Inventory; here the dominant tree species is White Poplar in the south and Pedunculate Oak in the north. This area is demarcated in its western boundary by a small woodbank.
14. Mixed Scrub comprised of Bramble, Blackthorn, Dog Rose and Pendulate Oak samplings over a dry ditch.
15. Artificial Badger sett located at the northern end of TN13.
16. A wooden bat barn set between treelines of Pendulate Oak, Ash and Hazel.
17. Mixed scrub comprised of Bramble, Elder and Holly with large amounts of deadwood above a steep-sided wet ditch. Towards the eastern end of the scrub parcel, Elder becomes the dominant species with the inclusion of ruderals in the ground layer including Common Nettle, Spear Thistle, Cleaver and Broad Leaved Dock.

18. Ruderal vegetation comprised of Perennial Rye Grass, Spear Thistle, Common poppy *Papaver rhoeas*, Cocks Foot, Rosebay Willowherb *Chamerion angustifolium*, Annual Sow Thistle *Sonchus oleraceus*, Common Nettle, and Curled Dock.
19. Listed building with multiple features with bat roost potential including lifted roof tiles and cracks in the brickwork. Situated on an area of concrete hardstanding. Surrounded by scaffolding at the time of the survey.
20. Species-rich native hedgerow comprised of Hawthorn, Hazel, Blackthorn, English Elm and Ash.
21. Ruderal vegetation similar to TN 20 with the inclusion of Oxeye Daisy at high densities and occasional Red Campion *Silene dioica*.
22. A SUDS pond within a parcel of ruderal vegetation described in TN21. Sloping earth banks with occasional Pendulous Sedge *Carex pendula*.
23. A shaded pond approximately 30cm in depth. Tussocks of Pendulous Sedge and patches of encroaching Bramble, Willow, Pedunculate Oak and Alder, border the edge of the pond. The pond area is enclosed by a chicken-wire fence.
24. Modified grassland with a short sward length of approximately 20cm in length comprised of Perennial Rye Grass, Cocks Foot, Red Fescue, Meadow Buttercup, Broadleaved Dock and Dandelion.
25. Lowland mixed deciduous woodland. Dominant species within the woodland include Ash, Pedunculate Oak and Alder with a Hawthorn and Field Maple understorey. The ground layer includes Bramble, Wood Aven, Herb Robert, Ground Ivy, and Hairy Brome *Bromopsis ramosa*. There are fallen wood and dead-wood piles throughout the woodland area and multiple trees with possible bat roosting potential. The woodland, in part, is listed on Natural England's Ancient Woodland Inventory.
26. Large parcel of bare ground with large spoil heaps. During the time of the survey, excavators were topping soil within the parcel. Field margins were sparsely vegetated with ruderal species including Bramble, Curly Dock, Spear Thistle, Ragwort and Common Nettle.
27. Lowland mixed deciduous woodland. A thin strip of broadleaved woodland plantation behind this comprised of Ash, Lombardy Poplar, Field Maple, White Willow, Grey Willow, Dogwood, Hazel, Hawthorn, Blackthorn and Bramble with Common Ivy and Cleavers dominating the ground layer. Some of the trees have features of possible bat roosting potential. A ditch that had small pools of standing water is present along the southern side of the wooded strip.
28. Site compound on hardstanding area.
29. Short ruderal vegetation within the northern end of the parcel similar in species composition to TN18 with the inclusion of Ribwort Plantain *Plantago lanceolata*, Timothy *Phleum pratense*, Musk Mallow *Malva moschata* and Bristly Oxtongue. Bare ground is present across the southern area of the parcel with small field margins

approximately 1m in width comprised of similar short ruderal species as the northern area.

