



**Priors Farm, South
Wokingham**

**SANG Management
Plan**

Prepared by:
**The Environmental Dimension
Partnership Ltd**

On behalf of:
Lightwood Land

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Section 1 Introduction

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Lightwood Land (hereafter referred to as 'the client') to prepare a Suitable Alternative Natural Greenspace (SANG) Management Plan for Priors Farm, South Wokingham (hereafter referred to as 'the site').
- 1.2 EDP is an independent environment planning consultancy with offices in Cirencester, Cheltenham and Cardiff. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website (www.edp-uk.co.uk). EDP is a Registered Practice of the Landscape Institute specialising in the effects of proposed development on the landscape.
- 1.3 This document sets out the management and maintenance objectives for the SANG (details of management, maintenance and monitoring have been summarised in the schedule provided at **Appendix EDP 1**) and is to be read in conjunction with drawing edp7438_d042 provided at **Appendix EDP 2**.

SITE CONTEXT AND PROPOSED DEVELOPMENT

Site Context

- 1.4 The site is located entirely within Wokingham Borough Council (WBC) and comprises multiple field parcels of varying shapes and sizes. The principal area is characteristic of arable farmland, generally open in nature with landscape features predominantly confined to field boundaries. These boundaries are typically well vegetated, incorporating pockets of woodland, mature hedgerows, and hedgerow trees. The Emm Brook runs west to east through the site, along which existing scrubby vegetation can be found. Further south, the site is bisected by Easthampstead Road and comprises areas of existing development, including farmsteads, residential properties, and a mix of agricultural and commercial buildings.
- 1.5 The site forms part of a wider allocation for development in the emerging Wokingham Borough Local Plan, as set out within Policy SS12, South Wokingham Strategic Development Location¹. In this context, it is critical that the Proposed Development accords with the principles set out in the draft policy, including the provision of SANG; further detail on this is provided below.

The Proposed Development

- 1.6 The Proposed Development will deliver up to 850 residential dwellings alongside associated community facilities, including a new primary school and a neighbourhood centre. The

¹ Wokingham Borough Local Plan Update: Proposed Submission Plan 2023-2040 (accessed [here](#), 03/02/2026)

scheme will incorporate Public Open Spaces (POS), play areas and allotments, together with an integrated Sustainable urban Drainage System (SuDS) scheme across the site.

SANG PROVISION IN THE CONTEXT OF THE PROPOSED DEVELOPMENT

SANG Rationale and Purpose

- 1.7 The Proposed Development is located approximately 1.8km from the Thames Basin Heaths Special Protection Area (SPA). As a result, and in accordance with saved Policy NRM6 of the South East Plan (2010)² and draft Policy NE3 of the emerging Wokingham Borough Local Plan, the development is required to provide a SANG to mitigate potential recreational impacts on the SPA.
- 1.8 The requirement for SANG provision as part of the South Wokingham Strategic Development Location is reinforced through Policy SS12 of the emerging local plan. This policy requires development proposals to implement a comprehensive ecological strategy that:
- “Provide measures to avoid and mitigate the impact of development on the Thames Basin Heaths Special Protection Area. This will include the provision of sufficient and accessible Suitable Alternative Natural Greenspace within the SDL (as set out in Policy NE3).”*
- 1.9 The primary purpose of the SANG is to provide an attractive, accessible and semi-natural recreational resource that draws new and existing residents away from the Thames Basin Heaths SPA, thereby reducing visitor pressure and avoiding adverse effects on its sensitive habitats and species.
- 1.10 The SANG is intended to function as an alternative destination for everyday recreational activities such as walking, dog walking and informal exercise, while also delivering wider benefits including biodiversity enhancement, landscape integration and opportunities for community engagement with the natural environment.

SANG Extent and Location

- 1.11 As per Policy NE3, in order to ensure sufficient provision for the new population, the SANG requirement for the site is calculated at a rate of 8 hectares (ha) per 1,000 people. Based on an assumed population of 2.4 persons per dwelling, the total SANG requirement for the site is 16.32ha.
- 1.12 The SANG is located within the southern extent of the site, with the majority of the SANG area to the south of the Emm Brook, and is bisected by Easthampstead Road. As part of the development proposal, Easthampstead Road is to be subject to a point closure that will prevent its use as a through route between Old Wokingham Road and Red Lake Lane.
- 1.13 Three existing Public Rights of Way (PRoW) (WOKW6,7 and 8), with a total length of c.700m, run through the SANG. Given that these routes already offer established recreational opportunities, their use was surveyed by Ethos Environmental Planning between 10 and 25 October 2025. Static detectors were deployed and the use of the routes

² South East Plan Policy NRM6 (accessed [here](#), 03/02/2026)

was found to be negligible. On this basis, face visitor surveys were not undertaken. Nonetheless, the application of the discounting methodology established by Bracknell Forest Council (BFC) results in a small discount of 0.1ha (1,000sqm) to the capacity of the SANG.

- 1.14 As shown on drawing edp7438_d042 (provided at **Appendix EDP 2**), a small parcel of land within the SANG boundary is classified as a 'SANG Connection'. This land has been excluded from the total SANG area as, due to the narrowing of the SANG corridor, it can accommodate only a single footpath connection. The total SANG area does, however, include the SANG car parks, as these are integral to the function and intended use of the SANG.
- 1.15 For the avoidance doubt, an area of 0.39ha to the south of Easthampstead Road falls outside of the proposed SANG area. This land will be managed as semi-natural green space until another planning application is approved to cause it to be able to function as a small extension.
- 1.16 Considering the above, the proposed SANG extends to 20.17ha as shown on the Land Budget plan provided at **Appendix EDP 3**. This exceeds the policy requirement of 16.32ha.

SANG Visitor Population

- 1.17 The primary purpose of the SANG is to serve the recreational needs of residents of the Proposed Development with a surplus being available to serve other developments within the South Wokingham Strategic Development Location extension. As set out above, the total SANG provision of 20.17ha exceeds the minimum requirement of 8ha per 1,000 residents, ensuring sufficient capacity to accommodate both regular and peak levels of use.
- 1.18 To ensure the successful use of the SANG and encourage visitors the SANG will be effectively marketed and promoted to local residents prior to first occupation to ensure positive habits in relation to open space usage are formed as early as possible. This may include signposting the SANG, distributing leaflets to new residents, and providing information at the development's sales office and to the Dorset Heaths Partnership.

Section 2

Management Scope, Responsibilities and Funding

MANAGEMENT PLAN SCOPE

- 2.1 The management plan covers the SANG following handover from the landscape contractor to WBC and does not cover the implementation period. The management plan is intended to cover management of the SANG in perpetuity after it is implemented and open to the public. It is designed to be an evolving document and shall be reviewed in agreement with all relevant parties regularly to ensure that habitats continue to develop in line with the target habitat conditions.

MANAGEMENT RESPONSIBILITIES

- 2.2 The appointed contractor will be responsible for the implementation of the SANG environment, including the creation of all necessary habitats and the installation of visitor related infrastructure (as shown in **Appendix EDP 2**). A maintenance aftercare period is normally included in the implementation contract to cover immediate post-installation maintenance requirements for the landscape works, to aid establishment.
- 2.3 For the duration of this period, the contractor shall be responsible for all horticultural maintenance operations including the replacement of dead, dying or diseased plants. At the end of the period all defects shall be rectified by the contractor, and all responsibility handed over to WBC.
- 2.4 The ongoing responsibility for the management and maintenance of landscape features and habitats associated with the SANG will be the responsibility of WBC.
- 2.5 Ultimately the long-term success of the SANG is dependent on its maintenance regime. Therefore, to protect the investment in the quality of soft and hard landscape works, a competent contractor, appropriately qualified and equipped to carry out the expected high standard of maintenance, will be appointed.

Ecological Clerk of Works (ECoW)

- 2.6 A suitably experienced and qualified ECoW and landscape consultant will be appointed by the Developer or the Principal Contractor acting in their stead.
- 2.7 They will undertake monitoring and assessment of the proposed habitats, trees and landscape features set out within this SANG Management Plan. They will provide toolbox talks, where identified in this document, and feedback to the Developer or their Principal Contractor. They will also compile the monitoring reports (as identified within this document) that will be submitted to the local planning authority (LPA).

MANAGEMENT PLAN PERIOD, MONITORING AND ADAPTIVE MANAGEMENT

- 2.8 In Years 1, 3 and 5 a review of the SANG management will be completed by the appointed ECoW and landscape consultant, with a formal monitoring report submitted to the LPA. Adjustments shall be made as required to reflect the state of the site, the progress of plant establishment, and any other relevant factors that arise. In subsequent years formal monitoring reports and a review of the SANG management will be completed at Years 10, 20 and 30, as part of the obligations under the wider Habitat Management Monitoring Plan (HMMP).

Monitoring Visits

- 2.9 Monitoring for each habitat type will be set out within the HMMP (to be provided by the ecology consultant). In addition to these habitat specific monitoring requirements the following information should be recorded for each visit:

- Date the monitoring visit took place;
- Who carried out the visit;
- Weather;
- Success of the operation(s) within that area;
- Necessary alterations that affected the operation(s) (e.g., to prevent disturbance);
- Photographic records capable of showing operations and seasonal comparisons of vegetation composition and the success of management taken starting from Year 1; and
- Remediation required or suggestions for the future that may improve success next time the operation is carried out.

- 2.10 If new risks or impacts to habitats are identified, these will be reported and actioned on as required.

