LANDSCAPE & ECOLOGICAL MANAGEMENT PLAN & LANDSCAPE MANAGEMENT PLAN

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Land at Park Lane, Charvil

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Reference:	2299.0008
Prepared by:	CLB
Checked by:	JM
Date of Issue:	October 26
Revision:	E
Status:	Planning

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Landscape Institute Registered Practice Number: 00050192

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1. INTRODUCTION

1.1 This Landscape & Ecological Management Plan (LEMP) and Landscape Management Plan (LMP) has been prepared by FINC Landscape on behalf of Bellway Homes (Thames Valley) to set out the landscape and ecological management and maintenance proposals for Land at Park Lane, Charvil (the Site), in the administrative area of Wokingham Borough Council (WBC).

1.2 The Site has planning approval for an outline scheme (Ref: 232704) comprising up to 75 dwellings as well as public open space, landscaping and Sustainable Drainage Systems (SuDS) and a vehicular access point (the Development).

1.3 The document has been prepared alongside a Reserved Matters Application for the Site.

PLANNING CONTEXT

1.4 This document has been prepared to discharge Condition 34 and Condition 40: of the outline application (ref: 232704) which states:

1.5 Condition 34: LMP states:

> *'Prior to the commencement of the development a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall thereafter be carried out in accordance with the approved details and for the period specified'.*

1.6 Condition 40: LEMP states:

> *'No development shall take place until a Landscape and Ecological Management Plan (LEMP) have been submitted to, and approved in writing by, the local planning authority. The LEMP shall include:*
>
> *a) Description and evaluation of features to be managed for a 30 year period pertaining to a target of 1% on/off site net gain.*
> *b) Ecological trends and constraints on site that might influence management.*
> *c) Aims and objectives of management.*
> *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 Condition 40 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. 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 LEMP shall also include long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens. The approved plan will be implemented in accordance with the approved details prior to the first occupation of the building and permanently maintained thereafter.'*

1.8 This document has been prepared to satisfy the requirements of Planning Conditions 34 and 40. It incorporates all landscape management, ecological management, monitoring and maintenance requirements requested by WBC and therefore fulfils the requirements for both the LMP and the LEMP referenced within the decision notice.

1.9 Given the scale of the Development, preparing separate LMP and LEMP documents would result in unnecessary duplication of management objectives, prescriptions and maintenance schedules. A single integrated document provides one clear point of reference for the future management of the site, reducing the potential for inconsistencies between documents and ensuring that all landscape and ecological management requirements are considered holistically throughout the lifetime of the Development.

1.10 This document is hereafter referred to as a LEMP.

2. APPROACH

SCOPE

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

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

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

STRUCTURE

2.4 The LEMP is set out in the following structure:

- Section 1: Introduction and a summary of the planning context to the project and requirements for a LEMP.
- Section 2: Outlines the overarching approach of the LEMP including its scope and structure.
- Section 3: Sets out the management structure through which the LEMP will be implemented, and monitoring arrangements by which the achievement of the LEMP's objectives are assessed and any contingencies, if required, implemented.
- Section 4: Summarises the Site's landscape and ecological baseline and any discipline specific recommendations that have informed the design of the Development.
- Section 5: Establishes the overarching objectives of the LEMP and any future trends that are anticipated to have an impact on the achievement of those objectives.
- Section 6: Sets out the general management operations that will be required on a site-wide basis.
- Section 7: Describes the management zones and detailed elements, together with specific maintenance actions for each element.

2.5 Detailed maintenance prescription tables are included in Appendix A.2, fulfilling the rolling five-year work programme over a period of 30 years as required by Condition 30.

REFERENCE SOURCES

2.6 This LEMP includes reference to the following key documents and sources:

- Notification of Approval of Planning Permission (Ref: 232704), May 2025 – WBC;
- Biodiversity Net Gain Assessment (BNG), September 2024 - Collington winter environmental;
- Design, Access and Planning Statement (DAS), October 2023 - Red Kite Development Consultancy;
- Preliminary Ecological Appraisal Report, May 2023 - Collington winter environmental;
- Reptile Mitigation Strategy, August 2023 - Collington winter environmental;
- Park Lane, Charvil Preliminary Ecological Appraisal, November 2025 - Pro Vision
- Compliance with Policy TB08 (Delivery of open space requirements), July 2024 - Red Kite Development Consultancy;
- Wokingham Borough Landscape Character Assessment, November 2019 – LUC
- Tree Survey Land at Park Lane Charvil, January 2023;
- Arboricultural Impact Assessment, December 2025 - Aspect Arboriculture;
- Valued Landscape Assessment, September 2024 - Wokingham Borough Council; and
- Wokingham Borough Local Plan Update 2023 - 2040, Proposed Submission Plan - Wokingham Borough Council.

2.7 The above sources include earlier reports which informed the outline planning application as well as subsequent surveys and technical reports where available.

3. MANAGEMENT & MONITORING

MANAGEMENT STRUCTURE

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

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

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

KEY ROLES & RESPONSIBILITIES

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

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

- **Consultant Arboriculturist:** Appointed by the Operations Manager to carry out monitoring inspections of existing and proposed trees as required by the LEMP, and to make any recommendations for adjustments to the LEMP if required.
- **Consultant Landscape Architect:** Appointed by the Operations Manager to carry out monitoring inspections of existing and proposed landscape features as required by the LEMP, and to make any recommendations for adjustments to the LEMP if required. Responsible for making changes to the LEMP as required by the Operations Manager following monitoring recommendations.

MONITORING ARRANGEMENTS

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

3.6 A programme of monitoring is therefore included within the LEMP, ensuring a dynamic and adaptive approach to management. For the first 5 years, annual monitoring will be carried out by a qualified ecologist, arboriculturist and landscape architect with all areas within the scope of the LEMP inspected against the objectives of the LEMP.

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

3.8 If monitoring demonstrates that habitat condition targets are not being achieved, remedial management shall be agreed by the Landscape Architect, Ecologist and ManCo and implemented during the following management season

LEGAL & FUNDING MECHANISMS

3.9 The long-term implementation of this LEMP will be secured through the transfer of responsibility for the communal landscape and ecological areas from Bellway Homes to the appointed ManCo upon Practical Completion. The transfer of responsibility will be secured through the relevant legal agreements between Bellway Homes and the ManCo, requiring the ManCo to implement and maintain the landscape and ecological features in accordance with the requirements of this LEMP.

3.10 The ongoing implementation of the LEMP will be funded through the ManCo's residents' management budget arrangement. This funding mechanism will provide for the long-term maintenance, monitoring and management of the communal landscape and ecological assets, including routine maintenance operations, replacement planting where required, ecological management, monitoring, inspections and any remedial works identified through the monitoring process, ensuring the objectives of this LEMP continue to be achieved throughout the management period.

4. LANDSCAPE & HABITATS

LANDSCAPE CONTEXT

Site Context

4.1 The Site is not subject to any landscape designations. Sandpit Copse, located adjacent to the Site's south-western boundary is Ancient Woodland.

