LANDSCAPE MANAGEMENT PLAN

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Finchwood Park Parcels 11 & 12

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1. INTRODUCTION

1.1 This Landscape Management Plan (LMP) has been prepared by FINC Landscape on behalf of Vistry Group (Thames Valley) in order to set out the landscape management and maintenance proposals for Finchwood Park Parcels 11 & 12, Finchampstead (the Site), in the administrative area of Wokingham Borough Council (WBC).

1.2 The Site has planning approval (outline and reserved matters) for the erection of 161 new residential dwellings, including affordable housing units, vehicular, pedestrian and cycle access, landscaping and open space, parking, sustainable drainage and other related works (the Development).

PLANNING CONTEXT

1.3 This document has been prepared to discharge Condition 6: Landscape Management of the outline application (ref: 250931) which states:

> *'No development above slab level shall take place until a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.'*

2. APPROACH

SCOPE

2.1 This LMP covers the maintenance of public realm areas within the Site including all hard and soft landscape features within the Site, both existing and proposed. It has been prepared to provide clear objectives for the management of the Site's landscape features, to set a framework for the management and monitoring structure, and to provide detailed maintenance actions required for establishment and long-term success of existing and new landscape.

2.2 This LMP includes for establishment maintenance for all landscape proposals across the Site. However, following completion the maintenance of areas of the Site that are to be transferred to private ownership (e.g. front and back gardens), will be the responsibility of individual homeowners.

2.3 The period covered by the LMP extends to 30 years following implementation of the Development, however the lifetime of the LMP can be extended indefinitely by application of the best practice principles for landscape management that are contained herein.

STRUCTURE

2.4 The LMP is set out in the following structure:

- Section 1: Introduction and a summary of the Site's context.
- Section 2: Outlines the overarching approach of the LMP including its scope and structure.
- Section 3: Sets out the management structure through which the LMP will be implemented, and monitoring arrangements by which the achievement of the LMP's objectives are assessed and any contingencies, if required, implemented.
- Section 4: Establishes the overarching objectives of the LMP and any future trends that are anticipated to have an impact on the achievement of those objectives.
- Section 5: Sets out the general management operations that will be required on a Site wide basis.
- Section 6: Describes the management zones and detailed elements, together with specific maintenance actions for each element.

2.5 Detailed maintenance prescription tables are included in Appendix A.2, covering a five-year establishment period and a rolling five-year work programme capable of being extended indefinitely.

3. MANAGEMENT & MONITORING

MANAGEMENT STRUCTURE

3.1 Following completion of the Development, private dwellings including front and rear gardens will be conveyed to individual homeowners alongside responsibility for maintenance of those areas. Communal areas will be placed in the care of a Management Company (ManCo) who will take over responsibility for the implementation of the measures within this LMP.

3.2 Vistry Group will retain responsibility for the implementation of the measures set out in this LMP during the construction period up to and including Practical Completion (PC). Following PC and provided the client is satisfied that any defects have been rectified by the landscape contractor, responsibility for communal areas will be transferred to the ManCo. Transfers will occur in phases on the basis of parcels sequenced to ensure that ongoing construction works in subsequent parcels does not damage areas that have been handed over.

3.3 Until transfers to private homeowners and the ManCo have taken place, Vistry Group and its appointed contractors will remain responsible for maintenance including replacement of failed stock and rectification of any other defects.

KEY ROLES & RESPONSIBILITIES

3.4 The following key roles with respective responsibilities will be put in place to implement this LMP:

- **Vistry Group - Contracts Manager:** Overall responsibility for appointing and managing contractors to implement landscape and habitat proposals as part of the construction of the Development.

- **Vistry Group - Site Manager**: Responsible for on-Site management of the landscape contract including ensuring the landscape proposals are implemented in accordance with specifications and maintained in accordance with the LMP until responsibility is transferred to the ManCo.
- **Vistry Group - Landscape Contractor:** Appointed to implement landscape proposals in accordance with approved landscape drawings and specifications. Responsible for defects rectification as per contractual requirements, including replacement of failed plants.
- **ManCo – Operations Manager:** Overall responsibility for the execution of the LMP following handover of communal areas. This includes management of the maintenance contractor, and responsibility for any repair or remediation works required as part of ongoing maintenance of the Development. The Operations Manager will also be responsible for appointing consultants for monitoring, review and updates to the LMP as required.
- **ManCo – Maintenance Contractor:** Responsible for maintenance of landscape and habitat areas following handover of the Development in accordance with the approved schedules and specifications. Responsible for reporting defects/damage to the Operations Manager that arise during regular maintenance operations.
- **Consultant Arboriculturist:** Appointed by the Operations Manager to carry out monitoring inspections of existing and proposed trees as required by the LMP, and to make any recommendations for adjustments to the LMP if required.
- **Consultant Landscape Architect:** Appointed by the Operations Manager to carry out monitoring inspections of existing and proposed landscape features as required by the LMP, and to make any recommendations for adjustments to the LMP if required. Responsible for making changes to the LMP as required by the Operations Manager following monitoring recommendations.

MONITORING ARRANGEMENTS

3.5 Whilst the LMP sets out a comprehensive set of actions required for successful implementation, establishment and long-term maintenance of the Site's existing and proposed landscape the LMP also needs to respond to real life conditions and adapt to mitigate any issues that occur as these features evolve over time.

3.6 A programme of monitoring is therefore included within the LMP, ensuring a dynamic and adaptive approach to management. For the first five years, site monitoring and landscape audits of hard and soft landscape details will be undertaken annually by a consultant landscape architect, with all areas within the scope of the LMP inspected against the objectives of the LMP. Annual monitoring will also be undertaken by a qualified arboriculturist.