Adaptive Management

- 2.11 The outcome of each monitoring visit will be fed back to WBC. This will include clear advice on any remedial action required.
- 2.12 If WBC recognise any impacts to habitats or additional risks between monitoring visits, these will be discussed with the responsible party including the ECoW and landscape consultant as required.
- 2.13 The functionality of the SANG will also be reviewed by the SANG managers, WBC and Natural England. Any changes to the management plan will be agreed upon by these parties.
- 2.14 To support the long-term success of the SANG, visitor usage will be monitored through behaviour surveys and questionnaires in Years 1, 3, 5 and 10. The data will inform any

necessary amendments to the management prescriptions and will be shared with WBC to support the wider heathland mitigation monitoring strategy.

- 2.15 Bespoke key performance indicators (KPI) are to be agreed upon by Natural England and WBC. The KPIs will provide agreed parameters which the SANG's functionality will be assessed against to ensure it continues to provide a safe and enjoyable alternative to the Thames Basin Heaths SPA.
- 2.16 Health and safety liability for the whole site will remain with the site owner/manager. A reasonable health and safety assessment will be included as part of any SANG functionality testing.

FUNDING

- 2.17 The SANG will need financial provision for both its establishment and its long-term operation. This will include capital expenditure for site works, funding to support ongoing maintenance, and resources to cover wardening duties.
- 2.18 The incoming housebuilder(s) will meet the costs associated with delivering and implementing the SANG, with those costs being reflected in the land value. If surplus capacity is sold to another housebuilder, a share of these costs will be recouped, or secured upfront, from other housebuilders. Provision must also be made for continued funding at a level sufficient to meet anticipated annual management expenses, together with any major capital outlays required at key intervals during the management period.
- 2.19 Ongoing long-term management will be delivered by the management body (WBC), who will receive a ring-fenced, 80-year payment, secured through a Section 106 agreement .

PHASING

- 2.20 The SANG has been designed as a single system. It will offer a range of walking routes of different lengths to accommodate a variety of users. To ensure that SANG land is delivered in step with, or slightly ahead of, the additional demand created by housing growth, the release and/or opening of SANG capacity for public use will be linked to occupation thresholds within the host future residential scheme and any other residential schemes that generate a requirement for SANG capacity.
- 2.21 The allocation of surplus SANG capacity to specific residential development parcels will be agreed with WBC. Appropriate trigger points for bringing forward further areas of SANG will also be determined in consultation with the Council and secured through Section 106 agreements associated with the developments that require any of the surplus SANG.

Section 3

SANG Principles and Management Objectives

- 3.1 As outlined in **Section 1**, the primary purpose of the SANG is to provide an attractive, accessible and semi-natural recreational resource that draws new and existing residents away from the Thames Basin Heaths SPA.
- 3.2 Proposals for the composition and layout of the visitor infrastructure, habitats and landscape features within the SANG are shown on the SANG General Arrangement Plan at **Appendix EDP 2**.

NATURAL ENGLAND'S SANG REQUIREMENTS

- 3.3 The SANG has been designed in accordance with Natural England's Guidelines for the Creation of Suitable Alternative Natural Green Space (2008)³. A table of the requirements set out in these guidelines with a summary of how they are being addressed is provided at **Appendix EDP 4**. A detailed description of the SANG design principles is provided below.

SANG DESIGN PRINCIPLES

Green and Blue Infrastructure

- 3.4 The SANG will deliver a diverse Green Infrastructure (GI) network, comprising a mosaic of habitats. This varied habitat structure will enhance biodiversity, landscape character and the overall recreational experience, while supporting the long-term function of the SANG.
- 3.5 Habitat provision will include extensive areas of wildflower grassland, interspersed with areas of scrub, woodland and scattered trees. This structural diversity will provide a naturalistic setting and enhance ecological connectivity.
- 3.6 The Emm Brook will be retained and enhanced as part of the SANG, with the creation of pond features and associated wetland habitat along the riparian corridor. These enhancements will strengthen ecological connectivity, increase habitat diversity and contribute to the overall biodiversity value of the site.
- 3.7 A shallow SuDS basin will be incorporated within the SANG as part of the wider drainage strategy. This will include an area of permanent water and will be planted with appropriate marginal species to create a diverse wetland habitat that contributes to biodiversity enhancement.

Walking Routes

- 3.8 The SANG will provide a well-connected network of attractive walking routes through a mosaic of habitats. It will be readily accessible from the Proposed Development via the internal network of pedestrian and cycle routes. From the wider surrounding landscape, the

³ Guidelines for the creation of Suitable Accessible Natural Green Space (accessed here, 05/02/2026)

SANG will be accessible on foot via the existing PRoW network. A new pedestrian crossing is proposed across Old Wokingham Road, proposed as an off-site highway improvement to generate a safer link between WOKW6 (within the proposed SANG) to BRAFP18 (in Bracknell Forest). BRAFP18 runs along the access lane to Park View Farm, and then across the access driveway of Easthampstead Park to the Jennetts Park SANG. A further off-site active travel crossing is proposed at the junction of Easthampstead Road, Old Wokingham Road and West Road (a relatively quiet lane in BFC). This (in association with restricted vehicular access on Easthampstead Road) will enable the proposed SANG to be more safely connected to the wider movement/GI network of the area.

- 3.9 A range of walking routes will be provided, including a circular route of approximately 2.5km, in accordance with Natural England guidance. Shorter circular walks will also be available within the SANG. The majority of paths will be surfaced with bound gravel to provide accessible walking opportunities year-round. Areas of mown grassland will allow visitors to wander more freely through the SANG, encouraging informal walking routes. The path network has been designed with safety in mind, and where paths pass through more enclosed areas of woodland, alternative routes are provided.
- 3.10 Whilst the SANG is bisected by Easthampstead Road, appropriate measures have been incorporated to ensure safe and convenient movement between the northern and southern SANG areas. This will be achieved through a planned road closure, enabling safe pedestrian crossing and allowing the SANG to function as a coherent and unified recreational space rather than as two separate parcels (albeit SANG can function either side of a road, e.g., Biggs Lane at Hazebrouk Meadows).
- 3.11 Appropriate signage will be provided at all SANG entrance points to clearly identify walking routes and assist wayfinding throughout the site. Benches will be installed at suitable locations to provide opportunities for rest, alongside the provision of bins where appropriate.

Car Parking

- 3.12 Two dedicated SANG car parks will be provided, either side of a point closure on Easthampstead Road. One will serve the area of SANG to the north and one will serve the area to the south. These car parks will form an integral part of the SANG infrastructure and will help ensure that the site functions as a convenient alternative destination to the Thames Basin Heaths SPA.
- 3.13 The parking area to the north provides 14 spaces (2 of these being accessible). This is in line with recommendations for 1 space per ha of SANG (the northern SANG area amounts to c.13ha). The southern SANG car park also provides 14 spaces (2 of these being accessible). Whilst this is over and above the requirement (the southern SANG area amounts to c.7ha), it allows for parking to the adjacent allotments.
- 3.14 Both car parks will incorporate controlled access points into the SANG for maintenance and management purposes. Vehicle gates will enable the appointed management company to safely access the SANG for ongoing landscape maintenance work.

Dog Walking

- 3.15 A key function of the SANG will be to provide an attractive destination for dog walkers, recognising that dog walking represents a primary form of recreational activity associated with visitor pressure on the Thames Basin Heaths SPA. The SANG will therefore be designed to allow dogs to be exercised off the lead across the site throughout the year, supported by generous open areas, clear sightlines and an extensive path network. This approach will help ensure that the SANG functions as a high-quality and appealing alternative to the SPA for regular recreational use.

Opportunities for Play

- 3.16 While the provision of play space is not a primary function of a SANG, the inclusion of a Local Landscaped Area for Play (LLAP) within the SANG is required to meet the quantitative play space standards set out in WBC's Open Space Policy.
- 3.17 The LLAP will be designed in accordance with WBC's Play Space Design Guide⁴ and will adopt a naturalistic approach that complements the character of the SANG. Play provision will focus on informal and imaginative opportunities, utilising timber play equipment as well as natural features such as landform, vegetation, logs and boulders. During the determination of the application, WBC noted the successful LLAP area within the Hogmoor Enclosure SANG at Bordon. There is also an LLAP in the Montague Farm SANG, north of the school.

SANG MANAGEMENT OBJECTIVES

- 3.18 The purpose of this SANG Management Plan is to secure the establishment, ongoing maintenance and long-term management of the proposed landscape features, habitats and visitor infrastructure described above. The plan sets out a series of objectives aimed at ensuring the SANG is successfully managed throughout the development process and for the lifetime of the site. These objectives are outlined as follows.
- Ensure that the landscape vision set out within the SANG proposals is delivered and maintained through a long-term, coordinated and informed approach to landscape management;
 - Manage the SANG to create a safe, visually attractive and high-quality recreational environment that provides a convenient and enjoyable alternative to the Thames Basin Heaths SPA, encouraging new and existing residents to choose the SANG for everyday recreation;
 - Provide and manage a diverse mosaic of habitats through new planting, grassland creation and the sympathetic management of existing vegetation, enhancing biodiversity while maintaining the recreational function of the site;

⁴ Play Space Design Guide (accessed here, 05/02/2026)

- Ensure the health, safety and longevity of existing and newly planted trees, both within the SANG and in its immediate surroundings, through appropriate arboricultural management;
- Maintain paths, access points, signage, car parks and other visitor infrastructure to agreed standards, ensuring accessibility, safety and a positive visitor experience; and
- Establish clear management and maintenance responsibilities, including arrangements for monitoring, review and adaptive management, to ensure the SANG continues to perform its mitigation role over time.

Section 4

Management of Soft Landscape Features

OVERARCHING MANAGEMENT OBJECTIVES FOR SOFT LANDSCAPE FEATURES

- 4.1 The overarching management objectives for the soft landscape features within the SANG are outlined below in accordance with Royal Horticulture Society (RHS) best practice and/or relevant British Standards (BS). This is to:
- Ensure healthy growth and establishment of all proposed trees, hedges, plants, grassland and orchard areas;
 - Maintain health, safety and continued growth of existing vegetation;
 - Ensure a consistent approach is taken to control invasive weeds and provide suitable protection against pests and diseases;
 - Promote wildlife value, species diversity and distribution within wildflower meadows, woodland planting, and native hedges;
 - Ensure long-term commitment to the replacement of defective plant material; and
 - Ensure maintenance of existing vegetation is reviewed and adapted where necessary to fit the design intent.