4.2 The Site covers approximately 6.97ha, and sits on a gentle slope descending from the north-western corner towards lower ground along the south-eastern boundary with Park Lane. The land currently consists of open grassland, and a fragment of the Site was previously used for a construction compound for the adjacent development at Canberra Lake Way.

4.3 The Site borders residential development along its northern edge. To the western boundary, the Site adjoins the extensive landscaped grounds of Sonning Golf Course, which are separated by established trees and hedgerow belt. The southern boundary is adjacent to Sandpit Copse. Along the eastern edge is Park Lane which is defined by substantial mature hedgerow.

4.4 Charvil lies on gently undulating slopes with heavier soil in terraces and floodplain zones with tributary streams derived from the River Thames.

National Character Area: 115 Thames Valley, Natural England

4.5 The Site is within the National Character Area 115: Thames Valley which is described as *'low-lying, wedge-shaped area, widening from Reading, which includes Slough, Windsor, the Colne Valley and the southwest London fringes'*

4.6 The following key characteristics are identified for the NCA:

- *'Flat and low-lying land, rising to low, river-terraced hills, which include the prominent local outcrop of chalk on which Windsor Castle sits;*
- *...Woodlands characterise the north-western area, with the wooded character extending up to the southern edge of the Chiltern Hills;*
- *...There are small but biologically important areas of lowland heathland – especially on higher sandy ground in the north – and a small area to the south falls within the Thames Basin Heaths Special Protection Area (SPA) buffer zone;*
- *...The area has an urban character, and there are very few villages of more traditional character, although almost half of the area is greenbelt land and development has been restricted in areas like Crown Estate land and Eton College grounds;*
- *...The area is important for recreation, both for residents and visitors. Historic parkland and commons provide access to green space, the Thames Path National Trail runs the length of the NCA, and a variety of activities are enjoyed on the river and other waterbodies.'*

Wokingham Borough Landscape Character Assessment, November 2019

4.7 The Site is within the Landscape Character Type (LCT) J: Settled and Farmed Clay, and Landscape Character Area (LCA) J4: Woodley-Earley Settled and Farmed Clay, for which the following key characteristics are identified:

- *'Gently rolling London Clay ridge...;*
- *Small tributaries...;*
- *Subtly wooded ridgeline...;*
- *Densely settled character associated with Reading, Woodley and Earley and extension of Sonning and Charvil...;*
- *The small area of remaining open land is greatly influenced by the proximity of urban development and consists of a network of recreational spaces...;*
- *Very small areas of agricultural land...;*
- *Well-developed major transport network... and;*
- *Views over surrounding lowlands...'*

4.8 A series of planning and land management guidelines for LCA: J4 are set out below:

- *'Protect the remaining areas of open land separating Sonning, Woodley and Charvil ...;*
- *Increase the extent of native deciduous woodland...;*
- *Reinstate or repair hedgerows...;*
- *Conserve and enhance the integration of urban edges...;*
- *Increase recreational value of the area...;*
- *Enhance sense of place through careful design...;*
- *Resist proposals that introduce extensive or obtrusive elements...; and*
- *Reduce and prevent further noise and light pollution....'*

THE SITE

4.9 The Site is identified as having the following characteristics:

- The Site comprises one field that is not in use.
- To the western boundary, a mature tree belt borders the Site.
- The northern boundary is bordered by a number of trees subject to Tree Protection Order (TPO)s.
- Currently, the Site is gated by two secure access gates providing controlled access.
- Groups of semi-mature trees border the south-eastern border providing screening to adjacent commercial premises.
- The south-western boundary of the Site abuts an area of Ancient Woodland (Sandpit Copse).

HABITATS

Park Lane, Charvil Preliminary Ecological Appraisal November 2025 - Pro Vision

4.10 The findings of the Ecological Appraisal are set out below:

- *'Non-statutory Designated sites*

Sandpit Copse Berkshire Local Wildlife site is located adjacent to the southern boundary of the site and includes an area of ancient woodland.

- *Habitats*

Artificial unsealed, unvegetated surface

An artificial track runs from the eastern boundary into the centre of the site, and forms the site compound for the pre-existing development located adjacent to the site on the northern boundary.

- *Grassland*

The majority of the site consisted of a grassland field which was unmanaged with species characteristic of modified and other neutral grassland habitat. The majority of the area is dominated by grass species and is characteristic of modified grassland with patches of other neutral grassland present within it. The grassland has a varied sward height with areas of bare ground from recent works. Soil mounds were located within the site which consisted of flora species identified throughout the grassland

- *Line of Trees*

a line of mature oak trees runs along the northern boundary of the site.

- *Lowland mixed; deciduous woodland*

The southern, western and the northwestern corner of the site are comprised of woodland with species including pedunculate oak, silver birch, hawthorn, ash, holly and European beech. A veteran oak is located within this parcel, in the northwestern corner of the site. These areas connect into Sandpit Copse adjacent to the southwestern corner of the site.

The area of woodland along the western boundary was previously classified as a tree line but trees are scattered in this location, with a wide area covered by the tree canopy. The ground flora in this area is largely characteristic of the grassland over the wider site and there is an absence of woodland flora.

- *Mixed scrub*

The southeastern periphery of the site is comprised of mixed scrub habitat comprised predominantly of hawthorn'.

SPECIES

[redacted]

Bats

4.13 The TVERC data search returned 993 records of bats within one kilometre of the Site between 2005 and 2024.

4.14 The Site contains mature oak trees along the boundaries and within the areas of woodland. The previous surveys recorded three trees as having potential to support bat roosts which are all located along the boundaries of the Site and which are all retained within the proposals.

4.15 Overall, the Site has high suitability for commuting and foraging bats owing to the presence of mature trees along the boundaries and areas of woodland, however the central areas of the Site have lower suitability. The central grassland areas are likely to provide some foraging potential but the key areas for bats are the boundary features.

4.16 The development will retain the key areas for bats along the boundary edges with ecological buffers provided.

Great crested newts

4.17 A total of 26 records of great crested newt (GCN) within two kilometres of the Site were returned by TVERC, dated 2005 to 2023. The Defra run website, MAGIC, was searched for a list of granted EPSLs and GCN class licence returns. There were no records of granted EPSLs, and there was one class licence return, located 1.6 kilometres northeast of the development proposals, where GCN were confirmed to be present.

4.18 The Site is located within a green risk zone for GCN under the Natural England District Licencing scheme. Green risk zones contain sparsely distributed GCN and are less likely to contain important pathways of connecting habitat for this species.

4.19 Great crested newts were determined as being absent based on the absence of suitable breeding populations in the area.

Hazel dormouse

4.20 The TVERC data search returned no records of hazel dormouse within two kilometres of the Site. The Defra run website, MAGIC, was searched for a list of granted EPSLs in relation to hazel dormouse, there are no records of granted EPSL's within two kilometres of the Site.

