

Landscape and Ecology Management Plan

January 2026

Land off Watmore Lane,
Winnersh

Prepared by
CSA Environmental

Taylor Wimpey West London

Report No: CSA/7168/06

Report Reference	Date	Revision	Prepared by	Approved by	Comments
CSA/7168/06	18/10/2024		AL	GC	1 st Issue
	01/05/2025	A	AL	GC	Updated Landscape Plans to Appendix A
	19/06/2025	B	AL	GC	Updated to client comments and to include revised Ecological Enhancements
	01/07/2025	C	AL	GC	Updates to introduction
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1.0 INTRODUCTION

- 1.1 The following Landscape Management Plan has been drawn up by CSA Environmental on behalf of Taylor Wimpey West London. It sets out the necessary prescriptions for the landscape management of the existing planting and new landscaping associated with the proposals at Watmore Lane, Winnersh.
- 1.2 Taylor Wimpey West London have submitted an application for a non-material amendment under Section 96A of the Town and Country Planning Act 1990, to alter the wording of planning conditions attached to the approved application 230208 to introduce phasing into the outline planning permission. This application was approved on the 7th of April 2025 (reference: 250640). This report has been produced to accompany reserved matters applications for Phases 1&2 of the proposals.
- 1.3 This document addresses Condition 12 of the outline planning permission, see wording below:

'Prior to the commencement of the development within each phase a Landscape Environmental Management Plan (LEMP) for that phase, including long term design objectives, management responsibilities, timescales, and maintenance schedules for all landscape areas, other than privately owned domestic gardens, which delivers and demonstrates a habitat and hedgerow biodiversity net gain shall be submitted to and approved in writing by the local planning authority. The development within each phase shall be carried out in accordance with the approved LEMP for that phase.'

This document has been prepared to discharge the S106 application and is to be read alongside the documents included within **Appendix A:**

- CSA/7168/306-308 Soft Landscape Proposals – Phase 1
- CSA/7168/300-302 Hard Landscape Proposals – Phase 1
- CSA/7168/309-311 Soft Landscape Proposals – Phase 2
- CSA/7168/303-305 Hard Landscape Proposals – Phase 2
- CSA/7168/117-119 Play Area Proposals

- 1.4 This report is concerned with all areas of landscaping within the proposed development.
- 1.5 Detailed proposals for the landscaping have been produced and include the schedule of drawings within **Appendix A**.
- 1.6 Maintenance prescriptions have been formulated to maximise the landscape amenity of the Site, maintain healthy plant growth, keep planting beds free from weeds / litter and ensure plant stock remains free from pests and disease. This plan deals with the maintenance of the following areas:
- Maintenance of Thicket & Trees (existing & proposed)
 - Maintenance of Hedges (existing & proposed);
 - Maintenance of Proposed Shrub Planting;
 - Maintenance of Grassland & Wildflower Meadows (existing & proposed);
 - Maintenance of Proposed Marginal Aquatic and Wetland Habitats including those connected with new Sustainable Drainage Systems (SuDS);
 - Maintenance of Proposed Ball Court & Play Areas; and
 - Maintenance of Street Furniture, Boundary Treatment & Hard Surfacing.
- 1.7 Following initial development of the Site, it is anticipated that the first 12 months planting maintenance will be the responsibility of the landscape sub-contractor as appointed by the developer. After this period, it is anticipated that all management contained within this report will be undertaken by an appointed Management Company. Any planting areas that are conveyed to the individual dwellings will remain the responsibility of the occupier.
- 1.8 The plan covers the first 5 years of maintenance. After which, the plan should be reviewed, with fresh objectives and prescriptions for the long-term maintenance, in consultation with any relevant stakeholders, including any emerging residents groups.

2.0 SITE DESCRIPTION

- 2.1 The site lies at the south eastern edge of the settlement at Winnersh, to the east of Woodlands Close and the existing development along Watmore Lane.
- 2.2 The site is contained to the south by the embanked route of the M4 motorway, which passes several metres above the prevailing ground level within the southern part of the site. Further south, arable farmland and the Millenium Arboretum occupy the intervening land between the motorway and Forest Road at the northern extent of Wokingham, some 300m distant.
- 2.3 The eastern site boundary is marked by the meandering course of Emm Brook, beyond which agricultural land rises towards the slip road at Junction 10 of the M4 and A329(M). Both the junction and the route of the A329(M) are characterised by dense woodland planting, which provides a visual screen to the road.
- 2.4 To the west of the site development within the built up area of Winnersh is typically post war and suburban in character. To the north of the site is Grovelands Park Caravan Site, which comprises numerous single storey park homes, some of which overlook the site.