30. A dense, intact, species-rich native hedgerow with trees comprising Pedunculate Oak, Beech, Ash, Goat Willow *Salix caprea*, Black Poplar *Populus nigra*, Field Maple, Dogwood, Hazel, Holly, Bramble and Common Broom *Sarothamnus scoparius*. The hedgerow is approximately 15 years old and tree guards are present on some individual plantings with some mature trees present along the roadside, especially within the southern section of the hedgerow.
31. Modified grassland with species including Yorkshire Fog, Perennial Rye-grass, False Oat-grass *Arrhenatherum elatius*, Cock's Foot, Red Fescue, Common Bent, Creeping Buttercup, White Clover, Doves-foot Cranesbill *Geranium molle*, Common Vetch, Common Mouse-ear *Cerastium fontanum*, Scentless Mayweed *Tripleurospermum inodorum*, Creeping Thistle, Spear Thistle, Common Sorrel, Ragwort, Greater Willowherb *Epilobium hirsutum*, Cleavers, Broad-leaved Dock, Common Knapweed *Centaurea nigra*, Meadow Vetchling *Lathyrus pratensis*, Forget-me-not sp., Fleabane *Pulicaria dysenterica* and Self-Heal *Prunella vulgaris*. Along the treeline to the south, Hemp Nettle *Galeopsis tetrahit*, Lady's Thumb *Persicaria maculosa*, Scentless Mayweed, Prickly Sow-Thistle and Clustered Dock with wet flushes of Sedge and Soft Rush. There are two soil bunds/soil storage piles with tall ruderals dominated by Spear Thistle, Common Nettle, Broadleaved Dock and Smooth Hawksbeard *Crepis capillaris* with large patches of scrub within the grassland with species including Bramble, Elder, Silver Birch and Dog-rose with Common Nettle. There are also piles of deadwood near and within the scrub.
32. Non-native and ornamental species-poor hedgerow comprising Cherry Laurel *Prunus laurocerasus*, Leylandii Cypress *Cupressus x leylandii* and Elder, broken by Bramble scrub on the north-eastern edge of the grassland field (TN 31). To the south of the hedgerow, continuing along the field boundary is a wooden post and electric wire fence which is overgrown with tall grasses and ruderal vegetation.
33. An outgrown, defunct native species-rich hedgerow with trees adjacent to Park Lane, with a dry ditch below. Species within the hedgerow include Pedunculate Oak, Black Poplar, Gorse (*Ulex europaeus*), Holly, Grey Willow, Blackthorn, Bracken and Bramble. A treeline of Pedunculate Oak is present approximately 5m into the field from the hedgerow.
34. A ditch that was dry at the time of survey with scattered Bramble scrub and trees including Willow and Pedunculate Oak, some of which have possible bat roosting potential. Behind the ditch is a fence and a dirt track, used as an access route into the site. A scrub line is present along the eastern side of the track and is 1-2m wide comprised of Grey Willow, Dog Rose, Oak and Bramble scrub. Track supports ephemeral vegetation including Scentless Mayweed, Cocks Foot, Smooth Hawksbeard, Common Yarrow, Hawthorn saplings, Common Bent and Spear Thistle.
35. Modified grassland field with a similar species composition to Target Note 31, with more Bent dominant in the north and False Oatgrass and Fescue sp. dominated to the south. Occasional species include Greater Plantain, Ribwort Plantain, Greater Birds-foot Trefoil, Common Hogweed, Cleavers, Meadow Vetchling, Mouse-ear, Common Vetch, Common Fleabane, Creeping Buttercup, Red Fescue and Soft Rush.

Bramble scrub is present along many of the field boundaries, with Common Nettle also present. A wet flush is present within the west of the field and contains Common Horsetail, Common Nettle, Sow Thistle, Soft Rush and occasional Hemp Nettle.

36. Scattered semi-mature trees and scattered areas of dense scrub along fence line. Species present include Oak, Ash, Blackthorn, Dog Rose, Bramble and Common Nettle.
37. A line of scrub and trees with a dry ditch bordering Park Lane.

