

HOGWOOD FARM, FINCHAMPSTEAD

LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN – 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 document provides a Landscape and Ecological Management Plan (LEMP) 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' and 'the management area'. The site centre is located by National Grid Reference SU767642. The study was commissioned by Vistry Thames Valley in January 2025.

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 This Parcel 6 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 Parcel 6 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 Parcel 6 site in its entirety (HDA, 2018).

1.2.4 The extent of the Parcel 6 management area subject of this LEMP is shown on the plans in *Appendix A*. The LEMP does not cover land within private residential curtilages which will be subject to management by individual householders.

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 Parcel 6 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 Parcel 6 management area are shown on the Detailed Landscape Proposals – Public Open Space and On-plot provided in *Appendix A* (Pegasus Group, 2025a-f). The landscape proposals for the site include:

- Development focused in the central area of the Parcel 6 site, which comprises part of a former agricultural field now dominated by modified grassland and bare ground. Which is of limited ecological value.
- Retention of the existing woodland belts located beyond the eastern, southern and western site boundaries and the hedgerow associated with the northern site boundary, with buffers afforded between the development and boundary features. The buffers will comprise informal green space dominated by semi-natural habitats such as scrub and tree planting and rough and meadow grassland.
- Provision of formal hedgerow and shrub planting across the proposed development area.
- Provision of swales and rain gardens as part of the surface water drainage scheme for the proposed development.
- 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 or non-statutory designated areas are located within or immediately adjacent to the Parcel 6 site. Part of the woodland located approximately 11m beyond the Parcel 6 south-eastern site boundary, is however listed on Natural England's Inventory of Ancient Woodland. 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 2024 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 Parcel 6 site currently comprises a former agricultural field now dominated by bare ground and modified grassland. 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 B*.

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 2025 to update the earlier surveys and to inform ongoing development design works. With regard to the outcome of this work, a summary of key considerations for the Parcel 6 site is given below:

- **Bats:** All trees within and bordering the Parcel 6 site identified as having moderate or higher potential to support roosting bats during the Phase 1 bat scoping survey, are to be retained and not expected to be affected by the development proposals. The location of these trees is shown in *Appendix B*. Bat roosting features are proposed on buildings and trees across the site to ensure the continued favourable conservation status of the local bat population (Detailed Bat Mitigation Strategy (HDA, 2025a)). Boundary features, such as the existing woodland and hedgerows are used by low numbers of foraging and commuting bats.
- **Badgers:** During the most recent Badger survey carried out in January 2024, a total of one main Badger sett, seven outlying setts and one artificial/replacement sett¹ have been recorded within the wider site. The closest active setts include Sett DD located approximately 1.5m to the east of the Parcel 6 site and comprising an outlying sett supporting one partially-used entrance and Sett Q located approximately 5m to the west of the Parcel 6 site and comprising an outlying sett supporting one partially-used entrance (HDA, 2024a). The location of these setts is shown in *Appendix B*.
- **Breeding Birds:** Breeding bird surveys of the Parcel 6 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 (HDA, 2021). The most recent survey in 2023 recorded no reptiles across the site and wider site (HDA, 2025b).
- **Invertebrates:** No surveys for invertebrates have been undertaken as it is considered that the proposed development areas are unlikely to be of significant local interest for this group. Higher quality areas of invertebrate habitat within the Parcel 6 site include the woodland belts immediately beyond the site.
- **Plants:** The management area is currently dominated by part of a former agricultural field now dominated by modified grassland and bare ground and notable plant species or plant assemblages are unlikely to be present. 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

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 (Stantec, 2020).

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 – Parcel 6' (HDA, 2025c) and in the management prescriptions set out in *Section 4* below.

- **Other species:** The findings of the survey work carried out indicates that the Parcel 6 site is unlikely to support Dormice, Otter, Water Voles or Great Crested Newts.

3 MANAGEMENT OBJECTIVES

3.1 Objectives of the Parcel 6 Landscape and Ecological Management Plan

3.1.1 This Parcel 6 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 Detailed Landscape Proposals – Public Open Space and On-plot provided in *Appendix A* (Pegasus Group, 2025a-f), which include an outline of seed mixes and plant species to be used. Management schedules are given in *Appendix C* 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
- Wet grassland
- Rough/tussocky 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 *Detailed Landscape Proposals – Public Open Space and On-plot* plans provided in *Appendix A*. Rough grassland is not shown as this will form narrow linear bands in association with scrub habitats across the management area and woodland habitats located within the wider site, 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 and hedgerow habitats along the northern, eastern, southern and western site boundaries of the Parcel 6 site, complementing the woodland habitats located within the wider site.

4.2.1.4 The management area is currently dominated by modified grassland and bare ground. In order to enhance the grassland resource of the management area following development, species-rich meadow grassland will be created (Emorsgate General Purpose Meadow Mix (EG1) 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.

4.2.1.6 The following long-term mowing and maintenance regime will be applied to the meadow grassland across the management area:

- 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.

Wet grassland

- 4.2.1.7 Seasonally wet areas associated with the swales on the southern, eastern and western Parcel 6 boundaries will be sown with a wet flood meadow mix (Emorsgate Wetland Meadow Mix (EM8) 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. Management will be reviewed on a regular basis against the dampness of the grassland and species establishing. For example, where the swales 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.

Rough/Tussocky Grassland

- 4.2.1.8 Bands of rough grassland (2-5m in width) will be sown with a meadow grassland mix (Emorsgate General Purpose Meadow Mix (EG1) or similar) adjacent to proposed scrub edges and along the woodland belts located beyond the southern, eastern and western site boundaries. 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.

Amenity grassland

- 4.2.1.9 Areas of amenity grassland will be created and managed along roadside verges and footpaths, 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).

- 4.2.1.10 The prescriptions for creation of amenity grassland habitats are outlined below:
- 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 amenity grass 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.
- 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 intact species-rich hedgerow with trees along the northern site boundary.

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:

Maintenance (including maintenance of the newly established 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 meadow grassland and scrub buffers of up to 8m (*Section 4.2.1*) 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.
- Hedgerows will cut to no lower than 1.8m in height to maintain strong habitat corridor.

New species-rich hedgerows:

Establishment

- New species-rich hedgerow will be created along parts of the northern and western site boundaries associated with the aged woodland and hedgerow buffers. Species within the native hedgerow planting will include Hazel, Field Maple, Hawthorn, Holly, Blackthorn and Dog Rose.
- Further sections of native and ornamental hedgerows are proposed within the residential area.
- 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. A possible exception to this is where new ornamental hedgerows

are proposed as part of the formal landscape associated with development areas; these hedges will be managed by cutting up to 3 times per year with all arisings removed.

- 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 northern, southern and western site boundaries to form ecotones with the adjacent woodland and hedgerow. In addition, scattered individual trees and shrubs are proposed across the management area using a mix of native species appropriate to the local area. In combination with retained and proposed grassland and hedgerow habitats this will create a varied mosaic of habitats, benefitting a range of species and providing habitat connectivity around the Parcel 6 site.

4.2.3.2 Individually planted standard trees will include Field Maple, Silver Birch, Hazel, Hawthorn, Holly, English Oak and Wild Service Tree. The areas of scrub planting comprise a mix of Field Maple, Hawthorn, Blackthorn, Dogwood, Hazel and Dog 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.
- Newly planted trees and shrubs will be protected against pest damage using spiral HDPE guards a minimum of 0.6m high x 50mm diameter.

- 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 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, wet 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 woodland habitats and the extent of retained and proposed hedgerow, scrub and scattered tree planting across the site is shown in *Appendix A*.

4.2.4 **Woodlands**

4.2.4.1 Belts of broadleaved woodland are situated beyond the southern, eastern and western site boundaries². The landscape scheme for Parcel 6 however provides a range of habitats to complement the adjacent woodland habitats located within the wider site.

Existing Woodland

4.2.4.2 The existing areas of mature woodland bordering the site will be retained and enhanced within the development scheme through the enhancement measures described above, including the creation of new hedgerow and scrub linkages and 'ecotone' habitats on woodland edges.

Management and enhancement:

- *Establishment of woodland buffers:* A buffer zone of scrub and rough, wet and meadow grassland will be established along the length of the woodland belts associated with the site. The buffer has a minimum width of 15m, is generally 15m wide with a maximum width of 25m. The grassland and scrub within the buffer will be established in accordance with the prescriptions described in *Sections 4.2.1 and 4.2.3* above.

