Landscape and Ecological Management Plan

The Moat House,
Biggs Lane,
Arborfield,
Wokingham,
RG2 9LN

By

Landscape Perspective Ltd

On behalf of
Hicks Developments
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1.0 INTRODUCTION

1.1 Landscape consultants Landscape Perspective Ltd were instructed by Hicks Developments in July 2025 to produce the Landscape and Environmental Management Plan (LEMP) required to discharge Condition 28 of the planning consent reference 242252 granted by Wokingham Borough Council to the applicant Crest Nicholson Operations Ltd. and Defence Infrastructure Organisation dated 21 February 2025.

1.2 The planning consent was given for the change of use of the Moat House building at Moat House, Biggs Lane, Arborfield, Wokingham RG2 9LN from office (Use Class E) to residential (Use Class C3) to provide 4no. residential dwellings and associated internal roads, parking, landscaping, drainage, plant, bin, and cycle storage. Mr Steve Hicks has since purchased the land off Crest Nicholson Operations Ltd. and Defence Infrastructure Organisation and wishes to enact the planning consent.

1.3 A coloured landscape strategy plan, (1788-L90-100C) detailed planting plan (1788-L90-300D) and hard landscape plan (1788-L90-200D have also been produced to satisfy conditions 22 and 23 of the same consent and should be studied alongside this document.

1.4 This Landscape and Ecological Management Plan (hereafter referred to as an LEMP) has been written to satisfy the requirements of Condition 28 of the planning consent Condition 28 echoes that of BS 42020:2013. '*Biodiversity — Code of practice for planning and development'* Condition D4.5, of section D.4 '*Conditions relating to construction and large-scale biodiversity strategies, plans and schemes'* which requires a landscape and ecological management plan (LEMP) to be submitted and approved in writing by, the local planning authority prior to commencement of above ground works of the development.

1.5 This LEMP sets out a holistic approach to the wider development area to ensure necessary site safeguards are in place.

1.6 The condition (28) requires the following content to be included in the LEMP:

a) Description and evaluation of features to be managed.
b) Ecological trends and constraints on site that might influence management.
c) Aims and objectives of management – to include delivery and maintenance of biodiversity net gain on-site, buffering of the adjacent ancient woodland, and delivery and maintenance of species enhancements on site.
d) Appropriate management options for achieving aims and objectives.
e) Prescriptions for management actions.
f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).

g) Details of the body or organization responsible for implementation of the plan. h) Ongoing monitoring and remedial measures.

1.7 The condition also requires the LEMP to include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

1.8 The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed, and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan shall be implemented in accordance with the approved details.

1.9 The reason given for the inclusion of this condition is that it will secure biodiversity net gain and appropriate landscape management in proximity to the ancient woodland in line with section 15 of the NPPF and local plan policies CP7 and TB23.

1.10 As part of the planning application submission, an Ecological Constraints Report was prepared by AECOM in November 2024 which assessed the habitats and protected and notable species, and invasive non-native species of concern that may be impacted by the Proposed Development, and provided recommendations for avoidance, mitigation and compensation. The purpose of the AECOM document was to:

- establish conditions on Site and determine the presence of Important Ecological Features (IEF)1 (or those that could be present);
- Identify potential ecological constraints to the Proposed Development and make initial recommendations to avoid impacts on IEFs;
- Identify requirements for mitigation, where possible, including mitigation measures that will be required and those that may be required (depending on results of further surveys or final scheme design);
- establish any requirements for more detailed surveys; and
- identify any opportunities offered by the Proposed Development to deliver biodiversity enhancements.

1.11 The AECOM Constraints report set out its recommendations in their Table 2 of the Constraints document and concluded that should the recommendations be implemented it is unlikely that the Proposed Development will have any negative impact on important ecological features. The recommendations were as follows:

Table 2. Summary of Ecological Constraints, Recommendations and Timing

Ecological Feature	Recommendations	Timing
Designated Sites	A CEMP will control for dust, noise, water and light pollution.	CEMP prepared before construction and implemented during construction.
Habitats	Retain trees and hedgerow. Enhance tree line by removing rhododendron. Retain and enhance neutral grassland by creating long sward borders with wildflower grassland. Create new shrub, native hedgerows.	Arboricultural Method Statement in place for tree protection during site enabling. Remove rhododendron during site enabling. Create new habitats during construction following the landscape strategy.
Bats	If potential roosting features cannot be retained, a Natural England licence should be applied to allow the proposed works. Up to date bat emergence surveys will be required to inform the license application. If roosting features can be retained, a non-licensed method statement should be prepared to detailed measures to be applied to avoid direct impacts or disturbance. A site visit will be required to assess the remaining potential roosting features. Method statement should be included in the CEMP. Compensation for the loss of potential roost features and roost type enhancement of the Moat House by providing external roost features. Pruning works to trees with low suitability for bats to be supervised by a bat licenced ecologist. Implementing measures to reduce lighting on the hedge and trees during construction. Maintain the dark corridor for bats. Lighting to be kept to a minimum, with operational design following the principles set out in the overarching 2014 Bat Mitigation Strategy for the O/2014/2280 application.	Optimum times for works to bat roosts Oct/Nov or March/Apr. Bat emergence surveys (between May and September) and internal inspections (all year round) may be required to inform the licence application. Apply for bat licence after planning consent has been received and prior to the start of works to the building. Preparation of non-licensed method statement before the start of works. Design of new external roost features to be detailed design post-planning. Pruning works during site enabling / construction. Lighting measures during construction to be included in the CEMP. Detailed lighting design after planning, reviewed by a bat licenced ecologist.
Breeding Birds	Construction related activities are timed to commence (i.e. between September and February) to avoid disturbance to any nesting red kite (if present). If construction cannot commence be avoided during this time, a detailed monitoring and mitigation strategy may be required with measures such as a suitably qualified ecologist will carry out weekly checks over the construction and demolition programme. Undertake vegetation clearance outside of main breeding bird season (March – September). If works are to take place within the breeding season, then a pre-commencement check and supervision by a suitably qualified ecologist will be required.	Red kite: Commence works between September and February Nesting bird checks by an ecologist required for vegetation clearance between March – August. Measure to be added in the CEMP.
Reptiles	Site compound / plant and machinery / materials storage will be located on existing hardstanding to avoid encroaching neutral grassland. Grassland to be strimmed regularly to deter reptiles (reasonable avoidance measures). Initial cut in a phased approach, firstly cutting to 30cm, then 15cm then to the ground level.	Methods implemented during construction.
Badgers	Include measures to protect badgers in a CEMP: • Fence off badger sett using the root protection area tree protection fencing.	CEMP in place prior to construction.

Ecological Constraints Report

	• No excavations within 30m of badger sett • Cover/backfill excavations at night. • Site compound / plant and machinery / materials storage will be located on existing hardstanding to avoid 30m buffer of sett.	Methods implemented during construction phases.
	Landscape design to retain trees and hedgerows. Creation of a long grass/wildflower buffer area around the tree T185. Planting of a thorny hedge at least 10m from the badger sett.	Design stage and to be implemented during the works.
Invasive Non-native Species	Remove rhododendron from the understory of the tree line, by a contractor experienced with INNS. General biosecurity measures to prevent the potential spread of INNS in a CEMP.	Remove rhododendron during site enabling. CEMP in place prior to construction.

1.11 In response to this, a CEMP (Biodiversity (Construction Environment Management Plan) has been produced by Arbtech Consulting (dated 16th January 2026) and is to be submitted by the applicant in accordance with condition 27 of the planning consent and no development shall take place (including demolition, ground works, vegetation clearance) until it has been approved in writing by the local planning authority.

1.12 This will include methods to control dust, noise, water and light pollution during construction, and also preventative measures to avoid invasive species being spread into the including control of imported topsoil, cleaning of machinery bought onto site and prevention of fly tipping with all workers being briefed prior to the commencement of works on the biosecurity risks and required measures.

1.13 In regard to the protection of habitats and species specially the protection of badgers, the badger sett will have a 30m exclusion zone avoiding impacts during construction, and Construction compounds will be located on hardstanding away from the sett. The protection of other species such as reptiles, breeding birds, (including Red Kite) has also be covered in the CEMP.

1.14 An Arboricultural Method Statement will be produced and submitted by the applicant in accordance with condition 25 and until approved, no development or other operations shall take place.

1.15 All operations on site shall comply with the details as so-approved (hereinafter referred to as the Approved Scheme) which shall include tree protection works. The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

1.16 The method statement will include procedures for removing rhododendron where required. The CEMP also includes restrictions on vegetation clearance in terms of timing to avoid disturbance to nesting birds and a requirement for nesting bird checks by ecologists.

1.17 As set out at 1.3, a Landscape strategy drawing and detailed planting plan accompany this document illustrating the new habitats to be created and existing habitats to be retained and protected.

Purpose and Content of the LEMP

1.18 The purpose and content of this LEMP is set out below:

- to set out the management and maintenance aims and objectives and schedule of operations and management actions to ensure that the ecological interest of the site is protected in the long term.
- To set out the requirements of the Management Company that will undertake the work following handover from the Landscape Maintenance Contractor at the beginning of the operational phase and who will oversee an ongoing review and monitoring of the strategy.
- To describe and evaluate the landscape features to be managed to ensure the original design intent and vision for the scheme is realised and maintained.
- To include annual work schedules over a five-year period.
- To include details of the legal and funding mechanisms by which the long-term implementation of the plan shall be secured with the Management Company responsible for its delivery. (Refer to Para 8 management arrangements)

2 AIMS AND OBJECTIVES OF THE LEMP

2.1 The main aims of this LEMP are as follows:

- To present an attractive and safe environment for homeowners, residents, and visitors;
- To ensure that newly planted areas become established through an appropriate level of management intervention;
- To ensure landscape features provide connectivity for wildlife within and between new and existing habitats and buffer the adjacent ancient woodland,
- To protect and enhance and maintain the nature conservation value of existing and new habitats and to include delivery and maintenance of biodiversity net gain on-site through long term management;
- To fulfil all the legal requirements in relation to the protection, management and enhancement of the ecological features, in particular, those that relate to nature conservation
- To include delivery and maintenance of biodiversity net gain on-site
- To carry out maintenance work according to best practice using sustainable techniques and materials;
- To ensure that hard and soft landscape areas are fit for purpose and do not pose a health and safety hazard to the public;
- To keep the site clear of litter and rubbish.