3.7 A written report will be prepared by each discipline detailing the outcomes of the inspection and any recommendations to rectify issues if they arise. The recommendations may include alterations to the LMP where appropriate.

4. OBJECTIVES & FUTURE TRENDS

4.1 A series of overarching objectives have been identified to set a clear framework for the management of the Site, against which the success of the LMP will be monitored.

OBJECTIVES

4.2 The LMP has been prepared with the following overarching objectives:

- **Objective 1:** To retain and enhance the existing landscape features that have value or potential to have value as part of the Development.
- **Objective 2:** To ensure the successful implementation and long-term establishment of proposed landscape and habitats.
- **Objective 3:** To integrate the Development within its landscape setting both in terms of visual appearance and the physical fabric of the landscape.
- **Objective 4:** To provide a high standard of public amenity for future residents and existing residents from the wider community.
- **Objective 5:** To ensure that functional elements within the landscape continue to carry out their function in accordance with their designed expectations.

MEASURES OF SUCCESS

4.3 The successful implementation of the LMP will be measured against the following indicators:

- The Site as a whole will be free of litter, pests and diseases, weeds and vandalism;
- Existing retained vegetation will exhibit improved structure and diversity;
- Proposed planting will establish and thrive to the fullest of its potential;
- Proposed hard landscape finishes will be maintained in good order, clean and free of defects;
- Proposed play features and street furniture will be in good order;
- Proposed SuDS features will function as they are intended;
- The biodiversity value of the Site will be improved; and
- Public open spaces will be well used by the community.

Climate Change

4.4 Climate change is anticipated to be the most significant driver of increased pressure and transformation on the landscape. Predictions indicate a rise in extreme weather events across the UK, with heavier rainfall and prolonged periods of hot, dry weather, leading to increased instances of flooding and drought.

4.5 Such conditions are likely to result in a higher incidence of plant failures, especially if these extreme events occur within the first two to three years of planting. Additionally, climate change is exacerbating bio-security challenges, with native tree populations being increasingly threatened by various pathogens and pests that have recently arrived in the UK.

4.6 Increased incidences of extreme rainfall underline the importance of SuDS features for the interception and attenuation of surface water, with the added benefit of filtering pollutants before water can be gradually released back into the environment.

4.7 While the planting and maintenance specifications have been developed with the changing climate in mind, predicting climate change at the micro-scale of the Site remains challenging. Consequently, changes to the microclimate may benefit some species over others. Ongoing monitoring of the newly established planting and regular reviews of the LMP will be crucial for adapting to a dynamic landscape.

4.8 Despite these uncertainties, the following measures will help the scheme adapt to climate changes and bio-security issues:

- **Diverse Plant Selection:** Species have been selected based on surveys of the local area to ensure their suitability, resilience, and compatibility with the surrounding landscape character.
- **Native Stock:** Whenever possible, plant species will be sourced from native stock with local provenance to enhance ecological and micro-climate compatibility;
- **Optimized Planting Pits:** Ground preparation of planting pits will focus on ensuring adequate drainage and minimised compaction to support healthy root development;
- **Mulching Practices:** Trees will be mulched to minimize evaporation and retain soil moisture, promoting better growth;
- **Watering Protocols:** Regular watering will be implemented during prolonged dry spells to prevent plant stress and dehydration;
- **SuDS Design and Maintenance:** The landscape design integrates surface water storage with reeds, marginal planting, rain garden planting, and wildflower meadow. The LMP ensures SuDS features are maintained, supporting a robust and functional blue infrastructure network;
- **Ongoing Monitoring and Adaptation:** Continuous monitoring of plant health will be conducted, with adjustments to species mixes for replacements as necessary based on observed performance and changing conditions.

PROGRAMME FOR IMPLEMENTATION

4.9 Proposed hard landscape elements will be implemented as part of construction works for individual plots as work progresses across the Site. Where such works are completed during or before the planting season (October-March), proposed soft landscape elements will be planted during that planting season.

4.10 All soft landscape proposals will be completed in the first planting season following completion of the built elements of the Development. Where appropriate, planting may take place outside of the planting season where weather conditions and stock type allow. This includes prioritising timely implementation of planting in and around SuDS features following their completion.

5. GENERAL MANAGEMENT

5.1 General Management Operations will be carried out on a Site-wide basis and will include the following measures.

LITTER & VANDALISM

5.2 Litter picking and street cleaning will be carried out on an ongoing basis as part of maintenance operations. Any acts of vandalism will be reported to the management administrator immediately, with rectification of any damage carried out as soon as reasonably practicable.

WEED CONTROL

5.3 Regular weeding will take place in communal planting areas as part of grounds maintenance operations. Avoid the use of herbicides across the Site.

PESTS, INVASIVE SPECIES & DISEASE CONTROL

5.4 All plant materials must be thoroughly inspected for pests or diseases present on-Site, and appropriate measures shall be implemented to address any infestations or infections. All materials used in these works must be approved and applied in strict accordance with usage guidelines outlined in the specification documents during the construction phase.

5.5 Provisions must also be made for the annual replacement of any newly planted vegetation or grass that dies, becomes diseased, or fails to establish satisfactory growth within the first five years following the completion of planting works.

5.6 The entire Site should be monitored for invasive species, particularly within wetland areas. Any invasive species should be treated or removed at the earliest opportunity.