4.2.5 **Wetlands**

² Management of the southern and eastern belts of woodland are detailed within the *Suitable Alternative Natural Green Space Landscape Management Plan* (RPS, 2019) and management of the western belt of woodland is detailed within the *Landscape and Ecological Management Plan – Parcels 4 and 5* (HDA, 2024b).

- 4.2.5.1 Swales will be created along the southern, eastern and western margins of the management area as part of the surface water drainage scheme for the Parcel 6 development. In addition, rain gardens are proposed across the management area. These features will provide additional value for wildlife through provision of a range of wetland habitats including wet grassland. The new swales will be sensitively designed and managed to appear as natural features within the landscape setting and provide habitat for a range of wetland species.

Creation, establishment and maintenance:

- The swales will be sown with a wet grassland seed mix in spring or late-summer when water levels are low to allow seeds time to establish prior to land being flooded again (see *Section 4.2.1.7*).
- Removal of sediment from the basins will be carried out on an 'as needed' basis in accordance with the SuDS management strategy (JNP, 2018). This work would be carried out during the winter.
- Management of planted and self-seeded scrub will be carried out during the winter months to prevent excessive shading and encroachment into wetland areas. This will be carried out through hand pulling and cutting.
- Checks for the presence of non-native invasive plant species will be carried out at least once annually, and if presence is recorded they will be subject to control using a methodology appropriate to the species present (and the presence of the waterbodies). Other native aquatic and marginal species may colonise naturally and will be allowed to establish or be managed as appropriate to enhance floral diversity and maintain suitability for a range of wildlife.

4.2.6 **Deadwood habitats**

- 4.2.6.1 Where safe to do so any standing and fallen deadwood arising from trees within the Parcel 6 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 and scrub management works. Approximate locations of the proposed hibernacula and log and brash piles are shown within the *Detailed Reptile Strategy – Parcel 6* (HDA, 2025b).

4.2.7 **Ornamental planting**

- 4.2.7.1 In addition to provision of new native species planting in areas of open space, the landscape proposals also include formal ornamental shrub (including ground cover species), tree and hedgerow planting within residential areas of the development. These will be planted with a range of nectar-/pollen-rich flowers and fruit bearing shrubs and trees which benefit native wildlife such as invertebrates, bats and birds.

- 4.2.7.2 The extent of proposed ornamental planting is shown in *Appendix A*. Measures for the establishment of ornamental shrubs and trees within the site are given below along with maintenance of such planting within communal areas of the residential development. The maintenance of planting within curtilages of residential properties will be the responsibility of the new householders.
- 4.2.7.3 Ornamental tree, hedgerow, 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.
 - Where necessary newly planted trees will be protected against pest damage using guards around individual trees. Pests are likely to be restricted to rabbits, but it may be necessary to replace guards with taller ones if, following the annual inspection, it is found that deer damage is an issue. Alternatively temporary fencing can may be used to ensure adequate.
- 4.2.7.4 The following works would be carried out to ensure establishment:
- 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 at a minimum frequency of 3 applications per annum generally in May, July and September. Alternatively/in combination mulch may be used. Any failed trees or shrubs within the first five years after planting will be replaced.
 - 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 shrubs 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 would be reduced/stopped in periods of wet weather. Water trees in second growing season during dry spells in weather.
- New ornamental hedgerows within the formal landscape associated with the development area will be managed by cutting up to 3 times per year with all arisings removed.

4.2.7.5 Newly established trees will be managed in the long-term to enhance the biodiversity of the Parcel 6 site, 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 the 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 trees and shrubs 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.

4.2.8 **Protected and notable species**

4.2.8.1 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:

4.2.8.2 *Bats:*

- Management works will have regard to the presence of trees around the margins of the Parcel 6 site which have potential to support roosting bats, the current extent of which are shown on the plan in *Appendix B*. 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 new buildings to provide a range of opportunities for roosting bats (see 'Detailed Bat Mitigation Strategy – Parcel 6' (HDA, 2025a)). 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.

4.2.8.3 *Badgers:*

No Badger setts were recorded within the Parcel 6 site, however, there are a number of setts located within the wider site, including in close proximity to the site. The most-recent Badger survey indicated that the closest active setts can be retained as they are located within the wider site with at least a 15m stand-off between active entrances and any proposed excavation works, storage of materials or movement of vehicles. Therefore the below measures to protect the Badger population will be implemented:

- Prior to development commencing: The Parcel 6 site will be re-surveyed for Badgers to confirm the current status of the Badger setts in the vicinity of the site.
- Any steep-sided holes left open overnight will be equipped with a mammal ladder (a reinforced plywood board >60cm wide set at an angle of no greater than 30° to the base of the pit);
- Temporarily open pipes with a diameter of >150mm will be plugged to prevent entrapment; and
- Compound areas will be located away (>20m) from active Badger setts. Lighting will be of the minimum required for public safety and directed away from Badger setts and foraging habitat.

4.2.8.4 *Birds:*

- Tree, scrub 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 proposed buildings to provide a range of nesting opportunities (See *Detailed Ecological Permeability Scheme – Parcel 6* (HDA, 2025d)).
- Standing deadwood will be retained wherever possible to maximise natural opportunities for hole-nesting birds.

4.2.8.5 *Reptiles, amphibians and invertebrates:*

- Arisings from hedgerow, tree, scrub and marginal habitat management will be used to construct log and brash piles along woodland, hedgerow and scrub edges to provide opportunities for refuge and hibernation (See *Detailed Reptile Strategy – Parcel 6* (HDA, 2025b)).

Non-native plants:

4.2.8.6 Rhododendron and an unidentified *Cotoneaster* species have been identified within the wider site. In addition, Variegated Yellow Archangel and Japanese Knotweed have been identified in the wider area (HDA, 2025c). *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 *Lamium 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.

4.2.8.7 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.
- 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 woodland belts are located immediately beyond the Parcel 6 site within the wider site, however landscape proposals include ecotone planting along the margin of the woodland belts which is expected to enhance the woodland/scrub/tree/grassland resource of the Parcel 6 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 provision of additional hedgerow planting within the development area. 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.

4.4 **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 In addition to the built development and associated garden planting, the formal landscape scheme for the Parcel 6 site includes establishment and management of amenity grassland, ornamental tree and shrub planting and rain gardens. Beyond the formal areas a network of semi-natural habitat types including hedgerows, native scrub and meadow grassland and rough grassland and wetland 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 Parcel 6 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 informal recreation within the Parcel 6 site. Footpaths within the open space of the Parcel 6 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, 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.

Provide information to local residents

- 4.4.7 All dwellings within the proposed development will be provided with a resident's sales pack. 'Living with Wildlife' leaflets will be included with each sales package or provided on occupation of each dwelling of the new development. These documents will inform residents of the nature conservation interest and sensitivity of the habitats within the site and its surrounds, and measures that can be taken to avoid impacts on the associated features of nature conservation interest.

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 C*.

6.3 Implementation Phase:

- Carry out vegetation clearance works including removal of unretained grassland habitats to allow for construction and landscaping works.
- Construction and planting of the swales.
- Preparation of soil and sow meadow, wet, rough and amenity grassland seed mixes on newly cleared areas of land and commence cutting regime as appropriate.
- Carry out new 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 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 hedgerows and scrub 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.
- 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 hedgerows and scrub habitats.
- Continue control/management of scrub habitats where appropriate.
- 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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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*.