4.21 The peripheral habitats, including the woodland edges and scrub, are all suitable for hazel dormouse, and are all connected to further suitable habitat in the form of the hedgerow that runs north of the Site and the adjacent golf course on the west, as well as to the south into Sandpit Copse BLWS to the south.

4.22 The development proposals look to retain all of the suitable habitat on the northern, western and southern boundaries, and no hazel dormouse records were returned during the desk study.

Reptiles

4.23 The TVERC data search returned 297 records of reptiles within two kilometres of the Site for slow worm (Anguis fragilis), common lizard (Zootoca vivipara) and grass snake (Natrix helvetica).

4.24 To the north of the Site, the adjacent residential development was subject to a reptile translocation in 2018. The Site was the receptor site for this translocation. A total of two juvenile grass snake and 73 slow worms were captured and moved to the Site.

4.25 Collington Winter Environmental conducted reptile surveys of the Site in 2023 (CW20-875 RPT 001). These surveys recorded a peak count of one adult common lizard and 13 adult slow worms, suggesting a low population of common lizard and medium population of slow worm were present on Site as of 2023. While no grass snakes were recorded during the surveys it was considered likely they were present due to the previous translocation records.

4.26 The habitats present on the Site are still considered suitable and reptiles are therefore still considered to be present.

4.27 The findings of the Ecological Assessment are summarised below:

- *'Trees within the boundaries of the site have the potential to be utilised by bats and will be retained within the development. The boundaries of the site provide the key areas for foraging and commuting bats and the landscape design for the scheme should aim to enhance these features.*
- *Populations of reptiles are present on the site with slow worms, common lizards and grass snakes recorded during the surveys. These populations will be moved to an off-site receptor but the final landscape scheme will incorporate areas of suitable reptile habitat.*
- *The Site predominantly consists of unmanaged grassland, mixed scrub, woodland, and associated treelines, which are expected to offer suitable habitats for locally notable flora and fauna. It also provides potential ecological value for bats, birds, common amphibians, and terrestrial mammals.*
- *Specific recommendations to enhance the Site's ecological value include bat and bird boxes on new buildings and retained trees. Introducing hedgerows and trees between garden plots where feasible to create additional commuting routes for wildlife within the Site for linear planting features and incorporate features to allow hedgehog movement across the Site, such as 13 x 13 cm holes at the base of fence panels, adequate gaps beneath gates, and/or open brick spaces at the bases of brick walls'.*

Park Lane, Charvil Biodiversity Net Gain Assessment December 2025 - Pro Vision

4.28 The findings of the BNG Assessment are set out below:

'Habitats Pre-Development

> *Full details of the pre-development habitats are provided in the Biodiversity Net Gain assessment reports. In summary the base line includes areas of mixed scrub, willow scrub, other neutral grassland, modified grassland and lowland mixed deciduous woodland. These vary in condition but are largely in moderate condition except the other neutral grassland which was assessed as being in poor condition.*

Hedgerows Pre-Development

> *The hedgerow baseline units include ecologically valuable tree lines which form the boundaries of the site. These were assessed as being in good and moderate condition.*

4.29 The findings of the BNG Assessment are summarised below:

- *Areas of other neutral grassland within the site will be enhanced from poor to moderate condition through over sowing with a wildflower mix. Alongside enhancing existing areas additional areas will be incorporated into the open space areas of the development.*
- *Areas of scrub will be enhanced to mixed scrub in good condition through additional planting which will strengthen the green corridors around the site.*
- *As this application was submitted in November 2023, it is not required to meet the 10% biodiversity net gain target. Instead, the proposed development should aim for a minimum of 1% net gain, which would require an additional 3.49 habitat units to deliver a 1% increase in habitat units.*
- *It is recommended that a Detailed Landscape Planting Plan and a supporting Landscape and Ecological Management Plan (LEMP) be secured through a planning condition to ensure that the targeted post-development habitat conditions are achieved. The LEMP should provide comprehensive management prescriptions for all habitats to be retained and created within the Site, covering a 30-year management period in line with biodiversity net gain best practice.*

Arboricultural Impact Assessment, Aspect Arboriculture, December 2025

4.30 The Arboricultural Impact Assessment (AIA) has been summarised below, where relevant to this LEMP.

Existing Tree Stock

> *All trees within influence of the site have been considered in full during the design stages of the project in accordance with BS5837:2012 Trees in relation to design, demolition and construction – recommendations.*
>
> *The application area's trees are largely confined to the site's boundaries and occur as mature broadleaves, groups of establishing trees, parcels of scrub and an area of deciduous woodland. The site's principal constraints comprise a veteran Oak to the northwest of the*

application area (T31), and Sandpit Copse situated beyond the redline boundary of the south-western corner of the site, which is designated by Natural England as ancient woodland. In line with NE Standing Advice, the footprint of ancient woodland has been afforded a minimum 15m buffer zone from its edge, although design has sought to provide a greater buffer to the north and west.

Oak T31 satisfies the NPPF definition of a veteran tree, i.e. a tree of exceptional value because of its age, size and condition.

Tree Removals

the proposals necessitate the clearance of a category C parcel of Goat Willow and the partial clearance of three groups of mixed scrub.

their loss can be mitigated through the provision of replacement planting of a comparable scale.

Detailed design has also ensured that the scheme accommodates the site's principal tree cover, i.e. Sandpit Copse, veteran Oak T31 and other protected high value trees.

Pruning Works

It will not be necessary to prune any retained trees to accommodate the development proposal, however it is recommended that dead branches are removed from the canopies of retained trees. This will help mitigate the risk of future tree related hazards emerging and associated apprehension.

The removal of deadwood should be undertaken in accordance with section 7.3 of BS3998:2010, by a competent tree contractor, to ensure that cuts are performed correctly and positioned to avoid future structural defects or physiological issues, facilitate growth and maintain aesthetic value.

Mitigation Replanting

The principle of tree removal generates a requirement for replacement planting, irrespective of condition or quality. This requirement has been recognised during design, and accordingly, a Landscape Design has been prepared and submitted separately which seeks to respond to the necessary scrub loss.

OBJECTIVES

4.31 The LEMP has been prepared with the following overarching objectives:

- **Objective 1:** To retain and enhance the existing landscape features that have value or potential to have value as part of the Development.
- **Objective 2:** The successful implementation and long term establishment of proposed landscape and habitat features.

- **Objective 3:** To maximise the ecological value of the Site and its features.
- **Objective 4:** To integrate the Development within its landscape setting both in terms of visual appearance and the physical fabric of the landscape.
- **Objective 5:** To provide a high standard of public amenity for future residents and existing residents from the wider community.
- **Objective 6:** To ensure that functional elements within the landscape continue to carry out their function in accordance with their designed expectations.

RECOMMENDATIONS

4.32 A series of recommendations have been identified following review of relevant reference documents. These are summarised below insofar as they relate to this LEMP.