GENERAL MANAGEMENT PRESCRIPTIONS FOR SOFT LANDSCAPE FEATURES

- 4.2 Habitats to be created or enhanced, and therefore managed, are shown on drawing edp7438_d042 (provided at **Appendix EDP 2**).
- 4.3 The management of all soft landscape features will be undertaken in line with the following:
- All work is to be carried out by appropriately skilled, qualified and experienced operatives for the type and quality of work, and in accordance with good horticultural practice and ecological techniques in line with Legislation, Regulations and Code of Practice;
 - Carry out work while soil and weather conditions are suitable. Soil in which planting is present should be moist, friable and not waterlogged;
 - Only tools suited to site conditions and work carried out are to be used;
 - Transport and handling of plants will comply with 'Handling and Establishing Landscape Plants' (Horticultural Trades Association), including protection from desiccation or any other damage prior to planting out;
 - Soil debris and arisings will be swept from adjacent hard surfaces after each operation where relevant;

- Ensure the site is kept free of any vandalism or damage; where this occurs ensure issues are reported and appropriate action taken to rectify;
- Ensure the site is kept free of litter, dog foul, etc. Fly tipping should be reported, and appropriate action taken; and
- Regular leaf clearance should occur during autumn in areas designed for frequent public use. Ensure paths are kept free of leaves and remove arisings off-site or to an agreed composting area.

DETAILED MANAGEMENT PRESCRIPTIONS FOR SOFT LANDSCAPE FEATURES WITHIN THE SANG

- 4.4 The following paragraphs summarise the key landscape features, design strategy, management objectives and prescriptive for each soft landscape typology proposed within the SANG.

Retained Trees

- 4.5 Existing trees are to be maintained in a healthy and attractive condition to retain their amenity and ecological value.

Management Objective:

- Maintain trees in a healthy and attractive condition, to retain their contribution to the landscape structure, biodiversity and habitat, screening and amenity value.

Management Prescriptive:

- Existing trees will be pruned to promote healthy growth and natural shape, and any dead, dying or diseased wood and suckers will be removed where appropriate following consultation with an ecologist;
- Overhanging branches will be pruned to ensure growth is prevented from encroaching onto paths and signs. All pruning will be undertaken in accordance with *BS 7370 part 4: 1993* and undertaken between September and February inclusive to avoid the main bird breeding season, as well as checks for bat roost features prior to any removal/work on trees;
- Ensure safety and structural integrity of trees, especially near residential properties and areas of public access. A yearly arboricultural inspection will be carried out on all existing mature trees to check for disease/damage and advise accordingly on any required remedial works; and
- Retain dead trees as standing dead trees or log piles in native areas of the site, where appropriate, for biodiversity value unless there is a health and safety risk.

Retained Hedgerows

- 4.6 Existing species rich hedgerows are retained along existing field boundaries for their ecological and aesthetic qualities.

Management Objective:

- Maintain hedgerows in a healthy and attractive condition, to retain their contribution to the landscape structure, and enhance their ecological value.

Management Prescriptive:

- Any gaps in hedgerows are to be in-filled using native species as soon as identified to prevent the potential creation of short-cut routes developing;
- All gapping up to be planted with tall whips of similar native species structure to those present within the hedgerow. New plants to be protected with a suitable guard until established;
- All hedgerows to be monitored for any signs of defects or poor health on a yearly basis, or after severe weather by a suitable qualified arboriculturist;
- Where trees are present in hedgerows these will be allowed to age naturally and dying trees decay *in situ*;
- Trimming should only occur ideally every second year to allow hedgerows to flower on the previous year's woody growth, or trim hedge in three-year rotation cutting 1/3 of the hedge each year;
- If a hedge requires rejuvenation, then coppicing or laying may be considered. Again, this should be undertaken through rotation over a three-year period; and
- No pruning works to hedges will be undertaken during bird nesting season, 01 March to 31 August inclusive, maintaining a minimum height and width of 1.5m.

New Specimen Tree Planting

- 4.7 Trees will include the following native species:

- Common Maple (*Acer campestre*);
- Common Alder (*Alnus glutinosa*);
- Grey Alder (*Alnus incana*);
- Downy Birch (*Betula pubescens*);
- Common Hornbeam (*Carpinus betulus*);
- Wild Cherry (*Prunus avium*);

- Bird Cherry (*Prunus padus*);
- European Mountain Ash (*Sorbus aucuparia*); and
- Small Leaved Lime (*Tilia cordata*).

4.8 Several non-native species will also be planted within the SANG to add colour, form and ensure biosecurity, these include the following:

- Field Maple 'Elegant' (*Acer campestre* 'Elegant');
- Big Leaf Maple (*Acer macrophyllum*);
- Norway Maple (*Acer platanoides*);
- Sycamore (*Acer pseudoplatanus*);
- Italian Alder (*Alnus cordata*);
- Red Alder (*Alnus rubra*);
- River Birch (*Betula nigra*);
- Plum-leaved Thorn (*Crataegus prunifolia*);
- Common Walnut (*Juglans regia*);
- Crab Apple 'Evereste' (*Malus* 'Evereste');
- Siberian Crab Apple 'Street Parade' (*Malus baccata* 'Street Parade');
- Black Poplar (*Populus nigra*);
- Double Gean (*Prunus avium* 'Plena');
- Flowering Cherry 'Sunset Boulevard' (*Prunus* 'Sunset Boulevard');
- Northern Red Oak (*Quercus rubra*);
- Babylon Weeping Willow (*Salix babylonica*); and
- Whitebeam 'Magnifica' (*Sorbus aria* 'Magnifica').

4.9 Where possible, the native tree species will be sourced from suppliers of local provenance or given the current shortage of tree and hedge stock, at best UK grown.

Management Objective:

- Ensure satisfactory establishment and growth of new tree planting. Maintain trees in a healthy and attractive condition, to retain its amenity and ecological value.

Management Prescriptive:

- Inspection of new tree planting will be carried out annually for a period of 10 years from the first spring following planting to ensure adequate establishment, identify the presence of any undesirable species and disease, and determine whether remedial action is required. Thereafter, an assessment will be carried out every 5 years;
- The condition of all stakes, ties, guards and mats, where applicable, is to be checked by the Management Company during each monthly visit and all broken items will be replaced and items regularly adjusted to accommodate plant growth and prevent rubbing. Any bark damage will be cut back neatly with a sharp knife;
- All plants are to be maintained upright and the ground at the base firmed up;
- All plants will be pruned to promote healthy growth and natural shape, and any dead, dying or diseased wood and suckers will be removed;
- Overhanging branches will be pruned to ensure growth is prevented from encroaching onto paths, signs, sightlines and road lighting. All pruning will be undertaken in accordance with *BS 7370* part 4: 1993;
- Ensure satisfactory establishment (to *BS 8545: 2014*) and growth of new tree planting;
- Irrigation of newly planted trees is to be carried out as per *BS 8545-2014*. It is recommended that water is applied slowly by a hose until field capacity of the tree pit is reached. Allow for a minimum of 50 litres per tree on each separate occasion. In line with *BS 8545-2014*, the frequency of irrigation should take into account the wind conditions, daily temperature and moisture holding capacity of the soil. All areas where newly planted trees have failed to thrive (through death, damage or disease) will be identified and plants will be removed and replaced with equivalent species to match the size of adjacent nearby plants in the next appropriate planting season;
- Weeding will be undertaken during the main growth period (April to June, inclusive) for three years, achieving and maintaining a weed-free area around each tree of a minimum 1m radius. Weed control will be by strimming (using appropriate guards to avoid damage to the plant) and/or herbicide application. Care will be taken to avoid damage to trees themselves; and
- Ensure continuity of design approach, and ecological and amenity value.

New Native Hedgerow Planting

- 4.10 New hedgerow planting has been implemented to provide a defined SANG boundary and contribute to the Biodiversity Net Gain (BNG) on-site. Where possible, the native hedgerow species will be sourced from suppliers of local provenance or, given the current shortage of tree and hedge stock, at best UK grown.

Management Objective:

- Ensure satisfactory establishment and growth of new hedgerow planting. Maintain hedgerow in a healthy and attractive condition, to retain its amenity and ecological value within the proposal.

Management Prescriptive:

- Where mulch mats are used, ensure these remain in place and re-pin to ground as required. Where bark mulch is to base of the hedge, top up to 75mm depth until hedge is established and bushy to ground;
- Weeding should be carried out three times by hand during the growing season from March to October inclusive, or use an approved herbicide. All weeds to be removed after they have died;
- Maintain planting in a healthy and attractive condition on both sides of their designated position;
- Remove spiral guards - Year 4 onwards;
- Water to field capacity if plants start to wilt during periods of low rainfall - to end of Year 3;
- Inspect hedges in September and replace any dead plants in the following planting season - first five years;
- Ensure the satisfactory establishment and growth of new hedgerow planting, with a typical hedge form and density, allowing growth to a height and width of 1.5m minimum to develop its structure and biodiversity value, particularly for birds and bats;
- Once hedge reaches desired height, trimming should only occur ideally every second year to allow hedgerows to flower on the previous year's woody growth; and
- No pruning works to hedges to be undertaken during nesting season 01 March to 31 August inclusive.