MULCHING

5.7 All planting beds, including hedgerows, must be topped up with mulch on an annual basis within the five-year establishment period. Ornamental planting beds shall continue to be mulched on an annual basis beyond the establishment period to prevent weeds and ensure a clean, tidy appearance to public landscape areas.

FENCING & TREE SUPPORTS

5.8 All fencing within the Development will be routinely inspected to ensure it remains safe and fit for purpose. Any required repairs or replacements will be carried out promptly to maintain functionality.

5.9 Tree stakes, ties, and guards will be inspected regularly, replaced as necessary, and removed once trees become self-supporting, typically after two to three years. Tree ties will be adjusted regularly to prevent them from becoming too tight and damaging tree stems.

5.10 All stakes, guards and ties should be removed at the end of the establishment period, with the exception of any replacement planting that is yet to fully establish.

WATERING

5.11 Regular watering must be carried out during the establishment period. During the summer months, watering shall be undertaken twice per week as a minimum, subject to prevailing weather conditions. The frequency of watering may be increased during periods of hot or dry weather and reduced during periods of sufficient rainfall. The aim is to ensure that soils remain adequately moist but not waterlogged throughout the growing season.

As a general establishment requirement, each newly planted tree shall receive approximately 50 litres of water per week, delivered as approximately 25 litres per tree per watering visit. This requirement shall apply during the summer months in Years 1–3 of the establishment period, based on guidance from the Arboricultural Association.

5.12 Replacement planting during Years 1-5 period will require watering to ensure successful establishment.

SITE MONITORING & LMP REVIEW

5.13 Site inspections will be carried out by the Consultant Arboriculturist on an annual basis to monitor and report on the establishment of planting, the success of biodiversity enhancements and the safety and condition of existing trees and vegetation. At each inspection, an audit report must be provided to the ManCo - Operations Manager detailing any defects or issues encountered together with any recommendations for rectification.

5.14 In addition to the above, the Consultant Landscape Architect shall carry out an inspection annually for a period of five years and, with reference to the annual audits undertaken by other consultants, review the objectives and measures of success set out in the LMP. An assessment will be made at the end of 5 year establishment period as to whether any changes and update are required to the management prescriptions to account for changes in the landscape or any external factors.

1. LANDSCAPE MANAGEMENT ZONES

1.1 The Site is subdivided into Landscape Management Zones (LMZs) which have been defined on the basis of distinct design, landscape and habitat aims and objectives, which are set out in the following sections. The LMZs are shown on Figure 1: Landscape Management Zone Plan.

1.2 All existing and proposed landscape and habitat features that form a part of the design of communal areas of the Development have been classified as individual Landscape Elements, for which management prescriptions are set out.

1.3 For each LMZ, the Landscape Elements present are set out in the following sections, with detailed management prescriptions for each element set out in section 7.

Landscape Management Zones

- LMZ01 Linear Park
- LMZ02 Communal Public Open Space
- LMZ03 Structural Planting along Nine Mile Road Extension
- LMZ04 Structural Planting
- LMZ05 Residential Area

LMZ01 LINEAR PARK

Description

1.4 The linear public open space located in the south-eastern part of the Development is designed to incorporate SuDS features, including swales, rain gardens, and attenuation basins. Proposed native trees, ornamental shrubs, and herbaceous planting associated with the prairie garden are strategically positioned throughout the space. Areas of amenity grassland and wildflower grassland are integrated throughout to provide an attractive and ecologically valuable public open space.

1.5 A Local Landscaped Area for Play (LLAP) is located within this LMZ and is integrated with ornamental and sensory planting, together with bench seating. Natural play features, including timber play equipment, boulders, a teepee, tree trunks, and stepping logs, are incorporated alongside the informal path network within the public open space. These

features are designed to encourage children to engage in less prescriptive play while complementing the surrounding landscape.

1.6 This LMZ also extends to include the proposed substation, where native shrub mix and ornamental shrub planting are proposed to provide enclosure and soften the appearance of this necessary infrastructure.

Objectives

- To provide semi-natural public open space, creating an enhanced landscape setting to the southern extent of the Development.
- To provide pedestrian permeability through a network of informal pathways.
- To integrate blue infrastructure features in the form of linear swales and rain garden.
- To implement a range of native planting, including native woodland planting, native shrub planting and wildflower meadow to maximise habitat creation along the southern boundary.
- To provide a robust, high quality play space for children of a range of ages.

Existing Soft Landscape Elements

- EV1 Existing Trees

Proposed Soft Landscape Elements

- PS1 Proposed Native Trees
- PS2 Proposed Ornamental Trees
- PS4 Proposed Native Shrub Mix Planting
- PS5 Proposed Ornamental Shrub, Herbaceous and Bulb Mix Planting
- PS6 Proposed Amenity Grassland
- PS7 Proposed Wildflower Grassland
- PS8 Proposed Wildflower Grassland for Basin and Swales
- PS9 Proposed Native Marginal Planting
- PS10 Proposed Reed Beds
- PS11 Proposed Rain Garden Planting

Proposed Hard Landscape Elements

- PH1 Proposed Paving
- PH2 Proposed Informal Path
- PH3 Proposed Benches and Bins
- PH4 Proposed Fences and Gates
- PH6 Proposed Play Equipment and Surfacing
- DF1 Proposed Swales, Rain Garden, Ponds and Basins

LMZ02 COMMUNAL PUBLIC OPEN SPACE

Description

1.7 The communal public open spaces are designed around the apartment units and as semi-private recreation areas within the development, incorporating landscape features

such as proposed trees, single species hedge planting, ornamental and herbaceous planting, and areas of amenity mown grassland and wildflower grassland.