3.0 IMPLEMENTATION OF THE WORKS

- 3.1 All works should be installed in accordance with the details and specification set out in this report and that contained on the drawings listed within **Appendix A**.
- 3.2 All planting should take place in the first available planting season following completion of the open space areas, and to meet the criteria of the general planting specification set out in on the drawings listed within **Appendix A**.
- 3.3 The actual programme of installation will be dependent on the build programme and a more detailed programme of installation should be developed once construction of the housing areas has commenced.
- 3.4 Planting should be maintained by the installing landscape contractor for a minimum period of 12 months following installation, with any defective planting replaced at the end of the first year (or before).
- 3.5 Following this period, it is anticipated that all management contained within this report will be undertaken by an appointed Management Company. Any planting areas that are conveyed to the individual private dwellings will remain the responsibility of the occupier.

4.0 GENERAL MAINTENANCE ITEMS

4.1 Maintenance of the landscape areas shall be undertaken by a competent landscape contractor (as appointed by the Management Company), registered with the British Association of Landscape Industries (BALI). For the purposes of this report the appointed landscape contractor is referred to as 'The Contractor.'

4.2 Maintenance visits shall be undertaken at minimum monthly intervals (i.e. 12 visits per year). Visits may need to be increased at certain times of the year to enable the operations set-out within the report to be properly executed.

At each visit the following operations shall be undertaken:

- Regularly litter pick entire site to ensure that all planting and amenity areas are kept free from litter;
- Rake-up any leaf litter and remove from site;
- Ensure that all adjacent areas affected by maintenance operations are protected using boards or tarpaulins. Do not place excavated or imported materials directly onto grass/hard surfaces;
- Undertake weeding of planted areas;
- Undertake watering (as required) to ensure healthy growth / establishment of plant stock especially during the summer months (May to Aug) or during periods of prolonged drought where more frequent visits may be required;
- Sweep all communal hard surfaces to ensure they are kept free from litter and leaves; and
- Undertake all the necessary landscape maintenance outlined in the following sections.

4.3 All tree surgery works shall be undertaken in accordance with the requirements of BS 3998:2010 'Tree Work – Recommendations', by a suitably qualified arboricultural contractor, registered with the Arboricultural Association.

4.4 All pruning / removal works to existing vegetation, including trees, should be undertaken outside of the bird nesting season to ensure that

breeding birds are not disturbed. For clarification, the bird nesting season is taken to be March to August inclusive. Where this is not possible, an ecologist will need to check for nesting birds prior to commencement of works.

- 4.5 All trees and dense scrub / shrub areas to be retained are to be protected throughout the duration of the construction works in accordance with the prescriptions set out in the arboricultural assessment submitted with the planning application, to meet the criteria of BS 5837:2012 'Trees in Relation to Construction' – Recommendations'.
- 4.6 Where tree surgery is planned as part of this management plan or in the situation where an approved tree surgeon has recommended remedial work for health and safety reasons, the potential for bats to be present must be considered before work is carried out.
- 4.7 All soft landscape areas to be maintained to BS7370-4:1993.
- 4.8 The Contractor shall physically maintain the whole of the Site in accordance with the schedules and specification included within this document. The landscape maintenance is to be carried out to a high standard at all times.
- 4.9 A record or log of all maintenance visits should be undertaken by the Contractor and these should be collated on a six monthly basis and submitted to the Management Company for review.
- 4.10 The Contractor shall ensure that any chemical application is undertaken by trained personal / operatives only, who have the appropriate NPTC certificates and in accordance with the manufacturer's recommendations. The 'Code of Practice for the Safe Use of Pesticides for Non-Agricultural Purposes' will be observed where applicable. The use of any chemicals shall be noted on the record sheets as outlined above.
- 4.11 The Contractor should ensure that the Site is left in a tidy and safe state following the undertaking of works outlined in the enclosed schedules and this shall be at the end of the day of each visit. All arisings should be removed from site in accordance with the schedules.
- 4.12 The Contractor shall programme and vary their agreed time of visits to coincide with appropriate weather conditions for carrying out of operations, with particular regard for the use of chemicals and the

mowing of grass. The mowing of grass during excessively wet weather or following periods of extended rain is strictly prohibited.

- 4.13 The Contractor should notify the Management Company to any significant pest or disease problem affecting the planted stock and shall provide a suitable strategy for treatment to be agreed with the client.
- 4.14 The Contractor shall advise the Management Company of all trees and other plants found to be dead, dying, vandalised or suffering significantly from the current growing conditions. All failed / defective plants identified within the first 12 months of installation should be replaced by the contractor at the soonest available planting season to ensure a continued coverage of growth. Replacement plants should be of the same species and specification of the failed specimens.
- 4.15 Chipping and shredding are not permitted on site without prior consent.
- 4.16 Should mammalian pests become a significant problem on site, then proposals for their control / eradication should be submitted for approval.
- 4.17 Ensure that a suitable water supply is available to carry out the operations detailed in this document. In the event of water restrictions (e.g. drought), the contractor will be responsible for submitting proposals to the Management Company for an alternative source of water e.g. use of a trailer mounted bowser.