Native Shrub and Woodland Planting

- 4.11 Native shrubs will be planted in areas around the site to provide structure and habitats.
- 4.12 This mix of native species will provide opportunities for insects such as butterflies, moths, bees and hoverflies, as well as numerous other invertebrate species. These in turn will attract birds, small mammals and bats.
- 4.13 When the implemented planting matures, the trees, shrubs and hedgerow will provide cover for nesting birds, the latter capable of supporting nests within 10 years. The woodland and shrub clumps will also provide nesting sites for birds, and cover for hedgehogs (*Erinaceus europaeus*) and common amphibians such as common toad (*Bufo bufo*), as well as dormice (*Muscardinus avellanarius*) and reptiles.

- 4.14 Where possible, the native shrub species will be sourced from suppliers of local provenance or, given the current shortage of tree and hedge stock, at best UK grown.

Management Objective:

- Ensure the satisfactory establishment and growth of shrub and woodland areas which are maintained in a healthy and attractive condition, to retain their amenity and ecological value.

Management Prescriptive:

- Maintain 600mm diameter weed free area around each planting station with translocated nonselective herbicide using a Controlled Droplet Applicator (CDA) approximately three times per annum - in Years 1-3, until canopies should have closed over. Remove plants by hand when they have died down;
- Check shelters, stakes and mats, and re-firm if necessary. Any weeds within shelters to be pulled out by hand as necessary;
- Strim any grass that establishes between planting stations to reduce competition - twice yearly in May and September during establishment;
- Inspect annually in September and replace any dead plants in spring for the first five years;
- Visit as necessary, from March to October inclusive, to carry out pruning as necessary. Generally pruning should be carried out to remove dead or damaged vegetation but shall be limited in order that the natural shape of the plant is not changed. Any damaged shoots/branches are to be pruned back to healthy wood. Plants are to be pruned in accordance with good horticultural practice to maintain healthy, well-shaped specimens;
- Replacement of plants that are dead, diseased, or damaged will be undertaken as required during the first five years. These will be replaced with the equivalent species to match the size of adjacent nearby plants in the next appropriate planting season;
- The requirement for selective thinning of all newly planted woodland/scrub areas will be assessed every three years and undertaken as necessary to ensure that overcrowding is reduced with increasing species maturity and that slower growing climax species are not outcompeted. The aim should be to create a well-developed scalloped edge to promote microhabitats;
- All thinning and pruning to be undertaken between September and February inclusive to avoid the main bird breeding season; and
- If plants are showing signs of drought stress during periods of low rainfall, water to field capacity during establishment in the first three years.

New Orchard Planting

4.15 Orchard trees will include the following species:

- Orange Pippin (*Malus domestica* 'Egremont Russet');
- Apple 'Bramley's Seedling' (*Malus domestica* 'Bramley's Seedling');
- Gage Tree (*Prunus domestica* 'Oullins Gage'); and
- Pear 'Pitmaston Duchess' (*Pyrus communis* 'Pitmaston Duchess').

Management Objective:

- Ensure satisfactory establishment and growth of new orchard tree planting. Maintain fruiting trees in a healthy and attractive condition, to retain their amenity and ecological value whilst providing opportunities for local fruit picking.

Management Prescriptive:

- Orchard trees should be managed as per the proposed Specimen Tree Planting prescriptive detailed above;
- Prune non-*Prunus* trees in winter and *Prunus* species (stone fruit) in early spring;
- Rotting fruit should be collected regularly by hand or using a fruit picker to prevent diseases and pests from spreading; and
- Meadow grassland should be managed as per the proposed **Species Rich Meadow Grassland** (see below).

Marginal/Aquatic Planting

4.16 Marginal aquatic planting will be implemented within the SuDS basin and along the Emm Brook to provide ecological value and improved amenity value.

Management Objective:

- Ensure satisfactory establishment of planting to provide amenity and biodiversity value, as well as water interception where relevant.

Management Prescriptive:

- Marginal and emergent vegetation control will be implemented during the autumn. Cutting or pulling will be implemented by hand. Arisings will be placed onto a protective membrane around the pond edge for 48 hours. The arisings will then be removed to a designated compost heap within the open space, and the membrane will be removed from the site.

Amenity Grassland

- 4.17 Areas of amenity grassland are designed for recreational use. Amenity grass, Rolawn (or similar approved), will be implemented across these areas.

Management Objective:

- Ensure satisfactory establishment of grass sward and maintain in a healthy and attractive condition, creating flexible and usable open space.

Management Prescriptive:

- Maintain a sward height of 30-50mm. Remove all arisings and all adjoining hard areas will be swept clear of cuttings and swept material removed;
- Apply general weed killer and plant feed in spring of each year, re-seed where necessary in April/May or September/October during period of suitable weather conditions;
- Remove litter from sward to ensure tidy and safe appearance; and
- Grassland will be watered as necessary to ensure healthy sward until it has become established. Any areas of extreme wear, bare patches or wheel ruts will be reinstated by means of re-cultivation and re-seeding.

Species Rich Meadow Grassland

- 4.18 Wildflower meadow mix Emorsgate EM1 Basic General Purpose Meadow Mixture, or similar approved, to be implemented across the SANG.

Management Objective:

- Ensure satisfactory establishment of wildflower sward to promote a structurally and botanically diverse grassland sward to increase biodiversity.

Management Prescriptive

First Year:

- Mow newly sown meadows regularly throughout the first year of establishment to a height of 40-60mm, removing all arising and dispose of appropriately. This will control annual weeds and help maintain balance between faster growing grasses and slower developing wildflowers;
- Areas of greater than 5% failed grass shall be prepared and re-sown with the specified seed mix in either April or September (whichever is first); and
- Carefully dig out or spot treat any residual perennial broad-leaved weeds such as docks, nettles, thistles and ragwort to prevent over competition for the desired wildflower species.

Management Once Established:

- Areas closest to hedge or woodland and scrub planting and those which are more shaded are left uncut most of the year. Areas that are further from the margin and more open can be managed as grassland habitat; and
- Continue to dig out and spot treat perennial weeds such as nettles/thistles/dock with appropriate herbicides where visible along path routes and within main areas of POS. Colonisation around site boundaries will provide further habitat provision and can be deemed acceptable provided encroachment into more visually scrutinized areas of the site is restricted, with total area being <5%.

Shade Tolerant Grassland

- 4.19 Shade tolerant mix Emorsgate EG9 Grass Mix for Hedgerows and Woodland, or similar approved, to be implemented within areas of proposed woodland.

Management Objective:

- Ensure satisfactory establishment to promote a structurally and botanically diverse grassland sward to increase biodiversity.

Management Prescriptive

First Year:

- Growth and establishment of wild grasses may be slow initially, especially at low sowing rates. There will often be a flush of annual weeds from the soil in the first growing season. This weed growth is easily controlled by topping or mowing; and
- Mow all plant growth (sown grasses and weeds) regularly to 40-60mm throughout the first growing season to prevent weeds smothering the slower-growing grasses. Remove cuttings if dense; more frequent and regular topping will minimise the amount of toppings produced each time so they can be left to disperse.

Management Once Established:

- Grasses growing in shade are not very tolerant of hard grazing or mowing so never cut shorter than 30mm and avoid mowing when grass growth is slow, e.g., in cold weather or during dry spells;
- Once the mixture has established, very little management is required. Over time the grassland will develop an open, tussocky structure which is a good refuge for wildlife;
- Sowings around open or young woodland (with higher light levels) will produce more growth. In these locations there should be an annual cut mid-summer to create a more managed appearance and to keep weeds in check; and
- Where necessary, dig out and spot treat perennial weeds such as nettles/thistles/dock with appropriate herbicides where visible along path routes. Colonisation around site boundaries will provide further habitat provision and can be deemed acceptable

provided encroachment into more visually scrutinized areas of the site is restricted, with total area being <5%.

Wetland Meadow Grassland

- 4.20 Wetland meadow grass seed mix Emorsgate EM8 Meadow Mixture for Wetlands will be used within the base of the basin.

Management Objective:

- Ensure satisfactory establishment of wetland meadow and maintain a healthy and attractive condition and increase biodiversity.

Management Prescriptive:

- Management regime for base of basin will be dependent upon the general water levels within the basin and amount of rainfall following seeding. Annual weeds should be controlled to help maintain balance between faster growing grasses and slower developing wildflowers; if dry cut annually in September;
- Areas of greater than 5% failed grass shall be prepared and re-sown with the specified seed mix in either April or September (whichever is first);
- Carefully dig out or spot treat any residual perennial broad-leaved weeds such as docks, nettles, thistles and ragwort to prevent over competition for the desired wildflower species; and
- Once established, continue to dig out and spot treat perennial weeds such as nettles/thistles/dock with appropriate herbicides where visible within base of basin.

Existing Watercourse

- 4.21 The Emm Brook will be retained on its existing alignment with adjustments to the southern bank, as shown on drawing edp7438_d042 (provided at **Appendix EDP 2**), to allow the creation of a more attractive and ecologically diverse riparian corridor.

Management Objective:

- To create an attractive and ecologically diverse feature through the SANG.

Management Prescriptive:

- Retain the existing open watercourse as a naturalised feature and undertake management to maintain a varied channel morphology and ecologically diverse riparian corridor;
- Inspect the watercourse annually and following significant storm events to identify erosion, excessive sediment build-up, debris blockages, pollution incidents or damage to the banks and undertake remedial works as required;
- Remove litter, fly-tipped material and accumulated debris from the channel and banks on a regular basis to maintain flow conveyance and visual amenity;

- Manage marginal and bankside vegetation through rotational cutting on a two-to-three-year cycle to maintain a mosaic of habitats and prevent excessive encroachment into the channel as well as excessive scrub growth. Arisings shall be removed from the floodplain to avoid nutrient enrichment;
- Areas of scrub establishment along the banks shall be selectively managed to avoid overcrowding of the riparian corridor to retain open sections suitable for emergent and marginal vegetation communities;
- Any invasive non-native species identified within or adjacent to the watercourse corridor (e.g., Himalayan balsam) shall be controlled in accordance with current best practice and relevant legislation;
- The southern bank reprofiling and associated planted areas shall be monitored annually, with any erosion, failed planting, or bare areas reinstated during the next appropriate planting season;
- The proposed enhancement features to the waterway, with adjacent ponds and wetland areas, will be monitored annually to ensure that created habitats are functioning as intended. Any remediation works will be done so following a suitable plan which follows best practice guidance for potentially impacted species; and
- Any in-channel works or significant modifications to the watercourse shall be undertaken sensitively and, where required, in consultation with the Lead Local Flood Authority (WBC) and Environment Agency.