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HDA Document Control and Quality Assurance Record

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Project Reference: 442.2
Document Title: Parcel 6 Landscape and Ecological Management Plan
Commissioning Party: Vistry Thames Valley

Issue	Description	Date of Issue	Signed
1	Parcel 6 Landscape and Ecological Management Plan	June 2025	STM

	Personnel	Position
Author	Clare Bird MCIEEM	Associate Ecologist
Approved for issue	Sarah Thornton-Mills MCIEEM	Principal Ecologist

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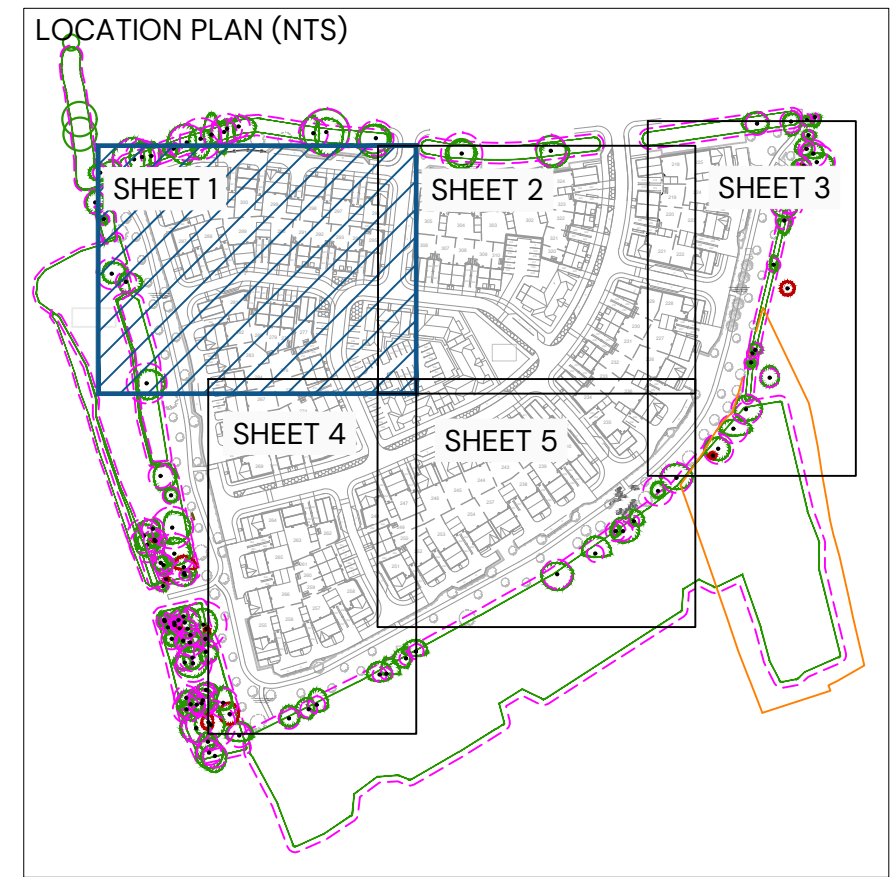
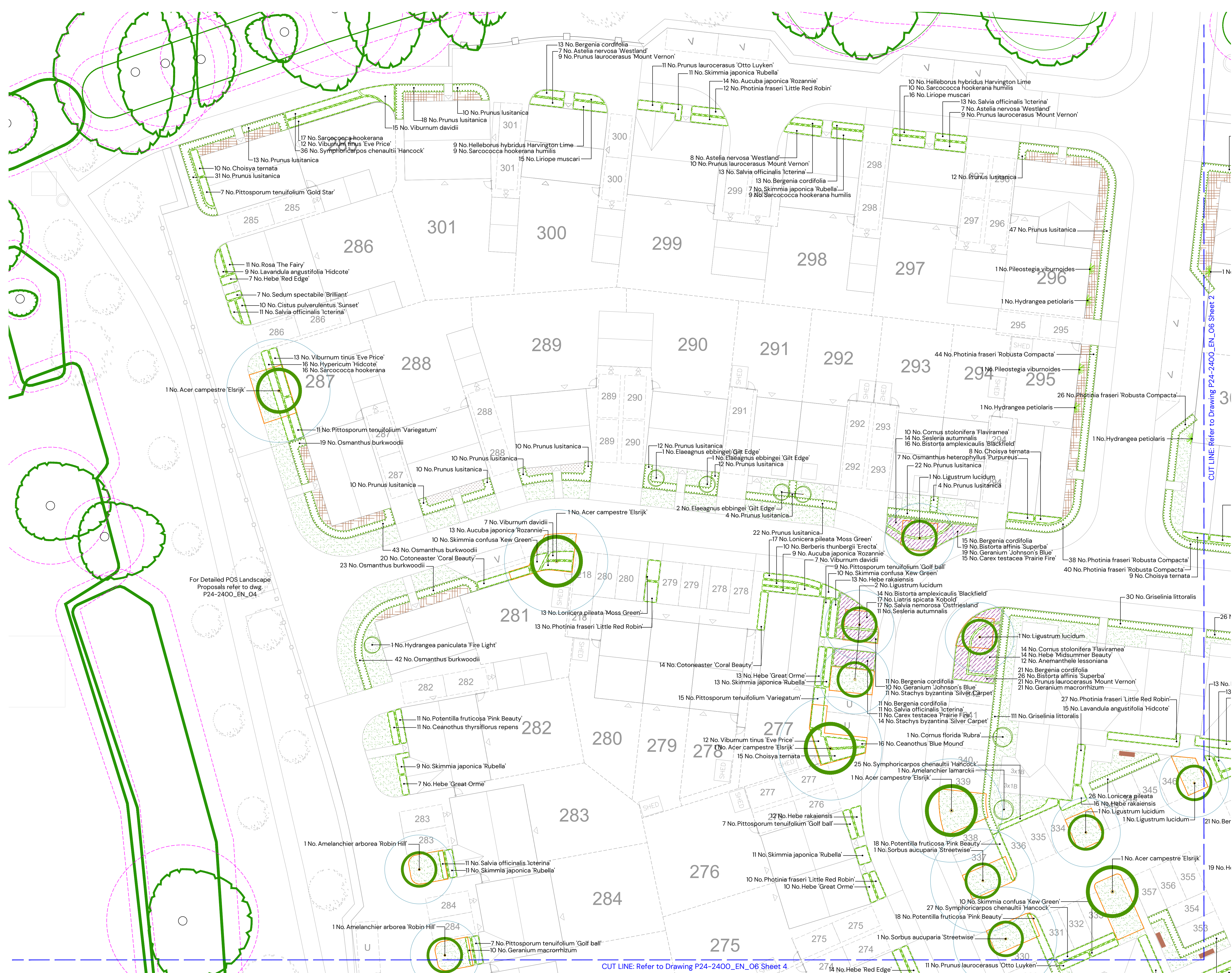
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APPENDIX A

Detailed Landscape Proposals – Public Open Space and On-plot (Pegasus Group, 2025a-f)