Objectives

- To provide opportunities for informal recreation through the provision of amenity grass areas and paths.
- To provide pedestrian permeability through a network of informal pathways.

Proposed Soft Landscape Elements

- PS1 Proposed Native Trees
- PS2 Proposed Ornamental Trees
- PS3 Proposed Single Species Hedge Planting
- PS4 Proposed Native Shrub Mix Planting
- PS5 Proposed Ornamental Shrub, Herbaceous and Bulb Mix Planting
- PS6 Proposed Amenity Grassland
- PS7 Proposed Wildflower Grassland
- PS11 Proposed Rain Garden Planting

Proposed Hard Landscape Elements

- PH1 Proposed Paving
- PH2 Proposed Informal Path
- PH3 Proposed Benches and Bins
- PH5 Proposed Walls
- DF1 Proposed Swales, Rain Garden, Ponds and Basins

LMZ03 STRUCTURAL PLANTING ALONG NINE MILE RIDE EXTENSION

Description

1.8 This zone encompasses proposed trees, single species hedge planting, ornamental shrub planting and wildflower meadow, which are designed to provide visual screening for dwellings fronting the major road corridor of Nine Mile Ride Extension along the northern boundary.

Objectives

- To create a strong structural frontage and visual screening along the northern boundary with proposed tree and single species hedge planting.
- To provide seasonal interest and enhance visual amenity along the northern boundary with proposed ornamental, herbaceous planting and wildflower meadow.

Proposed Soft Landscape Elements

- PS2 Proposed Ornamental Trees
- PS3 Proposed Single Species Hedge Planting
- PS5 Proposed Ornamental Shrub, Herbaceous and Bulb Mix Planting
- PS7 Proposed Wildflower Grassland

LMZ04 STRUCTURAL PLANTING

Description

1.9 This zone encompasses the existing structural tree belt and vegetation along the western boundary, together with areas of proposed native shrub mix planting designed to enhance ecological value and strengthen the Site boundary.

Objectives

- To retain and reinforce existing vegetative structure with native tree, shrub mix planting.
- To provide opportunities for informal recreation through the integration of amenity grassland, informal path, and wildflower meadow areas forming part of the public open space along the western boundary.

Existing Soft Landscape Elements

- EV1 Existing Trees
- EV2 Existing Woodland

Proposed Soft Landscape Elements

- PS1 Proposed Native Trees
- PS4 Proposed Native Shrub Mix Planting
- PS6 Proposed Amenity Grassland
- PS7 Proposed Wildflower Grassland

Proposed Hard Landscape Elements

- PH2 Proposed Informal Path

LMZ05 RESIDENTIAL AREA

Description

1.10 Encompassing all residential areas and streets, this LMZ primarily includes areas that will be conveyed to private owners. The zone also includes some communal areas (i.e. public streets and associated planting areas) that will remain the responsibility of the **ManCo - Operations Manager**.

Objectives

- To maintain a high quality hard and soft landscape environment within residential areas.
- To establish a green, leafy setting to the Development.
- To maximise the potential for biodiversity benefits within the streetscape.

Proposed Soft Landscape Elements

- PS2 Proposed Ornamental Trees
- PS3 Proposed Single Species Hedge Planting
- PS4 Proposed Native Shrub Mix Planting

- PS5 Proposed Ornamental Shrub, Herbaceous and Bulb Mix Planting
- PS6 Proposed Amenity Grassland
- PS7 Proposed Wildflower Grassland

Proposed Hard Landscape Elements

- PH1 Proposed Paving
- PH4 Proposed Fences and Gates
- PH5 Proposed Walls
- PH7 Proposed Timber Bollards

2. LANDSCAPE ELEMENTS & MAINTENANCE PRESCRIPTIONS

EXISTING VEGETATION

Landscape Elements

- EV1 Existing Trees

Proposals

2.1 The majority of existing vegetation within the eastern boundary is to be retained as structural planting within the Development layout and around the Site's peripheries.

Management Objectives

- To protect and enhance retained existing vegetation with active management and reinforcement through proposed planting.

Management Prescriptions

2.2 All works to existing vegetation should be carried out in accordance with BS 3998:2010 *'Tree Work. Recommendations'* and BS 5837:2012 *'Trees in relation to Construction – Recommendations'*.

2.3 Tree works must comply with the Health and Safety Executive (HSE) guidelines outlined in the *'Forestry and Arboriculture Safety Leaflets'.* All branches should be pruned following the principles in the Arboricultural Association's *'Mature Tree Management'* leaflet. Cuts must be made back to live wood using suitable tools.

2.4 Pruning of existing vegetation shall be carried out as needed following Site inspections by a qualified arboriculturist. This should be carried out with the following aims:

- Remove vegetation that poses a risk of injury or damage to property;
- Improve the structure or condition of existing trees for long term retention; and
- Promote regeneration of native species (existing or proposed) through thinning.

2.5 Pruning or removal of existing vegetation, including trees and scrub - avoid the main bird nesting season (typically March to August inclusive) unless a pre-works nesting bird inspection confirms no active nests.

2.6 Existing native hedgerows shall be trimmed once annually, in September-February.

PROPOSED TREE PLANTING

Landscape Elements

- PS1 Proposed Native Trees
- PS2 Proposed Ornamental Trees

Proposals

2.7 Individual native and ornamental specimen tree planting is proposed throughout public open spaces and streetscapes to provide a green, leafy setting to the Development, and to integrate and soften built form.