APPENDIX B

Landscape proposals showing proposed hedgerow planting (Pegasus Group, 2025)



- PLANTING SPECIFICATION**
- These implementation and maintenance guidelines are for planning purposes only to indicate the level of workmanship to be specified and do not constitute a detailed specification.
- 1. GENERAL**
11. All landscape operatives will be appropriately trained, certified and qualified to undertake the tasks required. When required, the relevant certificates will be made available for inspection. All work is to be carried out in accordance with the relevant British Standards, Codes of Practice and Legislation.
12. All plants shall conform to BS 3936 and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the HTA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPRE.
13. Prior to planting soil percolation tests will be undertaken to ensure the soil is free draining and that planting will not become waterlogged. If soil is not free-draining the landscape architect should be informed and advice should be sought from a soil scientist, following which remediation/drainage solutions undertaken to ensure planting will thrive.
14. Planting shall not be carried out when the ground is waterlogged, frost bound or during periods of cold drying winds. All bare-root planting stock will be kept covered until actually planted in order to minimise water-loss and prevent the roots from drying out. Tree handling, storage and planting shall be in accordance with BS 8545 Chapters 9 to 10 and Annexes E to F.
15. The landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost.
16. A minimum intervention approach will be used in terms of weed control. In areas of transplant tree/shrub or ornamental shrub planting this is to be achieved by using mulch mats and hand-weeding. Weed killer and other chemicals will be used as little as possible on site. Spot removal of weeds will be carried out by hand removal as necessary.
- 2. TREE PLANTING**
- Ground Preparation and Tree Pit Excavation**
21. Where necessary remove existing weeds by hand. Chemical removal using a glyphosate-based herbicide will be avoided; where large areas need to be cleared a non-glyphosate herbicide should be used - following which allow a suitable period to elapse, as recommended by the manufacturer, for the herbicide to take effect.
22. Tree pits of at least 750mm diameter greater than the root system and no deeper than the rootball / container depth are to be excavated and the sides well scarified to prevent smearing. All extraneous material such as plastic, wood, metal and stones greater than 50mm in any dimension shall be removed from site.
23. During excavation of the pit, the soil dug should be placed to one side separating topsoil and subsoil as far as is practical.
24. Drainage: prior to tree planting a review of the soil type should be undertaken to ensure that the tree pit base will allow water to percolate, and the pit will not become waterlogged. If this vertical drainage will not occur through the base of the tree pit, then a drainage system must be put in place, such as connection to a land drain or additional excavation to reach the gravel seam. Professional advice should be sought from a soil scientist and, if required, a drainage engineer.
- Tree Planting**
25. Trees shall be planted as per the planting arrangement as set out on the planting plan and planting schedule.
26. The typical rooting depth for trees is 900mm. The first 300mm shall be made up of topsoil; it shall be ensured that a suitable subsoil provides the remainder of the minimum rooting depth.
27. The root system of the tree should be wetted prior to planting. The tree should be planted at the correct depth taking into account the position of the root flare and the finished level - the rootball at root stem transition should be level with the existing host soil or surface. The base of the rootball should typically sit on subsoil, for larger rootballs the subsoil will sit around the lower portion of the rootball.
28. Tree pits should be backfilled with the excavated topsoil. If the original topsoil is not available or deemed unsuitable, a multi-purpose topsoil should be used. Any subsoil excavated should be discarded and the subsoil depth (beyond 300mm deep) backfilled with a high sand content subsoil. Backfill should be added gradually, in layers of 150mm to 230mm depth, ensuring the tree is held upright at each stage the fill should be firmed in to eliminate all air pockets under and around the root system, with care being taken not to excessively compact the soil. The final layer should not be consolidated.
29. General-purpose slow-release fertiliser (at the rate of 75g/m²) and Tree Planting and Mulching Compost at the rate of 200t/m²) are to be incorporated into the top 150mm of topsoil during final cultivations.