Ongoing monitoring and remedial measures.

2.2 This LEMP shall be considered as the starting point for an evolving document and is to be reviewed on an annual basis subject to change and improvement as the different landscape features mature and develop.

2.3 Annual monitoring of the on-site ecological mitigation, compensation and enhancement measures shall be undertaken. The first annual monitoring report will be carried out twelve months after the practical completion of the planting. Planting will be carried out as per the approved scheme in the first planting season prior to occupation of the last property or earlier.

2.4 The monitoring report shall be used to determine whether or not the conservation aims and objectives of the management plan for the site and component features have been met, using focused and efficient data collection and whether there are any landscape and ecological trends and constraints that should be taken into account during future years.

2.5 The annual monitoring report shall be issued to the Management Company, recommending any necessary changes to the LEMP which will identify and agree on whether additional management or remedial action is required so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

2.6 Following the monitoring report, the LEMP shall be reviewed and revised annually to identify additional management requirements for the following year to determine whether or not the conservation aims and objectives of the management plan for the site and component features have been met. A copy of the LEMP will be sent to the management company.

3 SITE CONTEXT

3.1 The application site lies within the Strategic Development Location of Arborfield Garrison approximately 4km to the south-west of Wokingham town and 5km to the south of Junction11 of the M4 motorway. The overall Arborfield Garrison site extends to approximately 167 hectares and is bound by Reading Road (A327) to the west, Park Lane to the east and to the north by Langley Common Road. The southern boundary adjoins Hogwood Farm which forms the remaining part of SDL. The Moat House is positioned centrally within the Arborfield SDL, to the east of Buttenshaw Avenue.

3.2 The site covers an area of 0.53 hectares, as defined by the red line boundary, and is situated within the jurisdiction of Wokingham Borough Council.

3.3 To the north of the site, outside, albeit adjacent to, the application boundary, lies the ‘Moated Site North of the Moat House’ which is a Scheduled Ancient Monument— the remains of a dry medieval moat, which was designated as an ancient monument in 1977.

4 SITE DESCRIPTION

4.1 The Site is located at Ordnance Survey grid reference SU 76955 65715 and comprises an existing three storey building (the Moat House building Grade II Listed). The Moat House is located to the south of Princess Marina Drive and Biggs Lane and is accessed off Buttenshaw Avenue. The site contains the House with associated hardstanding, (entrance way and car park of the Moat House) grasslands and scattered broadleaved trees.

Description and evaluation of features to be managed

4.2 Refer to the baseline Habitat Plan which includes all the existing habitats and site features and Table 1 'description of habitats recorded on site' produced by AECOM in their Ecological Constraints Report November 2024 copied below.

Table 1. Description of Habitats recorded on the Site.

Habitat Present	Habitat Summary
g3c – other neutral grassland	The majority of the Site was comprised of other neutral grassland (Photo 1). The grassland is dominated by grasses including red fescue (*Festuca rubra*), false oat grass (*Arrhenatherum elatius*), meadow foxtail (*Alopecurus pratensis*), Yorkshire fog (*Holcus lanatus*), and cock's foot (*Dactylis glomerata*). Other species that were present within the area, at low densities, included creeping buttercup (*Ranunculus repens),* chickweed (*Stellaria media*), common ragwort (*Jacobaea vulgaris*), spear thistle (*Cirsium vulgare*), white clover (*Trifolium repens*), saint John's wort (*Hypericum perforatum*), common hogweed (*Heracleum sphondylium*) and ribwort plantain (*Plantago lanceolata*). There were two individual trees within the grassland, to the south of the Site. Tree 185 was a large veteran English oak (*Quercus robur*) tree (Photo 2) and Tree 1753 was an early-mature apple (*Malus domestica*) tree (Photo 3).
u1b – developed land-sealed surface	The north of the Site was predominantly concrete road. Buttenshaw Avenue was present within the Site. This connected to a private road which leads straight to the Moat House (Photo 4). There is a small rectangle of hardstanding beside the Moat House, part of an unused car park (Photo 5).
u1b5 - buildings	The Moat House was the only building present within the Site. The building was a three-story building comprised of red brick, with a slate tile roof (Photo 6).
u1f – sparely vegetated urban land	To the east of the Moat House was a small area of gravel that has been colonised by vegetation (Photo 7). The dominant plant in the area is lesser bird's-foot-trefoil (*Trifolium dubium*). Other species present include mouse-ear hawkweed (*Pilosella officinarum*) and selfheal (*Prunella vulgaris*).
h2a5, 11 – species-rich native hedgerow with trees	A hedgerow with trees along the western edge of the Site (Photo 8). The hedgerow is made up of hawthorn (*Crataegus monogyna*) and holly (*ilex aquifolium*) with mature lime (*Tilia x europaea*), sycamore (*Acer pseudoplatanus*) and oak trees.
w1g, 33 – other broadleaved woodland, line of trees	A line of trees was present to the north of the Site, north of the private road (Photo 9). The line is predominantly made up of semi-mature trees: sweet chestnut trees (*Castanea sativa*) with silver birch (*Betula pendula*), cherry (*Prunus avium*), horse chestnut (*Aesculus hippocastanum*) and cherry laurel (*Prunus laurocerasus*). Other species present include rhododendron (*Rhododendron ponticum*), common ivy (*Hedera helix*), ground elder (*Glechoma hederacea*), selfheal and creeping buttercup.
Unsealed surface	An area of bare ground, recently dug for footpath and road works. Formerly grassland verge.

4.3 As evident from the table above, aside from the Moat House and hard landscape areas, features to be maintained include Neutral grassland, a species-rich native hedgerow with trees made up of Crataegus monogyna, Ilex aquifolium and mature Tilia x europaea forms the south-west boundary of the Site, and a line of broadleaved trees comprising Sativa, Betula pendula, Prunus avium and Prunus laurocerasus forms the northern boundary of the Site. The trees provide a habitat suitable for foraging bats, a range of breeding birds and reptiles.

4.4 Point features include a veteran Quercus robur (oak) tree adjacent to the south boundary (no. 185 in the tree survey schedule) which with a potential badger sett at the base. The tree is included in the Wokingham Veteran Tree Association database and Woodland Trust Ancient Tree Inventory and displays attributes consistent with it being 'Veteran'. Ancient and veteran trees are also considered to be irreplaceable habitats, and contribute to a site's biodiversity, cultural and heritage value.

4.5 Current government guidance states that ancient or veteran trees should be protected from root damage by inclusion of a buffer zone at least 15 times larger than the diameter of the trunk, or 5m from the edge of the tree's canopy if that area is larger.

5 ECOLOGICAL TRENDS AND CONSTRAINTS

5.1 Ecological trends and constraints on a site significantly influence management decisions. By considering these ecological trends and constraints, management plans can be tailored to the specific characteristics of the site, promoting biodiversity, ecosystem health, and sustainable land use.

Wildlife Legislation

5.2 Compliance with relevant legislation and policies, such as those related to protected species, designated sites and it may be necessary to obtain permits or licenses for certain management activities**.** Details of current legislation and Policy are given in the AECOM Ecological Constraints Report November 2024 and are not repeated here in detail. The site was found to have suitability for protected species, including bats, badger, reptiles, nesting birds and adjacent to the site, red kite. The NPPF 2023 was taken into account when AECOM prepared their report, as was the Wokingham Core Strategy 2010-2026 and Arborfield Garrison Strategic Development Location, Supplementary Planning Document October 2011.

Designated Sites

5.3 There is one site internationally designated for its biodiversity value within 5km of the Site. The Thames Basin Special Protection Area (TBSPA) is located approximately 3 km southwest of the Site. One statutorily designated site was recorded within 2km of the Site, Longmoor Bog Local Nature Reserve (LNR) and Site of Special Scientific Interest (SSSI) (located 1km east of the site).

5.4 The Moat House is next to the 'Moated Site North of the Moat House' which is a Scheduled Ancient Monument characterised by remains of a dry medieval moat. The Moat House is a Grade II listed building. There are no sites designated for their biodiversity value within the Proposed Development. There is no direct connectivity to designated sites, due to distance and lack of hydrological networks.

5.5 In terms of habitats, 8 ancient and semi natural woodlands, and 31 deciduous woodland parcels and a parcel of traditional orchard were recorded within 1km of the Site.

Legal and Policy Constraints: Species Protection

5.6 The presence of protected species, such as certain birds, mammals, or plants, necessitate specific management practices to avoid disturbance or harm. This might include timing vegetation clearance outside of the breeding season or implementing buffer zones around nesting sites.

Bats

5.7 The 2021 bat survey recorded several bat day roosts and Common pipistrelle (Pipistrellus pipistrellus) and soprano pipistrelle (Pipistrellus pygmaeus) were observed emerging from gaps underneath the lead flashing on the roof and under clay roof tiles. The building therefore remains a confirmed bat roost and retains high suitability for roosting bats.