Management Objectives

- To strengthen and enhance existing landscape structure, with the implementation of a more varied but locally appropriate mix of native woodland trees and understorey shrub planting.
- To ensure street and parkland trees thrive and grow to their full potential.

Management Prescriptions

2.8 Tree planting operations shall comply with BS 4428:1989 '*Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'*. All planting stock must adhere to BS 8545:2014 *'Trees: From Nursery to Independence in the Landscape – Recommendations'*. Preference should be given to planting native stock of local origin and provenance. The planting of bare-root stock shall take place during the appropriate season to ensure successful establishment.

2.9 All trees shall be inspected during each maintenance visit. Trees that have died, suffered significant physical damage, or no longer provide any useful landscape function shall be removed from the Site, with the ground reinstated to its original condition.

2.10 Any trees that fail to establish within the first five years shall be replaced in the next available planting season, in accordance with the original planting specification unless otherwise agreed following monitoring. Where large-scale failure occurs within a single species, the species mix may be revised in consultation with the **ManCo - Operations Manager**.

2.11 A minimum weed-free area of 1 metre around each tree stem shall be maintained during the first three years. This may be achieved through manual weeding or mulching only. No herbicide to be used. Mulched areas around proposed trees shall be maintained at a minimum depth of 5 cm, with re-mulching carried out annually during years 1-3 to minimise competition from weeds and grasses.

2.12 Dead, diseased, or damaged branches shall be pruned back to the main stem or a suitable side shoot or removed entirely on an annual basis. Formative pruning may also be undertaken annually during the first five years to encourage healthy tree development.

2.13 Annual safety inspections shall be conducted by a certified arboriculturist.

2.14 At the start and end of each growing season, all stakes, ties, and plant protection measures shall be inspected. Any looseness, constriction, or abrasion shall be addressed through adjustment or replacement. Stakes that are no longer required for tree support shall be removed from the Site. All stakes, ties, and plant protection measures shall be removed after five years, unless their continued use is necessary to support the establishment of replacement trees or failed planting.

2.15 Selective felling and thinning shall be carried out every five years to improve the structural diversity of the proposed woodland. Deadwood and brush piles shall be left in situ within woodland areas to enhance biodiversity.

2.16 Aggressive tree species and undesirable climbing or creeping plants (e.g., ivy and bramble) that may suppress tree growth shall be controlled and removed annually where they threaten the successful establishment or long-term health of retained or proposed trees.

PROPOSED SHRUB / SCRUB & HERBACEOUS PLANTING

Landscape Elements

- PS3 Proposed Single Species Hedge Planting
- PS4 Native Shrub Mix Planting
- PS5 Ornamental Shrub & Herbaceous Planting

Proposals

2.17 Native shrub planting is often accompanied by individual tree planting, which is specified to be native standard trees set within shrub planting.

2.18 Proposed single species hedges are located along the northern boundary, around informal public open spaces, and within private frontages to delineate private spaces from semi-private and public areas. The proposed hedging will comprise a restricted palette of four species to provide consistency, unity, and a cohesive landscape character across the Site.

2.19 Ornamental shrub, climber, and herbaceous planting is primarily located within private residential curtilages, with an additional carefully curated palette of species incorporated into key public spaces, including the play area and the frontage of public open spaces. These planting areas are designed to provide visual amenity and seasonal interest, while contributing to the overall landscape character throughout the Development.

2.20 Ornamental planting has been designed to provide year-round seasonal interest based on a diverse palette of shrubs, climbers, and herbaceous species. The planting palettes are distributed according to the street hierarchy and Site conditions and sunlight requirements to create a cohesive landscape character that complements the hard landscape strategy. Planting species that attract pollinator insects and birds are also incorporated throughout the planting design. Species that attract pollinating insects and birds are incorporated throughout the planting design to enhance biodiversity.

Management Objectives

- To ensure native planting thrives, maximising habitat enhancement and connectivity across the Site.

- To establish a varied, colourful and impactful ornamental planting scheme across the Site, providing an attractive setting to the Development and a variety of colour, form and habit throughout the seasons.

Management Prescriptions

2.21 Watering to soil capacity will be required on a minimum weekly basis for all planting beds throughout the first growing season. Watering should be carried our as early as possible in the day to minimise evaporation losses.

2.22 Mulch in planting beds shall be topped up on an annual basis in February-March. Care must be taken in ornamental planting beds where spring flowering bulb planting has already sprouted.

2.23 Weeds shall be removed throughout the growing season by hand weeding.

2.24 Slow-release fertiliser shall be applied to ornamental planting beds in February-March in accordance with manufacturer's recommendations.

2.25 Dead, diseased, or damaged plants shall be removed and replaced in the next available planting season. Dead or damaged branches shall be pruned back to the main stem or a suitable side shoot or removed entirely on an annual basis.

2.26 Leaf sweeping and general tidying of planting beds shall be conducted twice annually in November/December and February/March.

2.27 Native shrub planting areas shall be thinned out to promote regeneration. Thinning shall be carried out on a 3-year rotational basis in September to March, ensuring that only 1/3 of any planting area is removed.

2.28 Appropriate supports, such as trellis or taut horizontal or vertical wires, shall be installed prior to planting climbers. These supports shall be positioned approximately 50 mm away from the boundary fence or wall to provide adequate clearance for plant establishment and maintenance.

2.29 During each maintenance visit, ensure that climber plants are trained to grow up the support structures, gently twining stems around the supports by hand where necessary. Inspect plants for dead, damaged, or diseased growth, and use appropriate pruning tools to prune back neatly to healthy growth where required.