KEY

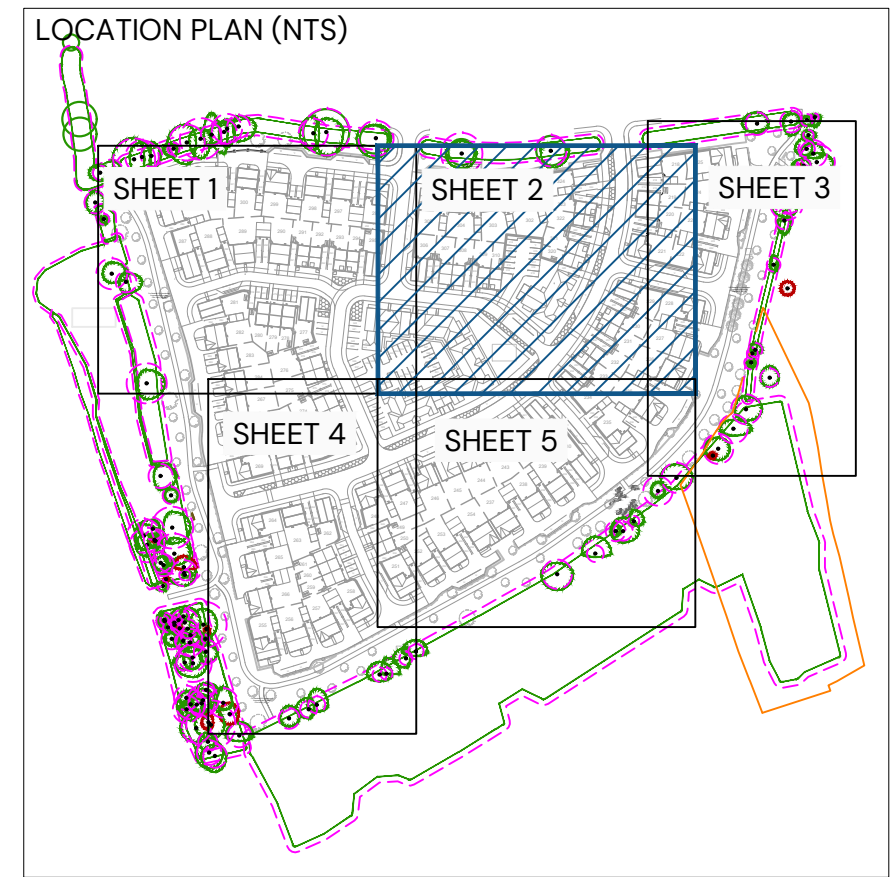
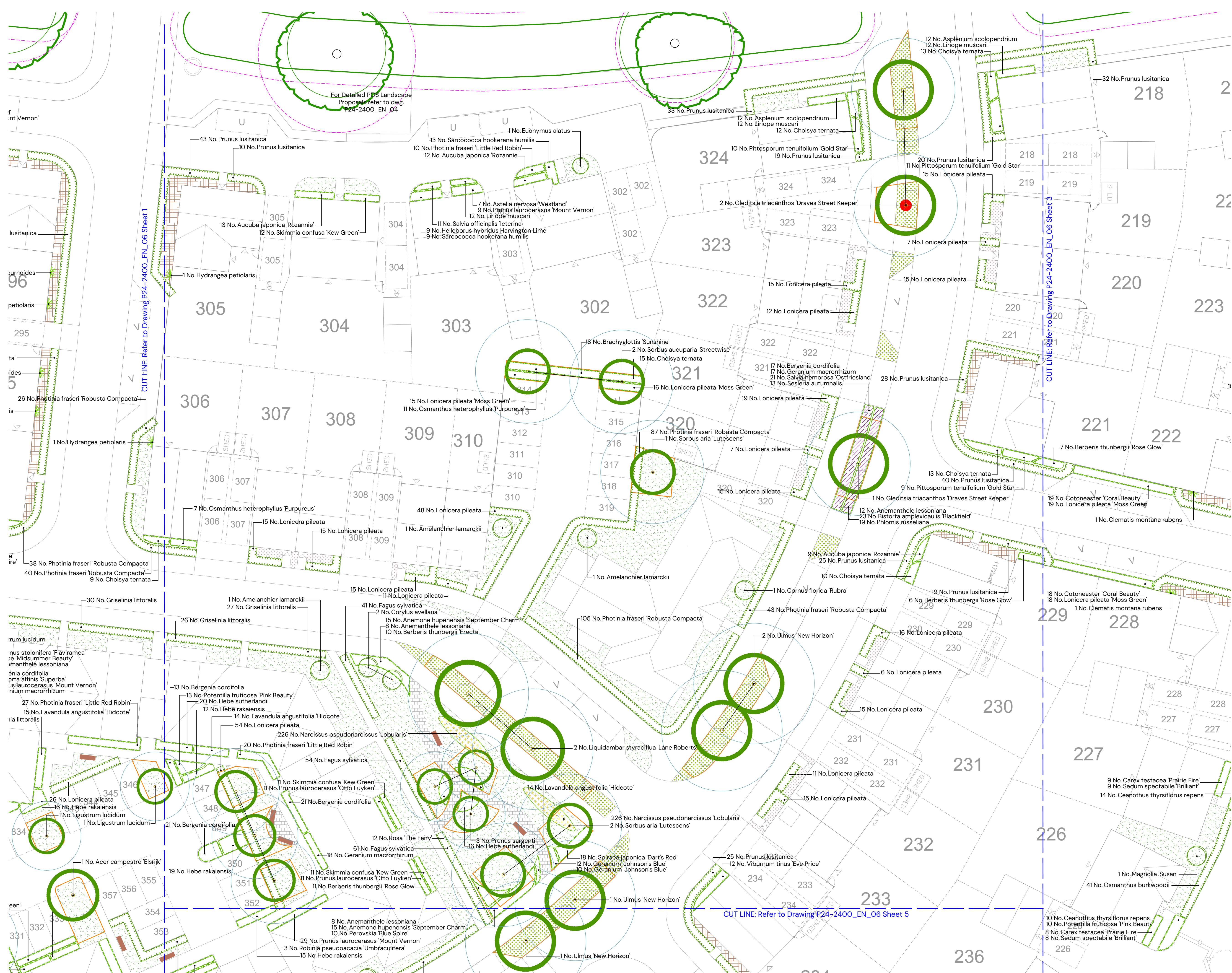
- Existing trees to be retained in accordance with BS 5837
- Tree Planting
- Specimen shrubs
- Hedgerow planting
- Shrub / herbaceous planting
- Rain Garden planting
- Climber planting
- Areas of amenity grass
- Bulb planting within grass area
- Areas of flowering lawn within rain gardens e.g. ELI Flowering lawn mixture by Emorsgate
- Areas of gravel- to be laid over a semi-permeable weed suppressant membrane
- Ornamental bark mulch
- NHBC offsets
- Soil volume requirements per tree species
- Trees requiring created soil volume
- Proposed contemporary seat e.g. Litchard Seat by Broxap or similar approved

For Planting Specification refer to dwg. P24-2400_EN_06 Sheet 3

For Planting Schedule refer to dwg. P24-2400_EN_06 Sheet 5

REV:	DATE:	DETAILS:	DRAWN BY:
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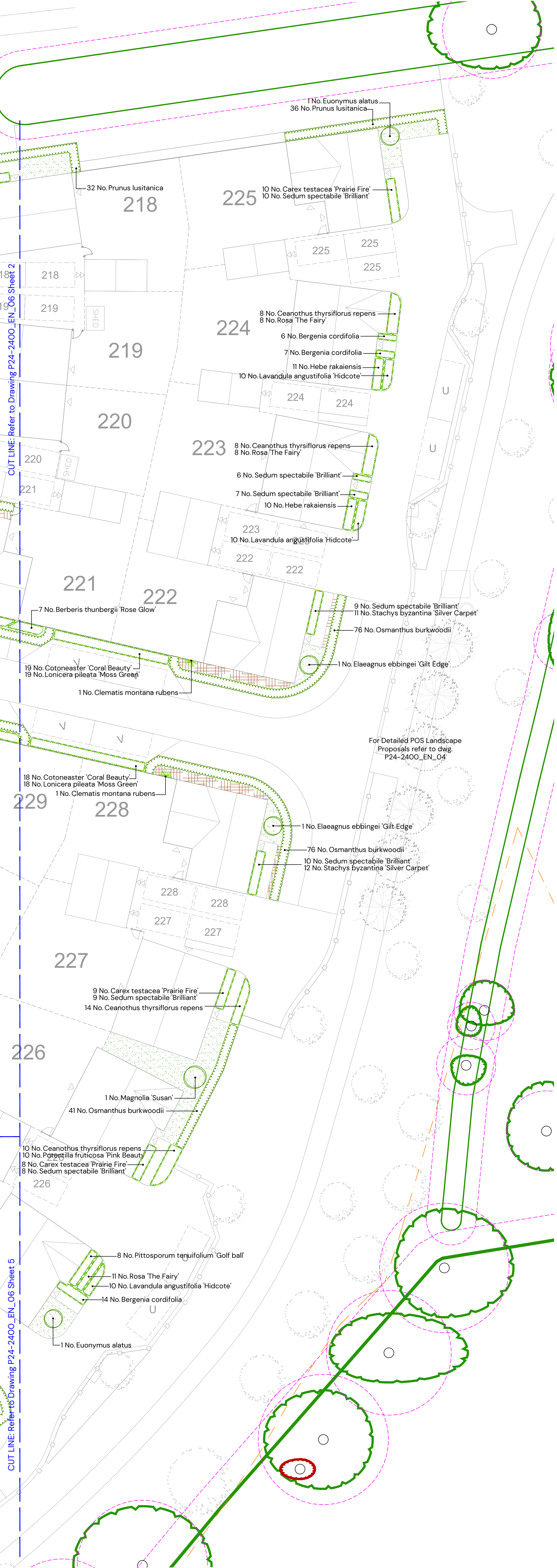
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PROJECT NAME: Finchampstead Parcel 6			
CLIENT: VISTRY THAMES VALLEY			
DATE: 16.05.2025	SCALE: 1:200 @A1	TEAM: ARW	APPROVED: RVF
DRAWING NO: P24-2400_EN_06		SHEET NO: 1 of 5	REVISION: -
STATUS: PLANNING		PEGASUS GROUP	



- KEY
- Existing trees to be retained in accordance with BS 5837
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TITLE: Detailed Soft On-Plot Landscape Proposals			
PROJECT NAME: Finchampstead Parcel 6			
CLIENT: VISTRY THAMES VALLEY			
DATE: 16.05.2025	SCALE: 1:200 @A1	TEAM: ARW	APPROVED: RVF
DRAWING NO: P24-2400_EN_06	SHEET NO: 2 of 5	REVISION: -	
STATUS: PLANNING		PEGASUS GROUP	



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 CPSE.