5.8 Although emergency roof repairs were undertaken in 2024 following theft of materials, potential roosting features remain present and bats may continue to use the building. An Ecological Constraints Report (AECOM, July 2024) walkover survey confirmed:

Moat House Building:

- Potential roost features: missing roof tiles (eastern, northern, southern elevations); gaps in dormer window cladding
- Assessment: High suitability for roosting bats
- Status: Confirmed roost (retained despite 2024 repairs)
- Trees: Tree 185 (veteran oak): bat box installed 2023; low suitability for roosting bats, and Trees T37, T40, T42, T44 (hedgerow limes with ivy): low suitability for roosting bats

5.9 These species are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). And under Regulation 43 of the 2017 Conservation of Habitats and Species Regulations as amended 2019. This makes it an offence to deliberately capture, injure or kill an animal; deliberately disturb an animal; or damage or destroy a breeding site or resting place used by an animal. An Existing bat box was installed in 2023 as mitigation for a bat licence, on the trunk of Lime tree 185 which must remain in situ. No work, including direct inspection, should be carried out to a bat box without prior discussion with a suitable licenced ecologist.

5.10 A pre-commencement planning condition (No 26) requires a detailed bat mitigation plan for the site to be submitted for approval in line with the submitted overarching Arborfield Garrison – Bat Mitigation Strategy (AECOM Environment, Sept 2014), with measures to maintain the dark corridors and provide enhanced roost availability, and for the approved mitigation, contingency and enhancement measures shall thereafter be implemented in full.

5.11 The site lies within a mapped secondary dark corridor identified by the Arborfield Garrison Bat Mitigation Strategy (AECOM, 2014). The definition of which is: *'Commuting and foraging habitats within generally more lit and urbanised areas but still with numbers of light sensitive bats commuting through. To be maintained at low light levels but with acceptance of some appropriate urban lighting. The retained hedgerows and tree lines to the north and west of the site provide moderate-quality commuting and foraging habitat and connectivity to the wider landscape.'*

5.12 Arbtech Consulting have therefore prepared a Bat Mitigation Plan (BMP) dated 20th January 2026 to be submitted in accordance with this condition, states under the heading *'Informative and EPSL statement:'*

'Informative and EPSL statement:
'Based on the nature and scope of the proposed works (internal refurbishments), and provided that all mitigation and precautionary measures set out within this Bat Mitigation Plan are implemented in full,

the proposals are not anticipated to result in the disturbance, damage or destruction of a bat roost. As such, a European Protected Species Licence (EPSL) from Natural England is not currently required. However, bats and their roosts are legally protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). If, at any stage, works are likely to result in impacts not covered by this plan, all works shall cease immediately in the affected area and advice shall be sought from a licensed bat ecologist. Where necessary, works shall not recommence until an EPSL has been granted by Natural England '

5.13 The BMP then sets out a series of ecological mitigation measures from pre commencement including a Toolbox talk, Exclusion Zones, and he requirement for a pre station inspection by a suitably qualified and licensed bat ecologist, followed by guidance on timing of works and Precautionary Working Methods including noise and vibration, lighting dust and pollutant control with further guidance on post development lighting and includes the need for the provision of roosting opportunities by way of 3 external bat roost features to be erected prior to the commencement of the works.

Badgers

5.14 Badgers and their setts are protected under the Protection of Badgers Act 1992 (as amended). This makes it an offence to wilfully kill, injure or take a badger; or intentionally or recklessly damage, destroy or obstruct access to a badger sett or disturb a badger in its sett. It is not illegal to carry out disturbance activities near setts that are not occupied, i.e. those that do not show signs of current use. Where required, licences for development activities involving disturbance or sett interference or closure are issued by Natural England.

5.15 A badger sett is located at the base of a mature English oak (Quercus robur) in the south of the Site which will be protected from disturbance through the planting of a native hedge 10m away from the trunk of the tree.

Reptiles

5.16 No great crested newts were found in the 2014 wider Arborfield Garrison survey, or within 1km of the site. Common species of reptile are protected against intentional killing and injury under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) but there is no requirement for a licence where development works affect common species of reptiles. Instead, Natural England advise that where reptiles are present, they should be protected from any harm that might arise during the development works through appropriate mitigation. Whilst reptiles are known to be present locally, they are not expected to make significant use of the site post-development. The grassland will be strimmed regularly during construction to deter them.

Nesting Birds

5.17 All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended), with some species afforded greater protection under Schedule 1 of the Wildlife and Countryside Act 1981 (as

amended). In addition to the protection from killing or taking that all birds receive, Schedule 1 birds and their young must not be disturbed at the nest. There are no licensing purposes that explicitly cover development activities affecting wild birds.

5.18 The line of trees and hedgerow in the west of the Site provide suitable habitat for a range of breeding birds from woodpeckers to wren. No nesting birds were observed on the Moat House, in July 2024 however at the time of construction, this situation may have changed, and vegetation removal and soil stripping, shall be carried out outside the bird nesting season, mid-February to August inclusive, although some bird species will nest all year-round if conditions are suitable.

5.19 If the work is programmed for during the peak nesting period a prior survey by a suitably experienced ecologist shall be undertaken to identify if any nesting constraints are present at that time. If an active nest is identified within an area to be affected by any works, it shall remain in situ and unaffected until such time as a re-survey confirmed that it was no longer in active use, at which point it may be removed.

Red kites

5.20 Breeding red kites have previously been recorded in a confidential location adjacent to the Site. however, whilst one red kite (Milvus milvus) was observed flying over the Site in July 2024 no nesting behaviours were observed during the survey. Red Kite are specially protected under Schedule 1 of the Wildlife and Countryside Act 1981. To avoid disturbing breeding Red Kite, it is recommended that works commence between September and February. If works commence after that period, a detailed monitoring and mitigation strategy may be required to cover the works including weekly checks for activity and putting up screens.

Non-native Invasive Plant Species removal

5.21 Invasive non-native Rhododendron (Rhododendron ponticum) is present in the understory of the tree line. Rhododendron is listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) making it illegal to spread or cause to grow in the wild. During site enabling, it will be removed by an appropriately experienced contractor by cutting to ground level with all materials chipped and the chippings used on the Site, with stumps addressed by either complete removal (manually or using machinery) or direct treatment with herbicides through painting of freshly cut stumps or using a ‘drill and drop’ method. The tree line will be retained.

5.22 It has been noted that areas of other invasive non-native species, as well as instances of oak processionary moth larvae (Thaumetopoea processionea) which are not currently present within the Site, were present within the wider area.

5.23 The contractor’s method statement shall detail all measures to ensure that any invasive species such as those scheduled on the Schedule 9 of the Wildlife and Countryside Act or listed in the Invasive Alien

Species (Enforcement and Permitting) Order 2019 as amended, are prevented from being brought onto the Site.

5.24 This will involve making all contractors working on the Site aware that invasive plant species and oak processionary moth may be encountered during their works, and a suitable working brief should be given to workers to ensure that they can effectively identify these species and implement suitable controls where required. If any new areas of invasive non-native plants are recorded, these should be suitably demarcated.

5.25 The method statement should include measures for avoidance of disturbance, control and any required treatment removal and disposal.

5.26 Preventative measures to avoid invasive species being spread into the Site should also be implemented including control of imported topsoil, cleaning of machinery bought onto site and prevention of fly tipping. All details are provided in the CEMP and all workers within the Site shall be briefed prior to the commencement of works on the biosecurity risks and required measures.

6 DEVELOPMENT PROPOSALS

The development proposals are described in the planning consent as a change of use of the Moat House building from office (Use Class E) to residential (Use Class C3) to provide 4no. residential dwellings and associated internal roads, parking, landscaping, drainage, plant, bin, and cycle storage.

7 LANDSCAPE STRATEGY

7.1 The landscape masterplan (1788-L90-200D) shows that the amenity grassland areas will be managed differently going forward by creating a border of long grass with wildflowers with a smaller mown central area. This will enhance the distinctiveness of the current grassland. Additional (native) trees will be planted, three Tilia cordata (small leaved limes), together with new beech hedging where shown and a mixed species hedge planted around the canopy line of the veteran oak tree and ornamental shrubs and ground covers will be planted around the house and the parking areas to add visual and seasonal interest.

7.2 Hard landscape areas will be reduced in surface area, with some existing hard standing (parking areas and paths) broken out and changed to soft landscape, with new areas of block paving to parking bays and PC slab paving as pedestrian footpaths around the house.

Street furniture items will be added by way of a bin and cycle store, 2 timber benches, and new fencing, metal estate fencing (1.2m high) to define the boundary in the south west corner, post and chain fencing around the front elevation of the house and cleft chestnut fencing (1.2m high) where shown around the canopy edge to provide an exclusion zone (buffer) to the veteran Oak.

8 MANAGEMENT ARRANGEMENTS

8.1 This LEMP is designed for the operational phase of the development and will commence from the handover date from the Landscape Management Contractor to the Management Company who will be the body or organization responsible for implementation of the plan.

8.2 The applicant will form a Management Company who will own the roads and footpaths and shared parking areas, communal landscape areas and any communal structures/services in order to protect the integrity and appearance of the site. The Management Company will appoint a Managing Agent, who shall be responsible for the day-to-day maintenance of the site, and will appoint relevant subcontractors, arranging Public Liability Insurance and look after the financial arrangements, establishing a budget for the maintenance and upkeep of the site, and setting up and collecting service charges from the residents.

8.3 The Management Company is funded by an estate service charge. All homeowners on the development are under a legal obligation confirmed in the sale agreement and transfer to pay for annual estate services, which fund the works/maintenance carried out by the Management Company.

9 GENERAL MAINTENANCE CONDITIONS

Introduction

9.1 The works consist of the maintenance and management of the new planting, including advanced nursery stock trees, single species hedges, (Beech) and mixed species hedges, shrubs and ground cover, perennials ferns and grasses, amenity lawns and meadow grassland areas.

9.2 Defects liability for the landscape contract shall be 12 months from practical completion or until works are signed over to the appointed Management Company where appropriate. At this point, the responsibility will transfer to that party.

The Landscape Maintenance Contractor

9.3 A suitable Landscape Maintenance Contractor, employed by the Management Company, shall carry out the works described in this management plan for those areas within their control. The proposed Landscape Maintenance Contractor shall be a full member of the British Association of Landscape Industries and shall only be selected from the list of approved Contractors.