Park Lane, Charvil Preliminary Ecological Appraisal November 2025 - Pro Vision

4.33 The Ecological Assessment sets out measures for protection and mitigation strategies for protected habitats and species. The recommendations are as follows:

Designated Sites

- The Site lies adjacent to Sandpit Copse BLWS, which is also registered as Ancient Woodland. To ensure that the development does not lead to long-term impacts to Sandpit Copse the development includes a 15-metre buffer between the development and the ancient woodland edge. This buffer will ensure there are no impacts to the retained woodland. There will be no access from the Site into the woodland to prevent impacts from increased recreational pressure.

Habitats

Treeline and woodland

- Based on consultation with magic.gov.uk an area of Ancient Semi Natural Woodland (ASNW) is located on the southwest corner of the Site. The tree survey report has recommended that a 15m buffer is created from the ASNW in which no development can occur.
- A number of self-seeded oak trees were identified along the Site boundaries (line of trees), they were assessed as young trees with good potential from the tree survey therefore it has been recommended that these trees are retained where possible throughout the development.
- A number of trees within the Site are protected by a tree preservation order (please refer to the tree survey report for the tree locations. Therefore, consent for any required works to protected trees should be obtained from the Local Planning Authority prior to being carried out. Consent is not required for urgent work to dead or dangerous trees, but the Local Planning Authority should be given at least five days' notice of the intended works. Consent is not required to work on TPO trees if that work is consented as part of a full planning application. Replacement trees may be required for any protected trees which Tree Survey Land at Park Lane, Charvil are felled.
- Root protection areas of retained trees have also been created based on the tree survey report of the Site which should also be following throughout the development.
- It is recommended that replacement tree planting at a 1:2 ratio is required to compensate for loss of any trees. It is recommended that the planting comprises

native species and species known to be of value for the attraction of wildlife. This will include fruiting and flowering species.

- There is a golf course located adjacent to the western aspect of the Site and a stream located adjacent to the southern aspect of the Site within the surrounding Ancient Semi- Natural Woodland. Therefore, it is recommended that a detailed Construction and Environment Management Plan (CEMP) specific to the proposed development is created (and adhered to throughout the course of construction works) to avoid, minimise and mitigate for negative impacts resulting from construction practices on all habitats surrounding the Site.
- This plan will detail measures to avoid, minimise or mitigate any potential negative effects caused by construction practices on the environment on and surrounding the Site including:
- The control of run-off from areas of arisings to prevent any pollutants/contaminants entering nearby waterbodies.
- Appropriate measures to suppress dust during hot, dry and/or windy conditions.
- Excavations should be sealed overnight or should have at least one shallow-sloping side to allow any animals that may fall in to escape.
- An ecologist should be contacted for advice should any protected species be discovered during construction.

Species

Reptiles

- The 2023 reptile surveys recorded a low population of common lizard and a medium population of slow worm. The construction zone encompasses 4.7 hectares of suitable reptile habitat, including tussocky grassland and scrub. Prior to construction reptiles will be moved to an off-site receptor site. The final landscape plan for the development will include suitable habitat for reptiles with the inclusion of wildflower areas and scrub boundaries.

Breeding Birds

- The habitats which were assessed as highest value for local bird populations include the treelines and woodland surrounding the habitat. These habitats are to be retained throughout the proposed development.
- The development of SUD's into the Site will include new habitat features within the Site which are not currently onsite, as it will hold water all year round it is anticipated that this may provide new habitats for waterfowl populations.
- Any vegetation management should be undertaken outside of the breeding bird season (March to September, inclusive). If this is not possible, a suitably qualified ecologist should undertake a nesting bird check no more than 48 hours prior to removal. If nesting activity is observed, the nest(s) should be left in situ until the young have fledged. A suitable buffer will be maintained and determined by the ecologist.

Bats

- Three trees were assessed as providing moderate bat roosting potential within the boundary features of the Site. These trees will all be retained within the proposed development.
- The habitats of highest potential value for commuting and foraging bats include the scrub habitats and treelines surrounding the Site which are anticipated to attract

invertebrate prey. These habitats are to be retained throughout the development, the habitat management should aim to enhance the green corridors around the Site and maintain dark corridors.

- The inclusion of SUD's into the Site will increase the attraction of invertebrate prey, it is anticipated that this will create greater foraging features for local bat populations.
- The development retains all the boundary features, including the mature trees present. An ecological buffer has been incorporated into the design which will include wildflower grassland areas to provide enhanced foraging corridors.
- This includes a dark corridor of 10 metres, with wider areas provided along the southern edge of the scheme. To ensure bats continue to utilise the Site post development the proposed development will include lighting which adheres to the following guidelines (ILP, 2023).

Biodiversity Net Gain Assessment, September 2024 - Collington winter environmental

4.34 The BNG Assessment sets out the principles for Biodiversity Net Gain. The recommendations for the BNG report state *'It is recommended that a Detailed Landscape Planting Plan and supporting Landscape Ecological Management Plan (LEMP) be conditioned as part of the planning permission to meeting the targeted conditions of post development habitats. The LEMP will detail full management prescriptions for all habitats to be retained and created within the site, for the 30-year period required as best practice for biodiversity net gain.'*

Tree Survey, January 2023 – TGA Arboricultural Consultants

4.35 The tree survey sets out the principles for the development. The recommendations for are as follows:

1) *'In overview, there is scope for development of the site whilst retaining trees on the boundaries, and removing the lower quality trees from the interior of the site;*
2) *There are a number of self seeded oak trees on the site located adjacent to the boundaries. These are relatively young, but have good potential, and it would be recommended these are retained where possible as they can be used to provide instant landscaping;*
3) *Trees of A and B category are a constraint to development, and their retention is recommended as part of any proposed development layout;*
4) *C category trees are not usually considered a constraint to development, but they should be retained where there is no reason for their removal. This is especially the case where C category trees are located on site boundaries such that they have landscape value as screening;*
5) *U category trees are in such a condition that they are unlikely to contribute beyond 10 years and may be removed as good arboricultural practice;*
6) *BS5837:2012 recommends that tree constraints should be considered both above and below ground. Damage to trees below ground occurs when tree roots are severed during excavation, or when soil is compacted such that roots will not grow. BS5837:2012 therefore gives a 'default position' that the proposed layout should*

be designed to ensure that structures are located outside the RPAs of trees to be retained;

7) *Trees provide amenity in terms of their individual ornamental value, as well as their contribution to the landscape. Consideration must be given to their height and spread, shading, factors relating to proximity to dwellings, as well as perceived threat of tree failure. It is therefore important to ensure that adequate space is provided to ensure that there is a satisfactory relationship between retained trees and any proposed layout design;*

8) *When a final layout design is produced, an Arboricultural Impact Assessment (AIA) should be completed to evaluate the direct and indirect effects of the proposed design, and where necessary recommend mitigation. Where such mitigation is required, an Arboricultural Method Statement and Tree Protection Plan should be produced to provide protection measures as per BS5837:2012 recommendations; and*

9) *Trees on the site are protected by a tree preservation order (TPO). Consent for any required works to protected trees should be obtained from the Local Planning Authority prior to being carried out. Consent is not required for urgent work to dead or dangerous trees, but the Local Planning Authority should be given at least five days notice of the intended works. Consent is not required to work on TPO trees if that work is consented as part of a full planning application. Replacement trees may be required for any protected trees which are felled. If the site is in a conservation area, six weeks notice of works to all trees should be given.'*

MEASURES OF SUCCESS

4.36 The successful implementation of the LEMP will be measured against the following indicators:

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

FUTURE TRENDS

4.37 This LEMP has been prepared to reflect the baseline conditions set out in Section 4, and in accordance with the documentation that formed the basis of the planning approval. The baseline forms an important starting point against which the objectives of the LEMP and ultimately the overall landscape and habitat proposals will be measured.