30. Selected standard trees will be protected from rabbit and deer damage by fitting appropriate tree guards.
31. All multi-stem trees are to be staked with a single diagonal stake, driven at 45° to the lead stem.
32. All heavy and extra heavy standard size trees are to be double staked with 75mm dia stakes. Stakes should be driven at least 300mm into undisturbed ground before planting the tree, taking care to avoid underground services and cables etc, and should typically be one third the height of the tree stem above ground.
33. Staked trees shall be secured to stakes with suitable proprietary hessian or jute tree ties with approx. 50mm depth. A spacer is to be formed using the natural tree tie itself.
34. Immediately after planting, but before applying the below bark mulch, all trees should be saturated to field capacity.
35. Ornamental composted bark mulch will be spread to a depth of 75mm across a 0.8m dia circle around individual trees, ensuring that the root flare and base of the stem, along with any ground cover plants, are not buried.
- 3. NATIVE HEDGE PLANTING**
- Ground Preparation**
31. Where necessary existing weeds will be treated with a glyphosate-based herbicide and a suitable period allowed to elapse, as recommended by the manufacturer, for the herbicide to take effect.
32. All extraneous matter such as plastic, wood, metal and stones greater than 50mm diameter will be removed from site to a registered waste disposal facility.
- Planting**
33. The planting arrangement shall be double staggered, offset 5' in m, with central fence (post and wire).
34. Bare-root hedge plants shall be notch planted in a double staggered row at the rate of 15 plants per linear metre (using L-shaped notches) using spades of a design suitable for this purpose. The notches must be vertical and deep enough for the roots to hang freely, with the transplant being planted so that the root collar is exactly level with the ground surface. The notch must then be closed, and the soil will be well firmed round the roots in line with the guidelines as set out in BS 4428 (1989).
35. All bare-root hedge planting stock will be protected from rabbit damage using approved proprietary 600mm plastic-free shrub guards (e.g. GreenTech Bio-Earth Biodegradable Plastic-Free Shelter), supported with 0.9m 12/14bs canes as advised by the manufacturer.
- Maintenance during first growing season**
36. All dead, dying or diseased hedge plants will be replaced with plants of similar size and species. If the failure of the plant is due to disease and the disease is considered likely to re-occur, then an alternative species may be used as replacement if agreed with the LPA.
37. The planting area will be kept weed free throughout the maintenance period using approved herbicides in April, June and August.
- 4. NATIVE SHRUB PLANTING**
- Ground Preparation**
41. Cut existing rough grass and weeds to between 20mm and 30mm and remove 300x300mm squares of turf at 1m².
- Planting**
42. The minimum overall recommended rooting depth for shrubs is 600mm and for trees is 900mm. The first 300mm shall be made up of multi-purpose topsoil; it shall be ensured that a suitable subsoil provides the remainder of the minimum rooting depth. Before receiving topsoil, subsoil should be loosened using ripping equipment; this shall be done when the subsoil is dry to encourage soil shattering. All stones and other objects larger than 50 mm shall be removed from the prepared surface.
43. Shrub / tree planting is to be as per the planting pattern as set out on the planting plan and planting schedule, with shrubs / trees planted at even spaces into the prepared soil at the specified number per centre, with minimal disturbance to the rootball, and well firmed in. Planting should avoid man-made grids and lines and should group species together in groups of 5-7 plants.
44. All bare-root planting stock will be protected from rabbit damage using approved proprietary 600mm plastic-free shrub guards (e.g. GreenTech Bio-Earth Biodegradable Plastic-Free Shelter), supported with 0.9m x 32mm x 32mm softwood canes as advised by the manufacturer.
- Maintenance**
46. Using approved herbicides, a 900mm diameter circle centred on each planting station shall be kept weed free throughout the maintenance period. In the autumn following planting the CA will prepare a list of all plants which are dead, dying or diseased and are to be replaced during the following planting season.
- 5. SHRUB / HERBACEOUS PLANTING**
51. Shrubs/herbaceous plants are to be set out as shown on the drawing and pit planted into the prepared soil at the specified densities with minimal disturbance to the rootball and well firmed in.
52. Recommended rooting depths are 600mm for shrubs/herbaceous plants. Multi-purpose topsoil depths shall be 300mm for shrubs/herbaceous, ensuring that a suitable subsoil provide the remainder of the minimum rooting depth. Before receiving