Machines and Tools

9.4 Machines and tools are to be used that are suitable for the site conditions and the work to be carried out. Hand tools are to be used around trees, plants and in confined spaces where it is impracticable to use machinery.

Workmanship

9.5 Good Practice – Where and to the extent that materials, products and workshop are not fully specified they are to be suitable for the purposes of the works states in or reasonably to be inferred from the contract documents, and in accordance with good horticultural practice, including the relevant provisions of current British Standard documents.

Maintenance standards shall at all times reflect the development's high-quality image. The Landscape Maintenance Contractor shall keep all planting area weed-free (refer to clauses 9.28 & 9.30 for details referring to Schedule 8 and Schedule 9 plants), plants vigorous and healthy, and the overall landscape environment neat and tidy.

Health and Safety:

9.6 All work undertaken on the site by contractors, volunteers or direct employees must comply with the appropriate legislation relating to health and safety and the Control of Substances Hazardous to Health (COSHH).

Programme of the Works

9.7 The Landscape Maintenance Contractor shall co-ordinate with the Management Company's programme then submit a detailed programme of works prior to starting work on site.

9.8 The Landscape Maintenance Contractor shall report any potential failures to meet the specified programme to the Management Company. Any changes to the agreed programme must be made in writing by the Management Company.

Chemicals: Legislation

9.9 Pesticides include herbicides, insecticides, fungicides and plant growth regulators. The use of pesticides is governed by legislation. The Landscape Maintenance Contractor must comply with the 'The Control of Pesticides Regulations 1986' made under the 'Food and the Environment Protection Act 1985', 'The Control of Substances Hazardous to Health Regulations 1988' made under the 'Health and Safety at Work Act 1974' and any other legislation enacted during the contract period.

9.10 All pesticides must be products on the current list of Agricultural Chemicals Approval Scheme. All pesticide users shall comply with the conditions of approval relating to use clearly stated on the product label.

9.11 The Landscape Maintenance Contractor shall comply with all relevant Codes of Practice issued by DeFRA. In particular, where work is near water, comply with the 'Code of Practice for the Use of Herbicides on Weeds in Watercourses and Lakes'. Written approval from the Environment Agency (EA) shall be obtained prior to the use of pesticides within these areas.

Certificates

9.12 A recognized nominated storekeeper's certificate of competence (BASIS) is required by a Contractor storing more than 200 litres of pesticides. All pesticides transported or stored in The Landscape Maintenance Contractor's vehicles (regardless of quantity) shall be locked in a separate storage compartment in the vehicle or within a lockable container in 'pickups' that are bolted to the floor of the vehicle.

9.13 The storage locker must be sealed and clearly marked as containing pesticides and must bear a standard black and yellow hazard sign.

9.14 A Certificate of Competence (National Proficiency Training Certificate) must be held by The Landscape Maintenance Contractor applying pesticides and handed to the Management Company prior to commencement on site. Only Certificate of holders shall mix, apply and dispose of pesticides and other chemicals on the site.

Use of Pesticides

9.15 The use of pesticides, herbicides, fungicides, insecticides and slug pellets etc. shall be avoided wherever possible to minimise the risk of harming wildlife and their habitats during management of the site and the maintenance contractor will consider in every instance whether the use of chemicals is strictly necessary before application.

9.16 Where the use of pesticides is agreed as absolutely necessary, notification of at least 24 hours shall be given to the Management Company of The Landscape Maintenance Contractor's intention to carry out application of pesticides. The Landscape Maintenance Contractor shall select the most appropriate and effective method for each particular area or situation or for any particular use or specific work and shall notify the Management Company of the type of pesticide, active ingredient, and method and timing of application.

9.17 The Landscape Maintenance Contractor shall keep a written logbook detailing all uses and pesticide applications carried out and a copy shall be submitted to the Management Company for record.

9.18 The Landscape Maintenance Contractor is required to notify the public of any pesticide application. A warning sign shall be posted at the entrance to the areas to be treated. Where contained solely within planting beds the sign shall be placed adjacent to edges in noticeable positions. Details of the application and a contact person shall be indicated on the sign.

9.19 The Landscape Maintenance Contractor shall in accordance with COSHH Regulations protect employees and other persons, including the public, who may be exposed to substances hazardous to health.

9.20 The Landscape Maintenance Contractor shall restrict the use of chemicals strictly to where necessary either to maintain formal landscape areas or to control notifiable weeds. Informal landscape areas, parkland and peripheral areas shall be free of both pesticides and fertilizers except where absolutely necessary.

Disposal

9.21 The Landscape Maintenance Contractor shall dispose of waste pesticides and containers in accordance with the control 'Control of Pesticides Regulations 1986', Control of Pollution Act 1974', and 'Water Act 1989'. Safe disposal arrangements shall be made before starting to apply pesticides.

9.22 Concentrated pesticides shall be disposed of in arrangement with the local Environmental Health Department or with a specialist waste disposal contractor.

9.23 Empty containers shall not be re-used for any purpose and containers shall be cleaned thoroughly in accordance with label instructions prior to safe disposal.

Generally

9.24 The Landscape Maintenance Contractor shall be responsible for making good and or compensation for any damage resulting from negligence in the application, handling and storage of pesticides.

9.25 The Landscape Maintenance Contractor shall be responsible for keeping up to date with all legislation and regulations regarding the use of pesticides. The Landscape Maintenance Contractor shall inform the Management Company of any subsequent changes to legislation and regulations that affect the contract.

Protection

9.26 The Landscape Maintenance Contractor shall in respect of the maintenance works and adjacent areas of the site used by him in the course of the contract ensure that:

- Adequate protection of existing and newly planted areas is erected and maintained to prevent damage.
- There is appropriate making good on removal of any protective measures on completion.
- There is repair of any damage to adjacent and existing site works and features.
- All hard surfaces used are kept, protected, clean and tidy.

Watering

9.27 After Practical Completion of the main contract The Landscape Maintenance Contractor appointed shall supply all necessary hose attachments and fittings to keep the infrastructure landscape, planting and trees watered. Watering shall be undertaken as necessary to ensure that trees, and plants remain healthy, establish and grow.

Emergency legislation restricting the use of water from the mains during drought conditions:

9.28 The Landscape Maintenance Contractor shall arrange the collection and application of suitable second-class water for irrigation purposes, by bowser or other means, from approved source to deliver to site and apply as specified. This shall be included for in the price for maintenance during the defect's liability period.

Arisings

9.29 The Landscape Maintenance Contractor appointed by the Management Company is to remove from the Site and dispose of weeds, prunings, leaves, litter, rubbish, dirt and other arisings.

Invasive and Schedule 9 species

9.30 The Landscape Maintenance Contractor is to carry out quarterly inspections for any signs of invasive and schedule 9 species including but not limited to Japanese Knotweed, Himalayan balsam, Giant Hogweed, Bind weed and Ragwort and regrowth of the Rhododendron. Where discovered ensure any necessary notifications are made under statutory obligations, and implement treatment, removal and management in line with regulations appropriate to the species in order to prevent further spread.

Schedule 8 Protected Species

9.31 If schedule 8 endangered species are identified during a maintenance visit the Management Company is to be informed immediately and measures are to be put in place to ensure it is protected in accordance with the Wildlife and Countryside Act 1981.

Vermin

9.32 Signs of vermin are to be reported to the Management Company for further investigation.

10 PRESCRIPTIONS FOR MANAGEMENT ACTIONS

10.1 TREE MANAGEMENT

10.1.1 All tree stock within communal areas which are the responsibility of the management company shall be maintained in accordance with the clauses set out below.

Preambles

10.1.2 Prior to starting work on existing trees retained the Management Company and Contractors shall agree the trees that are to receive work. This shall be in accordance with the Arboricultural Implications Report by SJA Trees and dated August 2024 and the Arboricultrual Method Statement.

- Prior to, during and after work the Landscape Maintenance Contractor shall avoid damage to neighbouring trees, plants and property.

- All works shall be in accordance with BS:3998 2010 and Forestry and Arboricultural Training and Safety Council Safety Guides. All operatives undertaking chainsaw work must hold appropriate certification and shall be approved members of the Arboricultural Association.
- Any vegetation clearance and/or maintenance affecting nesting bird habitat shall be timed to occur outside the bird nesting season (usually March to August inclusive but seasonally variable). If this is not possible, a suitably experienced ecologist shall be required to check the vegetation for active nests first. This check will identify individual nests and life stages of the occupants (eggs, chicks, fledglings). Any active nests found will need to be protected until eggs have hatched and young fledged. The grassland will also be strimmed regularly during construction to deter reptiles.

Tree Stakes

10.1.3 The Landscape Maintenance Contractor shall check on a bi-monthly basis the condition of Tree stakes and ties. In addition, further inspections shall be carried out immediately after strong winds.

- Operations – replace or re-secure loose or missing stake ties. Adjust to suit stem growth and to provide correct and uniform tension.
- Removal – two years after planting.

Re-firming Trees

10.1.4 Re-firming Trees shall be carried out after strong winds, frost heave and other disturbances. To re-firm the Landscape Maintenance Contractor shall tread around the base until firmly bedded. Any collars in the soil at the base of tree stems, created by tree movement shall be broken up by fork, avoiding damage to roots. The voids shall be backfilled with topsoil and re-firmed.

Formative Pruning

- Formative pruning of young trees – This work shall be undertaken to ensure the successful establishment of the trees. The works shall not be carried out during the late winter/early spring sap flow period.
- Young trees up to 4m high shall be crown pruned by removing dead branches and reducing selected side branches by one third to preserve a well-balanced head and ensure the development of a single strong leader. Remove duplicated branches and potentially weak or tight forks. In each case cut back to live wood.
- Extensive pruning of young trees and any surgery to larger trees shall be carried out by an approved member of the Arboricultural Association or other approved specialist.