2.30 Pruning of flowering shrubs shall be carried out on an annual basis according to flowering seasons as set out below:

- Winter flowering shrubs – February-March
- Spring/early summer flowering shrubs – immediately after flowering
- Late summer/Autumn – prune back to old wood in winter/early spring.

2.31 Re-firming shall be carried out during Years 1 and 2... to ensure rootballs are well integrated into topsoil,

2.32 Maintenance and stakes, ties and plant protection shall be carried out twice annually.

2.33 Single species hedges shall be trimmed twice annually between September and March, including formative pruning and topping as necessary to promote dense, bushy growth. Single species hedges shall be maintained to a target height of 1.2 m and a width of 1.0 m, with a rectangular profile.

2.34 Consolidation of ornamental plants may be carried out on an annual basis where growth of planting results in overcrowding of planting beds. Planting that overgrows onto edges of hard surfacing or grass areas in particular may be removed to ensure a clean, tidy appearance to planting beds.

2.35 Hard pruning of overgrown ornamental shrubs may be carried out in early spring to promote balanced regrowth. Reduce by 50%, pruning back to old wood.

PROPOSED GRASSLAND

Landscape Elements

- PS6 Proposed Amenity Grassland
- PS7 Proposed Wildflower Grassland
- PS8 Proposed Wildflower Grassland for Basin and Swales

Proposals

2.36 The Development will contain extensive areas of grass for amenity use with wildflower meadows around the SuDS basin and public open spaces. Where possible, the existing grassland will be enhanced or maintained to promote a more diverse sward and reduce impact on soil structure and earthworks.

2.37 The distribution of amenity grassland aligns with the expected usage of spaces, creating key focal points for quiet informal recreation within the Site.

2.38 Wildflower grassland (Emorsgate EM3 Special General Purpose Meadow Mixture) is proposed throughout the open spaces and the habitat areas of the Site to promote increased biodiversity and seasonal interest. The wildflower grassland proposed within the attenuation basins of the linear public open space will be planted with the Emorsgate EM8 Meadow Mixture for Wetlands.

Management Objectives

- To provide well maintained public open spaces that provide opportunities for quiet and active recreation;
- To maximise diversity and variation in ground flora creating seasonal interest and habitat value.

Management Prescriptions

2.39 Measures should be taken to discourage access to new grassland areas during establishment.

2.40 Amenity grassland may be implemented through turfing or from grass seed. Amenity grassland areas will require regular watering until established, particularly during dry spells.

2.41 Following seeding of amenity grassland, allow 2-3 months of establishment before first cut. Mow to an initial height of 10cm, and then subsequently to a height of no lower than 5-10cm on a monthly basis.

2.42 For turf planting, commence mowing only once roots have penetrated and stitched into topsoil below.

2.43 Remove all arisings from amenity grassland mowing and dispose of off Site.

2.44 Scarification shall be carried out on amenity grassland areas annually in September-October.

2.45 Any bare or dead patches in amenity grassland shall be made good in March-April. Fork over and break up soil to a fine tilth and top up with topsoil as required. Re-seed in accordance with original specification.

2.46 Wildflower grassland areas are likely to have slow initial growth, with a first flush of annual weeds in the first growing season. Control annual weeds throughout the initial planting season through mowing or strimming before seeds have set.

2.47 In subsequent years, wildflower grassland should be allowed to grow tall, flower and set seed from May to August. A 'hay cut' shall be carried out in August, with arisings left in place to dry and shed seeds for 1 week, with arisings subsequently removed from Site. Regular mowing should be carried out in September-April, with all arisings removed from Site to reduce fertility and competition from more vigorous grassland species.

2.48 Within all grassland areas, weeds shall be removed throughout the growing season by hand weeding only.

DRAINAGE FEATURES

Landscape Elements

- PS8 Proposed Wildflower Grassland for Basins and Swales
- PS9 Proposed Native Marginal Planting
- PS10 Proposed Reed Beds
- PS11 Proposed Rain Garden Planting
- DF1 Proposed Swales, Rain Garden, Ponds and Basins

Proposals

2.49 The proposed SuDS features comprise a combination of linear swales, rain gardens and larger attenuation basins.

2.50 The deeper area and along the banks of the proposed basin will be planted with native marginal and reed species to provide visual interest, create habitat opportunities, and assist in the filtration and attenuation of surface water. The shallow areas of the attenuation basins and pockets along the basin banks will be seeded with wildflower meadow grassland.

2.51 A wildflower seed mix suitable for seasonally wet areas is proposed around swales and the edge of the basins with native tree planting to promote the creation of diverse habitat types.

Management Objectives

- To ensure drainage features continue to function in the conveyance and attenuation of surface water in accordance with the function of existing features and the intended function of proposed SuDS features; and

- To establish areas of native wetland planting for visual interest and biodiversity benefit.

Management Prescriptions

2.52 Regular management prescriptions for seeded grassland areas shall be in accordance with the measures set out under proposed grassland with respect to establishment and mowing.

2.53 Watering may be required in summer months during the establishment period.

2.54 In order to maintain drainage of the Site, carry out routine de-silting and clearance of drainage features on a 3-year rotational basis. Ensure any connecting culverts, gulleys, inspection chambers, inlets/outlets and silt traps are free from vegetation, silt and detritus.

2.55 SuDS features are to be planted with marginal and wildflower meadow. Regular management prescriptions for this shall be in accordance with the measures set out under existing and proposed grassland.

2.56 Reed beds are to be kept in check to avoid over dominance on a 3-year rotational basis. Cut back reeds and dig out rhizomes to maintain approximate areas shown on landscape general arrangement drawings. This includes encroachment into permanent water areas so as to maintain open water and marginal habitats.