5.0 WOODLAND, THICKET AND TREES

Existing Woodland, Thicket & Trees

- 5.1 Existing vegetation runs around the boundaries of The Site and includes a number of established trees and veteran trees. There is also a buffer of scrub planting along stretches of the of the boundary.

Objectives

- 5.2 To retain woodland opportunities for local wildlife including corridors for movement across the Site.
- 5.3 To maintain and enhance the biodiversity value of existing trees / woodland habitats across the Site.
- 5.4 Management of existing trees for safety, and to maintain healthy growth, attractive form and promote longevity. There are a number of trees located within the Site, and any management should be minimal and aimed at maintaining health and promoting longevity.

NB:- Should be read in conjunction with the detailed Tree Protection Plans listed within **Appendix A**, if available.

Prescriptions

- 5.5 The existing woodland should be managed with a minimum intervention approach, allowing dead wood to be retained within the Site where possible, except where removal is required on health and safety grounds due to close proximity of the general public.
- 5.6 The status of existing trees will be assessed in years 2 and 5 of this management plan. Where appropriate, selective thinning will be undertaken to remove poor quality tree specimens and permit the development of a healthy mature woodland structure.
- 5.7 In year 4 of this management plan, existing trees will be inspected by a suitably qualified arboriculturist, registered with the Arboricultural Association. For veteran or mature trees in the vicinity of higher risk areas such as roads and play areas this inspection should be carried out every 2 years.

- 5.8 Retained trees will be monitored for any sign of defects or poor health annually or after severe weather. Any signs of ill health or damage will be noted and remedial action taken when required.
- 5.9 If trees show signs of poor growth in a heavily trodden area, with no observable pests or diseases, feed and aerate the root area or in severe cases, undertake specialist de-compaction e.g. 'Terravent'.
- 5.10 Similarly, if trees appear to be suffering any signs of nutrient deficiency a general fertiliser should be applied as appropriate and in accordance with manufacturer's instructions, and hoed into bare soil beneath canopy line; annually as required.
- 5.11 Routine annual pruning of mature trees should be carried out only in exceptional circumstances if a health and safety issue is identified or for the benefit of the trees health. Prior to undertaking such works, advice should be sought from the principal designer / principal contractor.
- 5.12 Tree work should be carried out in accordance with BS 3998 and the Health and Safety Executive (HSE) 'Forestry and arboriculture safety leaflets'. Branches should be cut in accordance with the Arboricultural Association Leaflet 'Mature tree management'. In each case cut back to live wood using appropriate tools and do not prune during the late winter / early spring period.
- 5.13 Clean out and remove any dead, dying or diseased wood, broken branches or growths, fungal bodies and fruiting bodies. Remove any rubbish or objects / structures which have become attached or accumulated within the canopy or on the trunk of the tree. Any standing or attached dead wood should be left in situ unless it is causing an obstruction or poses a risk to health and safety.
- 5.14 All tree work should be carried out by a suitably qualified professional tree surgeon, a registered member of the Arboricultural Association. Consultation with the local authority should be sought for any works to trees covered by a Tree Preservation Order.

Proposed Thicket Planting

- 5.15 New areas of thicket are proposed across the public open space areas of the Site. Area of proposed thicket are intended to strengthen existing boundary vegetation and frame the proposed SUDS basins.

- 5.16 New wet thicket planting is proposed around surface water attenuation basins and swales.

Objectives

- 5.17 To create a 'woodland edge' to increase ecological value through native shrub / thicket planting to provide a graded edge to the existing woodland areas.
- 5.18 To use new thicket planting as a means to add long-term structure to the landscape.
- 5.19 To create a landscape buffer to the proposed development.
- 5.20 To provide shade and interest to the areas surrounding the stormwater attenuation basin / swales.

Prescriptions

- 5.21 Planting will incorporate native tree and shrub species appropriate to the local area. Planting will be undertaken in accordance with the species set out in the planting schedules.
- 5.22 Inspect trees / shrub shelters monthly to ensure they are secure and in position and re-firm / replace as required. Once ties / shelters are deemed to be too small and the trees have established, they should be removed and disposed of off-site.
- 5.23 Prune and re-shape native transplants at the appropriate time according to individual requirements to promote good form and encourage strong growth, minimum annually.
- 5.24 Transplants will be re-firmed in the ground after strong winds, frost heave or other disturbances. New trees will be routinely inspected, at least annually, for pests and diseases.
- 5.25 New planting will be monitored annually to ensure successful establishment and any remedial actions required outlined to the Management Company.
- 5.26 The area at the base of new planting should be retained free from weed growth by occasional strimming between new planting stations, at least quarterly.