4.38 However, landscape is dynamic and, even without intervention, the baseline will naturally shift over time due to natural processes and external influences. These trends and their

impact on the Site cannot be accurately predicted, however to the extent they can be anticipated they have been taken account of in the LEMP. The potential future trends likely to affect the landscape and habitat proposals are set out below.

Published Evidence Base Forces for Change

4.39 The key issues identified for LCA J4, include the following which are of relevance to the LEMP:

- *'Effects on tree health or species composition of woodland and wet woodland as a consequence of pathogens and climate change. Climate change is also likely to result in increased seasonal variation in river flows;*
- *Hedgerow loss and soil erosion associated with the expansion of fields and intensification of agriculture between Sonning and Woodley;*
- *High demands for recreation including recreational facilities;*
- *Demand for residential development is continuing to push towards the amalgamation of adjacent built areas including Sonning and Woodley and Charvil, and fragmentation of the remnant open rural landscape. Continuing expansion and infill within existing settlements leading to loss of features such as trees, woodland and historic features;*
- *Demand for industrial buildings associated with transport corridors leading to visual intrusion of these elements in the landscape;*
- *Light pollution at night causing 'sky glow';*
- *High demands for recreation continue to threaten the tranquillity of the landscape. Recreational pressure can lead to erosion of special archaeological features, ecological features and other landscape features and is a continuing problem in this well-populated borough; and*
- *Demand for communication masts, pylons and poles leading to visual intrusion of these elements in the open landscape'.*

4.40 The following measures have been incorporated into the design of the development and the LEMP in order to respond these trends:

- **Hedgerow Improvement:** Existing native hedgerows/tree belts will be retained, reinforced, and enhanced through improved management practices.
- **New Hedgerows:** The development includes approximately 39m of new native hedgerow planting.
- **Species-Rich Grassland:** Existing grassland areas will be managed using traditional methods to promote species diversity.
- **Woodland Creation:** The development includes approximately 722m^2 of new native woodland planting.
- **Woodland Management:** Both existing and newly planted woodlands will be managed to foster healthier, more diverse tree cover and understorey.
- **Tree Planting:** The development includes 105 no. of proposed native trees.
- **New Native Shrub and Scrub Mix Planting:** The development features a proposed native shrub mix covering 2477m^2 and area of 747m^2 of proposed scrub mix planting,

designed to enhance the Site's green infrastructure while providing ecological benefits for local wildlife and pollinators.

Climate Change

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

4.42 Such conditions are likely to result in a higher incidence of plant failures, especially if these extreme events occur within the first 2-3 years of planting. Additionally, climate change is exacerbating bio-security challenges, with native tree populations being increasingly threatened by various pathogens and pests that have recently arrived in the UK or are likely to spread from abroad.

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

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

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

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

PROGRAMME FOR IMPLEMENTATION

4.46 It is anticipated that the construction of the Development will be carried out in a single phase over a period of 2.5 years.

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

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

5. GENERAL MANAGEMENT

5.1 General Management Operations will be carried out on a site-wide basis for the lifetime of the Development, and will include the following measures

LITTER & VANDALISM

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

WEED CONTROL

5.3 Regular weeding will take place in communal planting areas as part of grounds maintenance operations.

PESTS, INVASIVE SPECIES & DISEASE CONTROL

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

5.5 The entire Site should be monitored for invasive species. Any invasive species should be treated or removed at the earliest opportunity.

REPLACEMENT PLANTING

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

MULCHING

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

FENCING & TREE SUPPORTS

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

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

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

WATERING

5.11 Regular watering must be carried out during the establishment period. The frequency required will be subject to weather conditions, however monthly visits during summer months in Years 1-3 are recommended as a minimum. The aim is to ensure that soils remain moist but not waterlogged throughout the growing season.

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

SITE MONITORING & LEMP REVIEW

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

5.14 In addition to the above, the Consultant Landscape Architect shall carry out inspections every 5 years and, with reference to annual audits carried out by other consultants, review the objectives and measures of success set out in the LEMP. An assessment will be made at this time as to whether any changes are required to the management prescriptions to account for changes in the landscape or any external factors.

6. LANDSCAPE MANAGEMENT ZONES

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

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

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

Landscape Management Zones

- LMZ01 Landscape Buffer
- LMZ02 Southern Open Space
- LMZ03 Structural Planting
- LMZ04 Habitat Area
- LMZ05 Residential Area

LMZ01 LANDSCAPE BUFFER

6.4 The corridor between the rear garden fences of the existing dwellings adjacent to the Development and the proposed dwellings along the northern boundary is designed as a native landscape buffer corridor to provide enclosure and privacy for existing and future residents. The proposed planting includes native woodland tree and understorey shrub planting to provide visual screening, enhance biodiversity, and improve security.

6.5 This area would be fenced with secure gates to prevent public access to rear garden boundaries, with access for maintenance by the **ManCo** only.

Objectives

- To provide a native landscape buffer between the rear garden fences of the existing development and proposed dwellings along the northern boundary.
- To implement a range of species rich planting, including native feathered trees and understorey shrub planting to maximise habitat creation.
- To maximise a tall, dense planting belt for privacy and private amenity.
- Controlled access to provide for maintenance carried out by the **ManCo**.

Proposed Soft Landscape Elements

- PS5 Proposed Native Woodland Mix Planting
- PS6 Proposed Native Shrub Mix Planting

Proposed Hard Landscape Elements

- PH3 Proposed Fences and Gates

LMZ02 SOUTHERN OPEN SPACE

Description

6.6 The semi-natural open space at the southern part of the scheme is designed to incorporate proposed SuDS features such as swales and an attenuation basin with proposed native trees and ornamental shrub and herbaceous planting strategically positioned in key locations, around open amenity spaces comprising mown and wildflower grassland.

6.7 A Local Equipped Area of Play (LEAP) is located within this LMZ, integrated with ornamental and sensory planting, and bench seating.