2.57 Works within basin and swale areas shall be carried out during late autumn or winter months (ideally late September to October) to avoid harm to wildlife. Ensure works are carried out on a rotational basis over a 3-year period. This should apply to each SuDS feature, such that only a 1/3 of a particular basin, ditch or swale is affected by clearance works in any particular year.

- The maintenance operations of the rain garden planting should be managed in accordance with PS5 Ornamental Shrub & Herbaceous Planting (Refer to previous sections).

PROPOSED HARD LANDSCAPE ELEMENTS

Landscape Elements

- PH1 Proposed Paving
- PH2 Proposed Informal Path
- PH3 Proposed Benches and Bins
- PH4 Proposed Fences and Gates
- PH5 Proposed Walls
- PH6 Proposed Play Equipment and Surfacing
- PH7 Proposed Timber Bollards

Proposals

2.58 Hard landscape surfaces comprise a range of materials including bitumen macadam, block paving in different colours and paving patterns, flag paving and self-binding or loose gravel. The distribution of materials has been designed to provide clear definition between the hierarchy of streets and subdivision between public, semi-private and private spaces.

2.59 Street furniture is set out in key locations throughout the scheme and comprises groups of benches and bins to provide opportunities for users to rest and enjoy public open spaces whilst also encouraging people to dispose of rubbish responsibly.

2.60 A Local Landscaped Area of Play (LLAP) is proposed within the Site, with a range of play equipment, play surface for fall zones and play grade bark mulch to provide a safe, secure and attractive space for children of a range of ages and abilities.

2.61 Fencing in public areas comprises timber post and rail fences to provide definition between public and main access road and to discourage desire lines forming through planting areas, basin and swales.

2.62 Proposed boundary treatments for private dwellings will primarily comprise timber closeboard fencing, with boundary walls proposed for selected dwellings where required.

Management Objectives

- To maintain all hard surfacing in good clean order
- To ensure the safety of all users of the Site
- To ensure maintenance is carried out to extend the life of surfacing, street furniture and equipment as long as possible
- To ensure a high standard of amenity is provided to users of public open spaces

Management Prescriptions

2.63 Sweeping and flushing of all hard landscape areas shall be carried out on a twice annual basis.

2.64 All hard surfacing shall be subject to monthly inspections for defects.

2.65 Repairs and reinstatement shall be carried out as soon as practically possible including the following:

- Pot holes/cracks in tarmac shall be filled and top dressed in accordance with original specifications.
- Replacement of any broken or missing paving units with like for like replacements.
- Topping up of joints with grit/sand in accordance with original specifications

2.66 Informal paths shall be maintained on an annual basis, with surface dressing raked over, removing any growth of moss, algae or any other vegetation. Any potholes, ruts, cracks or washed out surface dressing shall be replaced with like-for-like material in accordance with the original specification.

2.67 All fencing and street furniture shall be inspected on a monthly basis for defects or vandalism. Any issues should be reported immediately to the **ManCo - Operations Manager** and rectified as soon as practically possible.

2.68 The proposed play area shall be subject to weekly maintenance and safety inspections including:

- Safety inspections of all play equipment and surfacing; and
- Sweeping of surfacing including removal of any debris, broken glass, gravel, fallen leaves and litter.

2.69 Defects in play equipment or safety surfacing shall be reported immediately to the **ManCo - Operations Manager** and rectified as soon as practically possible.

LEGEND

- Site boundary
- Easement
- LMZ01 Linear Park
- LMZ02 Communal Public Open Space
- LMZ03 Structural planting along Nine Mile Road Extension
- LMZ04 Existing vegetation retained
- LMZ05 Residential area

0 10 20 30 40 50 100 200m

SCALE 1:2000

Rev	Date	Amendment	Initials
A	20.07.26	Issued for planning	SB

Project:
FINCHWOOD PARCEL 11-12

Client:
VISTRY THAMES VALLEY

Drawing:
FIGURE 1: LANDSCAPE MANAGEMENT ZONES PLAN

PLANNING

Drawing no: 2399.1100 **Rev:** A

Scale@A3: 1:2000 **Date:** JULY '26 **Drawn:** SB **Checked:** JM

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All dimensions and measurements to be checked on site.
Do not scale from this drawing. This drawing is to be printed in colour.

APPENDIX A.1

Figure 1: Landscape Management Zones Plan

APPENDIX A.2

Management Schedules

Table A2.1 Annual Maintenance Operations Year 1-5 – General Operations

		NUMBER AND TIMING OF ANNUAL OPERATIONS				
		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
MAINTENANCE ACTIONS	Litter picking and general inspection	52 Weekly	52 Weekly	52 Weekly	52 Weekly	52 Weekly
	Inspect fencing, play equipment and street furniture.	52 Weekly	52 Weekly	52 Weekly	52 Weekly	52 Weekly
	Operational inspections of play area (minimum)	4 (quarterly)	4 (quarterly)	4 (quarterly)	4 (quarterly)	4 (quarterly)
	Weed Control	8 Monthly March - October	8 Monthly March - October	8 Monthly March - October	8 Monthly March - October	8 Monthly March - October
	Remove dead, dying and diseased plants, replacement planting	1 Annually October-March	1 Annually October-March	1 Annually October-March	1 Annually October-March	1 Annually October-March
	Mulching	1 Annually February - March	1 Annually February - March	1 Annually February - March	1 Annually February - March	1 Annually February - March
	Watering of new planting	As required for establishment. March - October	As required for establishment. March - October	As required for establishment. March - October	As required for establishment. March - October	As required for establishment. March - October
	Inspect and adjust tree/shrub stakes, ties and guards including loosening to avoid damage.	2 September & March	2 September & March	2 September & March	2 September & March	2 September & March
	Remove tree/shrub stakes, ties and guards, if no longer required for establishment	-	-	1 March	1 March	1 March