New Wildlife Ponds

- 4.22 New wildlife ponds are proposed along the Emm Brook – both connected to the watercourse and independent. These ponds will be planted with marginal/aquatic vegetation as per edp7438_d042 (provided at **Appendix EDP 2**).

Management Objective:

- To create waterbodies suitable for a range of wildlife including, reptiles, amphibians, mammals, birds, invertebrates and bats.

Management Prescriptive:

- Any management works to wildlife ponds will be timed to occur between September and November to avoid the amphibian breeding season and hibernation periods of other animals potentially hibernating in the banks;
- If certain species (e.g., bulrush (*Typha latifolia*)) take over, then mechanical removal must be undertaken over winter to reduce the amount of aquatic vegetation. Hand digging with spades is preferable in small areas;
- Water levels must be monitored to ensure that the pond supports water through to August in most years. If ponds are not retaining water in most years, then they should be dug out or reprofiled to ensure that they do;

- Replacement of plants that are dead, diseased or damaged will be undertaken as required. These will be replaced with the equivalent species to match the size of adjacent nearby plants in the next appropriate planting season;
- If a particular plant becomes subject to a fatal pest or disease it shall be replaced by an alternative resistant plant with a similar form and habit;
- The margins of each pond must be managed as per the relevant landscape typology, however, if scrub or other shading species are used then they must be managed to ensure that the southern aspect of the pond remains shade free; and
- The presence of fish within the ponds will be monitored. Where fish are identified, further advice will be sought from a suitably experienced and licensed ecologist.

Detention Basin

- 4.23 A shallow detention basin has been included within the SANG, as an attenuation feature for larger storm events. The basin is seeded with a matrix of grasses including wetland meadow grasses to the base and wildflower grassland to the banks of the basin.
- 4.24 There is a small permanently wet area proposed to the base which will be planted with native marginal species to increase biodiversity. Tree planting is located on the banks to provide further GI.

Management Objective:

- To maintain open area for storage of surface water run-off whilst providing amenity and biodiversity benefits.

Management Prescriptive

Regular – Monthly or as Stated:

- Grasses/trees and shrubs within basin to be maintained as per management prescriptive for various vegetation typologies in soft landscape section;
- Maintain amenity grass banks and access areas around basin through regular cutting (approximately fortnightly through growing season) to keep grass at 35-50mm minimum and 75mm maximum;
- Remove any litter from banks/base of basin;
- Inspect infalls and outfalls and remove litter/leaves to prevent blockages; and
- Where liner is present to permanently wet areas, check ability to hold water and report any signs of leakages/damage.

Occasional - Annually or as Required:

- Wildflower mixes to base/banks to be maintained with one cut annually in September (to be agreed with ecology);

- Where marsh conditions establish in the base due to wet conditions, cut annually or as required removing to wildlife piles on-site;
- Marginal planting to be allowed to colonise base of pond aside from where amenity grass is indicated and public access to be allowed for informal recreation. Should vegetation require cutting back at any time to encourage regrowth from base, cut to 100mm with cuttings removed to wildlife piles September/October. Only 25-30% to be cut in any one year;
- Where there is a build-up of silt in the basin and it accumulates to more than 150mm, undertake a phased removal of silt subject to client approval. Remove no more than 30% of the area at any one time to an agreed depth but not subsoil layer. Retain as much representative vegetation as possible to ensure rapid recolonisation;
- Spread on-site to agreed area to top of banks to allow de-watering of silt and then remove in accordance with Environment Agency waste exemption guidance. Undertake when ground is damp in autumn or early spring; and
- Should invasive species such as bulrush self-colonise the basin through natural seed dispersal, do not allow to colonise more than 50% of the base of the pond to prevent out competing other native species. Undertake removal during September/October to minimise damage to protected species and allow re-growth of other marginal vegetation. Review bi-annually.

Non-native/Invasive Species

- 4.25 It will be important to ensure that non-native/invasive species do not spread into the adjacent landscape post site completion; this will be the responsibility of the Management Company.

Management Objective:

- Ensure non-natives/invasive species are not establishing outside the gardens or POS into the wider landscape.

Management Prescriptive:

- Any non-native/invasive plants discovered will be removed from site and disposed of appropriately.

Proposed Ecological Features

- 4.26 Ecological features (i.e., log and brash piles) are to be installed across the SANG within areas of meadow grassland to provide habitats for common reptile species, amphibians, mammals and other wildlife potentially present within the wider landscape.

Management Objective:

- To ensure that proposed ecological features continue to provide safe and attractive habitats for wildlife.

Management Prescriptive:

- All ecological features installed within the SANG should be visually assessed by a suitably experienced ecologist on an annual basis during the first five years and every five years thereafter.

Section 5

Management of Hard Landscape Features

OVERARCHING MANAGEMENT OBJECTIVES FOR HARD LANDSCAPE FEATURES

5.1 The overarching management objectives for the hard landscape features within the SANG are outlined below:

- To provide a clean and safe environment for those using the site and the amenity provision provided within;
- To provide a clear and safe network of paths and access routes around the site, to allow enjoyment of the landscape and accessibility throughout the development; and
- Ensure a good system of monitoring and timely scheduling of any repairs required; the relevant BSs should be referred to where necessary. This is to:
 - Provide clean and tidy paved surfaces which remain in good physical repair and do not form a health and safety hazard;
 - Ensure manufacturer's guidelines/advice is used/sought where appropriate for replacement paving repairs, etc;
 - Ensure the SANG is kept free of any litter vandalism or damage. Where this occurs, ensure the issues are reported and appropriate action is taken to rectify. All litter is to be cleared at each maintenance visit. Litter to be removed and disposed of off-site by approved waste contractor. Report any fly tipping and ensure appropriate action taken; and
 - Enhance habitats throughout the site and encourage flora and fauna into residential areas.

DETAILED MANAGEMENT PRESCRIPTIONS FOR HARD LANDSCAPE FEATURES WITHIN THE SANG

5.2 The following paragraphs summarise the landscape features, design strategy, management objectives and prescriptive for each hard landscape typology proposed within the SANG.

Hard Surfaced Paths

5.3 The footpaths within the SANG which are proposed to be surfaced are specified as Breedon self-binding gravel as shown on drawing edp7438_d042 (provided at **Appendix EDP 2**).

Management Objective:

- To ensure safe and clear routes are maintained throughout the SANG.

Management Prescriptive:

- Regular leaf clearances should occur during autumn on all path surfaces. Ensure paths are kept free of leaves and remove arisings off-site;
- If necessary, during prolonged periods of snow/ice, grit to be applied to the footpaths to provide a safe routes for residents; and
- Gravel paths - suitable herbicide should be applied to prevent weed growth as required. Repair potholes as they appear, to manufacturer's guidelines.

Play Provision

- 5.4 While the provision of play space is not a primary function of a SANG, the inclusion of an LLAP within the SANG is required to meet the quantitative play space standards set out in WBC's Open Space Policy.

Management Objective:

- To ensure continued provision of recreational opportunities for children within the development in a safe and welcoming manor, to encourage healthy and active lifestyles for residents and families.

Management Prescriptive:

- An inspection of all play equipment will be carried out at each visit (fortnightly March to October and monthly November to February) by a senior member of staff to ensure that all equipment is functioning correctly, has not been subject to vandalism and is safe for users;
- Any required remedial action to be addressed immediately with equipment made safe/fenced off as required until appropriate repairs can be made;
- In addition, in line with *BS EN 1176 Part 7 (Playground Equipment and Surfacing)*, an annual inspection will be undertaken by independent a Register of Play Inspectors International (RPII) registered inspector, reviewing vandalism, wear and tear, long term structural problems and standards compliance;
- Wear of safety surfacing to be inspected at each visit along with the play equipment itself. Bare patches of grass below swings, etc., may be deemed 'acceptable wear' but should rutting become excessive then overseeding should be considered; and
- Planting within play areas to be maintained in line with soft landscape management prescriptive and cut back where obstructing open areas/equipment.

SANG Enclosure

- 5.5 As shown on drawing edp7438_d042 (provided at **Appendix EDP 2**), the SANG is to be enclosed by fencing to ensure a safe and secure environment where dogs can be exercised off the lead.

Management Objective:

- Maintain SANG fencing to provide a secure environment where dogs can be exercised off the lead.

Management Prescriptive:

- An inspection of all SANG fencing will be carried out at each visit (fortnightly March to October and monthly November to February) by a senior member of staff to ensure it remains in a suitable condition; and
- Any required remedial action is to be addressed immediately with fencing made secure until appropriate repairs can be made.

Furniture Provision

- 5.6 As shown on drawing edp7438_d042 (provided at **Appendix EDP 2**), appropriate signage will be provided at all SANG entrance points to clearly identify walking routes and assist wayfinding throughout the site. Benches will be installed at suitable locations to provide opportunities for rest, alongside the provision of bins where appropriate.

Management Objective:

- To ensure all SANG furniture is effectively managed and maintained in a safe and appropriate condition, thereby enhancing the overall visitor experience.