Cleaning Out and Deadwooding

10.1.5 The Landscape Maintenance Contractor shall carry out the following:

Remove:

- Diseased wood from site

- Fungal growths and fruiting bodies
- Rubbish, windblown or accumulated in branch forks
- Wires, clamps, boards and metal objects, if removable without causing further damage and not part of a support structure that is to be retained.
- Dead or dying wood, broken branches and stubs to be collected and removed

Cutting and Pruning Generally

- All the tools used shall be appropriate, well maintained and sharp.
- Final pruning cuts-do not use chainsaws on branches of less than 50 cm diameter. When using handsaws, cut in one continuous operation to form a smooth cut surface. Do not use anvil type secateurs.
- When removing branches do not damage of tear the stem.
- Keep wounds as small as possible, cut cleanly back to sound wood leaving a smooth surface, and angled so that water will not collect on the cut area.
- When cutting, cut at fork or at the main stem to avoid stumps wherever possible.
- Large branches – remove only if unavoidable. Remove in small sections and lower to the ground with ropes and slings.
- Dead branches and stubs – when removing do not cut into live wood.
- Unsafe branches – remove epicormic shoots and potentially weak forks that could fail in adverse weather conditions.
- Disease of fungus – give notice if detected. Do not apply fungicide or sealant unless instructed.
- Bark Damage/wounds – do not attempt to stop sap bleeding. Gently remove ragged edges and remove splintered wood from deep wounds as small as possible. Give notice if there is any liquid or flux oozing form apparently healthy bark.
- Cavities in Trees – Cavities shall be investigated. Old cavities in mature trees shall be left alone subject to health and safety audit. New cavities are likely to have been made by woodpeckers and may reflect nesting in which case disturbance is illegal. Where the extent of a cavity is not visible, there is also a risk a bat or bats may be present. Such cavities shall be notified but no further action taken without advice from a suitably qualified ecologist. For new small cavities in ornamental species, where bats or nesting birds are obviously absent, rubbish and rotten wood shall be removed. The cavity shall be probed to find the extent of any decay and give notice. The cavities shall not be covered.
- Stack all wood arising from the works in neat piles in areas to be agreed with the ecologist to provide invertebrate habitat opportunities.

Crown Reduction/Shaping

- In general, cut back selectively to lateral or sub lateral buds or branches to retain flowing branch lines without leaving stumps.
- The extent of the works shall be as instructed by the client.

Crown Lifting

- Removing branches: remove whole branches back to the stem or cut lower portions of branches back to lateral or sub lateral buds or branches. Do not leave stumps.
- The extent of the works shall be as instructed by the Management Company. In general, for clearance remove branch systems to give clearances as follows: 2.5m above pathways, 3m above cycleways, above vehicle carriageways. As part of the initial enabling works 11No trees will have been pruned to facilitate implementation of the proposals as set out in the Arboricultural Implications Report by SJA Trees and dated August 2024.

Crown Thinning

- When removing branches, remove inward growing, crossing, rubbing, dead and damaged branches. When thinning selectively remove an agreed percentage of secondary and small live branch growth evenly throughout the crown. When cutting, make no cuts of more than 50mm diameter. Cut portions of branches back to lateral or sub-lateral buds or branches without leaving stumps. The appearance shall be uniform with a well-balanced structure of branches and foliage.
- The extent of the works shall be as instructed by the Management Company.

Tree Inspection

- Review the existing and newly planted trees at regular intervals to maintain the longevity of the tree stock on site.
- Any signs of fungal growths shall be reported to the Managing Agent who will commission an arboriculturalist to determine any implications on the tree's health and structural condition and any formative action that may be required.

Veteran Oak tree protection

10.1.6 The Veteran Oak tree (T185) and its associated badger sett underneath it will be fenced off with cleft chestnut fencing (1.2m high) where shown around the canopy edge to provide an exclusion zone (buffer) and to exclude public access and to prevent construction activity to occur within or adjacent to its buffer zone. The fencing will be checked regularly for signs of damage and repair. Despite the burrows, cavities, signs of decay and hollowing and dieback in upper crown and storm damage, the tree is a significant arboricultural feature in this section of the site being readily visible from the surrounding public places and residential properties that lie to SW and N; of moderate quality and cultural value; of high landscape value and of long-term potential.

The tree will be inspected annually by an arboricultralist and any concerns regarding the tree's health and structural condition shall be reported to the Managing Agent to determine any implications and any formative action that may be required.

10.1.7 The wildflower grass within the buffer zone will be managed as per the clause 15 and the mowing machinery will have to be lifted over the fence as no gate will be provided for risk of the gate being opened and left open.

10.2 HEDGEROW MANAGEMENT

10.2.1 New hedges will be both single-species (native) Beech hedges and mixed species native hedgerow.

Long Term Design Objectives:

- Maintain newly established hedge lines clear of weed and grass growth for the first 3 years after planting.
- Control vegetation growth around the base of the hedge line to maintain a tidy appearance.
- From the third year onwards, trim the sides of the hedge.
- Without appropriate management, the hedgerows may become a line of trees or become fragmented through gaps. Hedgerow restoration shall be performed in the winter by laying or coppicing. Both coppicing and laying will reduce breeding bird opportunities in the few years immediately after management and shall, therefore, be carried out on a long rotation basis.

10.2.2 The Landscape Maintenance Contractor shall carry out the following to hedges within communal areas:

Hedge Trimming Timing

- Hedgerows shall be cut in January or February to avoid the destruction of active bird's nests and to allow any berry crop to be used by wintering birds (September to December).
- Hedgerows shall be trimmed on a two-year rotation, rather than annually, to ensure that thick nesting cover is available every year, and to boost berry crop that usually develops on second-year growth. Plants to be trimmed to shape, true to line and level and cut one side one year, the alternate side the next.
- If the transplants are well branched avoid cutting them back. Otherwise, for the first two years after planting, concentrate on shortening the longer shoots and just tipping back shorter ones to encourage branching and dense growth without much loss in height.

Weed Control

Apply suitable residual herbicides prior to the spring growing season, and spot herbicide applications as appropriate to control noxious weeds and unsightly growth in more prominent locations.

- Ensure species such as thistle, ragwort, nettle or bramble do not become established or set seed.

Watering

10.2.3 Water in dry / drought periods up to year 10. Apply sufficient water to bring soils up to a moist condition but avoid over-watering.

Canes and Guards

Check Tubex Easywrap tree shelters annually and straighten canes and wraps to ensure they are still effective and replace any damaged. All accessories on the native hedge plants shall be removed by the end of the third year growing season following planting dispose of off-site if they haven't naturally split.

Firming Up

10.2.4 Inspect stock regularly, especially after strong frosts or heavy frosts. Firm up any stock suffering wind-rock /frost heave.

Mulch

10.2.5 Top-up mulched areas to achieve a 50mm depth over all areas, using bark mulch to the same specification as the original bark mulch.

10.3 SHRUBS AND GROUND COVER MANAGEMENT

10.3.1 The Landscape Maintenance Contractor shall visit each shrub bed fortnightly in the summer (April to September) and monthly in the winter (October to March). The Landscape Maintenance Contractor shall undertake the following operations on each visit;

- Remove, using correct horticultural practices, all fallen flowers, leaves and other debris. All cultivated areas shall be cleared of litter and other debris, as detailed in Para 18
- The Landscape Maintenance Contractor shall ensure that each maintenance visit coincides with a litter removal visit.
- The Landscape Maintenance Contractor shall prune in order to prevent obstructions to paths, roads, signs, steps, sightlines, windows, doors and other similar situations and to allow access as directed by the Management Company.
- The Landscape Maintenance Contractor shall at each visit remove all dead, damaged, infested, reverted or diseased branches and stems using correct horticultural practices. The Landscape Maintenance Contractor shall otherwise prune all plant material at the correct pruning time. Any plants grown for winter stem colour or similar effects, as specified by the Management Company shall be pruned at the optimum time to provide the maximum display.
- All dead shrubs and plants shall be removed, and the Management Company advised.
- The Management Company may instruct The Landscape Maintenance Contractor to supply and plant new plant material in accordance with the Planting Specification, at the same time as

the plant material is removed or as specified by the Management Company within the planting season.

- Remove weeds by pulling by hand, hoeing and raking, avoiding damage to stems, branches and plant roots, leaving a clean weed free surface cultivated to a medium tilth. Use of herbicides shall be minimised.

Debris

10.3.2 All arisings shall be collected and removed from site at the end of each work period and taken to the designated location for disposal. Remove, using correct horticultural practices, all fallen flowers, leaves and other debris. All cultivated areas shall be cleared of litter and other debris on each maintenance visit.

Edges

10.3.3 The Landscape Maintenance Contractor shall maintain the edges of all ornamental shrub beds in a neat and tidy appearance by using a half-moon edging iron on one occasion between October and March. Bed soil shall be pushed back and left at a 45-degree angle from the edge, starting slightly below surrounding levels. All litter, arisings and similar debris shall be removed from the adjacent channel for disposal in order to leave the channel neat and tidy following each visit.

Cultivation

10.3.4 Annually (in November) The Landscape Maintenance Contractor shall cultivate beds to relieve areas of compaction to a depth of 75mm in order to maintain a high standard of appearance, by forking or similar approved method. Care shall be taken not to damage or disturb roots, branches and stems, and avoid excessive treading of the surface.

The Landscape Maintenance Contractor shall break down any lumps and leave the surface weed free with a medium/fine tilth.

Pruning

10.3.5 The Landscape Maintenance Contractor shall prune all plant material at the correct pruning time and in accordance with this management plan. This represents general guidelines for pruning.