- topsoil, subsoils should be loosened using ripping equipment, this shall be done when the subsoil is dry to encourage soil shattering. All stones and other objects larger than 50 mm shall be removed from the prepared surface.
53. Within the day of planting shrub/herbaceous plants should be saturated to field capacity, this shall be done before applying the below bark mulch.
54. Spread ornamental pine bark mulch to a depth of 75mm across all new planted areas.
- 6. AMENITY GRASS**
- Preparation**
61. Areas to be turfed or seeded shall be sprayed out with a glyphosate herbicide and cultivated to a depth of 100mm removing all weeds, debris and stones over 25mm diameter. The surface shall be raked to smooth flowing contours with a fine tith.
62. The minimum overall recommended rooting depth for grass is 450mm, the first 150mm shall be made up of a multi-purpose topsoil. It shall be ensured that a suitable subsoil shall provide the remainder of the minimum rooting depth. Before receiving topsoil, subsoils should be loosened using ripping equipment; this shall be done when the subsoil is dry to encourage soil shattering. All stones and other objects larger than 50 mm shall be removed from the prepared surface.
63. Grass/turf finish levels will be 25mm above surrounding kerbs, paving and plant bed edges.
- Turf**
64. Turf shall be supplied in accordance with BS3969. It shall be close textured and green in colour and be sufficiently fibrous to withstand handling. Turves shall be regular in shape, 300mm wide and of uniform thickness (minimum 35mm). The grass shall be closely mown and shall not exceed 25mm in height. Turf shall be stacked in piles of up to 1 metre. It shall not be laid in frosty or waterlogged conditions and shall not be stacked in rolls for more than three days. Turfing operations shall be in accordance with BS 4428. Whole turves shall be laid around the perimeter of the area to be turfed. The central area shall be laid in rows with staggered joints, well butted together, working from plants positioned on turves already laid. The turf shall be watered on completion. Any unevenness shall be made good by lifting the turf and adjusting the levels. Should shrinkage occur, fine topsoil shall be brushed into the joints.
- Seeding**
65. Grass seed shall be sown either in April/May or September/October during calm weather and not when the ground is frost bound or waterlogged. Seed shall be sown in two equal sowings in transverse directions at 50 g/m² for the Germinall A22 Mix for amenity grass. After sowing the contractor shall lightly rake the seed into intimate contact with the soil.
- Initial Cut**
66. When newly seeded amenity grass areas reach 50mm they should be lightly rolled and cut to a height of 25mm. All wirings shall be removed. Any bare patches shall be made good at this time. Amenity grass shall be regularly maintained between 25 and 50mm during the first season after sowing. Long or rough mown grass will be maintained between 50 and 75mm during the first season after sowing.
- 7. SPECIES RICH GRASSLAND**
- Preparation**
71. Areas of wildflower meadow to be seeded shall be sprayed out with a glyphosate herbicide and cultivated to a depth of 100mm removing all weeds debris and stones over 75mm diameter. The surface shall be raked to smooth flowing contours with a fine tith.
- Seeding**
72. Grass seed shall be sown either in April/May or September/October during calm weather and not when the ground is frost bound or waterlogged.
73. To achieve an even sowing, bulk seed shall be in an inert carrier, such as sand. Seed shall be sown in two equal sowings in transverse directions at e.g. 5g/m² for Emorgate: EGI General Purpose Meadow Grass Mixture, EMB Meadow Mixture for wetlands and 50g/m² for Germinall A22 Mix. After sowing the contractor shall roll in the seed to guarantee intimate contact with the soil, ensuring not to rake or cover the seed with soil.
- Initial Cut**
74. During first 12 months sward to be regularly cut to minimise competition and weed seed production. Cutting should be frequent enough to disperse the cuttings, or if less frequent remove the cuttings. Cutting to be suspended between April and July to allow flowering of the cornfield annuals.
75. When newly seeded wildflower areas reach 50mm they should be cut to a height of 25mm. All wirings shall be removed. Any bare patches shall be made good at this time. Both amenity and meadow grass shall be regularly maintained between 25 and 50mm during the first season after sowing. The species rich long grass - EGI will then be maintained at a height of approx. 100-150mm.