	Annual inspection of play area by an independent evaluator	1 Annually	1 Annually	1 Annually	1 Annually	1 Annually
	Site Audit of hard and soft landscape details by consultant landscape architect & Review of LMP	1 Annually	1 Annually	1 Annually	1 Annually	1 Review and update LMP at end of establishment period.
	Site Inspections by consultant arboriculturist	1 Annually	1 Annually	1 Annually	1 Annually	1 Annually

Table A2.2 Annual Maintenance Operations Year 1-5 – Soft Landscape Elements

		NUMBER AND TIMING OF ANNUAL OPERATIONS				
		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
	Pruning and maintenance of existing trees (as directed by arboriculturist).	1 September-February	1 September-February	1 September-February	1 September-February	1 September-February
	Trimming of existing hedgerows/proposed native hedgerows	1 September-February	1 September-February	1 September-February	1 September-February	1 September-February
	Maintain 1m weed free area around proposed trees	7 March-September	7 March-September	7 March-September	7 March-September	7 March-September
	Maintain weed free area of single species hedge, native shrub and ornamental planting by hand weeding	7 March-September	7 March-September	7 March-September	7 March-September	7 March-September

	Selective felling/thinning.	-	-	-	-	1 September-February
	Removal of undesirable climbing/creeping plants in woodland areas (e.g. bramble, ivy)	7 September-February	7 September-February	7 September-February	7 September-February	7 September-February
	Trimming of proposed/existing native hedgerows	1 October-February	1 October-February	1 October-February	1 October-February	1 October-February
	Application of slow release fertiliser to ornamental beds	1 February-March	1 February-March	1 February-March	1 February-March	1 February-March
	Leaf sweeping and tidying of ornamental planting beds	2 November-March	2 November-March	2 November-March	2 November-March	2 November-March
	Formative pruning of trees and shrubs	1 September-March	1 September-March	1 September-March	1 September-March	1 September-March
	Thinning of native shrub planting areas (3 year rotation).	1 September-March	1 September-March	1 September-March	1 September-March	1 September-March
	Re-firm trees and shrubs and check upright alignment of newly planted trees.	1 September-March	1 September-March	-	-	-
	Trimming of single species hedges	2 October-February	2 October-February	2 October-February	2 October-February	2 October-February
	Consolidation of planting beds	1 September-March	1 September-March	1 September-March	1 September-March	1 September-March

MAINTENANCE ACTIONS	Hard pruning of overgrown shrubs	1 February-March	1 February-March	1 February-March	1 February-March	1 February-March
	First cut of amenity grassland (10cm height)	1 Once established	-	-	-	-
	Regular mowing of amenity grassland	As required Monthly	As required Monthly	As required Monthly	As required Monthly	As required Monthly
	Scarification of amenity grassland	1 September-October	1 September-October	1 September-October	1 September-October	1 September-October
	Repair bare patches in amenity grassland	1 March-April	1 March-April	1 March-April	1 March-April	1 March-April
	Topping of annual weeds in wildflower grassland	As required throughout first season	-	-	-	-
	Hay cut of wildflower grassland areas	-	1 August	1 August	1 August	1 August
	Regular mowing of wildflower grassland areas	-	3 September-April	3 September-April	3 September-April	3 September-April
	Apply fertiliser to amenity grassland areas	-	1 March-April	1 March-April	1 March-April	1 March-April
	Desilting and clearance of rain gardens and basins	-	-	-	1 September-March	1 September-March
	Reed planting clearance	-	-	-	1 September-March	1 September-March

Table A2.3 Annual Maintenance Operations Year 6-25

		ANNUAL MAINTENANCE OPERATIONS
	Litter picking and general inspection	52 Weekly
	Weed Control	8 Monthly March - October

	Site Inspections (arboriculturist)	1 Annually
	Site Audit (landscape architect) & Review of LMP	Every 5 years
	Pruning and maintenance of existing trees (as directed by arboriculturist).	1 Annually September-February
	Trimming of existing hedgerows	1 Annually September-February
	Removal of undesirable climbing/creeping plants in woodland areas (e.g. bramble, ivy)	1 Annually September-February

	Application of slow release fertiliser to ornamental beds	1 Annually February-March
	Leaf sweeping and tidying of ornamental planting beds	2 November-March
	Thinning of native shrub planting areas (3 year rotation).	1 Annually September-March
	Trimming of single species hedges	2 Annually September-March
	Consolidation of ornamental plants	1 Annually September-March
	Hard pruning of overgrown shrubs	1 Annually February-March
	Regular mowing of amenity grassland	As required Monthly
	Scarification of amenity grassland	1 Annually September-October
	Repair bare patches in amenity grassland	1 Annually March-April
	Hay cut of wildflower grassland areas	1 Annually August
	Regular mowing of wildflower grassland areas	3 September-April
	Apply fertiliser to amenity grassland areas	1 March-April
	Desilting and clearance of rain gardens and basins	1 September-March
	Reed planting clearance	1 September-March
	Sweeping and flushing of hard landscape areas	2 As required

	General inspections of all hard surfacing and street furniture followed by remediation	12 Monthly
	Raking and top dressing of informal paths	1 As required