Management Prescriptive:

- An inspection of all SANG furniture will be carried out at each visit (fortnightly March to October and monthly November to February) by a senior member of staff to ensure it remains in a suitable condition;
- Any required remedial action to be addressed immediately with furniture made safe/fenced off as required until appropriate repairs can be made; and
- All litter and dog waste bins are to be cleared at each maintenance visit; litter is to be removed and disposed of off-site by an approved waste contractor.

SANG Car Parks

- 5.7 Two dedicated SANG car parks will be provided, one serving the SANG to the north and one to the south. These car parks will form an integral part of the SANG infrastructure and will help ensure that the site functions as a convenient alternative destination to the SPA.

Management Objective:

- To maintain safe and convenient access to the SANG by car.

Management Prescriptive:

- Regular leaf clearances should occur during autumn. Ensure car parks are kept free of leaves and remove arisings off-site; and

- Suitable herbicide should be applied to prevent weed ingress through gravel as required. Repair potholes as they appear, to manufacturer's guidelines.

Appendix EDP 1 Management, Maintenance and Monitoring Schedule

- A1.1 This appendix needs to be read in conjunction with the management prescriptions set out in **Section 4** and the monitoring prescriptions.
- A1.2 **Table EDP A1.1** sets out the optimal timings of the actions required for the long-term management of newly created and retained habitats. This also identifies any seasonal restrictions that need to be followed to avoid impacts on specific protected or notable species.
- A1.3 Darker cells represent optimum timings; lighter cells represent suitable but sub optimal timings.

Table EDP A1.1: Optimal Timings of the Actions Required for the Long-term Management of Newly Created and Retained Habitats

Task	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
General Measures													
Inspection of shrubs, trees and hedgerows.	Annually.												
Plant Replacement.	Annually for the first five years - during the next available planting season (dependant on annual conditions).												
Retained Trees and Hedgerows													
Pruning retained trees.	Annually.												
Thinning and pruning hedgerows.	On a rotational basis every three years.												
Any gaps in hedgerows to be infilled using native species.	Annually - during the next available planting season (dependant on annual conditions).												

Task	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
New Specimen Tree Planting													
Inspection and repair/replacement of stakes, ties and guards.	Monthly during first three years.												
Weeding.	As necessary during first three years.												
Pruning.	As necessary.												
Watering.	As necessary – particularly throughout dry spells.												
New Hedgerow Planting													
Thinning and pruning.	On a rotational basis every three years.												
Weeding.	Three times annually during first three years or until establishment of a dense hedge structure.												
Watering.	As necessary – particularly throughout dry spells.												
New Shrub and Woodland Planting													
Thinning and pruning.	As necessary.												
Weeding.	Three times annually during first three years or until canopies should have closed over.												
Watering.	As necessary – particularly throughout dry spells.												

Task	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
New Orchard Planting													
Prune non- <i>Prunus</i> trees.	As necessary – winter.												
Prune <i>Prunus</i> trees.	As necessary – early spring.												
Marginal/Aquatic Planting													
Cutting back marginal vegetation.	As necessary.												
Amenity Grassland													
Mowing amenity grassland.	Annually.												
Apply weed killer and plant feed.	Annually.												
Re-seeding failed grassland.	As necessary.												
Species-rich Meadow Grassland													
Wildflower meadow mowing.	Annually.												
Re-seeding failed grassland.	As necessary.												
Dig out or spot treat weeds.	As necessary.												
Shade Tolerant Grassland													
Mowing shade tolerant grassland once established.	Occasionally – avoiding dry spells.												
Dig out or spot treat weeds.	As necessary.												
Wetland Meadow Grassland													
Mowing wetland meadow grassland.	Annually (if dry).												
Re-seeding failed grassland.	As necessary.												
Dig out or spot treat weeds.	As necessary.												

Task	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
New Wildlife Ponds													
Monitoring water levels.	Annually – particularly throughout dry spells.												
Removal of invasive and non-target species.	As necessary.												
Detention Basin													
Phased removal of silt.	As necessary – subject to client approval.												
Cutting back marginal vegetation.	As necessary.												
Removal of invasive and non-target species.	As necessary.												

Appendix EDP 2
SANG General Arrangement Plan
(edp7438_d042d 12 May 2026 NWa/HMc)

Site Boundary

This drawing is to be read in conjunction with all other drawings and specifications within the package.
These drawings have been prepared for design, development and costing purposes only.
All dimensions in millimeters unless otherwise specified.
Do not scale off the drawing, written dimensions to be taken only.
All base plans used are provided by the client and architect, except where otherwise expressly agreed in writing. EDP shall have no responsibility or liability for any loss direct or consequential.
This drawing must not be copied in whole or part without prior written consent from EDP.

purpose of issue PLANNING			
d	Internal QA (graphical changes only)	12/05/2026	NWa
c	Minor updates - veteran tree & footpath adjustments	04/02/2026	NWa
-	Original	18/06/2024	NWa
rev	description	date	by

client

Lightwood Land

project title

Priors Farm, South Wokingham

drawing title

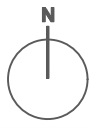
SANG General Arrangement Plan

date	12 MAY 2026	drawn by	NWa
drawing number	edp7438_d042d	checked	HMc
scale	1:2000 @ A1	QA	JFr

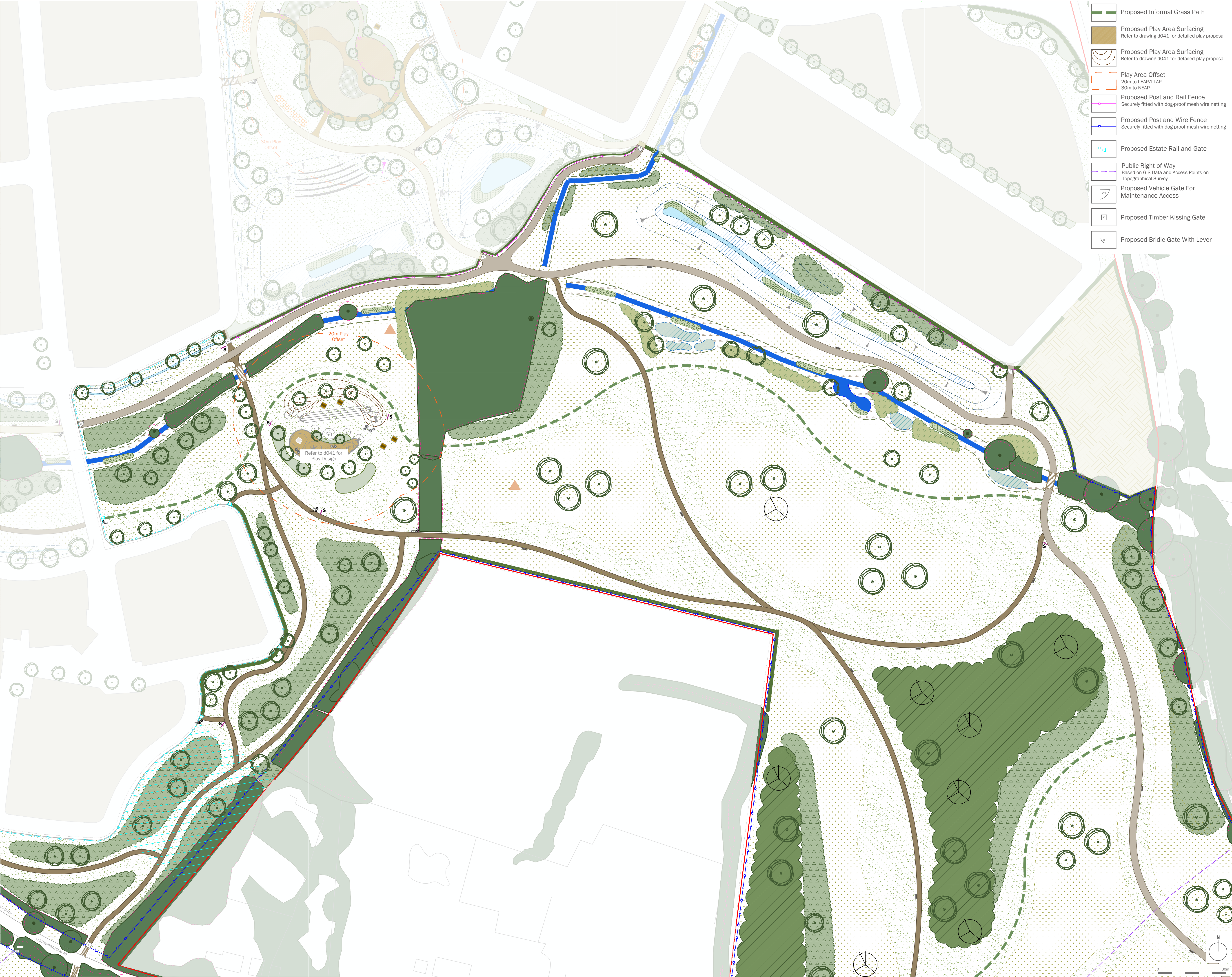
Sheet 1 of 4

edp the environmental dimension partnership

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0 100m



- Proposed Informal Grass Path

Proposed Play Area Surfacing
Refer to drawing d041 for detailed play proposal

Proposed Play Area Surfacing
Refer to drawing d041 for detailed play proposal

Play Area Offset
20m to LEAP/LLAP
30m to NEAP

Proposed Post and Rail Fence
Securely fitted with dog-proof mesh wire netting

Proposed Post and Wire Fence
Securely fitted with dog-proof mesh wire netting

Proposed Estate Rail and Gate

Public Right of Way
Based on GIS Data and Access Points on
Topographical Survey

Proposed Vehicle Gate For
Maintenance Access

Proposed Timber Kissing Gate

Proposed Bridle Gate With Lever

Site Boundary

SANG Connection

Existing Vegetation to be Retained
Refer to the Arboricultural Report

Existing Grassland to be Retained
To be Oversown with a Species Rich Meadow Mix

Proposed Tree Planting

Proposed Conifer Tree

Existing Watercourse

Proposed Native Shrub Mix to River
Banks

Proposed Native Hedge
Topsoil Depth: 450mm
Mulch: 75mm Depth Bark Mulch

Proposed Amenity Grass
Product: Rowlawm or similar approved
Topsoil Depth: 150mm

Proposed Species-rich Meadow Grass
Product: EM1 Basic General Purpose Meadow Mixture
Supplier: Emorsgate seeds
Sowing rate: 4g/m² Topsoil:150mm

Proposed Woodland Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Mats
Density: 4-6 per sqm

Proposed Native Shrub Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Mats
Density: 4-6 per sqm

Proposed Marginal Grass Mix to Base of
Basin

Proposed Marginal/Aquatic Planting

Proposed Permanently Wet Area
Lined Section to basin. Refer to Engineers Drawing for
Information.