Proposed areas of 'Play on the Way'



PLANTING SCHEDULE

Individual Tree Planting

Qty	Latin Name	Common Name	Height at Purchase	Root Condition	Girth	Form	Min Clear Stem
11	Acer campestre	Field Maple	350-425cm	RB	14-16cm	Extra Heavy Standard	Min. 200cm
6	Acer campestre 'Streetwise'	Field Maple 'Streetwise'	400-450cm	RB	14-16cm	Extra Heavy Standard	Min. 200cm
26	Betula pendula	European White Birch	350-425cm	RB	14-16cm	Extra Heavy Standard	Min. 200cm
16	Corylus avellana (MS)	Common Hazel	250-300cm	C	n/a	Multistem	n/a
21	Crataegus monogyna	Common Hawthorn	350-425cm	RB	14-16cm	Extra Heavy Standard	Min. 200cm
6	Ilex aquifolium	Common Holly	350-400cm	RB	12-14cm	Heavy Standard	Min. 200cm
4	Quercus robur	Common Oak	350-425cm	RB	14-16cm	Extra Heavy Standard	Min. 200cm
5	Sorbus torminalis	Wild Service Tree	400-450cm	RB	14-16cm	Extra Heavy Standard	Min. 200cm

Mixed Native Hedgerows (Planted double staggered, 5 plants lin/m)

Qty	Latin Name	Common Name	Height at Purchase	Root Condition	Form
116	Acer campestre	Field Maple	60-80cm	RB	Whip
155	Corylus avellana	Hazel	60-80cm	RB	Whip
272	Crataegus monogyna	Common Hawthorn	60-80cm	RB	Whip
39	Ilex aquifolium	Common Holly	60-80cm	RB	Whip
115	Prunus spinosa	Common Blackthorn	60-80cm	RB	Whip
78	Rosa canina	Dogrose	60-80cm	RB	Whip

Native Shrub Mix (2 plants / sq m)

Qty	Latin Name	Common Name	Height at Purchase	Root Condition	Density/ sq m
151	Acer campestre	Field Maple	60-80cm	RB	2
303	Cornus sanguinea	Common Dogwood	60-80cm	RB	2
151	Corylus avellana	Hazel	60-80cm	RB	2
530	Crataegus monogyna	Common Hawthorn	60-80cm	RB	2
151	Prunus spinosa	Common Blackthorn	60-80cm	RB	2
151	Rosa canina	Dogrose	60-80cm	RB	2

Ornamental Planting

Qty	Latin Name	Common Name	Height	Pot Size	Breaks/ Lower 1/3	Density/ sq m
36	Abelia x grandiflora	Glossy Abelia	30-40cm	5L	6	3
16	Cornus alba 'Kesselringi'	White Dogwood	60-80cm	5L	4	2
16	Cornus sanguinea 'Midwinter Fire'	Dogwood 'Midwinter Fire'	60-80cm	5L	4	2
36	Lonicera pileata	Lonicera	30-40cm	5L	6	3
36	Rosa 'Kent'	Rose 'Kent'	30-40cm	5L	7	3
36	Spiraea japonica 'Goldflame'	Japanese spiraea	30-40cm	5L	7	3
36	Spiraea japonica 'Anthony waterer'	Japanese spiraea	30-40cm	5L	7	3

Bulb Planting

Qty	Latin Name	Common Name	Height	Pot Size	Density/sq m
0	Galanthus nivalis	Snowdrop	5-6	0	20 Plants/sq m
590	Narcissus pseudonarcissus	Wild Daffodils	7+	0	20 Plants/sq m

BULB PLANTING

- 8.1. Bulb planting is to be naturalistic in character and should not be planted in manmade grids or lines. Random planting can be used.
- 8.2. Bulbs are to be planted at a depth suitable for each species with the base in contact with the bottom of the hole. The removed soil backfilled and firmed on top and, where relevant, the removed plug of turf neatly replaced after planting.

GENERAL MAINTENANCE

- 9.1. The landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost. The site is to be visited monthly throughout the year to undertake the following operations:
- Weed clearance: All planting areas to be kept weed free by hand weeding or herbicide treatment.
 - Litter clearance: All litter is to be removed from planting beds.
 - Watering: All planted areas are to be watered for the first two years from May to September following any dry periods of 7 days.
- 9.2. All trees are to be watered weekly from May to the end of September unless unnecessary due to heavy rain; to receive 20 gallons of water. All shrubs are to be watered for the first two years from May to September following any dry periods of 7 days. All tree ties and stakes are to be checked and adjusted if too loose, too tight or if chaffing is occurring. Any broken stakes are to be replaced. Any damaged shoots/branches are to be pruned back to healthy wood. Plants are to be pruned in accordance with good horticultural practice to maintain healthy, well-shaped specimens. Native shrubs - Using approved herbicides a 1m diameter circle centred on each planting station shall be kept weed free throughout the maintenance period. Stakes may be removed from Year 2 if plant is fully established and if shelter is suppressing further growth.