Objectives

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

Existing Soft Landscape Elements

- EV1 Existing Trees

Proposed Soft Landscape Elements

- PS1 Proposed Native Trees
- PS8 Proposed Ornamental Shrub, Herbaceous and Bulb Mix Planting
- PS9 Proposed Amenity Grassland
- PS10 Proposed Wildflower Grassland
- PS11 Proposed Wildflower Grassland for Basin and Swales

Proposed Hard Landscape Elements

- PH1 Proposed Informal Path
- PH2 Proposed Benches and Bins
- PH3 Proposed Fences and Gates
- PH5 Proposed Play Equipment and Surfacing
- DF2 Proposed Swales, Rain Garden, Ponds and Basins

LMZ03 STRUCTURAL PLANTING

Description

6.8 This zone encompasses the existing structure of vegetation around the Site's boundaries. Proposed native trees, native woodland mix planting and native shrub mix planting are carefully considered to strengthen ecological value and visual screening of the boundaries, as well as providing a buffer to the adjacent Ancient Woodland.

6.9 Fencing would be provided around the Ancient Woodland buffer to discourage access to this ecological sensitive area.

Objectives

- To retain and reinforce existing vegetative structure with native tree, woodland mix planting and native shrub mix planting.
- To remove a small area of the existing trees to enable construction of the Development as well as implementing mitigation measures with new native planting across the Development.
- To provide an ecologically rich buffer to the adjacent Ancient Woodland.

Existing Soft Landscape Elements

- EV1 Existing Trees
- EV2 Existing Hedgerows

Proposed Soft Landscape Elements

- PS5 Proposed Native Woodland Mix Planting
- PS6 Proposed Native Shrub Mix Planting
- PS7 Proposed Native Scrub Planting

Proposed Hard Landscape Elements

- PH3 Proposed Fences and Gates

LMZ04 HABITAT AREA

Description

6.10 This zone has been designed to maximise habitat creation and biodiversity through the provision of native tree, shrub, scrub mix, native hedge planting, wildflower, wet meadow, reed bed, marginal and aquatic planting.

Objectives

- To maximise opportunities for habitat creation based on the provision of a variety of planting types.
- To provide a well-integrated SuDS attenuation basin with native wetland landscape planting.
- To reinforce existing structural planting around the periphery of the area with new native tree and shrub planting.

Proposed Soft Landscape Elements

- PS1 Proposed Native Trees
- PS4 Proposed Single Species Hedge Planting
- PS6 Proposed Native Shrub Mix Planting
- PS7 Proposed Native Scrub Planting
- PS10 Proposed Wildflower Grassland
- PS11 Proposed Wildflower Grassland for Basin and Swales
- PS12 Proposed Aquatic/Marginal Planting
- PS13 Proposed Reed Beds
- PS14 Rain Garden Planting

Proposed Hard Landscape Elements

- PH3 Proposed Fences and Gates
- DF2 Proposed Swales, Ponds, Rain Garden and Basins

LMZ05 RESIDENTIAL AREA

Description

6.11 Encompassing all residential areas and streets, this management zone includes substantial areas that will be conveyed to private owners. The zone also includes communal areas (i.e. public streets and associated planting areas) that will remain the responsibility of the **ManCo.**

6.12 This LMZ also extends to include the proposed pumping station, where native hedgerows are included to provide enclosure to this necessary infrastructure.

Objectives

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

Proposed Soft Landscape Elements

- PS2 Proposed Ornamental Trees
- PS3 Proposed Native Hedgerow Planting
- PS4 Proposed Single Species Hedge Planting
- PS8 Proposed Ornamental Shrub, Herbaceous and Bulb Mix Planting
- PS9 Proposed Amenity Grassland

Proposed Hard Landscape Elements

- PH4 Proposed Paving
- PH3 Proposed Fences and Gates

7. LANDSCAPE ELEMENTS & MAINTENANCE PRESCRIPTIONS

EXISTING VEGETATION

Landscape Elements

- EV1 Existing Trees
- EV2 Existing Hedgerows

Proposals

7.1 The majority of existing vegetation within the Site's northern, southern and western boundaries is to be retained as structural planting around the Site's peripheries.

Management Objectives

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

Management Prescriptions

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

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

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

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

7.5 Pruning or removal of existing vegetation, including trees and scrub, should only be carried out outside the bird nesting season to protect breeding birds (March-August).

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

PROPOSED TREE PLANTING

Landscape Elements

- PS1 Proposed Native Trees
- PS2 Proposed Ornamental Trees
- PS5 Proposed Native Woodland Mix Planting

Proposals

7.7 Native woodland is proposed within LMZ02 to reinforce the existing trees within the Site and the adjacent Ancient Woodland along the south-western boundary, as well as to provide visual screening to the wider landscape through gaps in the existing trees and vegetation. The native woodland will comprise a mixture of feathered stock and whips to provide initial variation in structure and height.

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

7.9 Native woodland planting is also proposed in LMZ01 Landscape Buffer to form a screen between existing and proposed houses.

Management Objectives

- To strengthen and enhance existing landscape structure, with the implementation of a more varied but locally appropriate mix of native woodland trees and understorey shrub planting.
- To ensure screening planting establishes quickly to provide a robust buffer for existing and future residents.

- To ensure street tree planting is robust and fit for purpose, creating a green leafy character to the Development.
- To ensure newly planted trees thrive and grow to their full potential.

Management Prescriptions

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

7.11 Watering to soil capacity will be required on a minimum weekly basis throughout the first growing season. Watering should be carried out as early as possible in the day to minimise evaporation losses.

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

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

7.14 A minimum weed-free area of 1 metre around each tree stem shall be maintained during the first three years. This may be achieved through manual weeding and mulching only. Mulched areas around proposed trees shall be maintained at a minimum depth of 5 cm, with re-mulching carried out annually during years 1-3 to minimise competition from weeds and grasses.

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

7.16 Trees and woodland areas shall be monitored annually by a qualified ecologist to ensure that the proposed biodiversity objectives are being achieved. Additionally, annual safety inspections shall be conducted by a certified arboriculturist.

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

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

7.19 Aggressive tree species and undesirable climbing or creeping plants (e.g., ivy and bramble) that may suppress tree growth shall be controlled and removed annually.

PROPOSED NATIVE HEDGEROWS

Landscape Elements

- PS3 Proposed Native Hedgerow Planting

Proposals

7.20 Native hedgerows are proposed around the proposed pump station where enclosure and screening is desirable for amenity and aesthetic reasons. Hedgerow planting will be based on a double staggered row including at least 8 native species planted as whips.

Management Objectives

- To promote dense, bushy hedgerow growth, providing enclosure and a refuge for wildlife.

Management Prescriptions

7.21 To meet the recommendations within the dormouse mitigation strategy the hedgerows should be planted in double staggered rows, in random species groups of 3-5 per metre of hedgerow.

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

7.23 Cutting hedgerows on a recurring 3-year winter cycle (side 1 – year 1, side 2 – year 2, top – year 3), with the winter cut occurring after plants reach 1m.