Proposed Pond
Connected to Watercourse

Proposed Pond

Proposed Timber Bridge

Proposed Information Board

Proposed Litter and Dog Waste Bins

Proposed Timber Bench on Hard
Standing

Proposed Picnic Table and Bench

Proposed Ecological Feature

Proposed Footpath
2m wide footpath, Breodon self-binding gravel with
timber edge

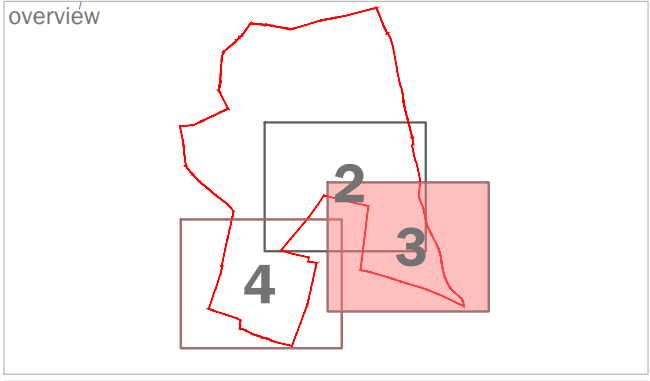
Proposed Footpath/Cycleway
3m wide footpath, breodon self-binding gravel or
similar approved
- EDP designs are assessed for any significant risks under the Construction (Design and Management) Regulations 2015 and provided in a separate Design Risk Register. All risk identification markers are to be interpreted in conjunction with any other designs and coordinated by the Principal Designer (CDM).
-
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- | | | | |
|----------------------------------|---|------------|-----|
| purpose of issue PLANNING | | | |
| d | Internal QA (graphical changes only) | 12/05/2026 | NWa |
| c | Minor updates - veteran tree & footpath adjustments | 04/02/2026 | NWa |
| - | Original | 18/06/2024 | NWa |
| rev | description | date | by |
- client
Lightwood Land
- project title
Priors Farm, South Wokingham
- drawing title
SANG General Arrangement Plan
date **12 MAY 2026** drawn by **NWa**
drawing number **edp7438_d042d** checked **HMc**
scale **Refer to scale bar @ A1** QA **JFr**
-
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- Proposed Vehicle Gate For Maintenance Access
- Proposed Timber Kissing Gate
- Proposed Bridle Gate With Lever
- Vehicle Height Restriction Barrier
- Proposed Tarmac to Car Park Vehicle Entrance

- Site Boundary
- Existing Vegetation to be Retained
Refer to the Arboricultural Report
- Veteran Tree
With RPA (pink dashed line) and veteran tree buffer (orange line)
- Existing Grassland to be Retained
To be Oversown with a Species Rich Meadow Mix
- Proposed Tree Planting
- Proposed Conifer Tree
- Existing Watercourse
- Proposed Native Shrub Mix to River Banks
- Proposed Native Hedge
Topsoil Depth: 450mm
Mulch: 75mm Depth Bark Mulch
- Proposed Amenity Grass
Product: Rowlawn or similar approved
Topsoil Depth: 150mm
- Proposed Species-rich Meadow Grass
Product: EM1 Basic General Purpose Meadow Mixture
Supplier: Emorsgate seeds
Sowing rate: 4g/m² Topsoil:150mm
- Proposed Shade-tolerant Grass
Product: EG9 Grass Mix for Hedgerows and Woodland
Supplier: Emorsgate Seeds
Sowing rate: 5g/m² Topsoil Depth: 150mm
- Proposed Woodland Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Mats
Density: 4-6 per sqm
- Proposed Native Shrub Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Mats
Density: 4-6 per sqm
- Proposed Pond
- Proposed Timber Bridge
- Proposed Information Board
- Proposed Litter and Dog Waste Bins
- Proposed Timber Bench on Hard Standing
- Proposed Ecological Feature
- Proposed Footpath
2m wide footpath, Breodon self-binding gravel with timber edge
- Proposed Footpath/Cycleway
3m wide footpath, breodon self-binding gravel or similar approved
- Proposed Reinforced Gravel to Car Parks
Gopla or similar
- Proposed Informal Grass Path
- Proposed Post and Wire Fence
Securely fitted with dog-proof mesh wire netting
- Public Right of Way
Based on GIS Data and Access Points on Topographical Survey

EDP designs are assessed for any significant risks under the Construction (Design and Management) Regulations 2015 and provided in a separate Design Risk Register. All risk identification markers are to be interpreted in conjunction with any other designs and coordinated by the Principal Designer (CDM).



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purpose of issue	PLANNING	
d	Internal QA (graphical changes only)	12/05/2026 NWa
c	Minor updates - veteran tree & footpath adjustments	04/02/2026 NWa
-	Original	18/06/2024 NWa
rev	description	date by

client

Lightwood Land

project title

Priors Farm, South Wokingham

drawing title

SANG General Arrangement Plan

Sheet 3 of 4

date	12 MAY 2026	drawn by	NWa
drawing number	edp7438_d042d	checked	HMc
scale	Refer to scale bar @ A1	QA	JFr



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- Public Right of Way
Based on GIS Data and Access Points on
Topographical Survey
- Proposed Vehicle Gate For
Maintenance Access
- Proposed Timber Kissing Gate
- Proposed Bridle Gate With Lever
- Vehicle Height Restriction Barrier
- Proposed Vehicle Bollards
- Proposed Tarmac to Car Park Vehicle
Entrance
- Site Boundary
- SANG Connection
- Existing Vegetation to be Retained
Refer to the Arboricultural Report
- Veteran Tree
With RPA (pink dashed line) and veteran tree buffer
(orange line)
- Proposed Tree Planting
- Proposed Orchard Tree
- Proposed Conifer Tree
- Proposed Native Hedge
Topsoil Depth: 450mm
Mulch: 75mm Depth Bark Mulch
- Proposed Amenity Grass
Product: Rowlawn or similar approved
Topsoil Depth: 150mm
- Proposed Species-rich Meadow Grass
Product: EM1 Basic General Purpose Meadow Mixture
Supplier: Emorsgate seeds
Sowing rate: 4g/m² Topsoil:150mm
- Proposed Shade-tolerant Grass
Product: EG9 Grass Mix for Hedgerows and Woodland
Supplier: Emorsgate Seeds
Sowing rate: 5g/m² Topsoil Depth: 150mm
- Proposed Woodland Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Mats
Density: 4-6 per sqm
- Proposed Native Shrub Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Mats
Density: 4-6 per sqm
- Land Reserved for SANG
- Proposed Timber Bridge
- Proposed Information Board
- Proposed Litter and Dog Waste Bins
- Proposed Timber Bench on Hard
Standing
- Road Point Closure
- Proposed Footpath
2m wide footpath, Breedon self-binding gravel with
timber edge
- Proposed Footpath/Cycleway
3m wide footpath, breedon self-binding gravel or
similar approved
- Proposed Reinforced Gravel to Car Parks
Gopla or similar
- Proposed Informal Grass Path
- Proposed Post and Wire Fence
Securely fitted with dog-proof mesh wire netting
- Proposed Wall
1.8m High Wall to Allotments
- Proposed Estate Rail and Gate