- 5.27 Protective post and wire and post and rail fencing should be maintained as prescribed in Section 11.0.

Proposed Tree Planting

- 5.28 A range of new trees will be planted across the whole site within the public open space areas and highway verges and will include semi-mature, extra-heavy and standard trees of both native and ornamental varieties.

Objectives

- 5.29 To provide immediate biodiversity value, landscape structure and visual interest.
- 5.30 To ensure new tree planting is suitably cared for to enable its successful establishment, and to promote healthy growth and attractive form.

Prescriptions

- 5.31 Proposed species will include a mix of native and ornamental species as set out within the planting schedules and the Planting Specification on the drawings listed within **Appendix A**.
- 5.32 All tree planting will be conducted into well prepared ground in accordance with good horticultural practice.
- 5.33 Inspect stakes and ties to trees, twice yearly or after severe weather. Test for soundness in early and late winter and replace tight or ineffective ties. Ties should be replaced in slightly different position. Remove stakes and ties as soon as trees are self-supporting to benefit tree establishment. Ensure that stake(s) are wholly removed from the ground and that the remaining hole is filled with clean topsoil.
- 5.34 Apply annually a single dose of evenly spread, 11:22:9 NPK, slow-release fertiliser to the base of the tree at a rate of 50g per tree, from March – April; replace any mulch layer.
- 5.35 Re-firm trees in ground after strong winds, frost heave or other disturbances.
- 5.36 Monitor and replace failed planting with new plants between October and March. Ensure planting is conducted into well-prepared ground.

- 5.37 Trees should be routinely inspected for pests and diseases and any remedial action taken swiftly to prevent the spread of disease and control pests.
- 5.38 Watering programme should be monitored to ensure that at times of water shortage (e.g. drought) sufficient water is applied to meet the conditions.
- 5.39 Annually review and undertake crown pruning of young trees by removing dead branches and reducing selected side branches, ensuring development of a single strong leader. Pruning should be carried out in accordance with BS 7370-4.
- 5.40 Maintain a mulch layer at the base of each tree by annual topping-up to a depth of 75mm to a diameter of 1m around the trunk. Ensure mulch layer is free from weeds by hand cultivation.

Tree Watering

- 5.41 Newly planted trees should be watered when planted and for the first 2 summers. New trees should be watered at the beginning of the growing season (April/May) and regularly throughout the summer, with increased watering during spells of hot weather.
- 5.42 During the summer, water should be applied every other day at a rate at approximately 20-30 litres for standard trees and 40+ litres for larger trees. This figure should be reached during the height of summer and can be gradually increased to this in the spring and decreased before ceasing watering in the autumn.
- 5.43 If watering bags are used these should be checked regularly to ensure they are working efficiently and applying the correct watering rates to the tree.

6.0 HEDGEROWS

Existing Hedgerows

- 6.1 There are a number of hedgerows that run around the perimeter of the Site which are to be retained and protected for their ecological and biodiversity value.

Objectives

- 6.2 To protect and enhance the existing hedgerows / tree lines with regard to their features and function as wildlife corridors and general wildlife habitats.
- 6.3 To maintain the screening value of existing hedgerows / tree lines.

Prescriptions

- 6.4 Existing hedgerows / tree lines will be in-filled as required with appropriate with native species of local provenance. Carry out an annual walk-over to assess gaps in hedgerow and carry out remedial work as required.
- 6.5 Infill planting will be conducted into well prepared ground. New transplants will be protected with propriety spiral rabbit guards or shrub shelters.
- 6.6 The existing hedgerows will be monitored for any sign of defects or poor health annually or after severe weather. Any signs of ill health or damage will be noted and remedial action taken when required.
- 6.7 Established sections of hedgerow will be managed with a cut every three years in January to February (outside of the bird nesting season) to a height appropriate to its context but no greater than 2m, with the aim of promoting an 'A' line profile. Hedges to cut using a tractor and flail where space permits. Where the use of a tractor and flail is not possible due to space constraints, hand pruning will be required. Due to the quantity of existing hedgerows a rotational cutting programme should be implemented by the Management Company. Arisings to be removed.
- 6.8 Any significant and stable dead wood will be kept on site to form log piles within woodland and thicket areas to form habitat that can be used by saprophytic organisms and hibernating fauna.

Proposed Ornamental Hedge Planting

- 6.9 New clipped ornamental hedge planting of both native and ornamental species is proposed within the soft landscape proposals to plot frontages and in the open space proposals.