- The Landscape Maintenance Contractor shall note that pruning methods differ with species, cultivar, maturity and the exact position of the shrub. If the Landscape Maintenance Contractor is in any doubt about the appropriate method to be used, then the advice of the Management Company shall be sought.
- Pruning of individual shrubs shall be carried out using skilled labour only and adopting correct horticultural practice. The purpose of pruning is to build a strong framework, keeping shrubs healthy and vigorous, maintaining the shape and balance, ensuring the maximum amount of flowering wood is produced and that the shrubs do not create a nuisance or danger. All pruning shall be carried out to the highest horticultural standards using secateurs, loppers and other method approved by the Management Company.

- Cuts shall be made to an outward pointing bud. Suckers shall be removed at their source on the roots of affected shrubs. Reverted branches shall be treated in a similar manner. All areas adjoining footpaths and other surfaces shall be swept/raked following pruning works at the end of each work period, leaving the area neat and tidy.
- The Landscape Maintenance Contractor shall allow when pruning shrubs in order to prevent obstructions to paths, roads, signs, steps, sightlines, windows, doors and other similar situations, and to allow access.
- The Landscape Maintenance Contractor shall remove all dead, damaged, infested, reverted or diseased branches and stems, using correct horticultural practices.
- If a shrub is winter berry-bearing, pruning shall not be carried out until March or until there are no berries remaining (whichever is the sooner). When pruning is undertaken, care shall be taken to leave as many berries as possible and at least 2" (60mm) of the previous year's growth, to allow flowering the following year.
- All dead flower heads shall be removed to maintain display and keep a well-cared for appearance.

Important Pruning Instructions

10.3.6 The following practices shall not be tolerated:

- The Landscape Maintenance Contractor shall never cut everything off at one level or prune up the stems of plants to access litter.
- They shall not open up shrub beds unnecessarily by pruning back each shrub all over. A natural looking shrub bed shall be achieved, not topiary.
- If in the opinion of the Management Company, the Landscape Maintenance Contractor has incorrectly pruned any shrubs, then the Landscape Maintenance Contractor shall prune to make good to the complete satisfaction of the Management Company.
- Replacement or remedial work shall be carried out at the Landscape Maintenance Contractor's expense, unless the damage to the shrubs has resulted from acts of vandalism or theft.

10.3.7 Pruning Schedule

Spring Flowering shrubs

All wood which has borne flowers shall be removed. Young wood shall be retained to ripen and produce flowers in the following year. Thin out crowded and crossing shoots and remove weak growth. Pruning shall be carried out after flowering in May to July.

Deciduous/Vigorous Evergreen shrubs

One or two old stems shall be removed completely, and the younger flowering shoots shall cut back to the fresh growth of the main branches. Thin out crowded and crossing shoots and remove weak growth. Pruning shall be carried out between November and March.

Stem Effect/Marginal Hardiness

The previous season's wood shall be cut back to within two or three buds of the old wood. Thin out crowded and crossing shoots and remove weak growth during March to April.

Remedial Pruning shrubs

The Management Company may instruct the Landscape Maintenance Contractor to undertake remedial pruning to shrubs. Examples might include shrubs which have overgrown their position and become too tall, wide or mature. The Landscape Maintenance Contractor shall be required to liaise closely with the Management Company to ensure methods adopted are appropriate to particular situations.

Regrowth of invasive non-native plant material (i.e Rhododendron)

Should there be any stump regrowth of the Rhododendron removed during the enabling process, these and any and seedlings can be effectively killed by spraying regrowth with an herbicide or, in the case of seedlings, hand pulling. The rhododendron should be fenced off including a 2 m zone around the plants and left in situ for the soil to recover over time. Fencing should be used to prevent the spread of seeds present in the soil.

If this approach is not practical, the soil to a depth of 200 mm should be scraped off and either placed in a part of the Site where it can be fenced off and left for at least 2 years, buried on the Site at a depth of 500 mm or more, or taken off-site as controlled waste.

11 HERBACEOUS/PERENNIAL PLANTS MANAGEMENT

11.1 General Maintenance Visits

11.1.1 The Landscape Maintenance Contractor shall carry out a minimum of fortnightly visits in the summer (April to September) and monthly visits in the winter (October to March). The Landscape Maintenance Contractor shall maintain the plants in a tidy and attractive appearance, ensuring maximum flowering. At each of these visits, the Landscape Maintenance Contractor shall undertake all operations detailed in the Appendix A of this management plan.

11.1.2 All planting beds shall be kept clear of weeds by hoe, fork or hand weeding as required, avoiding excessive treading of the border. Care shall be taken not to damage the plant's root system. At no time shall weed growth in excess of 5% of the area of the border be tolerated.

Cultivate and Supply and Apply Fertiliser

11.1.3 The planting areas shall be forked over lightly in March and a general fertiliser, approved by the Management Company, with an N.P.K. ratio of 7:7:7, shall be supplied and applied at a rate of 35gm per square metre and incorporated into the surface by fork or hoe.

Autumn Maintenance Visits

11.1.4 In the autumn The Landscape Maintenance Contractor shall cut down all growth of the herbaceous perennials that have finished flowering and stems that have died back and shall fork over the soil, minimising disturbance to plants.

11.1.5 This operation shall be undertaken, as necessary, in accordance with good horticultural practice. All arisings shall be removed from site at the end of each work period and taken to the designated location for disposal.

Associated Works

11.1.6 Supply and Apply Pesticide

The Management Company may instruct the Landscape Maintenance Contractor to treat an insect or fungal attack with pesticide approved by the Management Company. The Landscape Maintenance Contractor shall supply and apply the pesticide at the rate of application, strictly in accordance with the manufacturer's recommendations.

11.1.7 Dig Up, Split and Replace Plants

Between November and March the landscape Maintenance Contractor may be required in some areas to dig up and split some herbaceous plants in accordance with good horticultural practice, removing any perennial weed entwined within the plants. The Landscape Maintenance Contractor shall dig over area disturbed by the lifting and splitting operations, using a spade to a depth of 275mm.

11.1.8 Vandalism

Damage caused by vandalism shall be immediately reported to the Management Company. Vandalism occurring during the defects period following practical completion shall be made good by the Landscape Contractor. The Management Company may instruct the Landscape Maintenance Contractor to make good vandal damage occurring within the maintenance contractor.

12 AMENITY GRASSLAND MANAGEMENT

12.1 The Contractor shall maintain all amenity grass areas in accordance with the specifications set out below.

12.2 All grass cutting shall be carried out by cylinder or rotary machines, or a combination of the two: unless otherwise specified. The Contractor shall notify the Management Company of the machines they propose to use on each of the regimes. The Contractor shall ensure that all machines engaged in this contract are sharp, properly set and operated at the speed in accordance with manufacturer's recommendations. All grass shall be cut cleanly and evenly to the same height as specified in the regimes allocated to each site and without damaging the existing surface or causing a washboard effect. Tractors and ride-on self-powered equipment shall not be operated on sloping ground with the gradient exceeding that recommended by the manufacturer.

12.3 Any arisings that 'fly' onto paths or other hard surfaces shall be removed by the Contractor and distributed evenly over the grass area or, if the arisings are deemed excessive, removed from the premises to a designated location for disposal. This shall take place promptly after grass cutting, in any event within one hour, at the expense of the Contractor.

12.4 The Contractor shall report to the Management Company any damage to the grass surface, fences, walls, street furniture, any plant material or other property caused during grass cutting operations. Should it be determined by the Management Company that the failure of a newly planted tree or shrub is due to the Contractor's negligence in grass cutting operations, then a replacement tree or shrub, approved by the Management Company, shall be supplied, planted and maintained until established, as detailed in Specification at the Contractor's expense.

12.5 Prior to cutting any area, the Contractor shall remove all stones above 20mm in any dimension, as well as any litter, twigs, etc. (see Section Litter Clearance, for definition). All such material shall be removed to the designated location for disposal. If the amount to be removed is considered excessive and has been deposited as a single load in excess of 1- 2m³ (i.e. fly-tipping), the Contractor shall inform the Management Company immediately, who will consider each site on its individual merit and may, in exceptional circumstances, arrange for the debris to be removed in accordance with the Contractor’s tendered rates.

12.6 Any herbaceous plant growth, such as clover or flowering stalks of grass and weeds, within an area designated for grass cutting shall be cut as if it is grass.

12.7 All newly planted trees shall be maintained with a cultivated tree ring 300mm in diameter greater than the largest diameter of the tree trunk for the remainder of the contract period.

12.8 Any damage caused to grass areas by the Contractor's negligence shall be made good, as directed by the Management Company at the Contractor's expense.

Variations to the Planned Grass Cutting Schedule

12.9 Unless weather conditions as stated in Section 14.10 prevail, the Contractor shall be required to keep to the standards detailed in the regimes.

12.10 In very wet weather, all operations involving grass cutting shall cease until conditions allow operations to continue without damaging the surface level and contours of the ground or creating grass cutting 'divots' from the rollers or cutters.

12.11 If inclement weather, as detailed in Section 14.10 prevents the Contractor from grass cutting, the Contractor shall inform the Management Company of work not completed from the programme. When the weather improves, the Contractor shall resume grass cutting in order to return to the agreed

programme of work. The Contractor shall be expected to provide sufficient staffing and machinery to catch up if there is a substantial amount of mowing time lost through bad weather.

Selective Herbicide Treatment

12.12 Upon instruction from the Management Company, the Contractor shall supply and apply an approved selective herbicide to specified areas. Application shall normally be made during April to June. The grass shall not be cut two days prior to, or after, the application.

Rake Arisings by Machine and Remove

12.13 The Contractor shall collect all arisings from areas specified by the Management Company, using machinery approved by the Management Company. Arisings shall include all grass cuttings, litter, leaves, debris and similar items. All arisings shall be collected and removed to the designated location for disposal at the end of the work period.