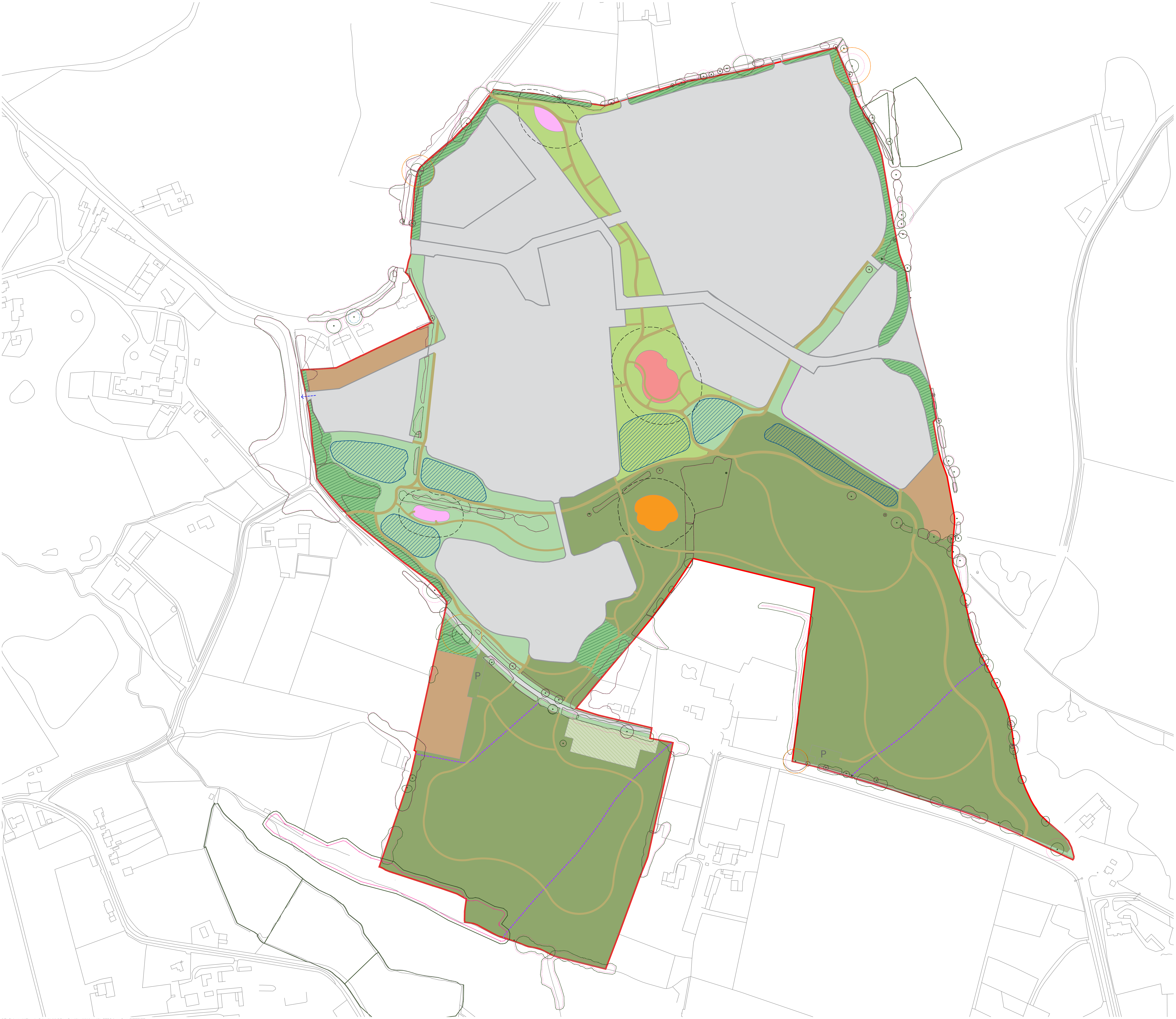
EDP designs are assessed for any significant risks under the Construction (Design and Management) Regulations 2015 and provided in a separate Design Risk Register. All risk identification markers are to be interpreted in conjunction with any other designs and coordinated by the Principal Designer (CDM).

overview

This drawing is to be read in conjunction with all other drawings and specifications within the package. These drawings have been prepared for design development and costing purposes only. All dimensions in millimetres unless otherwise specified. Do not scale off this drawing, written dimensions to be taken only. All base plans used are provided to the client and architect, except where otherwise expressly agreed in writing. EDP shall have no responsibility or liability for any loss direct or consequential. This drawing must not be copied in whole or part without prior written consent from EDP.

purpose of issue PLANNING			
d	Internal QA (graphical changes only)	12/05/2026	NWa
c	Minor updates - veteran tree & footpath adjustments	04/02/2026	NWa
-	Original	18/06/2024	NWa
rev	description	date	by
client			
Lightwood Land			
project title			
Priors Farm, South Wokingham			
drawing title			
SANG General Arrangement Plan			
			Sheet 4 of 4
date	12 MAY 2026	drawn by	NWa
drawing number	edp7438_d042d	checked	HMc
scale	Refer to scale bar @ A1	QA	JFr
the environmental dimension partnership			
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Appendix EDP 3
Land Budget
(edp7438_d032g 12 May 2026 NWa/HMc)



- Site Boundary
- Existing Vegetation Retained
With associated RfAs (pink dashed line) and
Vegetation Free buffers (orange line)
- Development Area (25.12 ha)
including NDA, main road, local centre and
Easthamstead Road
- SANG (20.17 ha)*
- Amenity Green Space (4.11 ha)
- Parks and Gardens (2.50 ha)
- Allotments (1.42 ha)
- Semi-Natural Open Space (2.12 ha)
- Land Reserved for SANG (0.39 ha)
- Attenuation
- Proposed Footpaths
- Play Provision: LEAP (0.12 ha)
20m play buffer
- Play Provision: NEAP (0.24 ha)
30m play buffer
- Play Provision: LLAP (0.17 ha)
20m play buffer
- Existing Public Right of Way (ProW)*
- Connection to Easthamstead Road
- SANG Car Park Location

*Note that the SANG area calculation takes into account the discount required due to inclusion of existing ProW. Based upon very low activity along the existing ProW (not sufficient to warrant visitor surveys) a calculation based upon linear meterage of ProW and allowance of 2m width requires a reduction in SANG area of 0.1ha.

This drawing is to be read in conjunction with all other drawings and specifications within the package.
These drawings have been prepared for design development and planning purposes only.
All dimensions in millimetres unless otherwise specified.
Do not scale off the drawing, refer dimensions to the plans only.
All lines plans used are provided by the client and architect, except where otherwise expressly agreed in writing. EDP shall have no responsibility or liability for any loss direct or consequential.
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purpose of issue		PLANNING	
g	Minor updates to reflect reduction in P&G	12-05-2026	NW
f	Minor updates to typology areas	04-02-2026	NW
-	Original	27-03-2024	JO
rev	description	date	by
client			
Lightwood Land			
project title			
Priors Farm, South Wokingham			
drawing title			
Land Budget			
date	12 MAY 2026	drawn by	NW
drawing number	edp7438_6032g	checked	HMc
scale	1:1,500 @ A0	QA	GY

Appendix EDP 4

Natural England's Site Quality Checklist

A4.1 The following table is included within Natural England's Guidelines for Creation of Suitable Alternative Natural Greenspace (SANG) (2011) and has been populated by EDP.

Table EDP A4.1: Natural England SANG Site Quality Checklist

	Criteria (as per Natural England Checklist)	SANG Provision at Prior's Farm (populated by EDP)
1	Parking on all sites larger than 4 hectares (ha) (unless the site is intended for use within 400m only).	There is provision for two visitor car parks within the SANG, providing adequate parking for visitors.
2	Circular walk of 2.3-2.5km.	A range of walking routes will be provided, including a circular route of approximately 2.5km.
3	Car parks easily and safely accessible by car and clearly sign posted.	The proposed car parks will be clearly signposted and will be easily and safely accessible from Easthampstead Road.
4	Access points appropriate for particular visitor use the SANG is intended to cater for.	The SANG will be readily accessible from the Proposed Development via the internal network of pedestrian and cycle routes. From the wider surrounding landscape, the SANG will be accessible via the existing Public Rights of Way (PRoW) network.
5	Safe access route on foot from nearest car park and/or footpath.	Gated entrances from the proposed car parks will provide direct and clearly defined access into the SANG, minimising potential safety concerns and ensuring a secure point of entry.
6	Circular walk which starts and finishes at the car park.	The circular SANG route is readily accessible from both car parks, with a short spur link providing near-immediate connection to the principal walking circuit.
7	Perceived as safe – no tree and scrub cover along part of walking routes.	The path network has been designed with safety in mind, where paths pass through more enclosed areas of woodland, alternative routes are provided.
8	Paths easily used and well maintained but mostly unsurfaced.	The majority of paths will be finished in bound gravel, providing walking routes that are accessible year-round whilst retaining a more natural appearance.
9	Perceived as semi-natural with little intrusion of artificial structures.	Whilst the northern SANG boundary borders the proposed residential development, the layout has been designed to incorporate native buffer planting along this edge to minimise visual intrusion and maintain a semi-natural character.

	Criteria (as per Natural England Checklist)	SANG Provision at Prior's Farm (populated by EDP)
10	If larger than 12ha then a range of habitats should be present.	Habitat provision will include extensive areas of wildflower grassland, interspersed with areas of scrub, woodland and scattered trees. This structural diversity will provide a naturalistic setting and enhance ecological connectivity.
11	Access unrestricted – plenty of space for dogs to exercise freely and safely off the lead.	Areas of mown grassland will allow visitors to wander more freely through the SANG, encouraging informal walking routes. The SANG is to be enclosed by fencing to provide a secure environment where dogs can be exercised off the lead.
12	No unpleasant intrusions (e.g., sewage treatment smells, etc.).	The SANG will be free from any unpleasant intrusions, such as odours from sewage treatment or other nearby uses, ensuring a pleasant and enjoyable visitor experience.
13	Clearly sign posted or advertised in some way.	The SANG will be effectively marketed and promoted to residents prior to first occupation to ensure positive habits in relation to open space usage are formed as early as possible. This may include signposting the SANG, distributing leaflets to new residents, and providing information at the development's sales office and to the Dorset Heaths Partnership.
14	Leaflets or website advertising their location to potential users.	As above.
15	Can dog owners take dogs from the car park to the SANG safely off the lead?	Gated entrances will provide direct access into the SANG from the proposed car parks, minimising potential safety concerns.
16	Gently undulating topography.	The topography of the SANG is generally flat with a gentle fall towards the brook.
17	Access points with signage outlining the layout of the SANG and routes available to visitors.	Appropriate signage will be provided at all SANG entrance points to clearly identify walking routes and assist wayfinding throughout the site.
18	Naturalistic space with areas of open countryside and dense and scattered trees and shrubs. Provision of open water is desirable.	Habitat provision will include extensive areas of wildflower grassland, interspersed with areas of scrub, woodland and scattered trees. The Emm Brook will be retained and enhanced as part of the SANG, with the creation of pond features and associated wetland habitats along the riparian corridor.
19	Focal point such as a viewpoint or monument within the SANG.	There are no proposed outward viewpoints from the SANG towards the wider landscape, owing to the presence of established intervening vegetation. However, the internal layout has been carefully designed to provide generous open areas, providing clear sightlines across the semi-natural landscape.



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