Objectives

- 6.10 To ensure newly planted hedges are suitably cared for to enable successful establishment into a dense bushy hedge that can be suitably maintained for ornamental and amenity value.
- 6.11 To maximise biodiversity value by providing new habitats for wildlife.
- 6.12 To provide enclosure to play areas, screening, structure and visual interest within the proposed landscape scheme.

Prescriptions

- 6.13 New planting of ornamental hedgerow species will be conducted as prescribed in the Planting Specification on the drawings listed within **Appendix A**.
- 6.14 Prune and re-shape transplants at the appropriate time according to individual requirements to promote good form and encourage strong, bushy growth, minimum annually.
- 6.15 During and following the establishment of the planting ensure that sufficient water is applied to maintain healthy growth as required. Ensure that full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times of water shortage (e.g. drought), sufficient water is applied to meet the conditions.
- 6.16 Prune and re-shape hedge species at the appropriate time according to individual requirements to promote good growth and compact form, removing any dead or dying wood.
- 6.17 Allow new ornamental hedges to attained planned height of 1.2m, by trimming lateral growth by hand once annually in September outside of the bird nesting season (March-August). Once established, hedges should be maintained at their planned dimensions. Inspect hedgerows for ground nesting birds prior to maintenance operations.

- 6.18 Keep all hedge planting trenches clear of weeds by cultivating and use of approved herbicides. Fork-over/hoe beds as necessary to keep soil loose, disposing of arisings off-site.
- 6.19 Apply an annual single dose of evenly spread, 11:22:9 NPK slow-release fertiliser at a rate of 60g per m², from March - April.
- 6.20 Top-up the mulch surface (where applicable) with chipped tree bark following planting, to a depth of 75mm. Regularly monitor mulch levels and re-mulch in July to original depth, or when required.
- 6.21 Regularly check for plants which have been loosened by wind or frost and re-firm any loose plants back into the ground.
- 6.22 Monitor and replace failed planting with new plants of equivalent size and species between October and March.
- 6.23 All plants should be maintained in a disease and pest free state through the application of a suitable proprietary herbicide/pesticide.

7.0 ORNAMENTAL SHRUB PLANTING

- 7.1 New areas of proposed ornamental shrub planting will be provided throughout the Site consisting of a variety of species appropriate to their setting.

Objectives

- 7.2 To ensure planting within communal areas adjacent to dwellings and areas of public open space is suitably cared for to enable its successful establishment, to maintain growth and shape of plants and prevent planting beds becoming overgrown and untidy.
- 7.3 Planted areas will be used to reinforce access routes and define space within the recreational landscape.
- 7.4 To assist in creating a landscape of varying sensory experience, predominantly through colour, texture and scent to maximise wildlife benefit.

Prescriptions

- 7.5 All ornamental shrub planting to be conducted in accordance with the Planting Specification.
- 7.6 During and following the establishment of the planting ensure that sufficient water is applied to maintain healthy growth as required. Ensure that full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times of water shortage (e.g. drought) sufficient water is applied to meet the conditions.
- 7.7 Prune and re-shape shrub species at the appropriate time according to individual requirements.
- 7.8 Remove dead or dying wood, in order to promote healthy growth and attractive form. Shrubs should be prevented from becoming overgrown, with particular attention to plants adjacent to windows, footpaths and roads to prevent obstruction.
- 7.9 Avoid hard pruning to bare wood.
- 7.10 Keep all beds clear of weeds by cultivating and use of approved herbicides. Fork-over/hoe beds as necessary to keep soil loose, disposing of arisings off-site.

- 7.11 Apply an annual single dose of evenly spread, 11:22:9 NPK slow release fertiliser at a rate of 60g per m², in March - April.
- 7.12 Mulch the surface of the planting beds with chipped tree bark following planting, to a depth of 75mm. Regularly monitor mulch levels and re-mulch in July to original depth, or when required.
- 7.13 Regularly check for plantings which have been loosened by wind or frost and re-firm any loose plants back into the ground.
- 7.14 Regularly check beds on routine visits to assess whether thinning is required. When planting is starting to overlap it may be necessary to remove some individual plants to retain the character of the bed. Thinning should take place as required in a logical process over several stages.
- 7.15 Monitor and replace failed planting with new equivalent plants between October and March. All plants should be maintained in a disease and pest free state through the application of a suitable proprietary herbicide/pesticide.
- 7.16 Dead head flowering shrubs and herbaceous perennials following the flowering period to promote further flowering. Cut down perennials in autumn. NB:- Remove arisings from site.

8.0 GRASSLAND & WILDFLOWER MEADOWS

Existing Grassland (EG)

- 8.1 Areas of existing grassland will be retained predominantly along the woodland edges of the Site and within the proposed parkland character of the public open space.

Objectives

- 8.2 These areas will be managed as long meadow grassland in order to provide structural and botanical diversity and will form part of the 'ecotone' graded edge, requiring only a low intensity maintenance regime.