Grass Replacement

12.14 Bare and damaged patches shall be identified by the Management Company for re-seeding works. Grass areas will only be accepted as reaching practical completion when germination has proved satisfactory. Management will be necessary to prevent infestation by weed species after seeding an area. A weed species may be defined as a species that is undesirable to the purpose/ objective of the grassland; species considered to be weeds will depend on the grassland type. (vi) Damage, failure or dying back of grass due to neglect of watering, especially for seeding out of normal season, shall be the responsibility of the Contractor.

The Contractor shall exercise care in the use of rotary cultivator and mowing machines to reduce to a minimum the hazards of flying stones and debris. All rotary mowing machines shall be fitted with safety guards.

Maintenance

12.15 The Contractor shall maintain all seeded areas to establish a uniform and healthy sward until notification by the Management Company. This shall include all necessary watering, weeding, cutting, repair of all erosion and settlement, and re-turfing operations.

13 MEADOW GRASSLAND MANAGEMENT (Emorsgate EM8 wildflower mix)

13.1 In all meadow grassland areas, most sown meadow wildflower and grass species will be slow to germinate and grow and will not usually flower in their first growing season. There will often be a flush of annual weeds from the soil in the first growing season which may grow up and obscure the meadow seedlings beneath. This weed growth shall be controlled by topping or mowing.

First Year Management of the Wildflower Meadows

13.2 Newly sown meadows shall be mown regularly throughout the first year of establishment to a height of 40-60mm, removing cuttings if dense to control annual weeds and help maintain balance between faster growing grasses and slower developing wildflowers.

13.3 Residual perennial weeds such as docks shall be carefully dug out or spot treated, and any Herbicide must never drift, fall or run-off onto open water or onto adjacent sites, gardens or ground not intended for treatment.

Management Once Established of Wildflower Meadow Areas

13.4 Once established these shall be cut these areas once at the end of the summer, to maintain diversity and interest:

- After flowering in July or August a 'hay cut' shall be taken to reduce the dominance of coarse grasses.
- Grass shall be cut back with a scythe, petrol strimmer or tractor mower to c 50mm and hay left hay to dry and shed seed for 1-7 days then removed from site.
- Re-growth shall be mown through to late autumn/winter to c 50mm and again in spring if needed.
- Meadow grass areas shall not be cut during periods of drought, or when ground condition or grass are wet, without the prior agreement of the Management Company.
- Litter rubbish and debris shall be removed prior to cutting.
- Meadow areas shall be cut to a neat and even finish without rutting or compaction of the surface, especially when ground conditions are soft, edges shall be left neat and well defined.
- For longer meadow grass areas this shall be maintained at a height of between 100-150mm, and cut when necessary, using a rotary mower leaving arisings spread evenly over the surface.
- Any residual perennial weeds such as docks shall be dug out by hand or spot treated. As above, herbicide must not be allowed to drift, fall or run-off onto open water or onto adjacent sites, gardens or ground not intended for treatment.

14 HARD LANDSCAPE

General Maintenance of Hard Landscape Surfaces (Paths, Roads, and Gullies)

14.1 Road and path surfaces will include tarmac for the entrance drive, block paving for the access and turning head, and gravel for the private drives and parking spaces and paving slabs for access paths and patios.

14.2 In addition to and at the same time as the general litter and refuse clearance is being carried out, the Landscape Maintenance Contractor shall clean all paths, hard surfaces, and gullies.

Sweeping of Hard Landscape Surfaces

14.3 The Landscape Maintenance Contractor shall carry out the following:

- Maintain surfaced areas clear of litter, twigs, leaves, glass, debris and similar at all times.
- Remove all arisings from site at the end of each work period and take them to the designated location for disposal.
- Treat moss growth using an appropriate herbicide or weed killer and remove any ingrained algal growth using an appropriate paving cleaner. If the surface has been contaminated with by grease, oil, or gum etc remove with the appropriate removal products. If salt is used to eliminate ice and frost, wash off salt once weather conditions return to normal to remove all traces.
- Inform the Management Company immediately they are aware of any occurrence of acts of vandalism to these areas.

Weeds in Hard Landscape

14.4 The Landscape Maintenance Contractor shall:

- maintain all hard landscape surfaces weed-free and at no time shall weed growth exceed 5% of any area. Should the Landscape Maintenance Contractor wish to employ any chemical methods for this particular item, it shall be with the written approval of the Management Company.
- Weed growth is deemed to include the removal of moss.

Gullies and Slot Drains

14.5 The Landscape Maintenance Contractor shall:

- allow for inspection of all gullies, grilles, covers, on each site visit.
- thoroughly clean them of any silt, dirt, debris, leaves, litter, stones, concrete etc. as necessary.
- check that water is running freely in gullies and drains, reporting any defects or unacceptable obstruction to the Management Company.
- On removing any grating, cover or grille, clean the rebate in the frame and ensure that it is replaced flush in the frame. All arisings shall be removed from site to the designated location for disposal.

Drainage

14.6 The Landscape Maintenance Contractor shall always ensure that drains and gullies are kept free of debris to allow free draining of any surface water.

Winter Maintenance

14.7 The Landscape Maintenance Contractor shall ensure that autumn leaves are removed from the surface by using a blower or a vacuum or a very soft broom can be used to gently sweep off the surface leaves. Do not use a coarse hard brush.

Additional Sweeping

14.8 The Landscape Maintenance Contractor may be required to undertake additional areas of sweeping outside the normal routine sweeping.

Clear Snow and Supply and Apply Rock Salt

14.9 The Management Company may at times of inclement weather require the Landscape Maintenance Contractor to clear snow and ice and apply approved rock salt, evenly spread at 20g/m2, to specified areas within the Contract area.

14.20 The Landscape Maintenance Contractor shall only apply rock salt on the highways and pavement areas. Any damage caused by the Landscape Maintenance Contractor's negligence shall be fully reinstated at the Landscape Maintenance Contractor's expense to the Management Company's satisfaction.

Spray and Scrape Weeds on Hard Surfaces

14.21 The Landscape Maintenance Contractor shall apply an approved herbicide to areas of weeds growing in paved or hard surfaced areas at the manufacturer's recommended rates.

14.22 The Landscape Maintenance Contractor shall return to site in approximately two weeks following application (as agreed by Management Company), depending on the time of year and the prevailing weather conditions, to scrape the remaining surface growth off the weeds (which should by then be browned and showing signs of die-back) and remove all arisings offsite.

Fencing and Gates

14.23 Gates and fences within Management Company land shall be regularly maintained throughout the year to meet function and health and safety requirements.

15 LEAF CLEARANCE

Standard

- The Landscape Maintenance Contractor shall be responsible for the clearance of leaves and twigs from areas specified normally from October until the end of December. The Management Company will instruct The Landscape Maintenance Contractor when leaf clearance commences.
- The Landscape Maintenance Contractor shall carry out leaf clearance by hand raking or sweeping or using machinery appropriate to this work and approved by the Management Company.
- The Landscape Maintenance Contractor shall ensure that all planted beds, paths, channels, drains, paths, and ramps or other specified by the Management Company, are kept clear of leaves.

- Machines used for the clearance of leaves shall be fitted with suitable tyres to prevent damage. Any damage caused by The Landscape Maintenance Contractor's negligence shall be reinstated at the Landscape Maintenance Contractor's expense.
- The Landscape Maintenance Contractor shall remove all collected leaves to the designated location for disposal, at the end of each work period. The Landscape Maintenance Contractor shall not leave groupings of collected leaves on site for bulk removal, unless specific approval from the Management Company has been issued in writing.
- The Landscape Maintenance Contractor shall schedule operations to achieve this standard.

16 LITTER CLEARANCE

16.1 The Landscape Maintenance Contractor shall maintain all sites and all areas covered by the Contract to a clean and litter free standard by removing all litter to the standards defined below. At no time shall litter coverage of 5% of the total public area will be tolerated.

16.2 Definition of Litter

- 'Litter' is anything whatsoever which is thrown down, dropped, or otherwise deposited in, onto or from any place in the open air to which the public are permitted to have access without payment, unless otherwise by law or done with the written permission of the Management Company. This shall include all items, i.e., beverage containers, fast food packaging, tree branches and animal faeces.
- Litter shall be collected from all hard and soft landscaped areas in communal areas
- Large items such as discarded furniture and household effects, mattresses, etc., which require two or more people to lift and single deposits in excess of 1-2m3 shall be treated as fly tipping. The Landscape Maintenance Contractor shall inform the Management Company soon as possible after discovering any fly tipping. The Management Company will, in appropriate circumstances, issued instructions to The Landscape Maintenance Contractor to remove such waste material.

16.3 Method of Litter Collection

- Methods of litter collection may be by hand, paper picker or mechanical means as approved by the Management Company.
- Any damage caused to the soft landscaped or hard landscaped areas due to litter picking/collection operations being carried out by The Landscape Maintenance Contractor shall be made good at The Landscape Maintenance Contractors expense and to the completed satisfaction of the Management Company.
- All arisings from litter collection operations shall be immediately cleared on completion. The Landscape Maintenance Contractor shall leave groupings of collected litter on site for bulk removal unless specific approval from the Management Company has been issued in writing.

17 BIODIVERSITY NET GAIN

17.1 The Conclusions of the AECOM BNG Assessment (January 2025) state the following:

The Proposed Development is predicted to result in a net gain of 16.32% for area habitat units and a net gain of 11.43% for hedgerow units. The Proposed Development, therefore, meets the BNG target of 10% BNG for each habitat type as outlined in Section 1.3.

The outputs of the SBM (Statutory Biodiversity Metric) depend on all retained and enhanced habitats meeting the target conditions, subject to the criteria outlined within SBM User Guide 2. Habitats would need to be monitored to ensure correct establishment and growth, and remedial action would need to be taken if this does not proceed as expected. Otherwise, the target conditions used in the calculations may not be met, and the predicted biodiversity units might not be achieved.