REVISIONS

- 9.3. Hedge lines shall be kept mulched until established. At the end of the Defects Liability Period / First Year's Maintenance the CA will prepare a list of all plants which are dead, dying or diseased and are to be replaced during the following planting season at the contractor's expense.

KEY

- Existing trees (with RPAs) to be retained to BS 5837
- Existing hedgerows/groups (with RPAs) to be retained to BS 5837
- Existing ancient woodland to be retained to BS 5837
- Existing Tree Protection Orders (TPO)
- Existing vegetation to be removed (Category U)
- Proposed feature tree planting
- Proposed native tree planting
- Proposed native shrub planting
- Proposed native hedgerow planting - to be planted with fence and post and central wire to support hedge form until established.
- Proposed ornamental planting
- Proposed species-rich long grass - to be maintained approximately at 100-200mm in height. EGI General Purpose Meadow Grass Mixture to be used or similar approved product sown at 5g/m².
- Areas of proposed amenity grass - to be sown with Germinall (or similar) A22 Mix to be sown at 50 g/m².
- Areas of bulb planting within grass
- Proposed Swales to be sown with seasonally wet grass seed mix. E.g.: Emorgate EMB Meadow Grass Mixture for Wet Soils sown at 5g/m² or similar approved product.
- Hoggin self-binding gravel footpath - to be timber edged
- Timber knee rail - 0.45m height
- Timber bollards - 0.6m height
- Benches - Hawthorn rustic 4 slat timber bench by Streetmaster Ltd; 2000mm long, treated softwood; root fixed into concrete footing or equal and approved.
- Litter bins - to be a mixed timber/steel litter bin of a simple contemporary style to complement the seats/benches, to be root fixed e.g. Furnitubes Jubilee Litter Bin with galvanised steel frame JUB405T
- Dog waste bins - to be a steel dog waste bin of a simple contemporary style to be root fixed e.g. Furnitubes Lucky Dog Bin galvanised and powder coated in green LUK 745F
- Feature boulders - Stone boulders of varying heights with rounded edges. Approximately 1/3rd of each boulder shall be buried for stability. The maximum height of each boulder above ground shall be no more than 600mm
- Connection into surrounding routes

13/06/2025	1C	Landscape amended to ecologist comments
20/05/2025	1B	Landscape amended to client comments
16/05/2025	1A	First Issue

DATE	NO	REVISION NOTE
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DETAILED LANDSCAPE PROPOSALS FOR PUBLIC OPEN SPACE FINCHAMPSTEAD PARCEL 6

CLIENT
VISTRY THAMES VALLEY

DATE 13/06/2025	SCALE 1:1000 @A0	TEAM VK	APPRVD RVF
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DRAWING NUMBER

P24-2400_EN_04_01C

APPENDIX C

Biodiversity Mitigation and Enhancement Plan



- KEY**
- Parcel 6 boundary
 - Hibernacula (indicative)
 - Log and brash pile (indicative)
 - Dropped kerb (Ecological use)*
 - Wildlife corridor features (comprising wildlife kerbs, offset gully pots and/or gully pot ladders with gully pots to be provided to avoid entrapment in the site drainage system).
 - Proposed Hedgehog access point (indicative)
 - New opportunity for nesting birds provided on new buildings and retained trees (indicative)
 - New opportunity for roosting bats provided on new buildings and retained trees (indicative)

* All kerbing types remain subject to detailed design and approval with WBC.

CLIENT:
Vistry Thames Valley
PROJECT:
Hogwood Farm, Finchampstead
TITLE:
Parcel 6 - Biodiversity Mitigation and Enhancement Plan
SCALE AT A3:
NTS
DATE:
June 2025

442.2 / 16

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Landscape Architecture
Masterplanning
Ecology