Prescriptions

- 8.3 The grassland will be monitored in the first year to review the pattern of species-richness and to inform further management actions. At the end of year, an annual cut will be undertaken in September down to 75mm, following this a bi-annual cutting regime will be implemented with the grassland cut to a height no lower than 100mm in May and again after the seed drop in September.
- 8.4 Arisings will be left in-situ for 24 hours before being removed to allow any wildlife to disperse.
- 8.5 Meadow areas will be monitored to assess the growth of any invasive species and spot treated with an approved contact herbicide if required.

Wildflower Meadow Areas (WF1, WF2 & WF3)

- 8.6 Swathes of new, diverse wildflower meadows are proposed throughout the parkland areas and swale corridors.

Objectives

- 8.7 To provide areas of species-rich wildflower meadows of varying type, within the public open space areas to provide seasonal interest and maximise biodiversity value.
- 8.8 To define the edges of the existing ditch and swale corridors.
- 8.9 To provide woodland edge habitats adjacent to existing and proposed woodland.

8.10 To provide nectar and food plants for invertebrates.

Prescriptions

8.11 Seeding of specified mixes is to be undertaken onto pre-prepared seed beds in accordance with the planting specification. No nutrient improvement to the existing soil will be undertaken prior to sowing or during management and where feasible, topsoil and subsoil should be mixed through deep ploughing to reduce fertility.

8.12 In all cases, special care should be taken to ensure the seed beds are as free from weeds as possible, through continued cultivation and herbicide applications with the aim of creating a 'stale seed' bed prior to seeding.

8.13 The wildflower meadow areas will be managed as follows;

- Year 1 – Following establishment, once the sward has reached 100mm, it should be maintained at this height between April and October through regular cuts (minimum monthly) for the first growing season to control weed growth and allow for the slower growing perennial wildflowers to establish.
- Year 2 – Regular cutting to maintain a grass height of approximately 100mm should continue from April till May, at which point the sward should be left to establish to a greater height, before 2 further cuts in late July and Sept down to 100mm.
- Year 3 onwards - A bi-annual cutting regime will be implemented with the grassland cut to a height no lower than 100mm in July / August (once gone to seed) and again at the same height in October/ November to maximise vascular plant vitality.

8.14 All cuttings will be left in-situ for 24 hours after being cut to allow for any wildlife to disperse. Arisings will then be removed from the area to reduce nutrient build-up which would encourage the development of more vigorous plant species.

8.15 The wildflower areas will be hand-weeded or spot swiped for any perennial weeds such as docks *Rumex* sp., nettles *Urtica* sp. and ragwort *Senecio jacobaea*.

- 8.16 Areas of persistent weeds should be 'capped off' by cultivation and sowing of a pure grass seed mix at the best available growing season (eg. September).

Amenity Grass Areas (AG-s & AG-t)

- 8.17 The proposed scheme includes extensive areas of short mown amenity grassland areas and grassed roadside verges throughout the Site.

Objectives

- 8.18 To provide significant areas of short mown recreational grassland to encourage active and passive recreation for the benefit of the new development and the wider community.
- 8.19 To ensure that highway verges are maintained so as to contribute to the visual amenity of the development.

Prescriptions

- 8.20 Following initial seeding/turfing, provide appropriate signage to discourage entrance for a minimum of 6 weeks or until the grass sward is suitably established to withstand footfall.
- 8.21 Allow turf sward or amenity seeded areas to establish to a minimum height of 35mm before first cut. Once established, maintain to a height of 25-30mm by cutting fortnightly or as necessary through the growing season and as required during the winter months (to maintain to approx. 30mm). Arisings to be collected and removed from site.
- 8.22 Remove all litter including fallen leaves from grass areas prior to mowing. Do not use mowers/trimmers within 100mm of tree stems, use nylon filament rotary cutters or other hand held machinery to avoid damage to bark. Strim around any obstructions.
- 8.23 All amenity grassed areas should receive an application of a proprietary granular slow-release fertiliser twice yearly in the spring and the autumn (refer to schedules).
- 8.24 A selective herbicide should be used in order to suppress any emerging perennial weeds.
- 8.25 Edges adjacent to footpaths should be reformed and left neat after each maintenance visit.

- 8.26 All amenity grassed areas should be scarified annually in the autumn to remove thatch conditions and the build-up of dead grass. Following annual scarification, grassed areas should be thoroughly spiked to aerate soil and improve drainage.
- 8.27 Bare areas and areas of dead grass which become apparent should be rectified by over-seeding and/or turf re-installation at the soonest available planting season.
- 8.28 Grass cutting will be avoided in areas planted with bulbs during late winter / early spring when bulbs are growing and for a period of 6-8 weeks after flowering to allow the bulbs to regain nutrients, after which a normal mowing regime can resume.
- 8.29 Dedicated bins for the disposal of dog mess are to be provided at strategic locations within the amenity grass areas.