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.

17. If the water supply is likely to be restricted, e.g. due to emergency drought legislation, do not carry out seeding/turfing until instructed. If seeding/turfing has been carried out and the water supply is restricted, obtain instructions on watering.

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 75mm 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 matter 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 free 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 plant 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 or 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, but 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 (20litres/m²) are to be incorporated into the top 150mm of topsoil during final cultivations.

210. All extra heavy standard size trees are to be double staked with 75mm dia stakes. Stakes shall 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.

211. 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.

212. Immediately after planting, but before applying the below bark mulch, all trees should be saturated to field capacity.

213. 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. SHRUB / HERBACEOUS PLANTING

31. 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.

32. Recommended rooting depths are 600mm for shrubs/herbaceous plants. Multi-purpose topsoil depths shall be 300mm for shrubs/herbaceous, ensuring 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.

33. Within the day of planting shrub/herbaceous plants should be saturated to field capacity, this shall be done before applying the below bark mulch.

34. Spread ornamental pine bark mulch to a depth of 75mm across all new planted areas, taking care not to bury groundcover plants.

35. Shrubs to be planted as ornamental hedges, to be planted in trenches 150 mm wider than roots when fully spread and 300 mm deep. Set out plants evenly in a single row at the density indicated on the associated planting schedule. Upon completion hedge trenches are to be mulched with 75mm depth bark mulch or similar.

36. Bare-root hedge plants shall be notch planted in a double staggered row at the rate of 5 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).

4. CLIMBER PLANTING

41. Climber plants are to be set out as shown on the drawing and pit planted into the prepared soil with minimal disturbance to the rootball and well firmed in.

42. Recommended rooting depths are 600mm for climber plants. Multi-purpose topsoil depths shall be 300mm, ensuring 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

KEY

- Existing trees to be retained in accordance with BS 5837
- Tree Planting
- Specimen shrubs
- Hedgerow planting
- Shrub / herbaceous planting
- Rain Garden planting
- Climber planting
- Areas of amenity grass
- Bulb planting within grass area
- Areas of flowering lawn within rain gardens e.g. EL1 Flowering lawn mixture by Emorsgate
- Areas of gravel to be laid over a semi-permeable weed suppressant membrane
- Ornamental bark mulch
- NHBC offsets
- Soil volume requirements per tree species
- Trees requiring created soil volume
- Proposed contemporary seat e.g. Litchard Seat by Broxap or similar approved

For Planting Specification refer to dwg. P24-2400_EN_06 Sheet 3

For Planting Schedule refer to dwg. P24-2400_EN_06 Sheet 5

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. All climbing shrubs shall be planted 150mm clear of the supporting structure (i.e. fence / wall) with roots spread outward. All climbers should be supplied and tied to a cane; this should be guided towards the supporting structure. For climbers that do not self climb a supporting structure should be provided, such as a timber frame or wires and vine eyes.

44. Within the day of planting climber plants should be saturated to field capacity, this shall be done before applying the below bark mulch.

5. AMENITY GRASS

Preparation

51. 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 tilt. Amenity grass areas will receive pre-seeding fertiliser at 70 g/m². Meadow grass areas will not be fertilised.

52. 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

53. Grass/turf finish levels will be 25mm above surrounding kerbs, paving and plant bed edges.

Turf

54. 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 25mm). 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 planks 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

55. 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 35 g/m² for amenity grass. After sowing the contractor shall lightly rake the seed into intimate contact with the soil.

Initial Cut

6. When newly seeded amenity grass areas reach 50mm they should be lightly rolled and cut to a height of 25mm. All arising 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.

7. FLOWERING LAWN

Preparation

71. Areas of Flowering lawn 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 tilt.

Seeding

72. Seeds 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 with an inert carrier, such as sand. Seed shall be sown in two equal sowings in transverse directions at e.g. 4g/m² for Emorsgate EL1 Flowering Lawn Mixture. 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 - 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 arising's shall be removed. Any bare patches shall be made good at this time.

76. Flowering Lawn should be managed according to the manufacturer's specifications. To permit flowering, mowing should be relaxed from late June. It should be cut again when the sward becomes untidy (after 4-8 weeks). Mowing may be suspended earlier in the year to allow cowslips to flower. Heavy quantities of cuttings should be collected and removed from the site.

8. BULB PLANTING

81. Bulb planting is to be naturalistic in character and should not be planted in manmade grids or lines. Random planting can be achieved by evenly scattering the bulbs/corms over the marked out bulb planting area and planting where they fall.

82. 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.

9. GENERAL MAINTENANCE

91. 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.

Trees and Shrubs

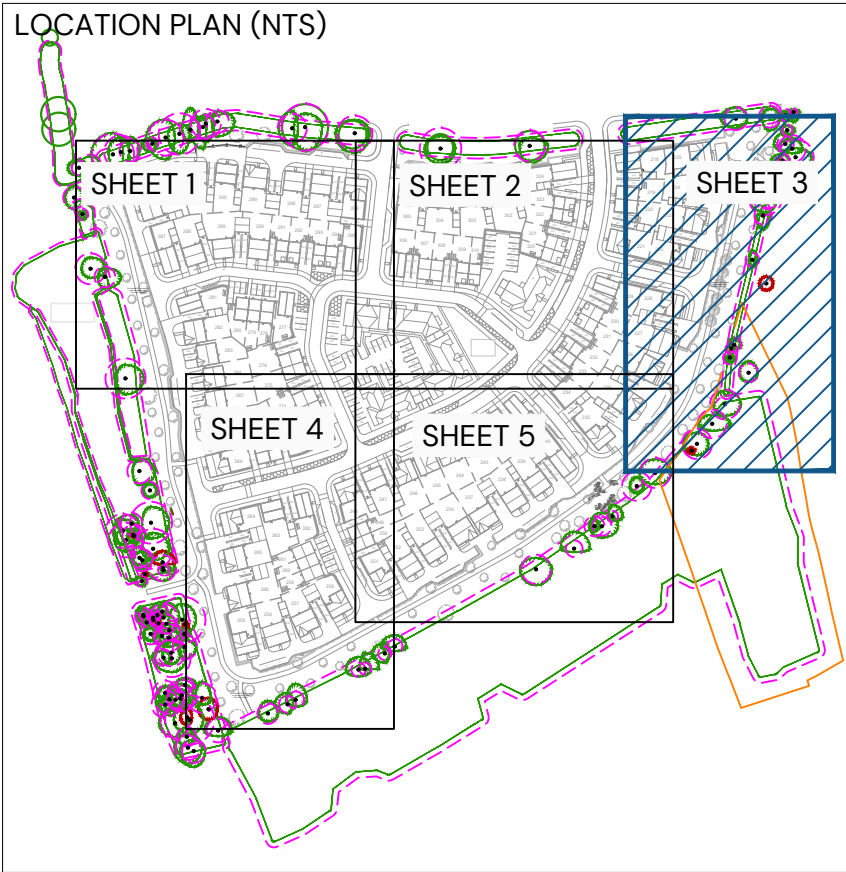
91. All trees are to be watered weekly from May to the end of September unless unnecessary due to heavy rain; to receive 20 gallons of water. All shrubs are to be watered for the first two years from May to September following any dry periods of 7 days. All tree ties and stakes are to be checked and 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.

Hedges

92. 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.