7.24 Cutting scrub layers on a 3-year cycle (a third at any one time) to encourage dense, bushy growth and promote flowering/fruiting opportunities.

7.25 Selective cutting and coppicing will also encourage natural growth of bramble *Rubus fruticosus* agg., another important food species for dormice.

7.26 Hedgerows shall be trimmed once annually between October to January (outside of bird breeding season) to promote bushy growth while providing continued habitat and foraging opportunities for wildlife.

7.27 Any plants that fail to establish within the first 5 years shall be replaced in the next available planting season in accordance with the original planting specification. Where a single species is failing in large numbers, species mix may be revised in agreement ManCo – Operations Manager.

7.28 No flail cutting to be carried out. Hedgerows are to be trimmed with sharp bladed trimmers, maintaining a rectangular profile.

7.29 Prune and remove any dead, dying and broken branches and reduce weak plants to encourage new growth.

7.30 Hedgerows shall be encouraged to incrementally increase in height and width from initial planting sizes to an optimum height of 2.5m. Width shall be maintained at approximately 2m.

7.31 Remove competing vegetation by hand weeding only during March-October. No strimming to be carried out in close proximity to the hedge line.

7.32 Top up mulch on an annual basis in February-March.

PROPOSED SHRUB, HERBACEOUS AND BULB PLANTING

Landscape Elements

- PS4 Proposed Single Species Hedge Planting
- PS6 Proposed Native Shrub Mix Planting
- PS7 Proposed Native Scrub Mix Planting
- PS8 Proposed Ornamental Shrub, Herbaceous and Bulb Mix Planting

Proposals

7.33 Native shrub planting is proposed across the Site as woodland edge planting alongside existing and proposed woodland and tree belts. In these locations it is intended to form a buffer and gradation in habitat between larger canopy trees and the open spaces of the Site. Native shrub planting is also proposed in key areas within public open spaces to form corridors of vegetation to frame and define public open spaces, as well as providing opportunities for habitat connectivity across the Site.

7.34 Native shrub planting will also be employed within LMZ01 to form the understorey to native planting to ensure a dense planting belt is achieved.

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

7.36 Proposed Single Species hedges are predominantly within private curtilages to form corner 'bookends' to perimeter blocks, whilst also functioning to delineate private space from semi-private/public spaces. Proposed hedging will comprise single species drawn from a restricted palette of four species to provide unity and consistency across the Site.

7.37 Ornamental shrub and herbaceous planting is proposed to private residential curtilages with several key areas of ornamental planting within public open space along the road edge and around the play area. Ornamental planting has been designed to provide year-round seasonal interest based on six palettes, each comprising approximately 20 species. The palettes are distributed according to street hierarchy and sunlight requirements to ensure a cohesive but varied aesthetic that aligns with the hard landscape strategy and also ensuring the success and viability of proposed planting.

7.38 Ornamental plants have been selected to provide seasonal interest, variation in structure, form and habitat, as well as maximising the inclusion of plants that are of value to pollinating insects.

7.39 Native scrub planting has been included to provide variation in habitat types and planting species.

Management Objectives

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

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

Management Prescriptions

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

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

7.42 Weeds shall be removed throughout the growing season by hand weeding only, no chemical treatment.

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

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

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

7.46 Formative pruning may also be undertaken annually during the first five years to encourage healthy tree development.

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

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

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

7.49 Re-firming of plants to be carried out for new planting for years 1-2 to ensure root-balls are well integrated into topsoil.

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

7.51 Trimming of single species hedges shall be carried out twice annually in September – March, including formative pruning/topping to promote compact, bushy growth. Ornamental hedges shall be allowed to grow to a height of 1.2m and a width of 1m with a rectangular profile.

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

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

PROPOSED GRASSLAND

Landscape Elements

- PS9 Proposed Amenity Grassland
- PS10 Proposed Wildflower Grassland
- PS11 Proposed Wildflower Grassland for Basin and Swales

Proposals

7.54 The Site is predominantly grassland with area of hard standing associated the construction phase of adjacent development to the north east of the Site. The existing grassland is to be replace with a mixture of amenity grassland and wildflower grassland.

7.55 Wildflower grassland (Emorsgate EM4 Meadow Mixture for Clay Soil) is proposed throughout the open spaces and the habitat area of the Site to promote increased biodiversity and seasonal interest. The wildflower grassland is subdivided into dry and wet habitats, with the latter proposed within the attenuation basins near the Site entrance, which will be planted with the Emorsgate EM8 Meadow Mixture for Wetlands.

Management Objectives

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

Management Prescriptions

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

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

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

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

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

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

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

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

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

7.65 Within all grassland areas, weeds shall be removed throughout the growing season by hand weeding only, strictly no chemical treatment.

DRAINAGE FEATURES

Landscape Elements

- PS11 Proposed Wildflower Grassland for Basins and swales
- PS12 Proposed Aquatic/Marginal Planting
- PS13 Proposed Reed Beds
- PS14 Rain Garden Planting
- DF2 Proposed Swales, Rain Garden, Ponds and Basins

Proposals

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

7.67 The deeper area and along the banks of the proposed basin near the entrance will be planted with native marginal and reed species to provide visual interest, create habitat opportunities, and assist in the filtration and attenuation of surface water. The shallow basin located in the south-western corner of the Site will be seeded as wildflower meadow grassland.

7.68 Wildflower seed species suitable for attenuation basins and swales are proposed around swales and the edge of the basins with native tree planting to promote biodiversity enhancement as well as habit creation for wildlife.

Management Objectives

- To ensure drainage features continue to function in the conveyance and attenuation of surface water in accordance with the function of existing features and the intended function of proposed SuDS features; and
- To establish areas of native reed bed and marginal planting for visual interest and biodiversity benefit.

Management Prescriptions

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

7.70 Watering may be required in summer months during the establishment period, particularly

7.71 In order to maintain drainage of the Site, carry out routine de-silting and clearance of drainage ditches/swales on a 3-year rotational basis. Ensure any connecting culverts are free from vegetation, silt and detritus.

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

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

PROPOSED HARD LANDSCAPE ELEMENTS

Landscape Elements

- PH1 Proposed Informal Path
- PH2 Proposed Benches and Bins
- PH3 Proposed Fences and Gates
- PH4 Proposed Paving
- PH5 Proposed Play Equipment and Surfacing

Proposals

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

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

7.76 A Local Equipped Area for Play is proposed within LMZ02, featuring a range of play equipment set within a play mulch surfaced area to provide a safe and attractive space for children of various ages and abilities.

7.77 Fencing is proposed in a number of areas, including along the Ancient Woodland buffer, within residential areas, around SuDS features, and managing access to LMZ01 Landscape Buffer.