9.0 AQUATIC MARGINAL & WETLAND HABITATS

Proposed Attenuation Basins & Swales

- 9.1 A number of new seasonally wet attenuation basins and swales will be provided throughout the Site that will form part of the SuDS network.
- 9.2 The attenuation basins are designed to accommodate all storm events.

Objectives

- 9.3 To create attractive and interesting features which have a landscape, amenity and ecological value as well as maintaining an attenuation function.
- 9.4 To maximise the multi-functional value of surface water attenuation features for biodiversity and amenity use, creating a variety of habitats, including reed beds within low flow channels, species-rich wildflower areas and marginal aquatic habitats.

Prescriptions

- 9.5 New native reed planting as specified in the plant schedules will be undertaken within the low-flow channels to create reed habitat. Reed planting shall be cut-back to the base, in compartments, on a 2 year rotation and arisings taken off-site in order to prevent the build-up of nutrients and litter and to keep some reed young and healthy.
- 9.6 In other areas the basin will be partially planted with herbaceous, marginal plants and grasses which have an appropriate wetland character, but that are also tolerant of prolonged dry conditions. Management is unlikely to be required in the first five years, but this should be monitored.
- 9.7 The remaining areas on the base and banks of the basins will be seeded with the specified wildflower meadow seed mix. The seed-mixes will be sown onto well-prepared soil in accordance with the planting specification.
- 9.8 The wet wildflower meadow areas will be managed as follows;
 - Year 1 – Following establishment, once the sward has reached 100mm, it should be maintained at this height between April and October through regular cuts (minimum monthly) for the first

growing season to control weed growth and allow for the slower growing perennial wildflowers to establish.

- Year 2 – Regular cutting to maintain a grass height of approximately 100mm should continue from April till May, at which point the sward should be left to establish to a greater height, before 2 further cuts in late July and Sept down to 100mm.
- Year 3 onwards - A bi-annual regime will be implemented with the grassland cut to a height no lower than 100mm in in July and September to maximise vascular plant vitality.

- 9.9 Regularly inspect planted areas for weeds / invasive species and remove by hand or controlled by the careful glove application of a translocated herbicide (e.g. glyphosate), if this becomes necessary.
- 9.10 All cuttings will be left in-situ for 24 hours after being cut to allow for any wildlife to disperse. Arisings will then be removed from the area to reduce nutrient build-up which would encourage the development of more vigorous plant species.
- 9.11 Inlets and outlets should be checked regularly for build-up of litter / sediment and cleared as required. Headwalls and basin banks should be inspected for damage.
- 9.12 An annual inspection should be carried out to check for any silt build-up / vegetation around components and remove if required.
- 9.13 Repair any erosion or other damage by re-seeding and re-level uneven surfaces and reinstate design levels.

10.0 BALL COURT & PLAY AREAS

Ball Court

- 10.1 A hard surfaced area for ball sports will be provided within the NEAP to the east of the development.

Objectives

- 10.2 To provide a focal area that will facilitate the playing of ball sports throughout the year, used by the local community.

Prescriptions

- 10.3 Maintain surfaces within Ball Court free from litter and debris as part of weekly inspections.
- 10.4 Inspect fencing, signage, goal fixtures and surfacing monthly and report any damage. Fence off any areas that are deemed to be faulty or unsafe. Undertake remedial works when instructed.
- 10.5 Repairs should be carried out as soon as physically possible with a target response time within 2 weeks. However this is subject to parts availability / delivery times. Any remedial work should be carried out by a suitably qualified playground installer.
- 10.6 The playing surface should be jet washed annually to remove any build-up of moss and or algae.
- 10.7 Areas of hard surfaces to be spot treated bi-annually (or as required) with an appropriate herbicide (eg. Glyphosate) to remove any weeds.
- 10.8 Undertake an annual inspection of the MUGA in the form of an independent audit by an organisation registered with the Register of Playground Inspectors International (RPiI) e.g. ROSPA to check the functionality and safety of the area. The result of such an inspection should be sent to the Local Authority Recreation Officer and a copy kept on files by the Management Company.

Equipped Play Area

- 10.9 Three equipped play areas and located within The Site. A LAP is located within the centre of the development, with equipment catering for young children. A LEAP is located within the public open space, to the

north of the site catering for a range of ages and including inclusive equipment. A NEAP is located to the east of The Site, catering for older children with more challenging play items installed here.

Objectives

- 10.10 To provide designated play spaces that provide a range of opportunities for play, with dedicated areas for all age groups.
- 10.11 To provide play areas that are safe and free from hazards, with all playable items maintained in a safe working condition and complies with all relevant legislation.