Tree soil volume requirements based on GreenBlue Urban Tree soil volume guide Soil depth calculated at 0.6m

Species:	Soil volume	Are shown on plan
<i>Acer campestre</i> 'Elsrijk'	14 m ³	23 m ²
<i>Amelanchier arborea</i> 'Robin Hill'	8 m ³	13 m ²
<i>Gleditsia triacanthos</i> 'Draves Street Keeper'	14 m ³	23 m ²
<i>Liquidambar styraciflua</i> 'Lane Roberts'	18 m ³	30 m ²
<i>Ligustrum lucidum</i>	8 m ³	13 m ²
<i>Prunus sargentii</i>	10 m ³	16 m ²
<i>Prunus</i> 'Sunset Boulevard'	10 m ³	16 m ²
<i>Robinia pseudacacia</i> 'Umbraculifera'	10 m ³	16 m ²
<i>Sorbus aria</i> 'Lutescens'	14 m ³	23 m ²
<i>Sorbus aucuparia</i> 'Streetwise'	10 m ³	16 m ²
<i>Ulmus</i> 'New Horizon'	14 m ³	23 m ²



REV: | DATE: | DETAILS | DRAWN BY:

TITLE:
Detailed Soft On-Plot Landscape Proposals

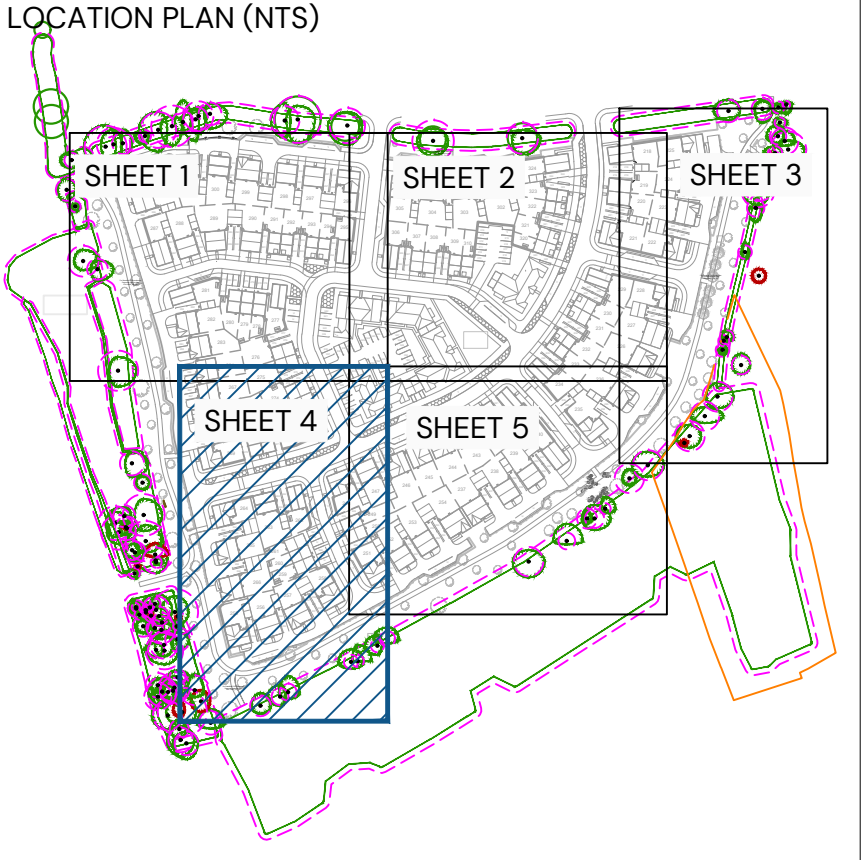
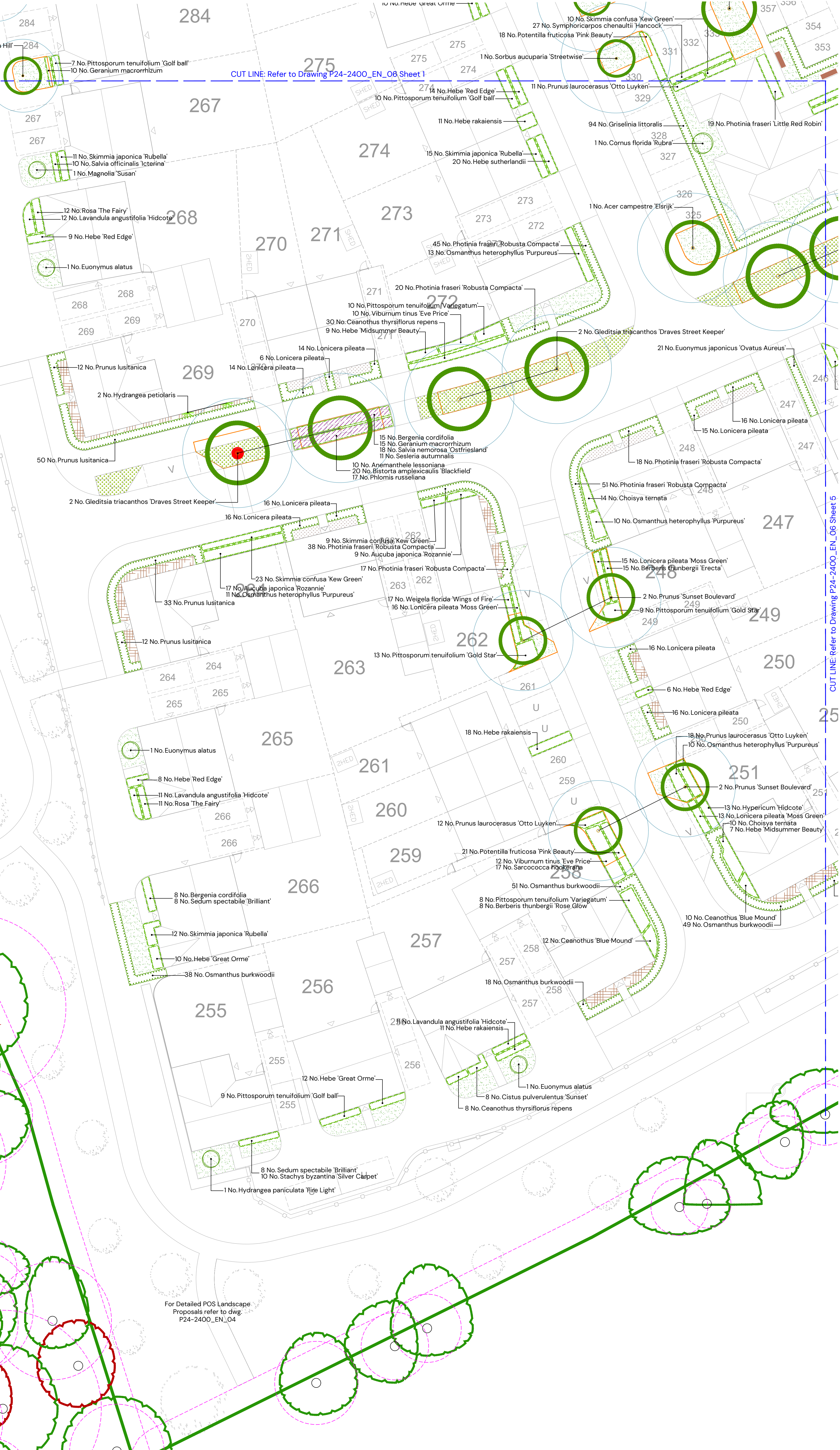
PROJECT NAME:
Finchampstead Parcel 6

CLIENT:
VISTRY THAMES VALLEY

DATE: 16.05.2025 SCALE: 1:200 @A1 TEAM: ARW APPROVED: RVF

DRAWING NO: P24-2400_EN_06 SHEET NO: 3 of 5 REVISION: -

STATUS: PLANNING



- KEY
- Existing trees to be retained in accordance with BS 5837
 - Tree Planting
 - Specimen shrubs
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For Planting Specification refer to dwg. P24-2400_EN_06 Sheet 3

For Planting Schedule refer to dwg. P24-2400_EN_06 Sheet 5

REV: | DATE: | DETAILS | DRAWN BY:

TITLE:
Detailed Soft On-Plot Landscape Proposals

PROJECT NAME:
Finchampstead Parcel 6

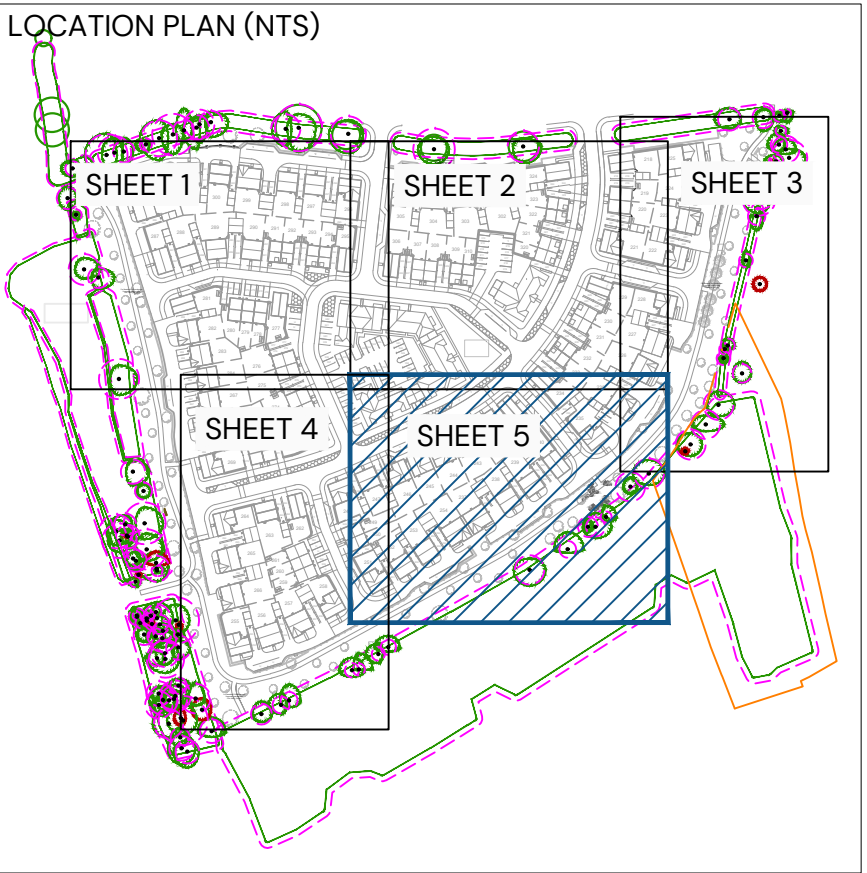
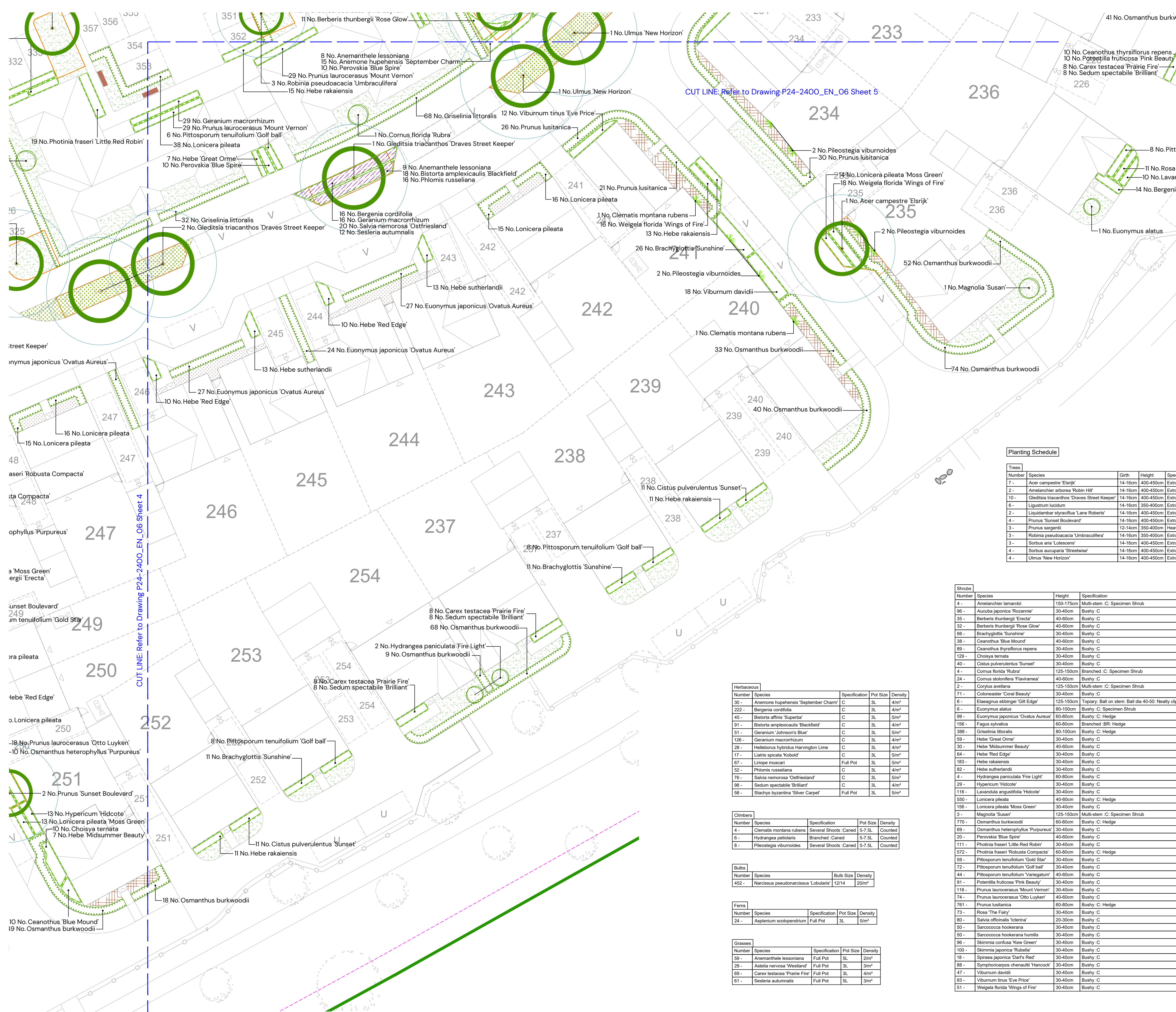
CLIENT:
VISTRY THAMES VALLEY

DATE: 16.05.2025 SCALE: 1:200 @A1 TEAM: ARW APPROVED: RVF

DRAWING NO: P24-2400_EN_06 SHEET NO: 4 of 5 REVISION: -

STATUS: PLANNING

PEGASUS GROUP



	Existing trees to be retained in accordance with BS 5837
	Tree Planting
	Specimen shrubs
	Hedgerow planting
	Shrub / herbaceous planting
	Rain Garden planting
	Climber planting
	Areas of amenity grass
	Bulb planting within grass area
	Areas of flowering lawn within rain garden e.g. EL1 Flowering lawn mixture by EN
	Areas of gravel- to be laid over a semi-permeable weed suppressant membrane
	Ornamental bark mulch
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	Soil volume requirements per tree species
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For Planting Specification refer to dwg.
P24-2400_EN_06 Sheet 3