17.2 The BNG assessment (January 2025) relies on delivery on site, through creation of medium distinctiveness habitats which will be maintained by the management company and which is subject to a 30-year period of ongoing maintenance, monitoring, and evaluation.

17.3 Planning condition 28 requires details to be included in the LEMP of the delivery and maintenance of the onsite BNG.

30-year agreement

17.4 Normally the land used for BNG delivery will have to be secured for the length of the net gain agreement, securing the habitat enhancement, monitoring and management, either via Section 106 agreements, or a Habitat Management and Monitoring Plan (HMMP). The local authority or responsible body, depending on the agreement in place, will enforce compliance of the legal agreement. A Habitat Management and Monitoring Plan (HMMP) is a key document in the long-term stewardship of habitats created, enhanced, or restored as part of a development. outlines how newly created or enhanced habitats will be managed, monitored, and maintained to achieve their intended ecological value over time ensuring compliance with BNG commitments.

17.5 Arbtech Consulting have produced a HMMP dated 15th January 2026 which should be read in conjunction with the following documents:

- Statutory BNG Metric for The Moat House, Arborfield, Garrison, Arborfield RG2 9LN (AECOM January 2025)
- BNG Assessment for The Moat House, Arborfield, Garrison, Arborfield RG2 9LN (AECOM, January 2025)

17.6 The HMMP is designed to align with UK regulatory frameworks, including Natural England's guidance on habitat management, local planning authority policies, and the National Planning Policy Framework (NPPF) such as the 'British Standard 42020 (2013) 'Biodiversity – Code of Practice for Planning and Development'.

Appendix A: Annual Maintenance Schedule

		Frequency	J	F	M	A	M	J	J	A	S	O	N	D
Component	**Operation**													
All	Plants: Watering	As nec												
All	Replacement planting	Annually												
All	Mulch	Annually												
Amenity grassland	Mowing	X 16/pa												
	Spot weeding	X7/pa												
Species rich grassland meadow areas	Mowing first year	x16/pa												
	Cutting second year	Annually												
	Spot weeding	x6/pa												
	Removal of leaf litter	Annually												
Hedges	Trimming to shape	Annually												
	Weed control	x12/pa												
	Check/straighten shelters	x2/pa												
	Lay or coppice	Annually												
	mulch	Annually												
Amenity shrubs and ground covers and herbaceous perennials	Pruning	x2-3/pa												
	fertilise	x2/pa												
	Weed control	x12/pa												
	edging	Annually												
	Cultivation	Annually												
	Dead heading	Annually												
	fertilise	x2/pa												
	Split and replace	As nec												
	Dead heading/cut	x2/pa												
Trees	Check and adjust /replace tree stakes, and ties	Bi-monthly												
	Re-firm trees after strong winds	Annually												

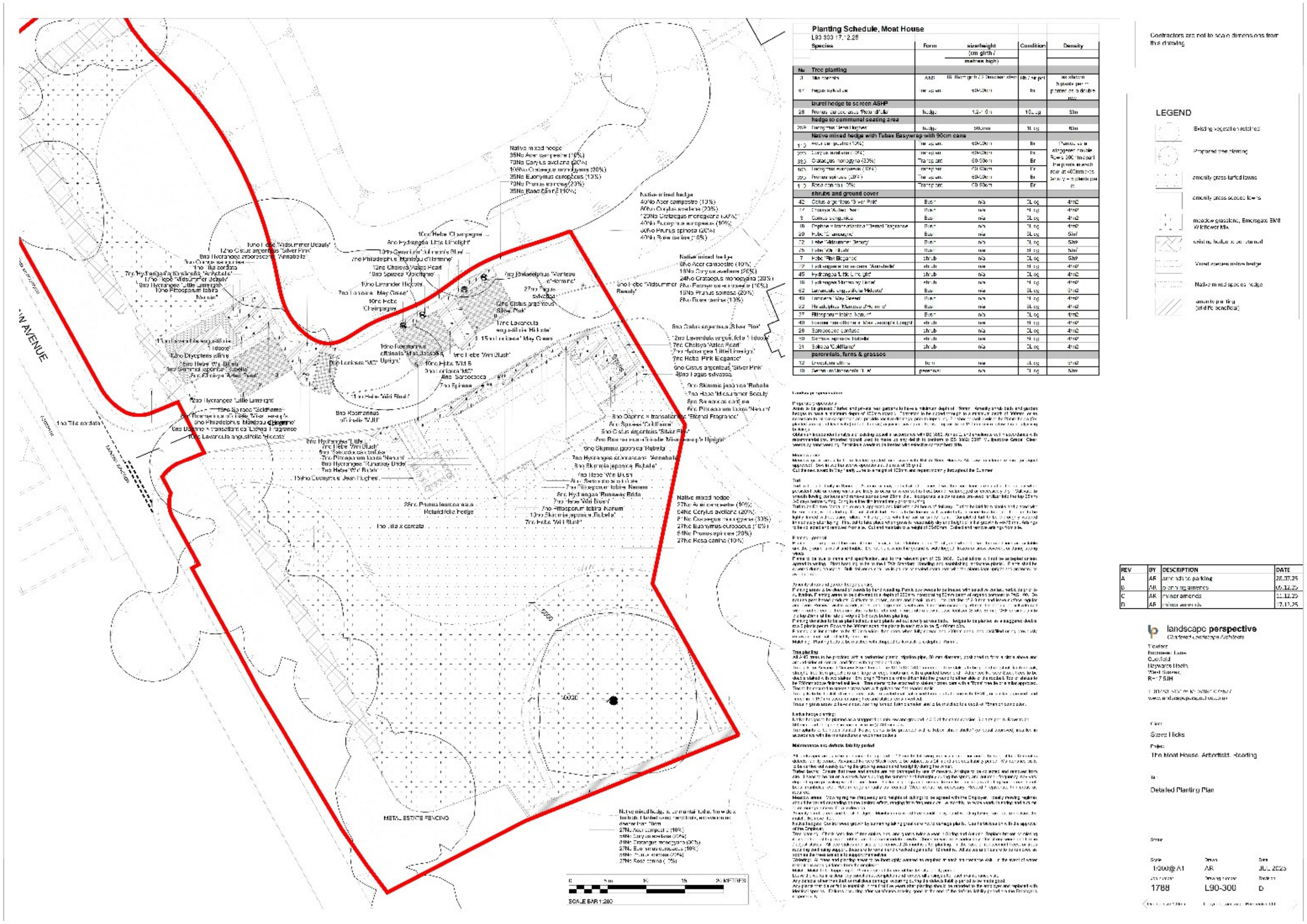
	Formative pruning of young trees	Annually												
	Crown pruning/ shaping/ lifting/thinning	Annually												
	Dead wooding	Annually												
	Check drainage	Annually												
	Trees to be watered weekly during the growing season for the first 2 growing seasons. Tree to receive the appropriate volume of water for 14-16cm girth trees approx. 30litres.	Weekly												
Machines and Tools	Hand tools are to be used around trees and plants and in confined spaces where it is impracticable to use machinery.													
Gates & fences	Safety/damage inspection and repair	Monthly												
Leaf & litter clearance	Leaf clearance	Monthly in winter (x 6/pa)												
	Litter clearance	Each visit (x 18/pa)												
Paved surfaces	Weed control	x7/pa												
	Sweeping	monthly												
	Snow removal	As nec												
	Visual inspection and repair	As nec												
	Clean gullies	As nec												
	Reseed worn patches	As nec												
	Weed control	As nec												

Appendix B – Five-year maintenance schedule

		Frequency pa				
Component	**Operation**	**Yr 1**	**Yr 2**	**Yr 3**	**Yr 4**	**Yr 5**
All	Watering	As nec.	As nec.	As nec.	As nec.	As nec.
	Replacement planting	As nec.	As nec.	As nec.	As nec.	As nec.
	Mulch	1	1	1	1	1
Amenity grassland	Mowing	16	16	16	16	16
	Spot weeding	7	7	7	7	7
Species rich meadow grassland areas	Mowing	16				
	Cutting		1	1	1	1
	Spot weeding	6	6	6	6	6
Hedges	Trimming to shape on two year rotation			1	1	1
	Weed control	12	12	12		
	Checking/straightening shelters	1	1	1		
	Lay or coppice on rotation				1	
	Mulch	1	1	1		
Amenity shrubs and ground covers	Pruning	2-3	2-3	2-3	2-3	2-3
	Weed control	12	12	12	12	12
	Fertilise	2	2	2	2	2
	Edging	1	1	1	1	1
	Cultivation	1	1	1	1	1
	Dead heading	1	1	1	1	1
Herbaceous and perennials	Weed control	12	12	12	12	12
	Fertilise	2	2	2	2	2
	Split and replace	1	1	1	1	1
	Dead heading/cut	2	2	2	2	2
Trees	Check and adjust stakes ties and guys	1	1			
	Re-firm trees after strong winds	As nec.	As nec.			
	Remove stakes and ties			1		
	Formative pruning of young trees	1	1			
	Crown pruning/ shaping/thinning			1	1	1
	Deadwooding			1	1	1
Machines and Tools	Hand tools are to be used around trees and plants and in confined spaces where it is impracticable to use machinery.					
Gates & fences	Safety/damage inspection and repair	12	12	12	12	12
Leaf and litter	Leaf clearance	6	6	6	6	6

clearance	Litter clearance	18	18	18	18	18
Paved surfaces	Weed control	7	7	7	7	7
	Sweeping	12	12	12	12	12
	Snow removal	As nec.	As nec.	As nec.	As nec.	As nec.
	Visual inspection and repair	As nec.	As nec.	As nec.	As nec.	As nec.
	Clean gullies	As nec.	As nec.	As nec.	As nec.	As nec.

Appendix C: Detailed Landscape Plan 1788-L90-110C

Appendix D: Hard Landscape Plan 1788-L90-200

Appendix E: Detailed planting plan 1788-L90-300