Management Objectives

- To maintain all hard surfacing in good clean order
- To ensure the safety of all users of the Site

- To ensure maintenance is carried out to extend the life of surfacing, street furniture, fencing and play equipment as far as possible
- To ensure a high standard of amenity is provided to users of public open spaces

Management Prescriptions

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

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

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

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

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

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

7.83 The proposed play area shall be subject to the following inspections to ensure continued compliance with BS EN 1176:

- Routine visual inspections: daily or weekly, including:
  - Visual inspection of the play area including all equipment, fencing and surfacing for any obvious, immediate safety hazards
  - Sweeping of surfacing including removal of any debris, broken glass, gravel, fallen leaves, and litter.
  - Inspection of loose fill safety surfacing to ensure that minimum safety surfacing levels are maintained.
- Operational inspections: monthly to quarterly:
  - A detailed assessment of the condition and functioning of the play equipment.
- Annual inspection performed by an independent evaluator: once every 12 months. Findings of the annual inspection should be rectified as soon as possible to ensure compliance with BS EN 1176.

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

APPENDIX A.1

Figure 1: Landscape Management Zones Plan

LEGEND

- Site boundary
- Ancient woodland
- 15m Ancient Woodland buffer
- LMZ01 Landscape Buffer
- LMZ02 Southern Open Space
- LMZ03 Structural Planting
- LMZ04 Habitat Area
- LMZ05 Residential Area

Rev	Date	Amendment	Initials
B	XX.06.26	Update to suit latest design and site layout. Issued for planning.	XX
A	10.12.25	Issued for planning.	CLB

Project:

LAND AT PARK LANE,
CHARVIL

Client:

BELLWAY HOMES THAMES VALLEY

Drawing:

FIGURE 1: LANDSCAPE MANAGEMENT ZONE PLAN

PLANNING

Drawing no: 2299.0120 **Rev:** B

Scale@A3: 1:2000 **Date:** Nov'25 **Drawn:** CLB **Checked:** JM

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

APPENDIX A.2

Management Schedules

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

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

	required for establishment					
	Site Inspections (ecologist & arboriculturist)	1 Annually	1 Annually	1 Annually	1 Annually	1 Annually
	Annual inspection of play area by an independent evaluator	1 Annually	1 Annually	1 Annually	1 Annually	1 Annually
	Site Audit (landscape architect) & Review of LEMP	-	-	-	-	1 Review and update LEMP at end of establishment period.

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

		NUMBER AND TIMING OF ANNUAL OPERATIONS				
		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
	Pruning and maintenance of existing trees (as directed by arboriculturist).	1 September-February	1 September-February	1 September-February	1 September-February	1 September-February
	Trimming of existing hedgerows/proposed native hedgerows	1 September-February	1 September-February	1 September-February	1 September-February	1 September-February
	Maintain 1m weed free area around proposed trees	1 March-September	1 March-September	1 March-September	-	-
	Selective felling/thinning.	-	-	-	-	1 September-February
	Removal of undesirable climbing/creeping plants in woodland	1 September-February	1 September-February	1 September-February	1 September-February	1 September-February

	areas (e.g. bramble, ivy)					
	Trimming of proposed/existing native hedgerows	1 October-February	1 October-February	1 October-February	1 October-February	1 October-February
	Application of slow release fertiliser to planting beds	1 February-March	1 February-March	1 February-March	1 February-March	1 February-March
	Leaf sweeping and tidying of planting beds	2 November-March	2 November-March	2 November-March	2 November-March	2 November-March
	Formative pruning of trees and shrubs	1 September-March	1 September-March	1 September-March	1 September-March	1 September-March
	Thinning of native shrub planting areas (3 year rotation).	1 September-March	1 September-March	1 September-March	1 September-March	1 September-March
	Re-firm trees and shrubs and check upright alignment of newly planted trees.	1 September-March	1 September-March	-	-	-
	Trimming of native hedges	2 October-February	2 October-February	2 October-February	2 October-February	2 October-February
	Consolidation of planting beds	1 September-March	1 September-March	1 September-March	1 September-March	1 September-March
M	Hard pruning of overgrown shrubs	1 February-March	1 February-March	1 February-March	1 February-March	1 February-March

	First cut of amenity grassland (10cm height)	1 Once established	-	-	-	-
	Regular mowing of amenity grassland	As required Monthly	As required Monthly	As required Monthly	As required Monthly	As required Monthly
	Scarification of amenity grassland	1 September-October	1 September-October	1 September-October	1 September-October	1 September-October
	Repair bare patches in amenity grassland	1 March-April	1 March-April	1 March-April	1 March-April	1 March-April
	Topping of annual weeds in wildflower grassland	As required throughout first season	-	-	-	-
	Hay cut of wildflower grassland areas	-	1 August	1 August	1 August	1 August
	Regular mowing of wildflower grassland areas	-	3 September-April	3 September-April	3 September-April	3 September-April
	Apply fertiliser to amenity grassland areas	-	1 March-April	1 March-April	1 March-April	1 March-April
	Desilting and clearance of existing swales, rain gardens and basins.	-	-	-	1 September-March	1 September-March

Table A2.3 Annual Maintenance Operations Year 6-30

		ANNUAL MAINTENANCE OPERATIONS
	Litter picking and general inspection	52 Weekly
	Routine inspection of fencing, play equipment (minimum) and street furniture.	52 Weekly
	Operational inspections of play area (minimum)	4 (quarterly)

	Weed Control	8 Monthly March - October
	Site Inspections (ecologist & arboriculturist)	1 Annually
	Annual inspection of play area by an independent evaluator	1 Annually
	Site Audit (landscape architect) & Review of LEMP	Every 5 years
	Pruning and maintenance of existing trees (as directed by arboriculturist).	1 Annually September-February
	Trimming of existing/proposed native hedgerows	1 Annually September-February
	Selective felling/thinning of woodland planting.	Every 5 years
	Removal of undesirable climbing/creeping plants in woodland areas (e.g. bramble, ivy)	1 Annually September-February
	Removal of undesirable climbing/creeping plants in woodland areas (e.g. bramble, ivy)	1 Annually September-February
	Application of slow release fertiliser to planting beds	1 Annually February-March
	Leaf sweeping and tidying of planting beds	2 November-March
	Thinning of native shrub planting areas (3 year rotation).	1 Annually September-March
	Trimming of native hedges	2 Annually October -February

	Consolidation of planting beds	1 Annually September-March
	Hard pruning of overgrown shrubs	1 Annually February-March
	Regular mowing of amenity grassland	As required Monthly
	Scarification of amenity grassland	1 Annually September-October
	Repair bare patches in amenity grassland	1 Annually March-April
	Hay cut of wildflower grassland areas	1 Annually August
	Regular mowing of wildflower grassland areas	3 September-April
	Apply fertiliser to amenity grassland areas	1 March-April
	Desilting and clearance of existing ditches and swales	1 September-March
	Reed bed clearance	1 September-March
	Sweeping and flushing of hard landscape areas	2 As required
	General inspections of all hard surfacing and street furniture followed by remediation	12 Monthly
	Raking and top dressing of informal paths	1 As required