For Planting Schedule refer to dwg.
P24-2400_EN_06 Sheet 5

Shrubs Number	Species	Height	Specification	Pot Size	Density
4	Amelanchier lamarckii	150-175cm	Multi-stem C: Specimen Shrub	25L	Counted
9	Aucuba japonica 'Rozannie'	30-40cm	Bushy C	5L	3m ²
35	Berberis thunbergii 'Erecta'	40-60cm	Bushy C	5L	3m ²
32	Berberis thunbergii 'Rose Glow'	40-60cm	Bushy C	5L	3m ²
65	Brachyglottis 'Sunshine'	30-40cm	Bushy C	5L	3m ²
38	Ceanothus 'Blue Mound'	40-60cm	Bushy C	5L	3m ²
89	Ceanothus thyrsiflorus repens	30-40cm	Bushy C	5L	3m ²
129	Choisya ternata	30-40cm	Bushy C	5L	3m ²
40	Cistus pulverulentus 'Sunset'	30-40cm	Bushy C	5L	3m ²
4	Cornus florida 'Rubra'	125-150cm	Branches C: Specimen Shrub	25L	Counted
24	Cornus stolonifera 'Flaviramea'	40-60cm	Bushy C	3L	2m ²
2	Corylus avellana	125-150cm	Multi-stem C: Specimen Shrub	25L	Counted
71	Cotoneaster 'Coral Beauty'	30-40cm	Bushy C	5L	3m ²
6	Elaeagnus ebbingei 'Gilt Edge'	125-150cm	Topiary: Ball on stem: Ball dia 40-50: Neatly clipped	15-20L	Counted
6	Euconymus alatus	80-100cm	Bushy C: Specimen Shrub	25L	Counted
99	Euconymus japonicus 'Ovatus Aureus'	60-80cm	Bushy C: Hedge	7.5-10L	3m
156	Fagus sylvatica	60-80cm	Branches BR: Hedge	n/a	0.4Ctr Double Staggered at 0.3m offset
398	Griselinia littoralis	80-100cm	Bushy C: Hedge	7.5-10L	3m
3	Hebe 'Great Orn'	30-40cm	Bushy C	5L	3m ²
3	Hebe 'Midsummer Beauty'	40-60cm	Bushy C	5L	2m ²
64	Hebe 'Red Edge'	30-40cm	Bushy C	5L	3m ²
183	Hebe rakaisensis	30-40cm	Bushy C	5L	3m ²
82	Hebe sutherlandii	30-40cm	Bushy C	5L	4m ²
4	Hydrangea paniculata 'Fire Light'	60-80cm	Bushy C	7.5-10L	Counted
29	Hypericum 'Hidcote'	30-40cm	Bushy C	5L	3m ²
116	Lavandula angustifolia 'Hidcote'	30-40cm	Bushy C	5L	3m ²
550	Lonicera pileata	40-60cm	Bushy C: Hedge	5-7.5L	3m
156	Lonicera pileata 'Moss Green'	30-40cm	Bushy C	5L	3m ²
3	Magnolia 'Susan'	125-150cm	Multi-stem C: Specimen Shrub	15-20L	Counted
770	Osmanthus burkwoodii	60-80cm	Bushy C: Hedge	7.5-10L	3m
95	Osmanthus heterophyllus 'Purpureus'	30-40cm	Bushy C	5L	2m ²
20	Perovskia 'Blue Spry'	40-60cm	Bushy C	5L	3m ²
111	Photinia fraseri 'Little Red Robin'	30-40cm	Bushy C	5L	3m ²
572	Photinia fraseri 'Robusta Compacta'	60-80cm	Bushy C: Hedge	10L	3m
95	Pittosporum tenuifolium 'Gold Star'	30-40cm	Bushy C	5L	2m ²
72	Pittosporum tenuifolium 'Gold ball'	30-40cm	Bushy C	5L	2m ²
44	Pittosporum tenuifolium 'Variegatum'	40-60cm	Bushy C	5L	2m ²
91	Potentilla fruticosa 'Pink Beauty'	30-40cm	Bushy C	5L	3m ²
116	Prunus laurocerasus 'Mount Vernon'	30-40cm	Bushy C	3L	4m ²
74	Prunus laurocerasus 'Otto Luyken'	40-60cm	Bushy C	5L	3m ²
761	Prunus lusitanica	60-80cm	Bushy C: Hedge	10L	2m
73	Rosa 'The Fairy'	30-40cm	Bushy C	5L	3m ²
80	Salvia officinalis 'Icterina'	20-30cm	Bushy C	5L	4m ²
50	Sarcococca hookeriana	30-40cm	Bushy C	5L	3m ²
50	Sarcococca hookeriana humilis	30-40cm	Bushy C	5L	4m ²
96	Skimmia confusa 'Yew Green'	30-40cm	Bushy C	5L	3m ²
100	Skimmia japonica 'Rubella'	30-40cm	Bushy C	5L	3m ²
18	Spiraea japonica 'Dart's Red'	30-40cm	Bushy C	5L	3m ²
88	Symphoricarpos chenaultii 'Hancock'	30-40cm	Bushy C	3L	4m ²
47	Viburnum davidii	30-40cm	Bushy C	5L	2m ²
83	Viburnum tinus 'Eve Price'	30-40cm	Bushy C	5L	2m ²
51	Weigela florida 'Wings of Fire'	30-40cm	Bushy C	5L	3m ²

APPENDIX B

Existing Ecological Features



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

442.2 / 12

Based on Ordnance Survey mapping with permission of Her Majesty's Stationery Office
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Landscape Architecture
Masterplanning
Ecology

hda

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 C

Management Schedules

Grassland Management

Habitat Type	Management Phase	Operational objective	Activity	J	F	M	A	M	J	J	A	S	O	N	D
Wildflower meadow	Establishment	Ensure establishment of a healthy sward.	Once established cut to a height of approximately 10cm. Remove cuttings. Carried out every 6-8 weeks throughout first growing season from mid-summer onwards.												
	Maintenance	Maintain and enhance meadow grassland for ecological diversity.	Cut once annually to no less than 10cm, at the end of August. Remove cuttings.												
Wet	Establishment	Ensure establishment of a healthy sward.	Once established cut to a height of approximately 10cm. Remove cuttings. Carried out every 6-8 weeks throughout first growing season.												
	Maintenance	Maintain and enhance wet grassland for ecological diversity.	Cut once annually to no less than 10cm. Remove cuttings.												
Rough	Establishment	Ensure establishment of a healthy sward.	Once established cut to a height of approximately 10cm. Remove cuttings. Carried out every 6-8 weeks throughout first growing season from mid-summer onwards.												
	Maintenance	Maintain and enhance rough grassland areas.	Single cut to 10cm in late-spring on 2-3 year rotation. 30-40% to be cut in any one year.					1							

Amenity	Establishment	Ensure establishment of a healthy sward.	Carry out first cut once grass has reached 5cm, cutting off 1cm, and lightly roll. Maintain sward at 5cm by regular cutting at appropriate intervals through the growing season.			1	1	2	2	2	2	1	1		
	Maintenance	Maintain a short, neat sward for moderate recreational use. Prevent encroachment of woody species.	Regular cutting to 5cm throughout March-October (up to 14 times per year). Water and weed when needed.			1	1	2	2	2	2	1	1		
All new grassland	Establishment	Control problem species, e.g. Ragwort, Nettles, Thistle	Apply spot herbicide as required (Assume 1% of total area to be treated) or hand pull if within 5m of waterbodies					1							
	Maintenance	To maintain a healthy and uniform sward. Do not apply organic or inorganic fertilisers or lime. Do not apply insecticides, herbicides or fungicides; the exception is herbicides for the control of specific problem weeds – herbicides for these species should be applied by weed wiper or spot treatment with a back-pack sprayer.	Repair any erosion and settlement with re-seeding with the same species seed mix as used originally at appropriate time during the growing season. Control encroaching scrub.												

Note: Shaded blocks indicate recommended window for the relevant management activity to be carried out. Numbered blocks indicate that management should be carried out at this time and the frequency.

Hedgerows and Boundary Management

[illegible]

All boundaries	Maintenance	Maintain condition and ensure boundaries are fulfilling duties.	Inspect twice per annum.																
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Note: Shaded blocks indicate recommended window for the relevant management activity to be carried out. Numbered blocks indicate that management should be carried out at this time and the frequency.

Native Scrub and Tree Management

Habitat Type	Management Phase	Operation Objective	Activity	J	F	M	A	M	J	J	A	S	O	N	D
New trees and native scrub planting	Establishment	Ensure establishment of healthy trees and scrub.	Protect with appropriate guards/fencing.												
			Maintain >1m weed-free zone around base of newly planted trees and shrubs using mulch and/or 3 herbicide applications per year (or hand pulling if within 5m of waterbodies).				1		1			1			
			• Replace any dead plants during establishment period.												
	Maintenance	Ensure establishment by observing moisture levels around base of trees during dry months and tree stakes are intact.	• Water during long, dry spells. • Regularly check tree stakes until fully established, 3 times per year. Repair and replace damaged tree stakes and ties. Remove stakes once established. • Keep clear stems up to 2m.												
		Maintain and enhance for ecological diversity, amenity and public safety.	• Coppice shrubs on a 10 year rotation (or as required), cutting no more than 1/5 of all shrubs each year. Use brash from cuttings to protect stools, and stack logs. • Thin tree canopy from new woodland areas by gradually removing nurse species. Assess annually. • Inspect. Stop low branches and scrub encroaching onto footpaths.												
		Maintain for public safety and check for diseases.	Inspect. Fell dangerous trees, remove dangerous branches.												
Plant guards	Establishment	Protect from animal damage.	Inspect and maintain guards twice a year for up to 5 years after planting.												
Tree stakes	Maintenance	Maintain for support of trees until self supporting.	Check ties 3 times per year. Tighten/loosen and replace as necessary. Remove stakes once established.												

Note: Shaded blocks indicate recommended window for the relevant management activity to be carried out.