Prescriptions

- 10.12 Inspect all play, surfacing, signage, fencing and gates weekly and report any damage to the Management Company. Immediately fence-off any equipment that is deemed to be faulty or unsafe. Undertake remedial works when instructed.
- 10.13 Repairs should be carried out as soon as physically possible with a target response time within 2 weeks. However, this is subject to parts availability / delivery times. Any remedial work should be carried out by a suitably qualified playground installer.
- 10.14 Maintain safety surfaces within play area free from litter and debris as part of weekly inspections, ensuring safety surfaces are sound and fit for purpose. Any section of surface deemed unsafe should be cordoned off and repair immediately.
- 10.15 If any sharp objects (eg. knives and needles) are discovered during the weekly inspections, the object should be removed immediately. The discovery should be reported to and recorded by the management company. The area should be cordoned off, appropriate signage erected and be subject to a full inspection immediately.
- 10.16 Undertake an annual inspection of the play equipment in the form of an independent audit by an organisation registered with the Register of Playground Inspectors International (RPII) e.g. ROSPA to check the functionality and safety of the installed equipment. The result of such an inspection should be sent to the Local Authority Recreation Officer and a copy kept on files by the Management Company.

- 10.17 Any remedial action required as a result of the annual inspection to make safe the equipment should be undertaken with immediate effect and any failed equipment should be removed or fenced-off accordingly until such a point in time at which it can be fixed.
- 10.18 Hedge planting, ornamental shrub planting and street furniture will be maintained as prescribed in Sections 6.0, 7.0 and 11.0 respectively.

11.0 STREET FURNITURE, HARD SURFACES & FENCING AND BOUNDARY TREATMENTS

Street Furniture

- 11.1 Street furniture including seats, benches and litter bins will be provided throughout the publicly accessible areas of the Site.

Objectives

- 11.2 To provide areas of seating and waste disposal for members of the public.

Prescriptions

- 11.3 Undertake bi-annual checks of all street furniture to ensure that it remains soundly and safely installed. Re-install any loose furniture.
- 11.4 If any street furniture requires replacement due to damaged, the area should be cordoned off with appropriate signage. The replacements should be installed as soon as physically possible with a target response time within 2 weeks, subject to parts available / delivery times. Installation should be carried out by a suitable qualified installer.
- 11.5 In the case of street furniture containing timber elements, ensure that the timber has not become worn, or the preservative treatment eroded by continual use or UV exposure. Any worn or damaged timber should receive an application of proprietary timber preservative to match the colour and treatment of the adjacent timber.
- 11.6 In the case of street furniture containing painted metal elements, ensure that any painted surface has not become worn or eroded through continual use. Any worn or damaged paint work should be rectified by the application of an appropriate paint to match the existing.
- 11.7 Undertake bi-annual checks for graffiti. The contractor should keep accurate records of any graffiti and should make every endeavour to remove / remediate street furniture that is subject to graffiti.
- 11.8 Litter bins to be emptied weekly.

Hard Surfaces

- 11.9 A network of surfaced footpaths as well as areas of hardstanding will be provided throughout the Site.

Objectives

- 11.10 To form part of the wider footpath network to facilitate public access across the Site.
- 11.11 To provide areas of hard standing for both active and passive recreation.

Prescriptions

All Paved Surfaces

- 11.12 As required, ensure all hard surfaces are maintained free from debris, litter and fallen leaves through regular sweeping. Remove any arisings from site.
- 11.13 Undertake regular inspections to ensure that all hard surfaces are sound and free from cracks or trip hazards. Patchy, worn areas or where the hard surface finish has visibly failed, are to be clearly fenced-off from the public and repaired as new as soon as feasibly possible.
- 11.14 Areas of hard surfaces to be spot treated bi-annually with an appropriate herbicide (eg. Glyphosate) to remove any weeds, moss or algae growth.

Roads Only

- 11.15 Undertake twice yearly (every 6 months) vacuum sweeping of all standard vehicular carriageway areas using proprietary vehicle mounted sweeper.
- 11.16 Undertake vacuum cleaning of all porous vehicular carriageway areas three times a year using proprietary vehicle mounted sweeper:
- April
 - July/August
 - November

- 11.17 Undertake power washing of paved surface every two years in the autumn. Following power-washing ensure that joints are re-pointed with dry kiln sand brushed into joints as required to seal surface.
- 11.18 The use of salt or grit for de-icing should be kept to a minimum wherever possible.

Fencing and Boundary Treatments

- 11.19 A variety of fencing types will be used throughout the Site including bow top fencing to the LAP Play Area, Close-board and Lapped fencing to rear gardens and Timber Kneerail to the edges of open spaces and SUDS basins.

Objectives

- 11.20 To be used to define space and restrict access to landscaped areas as appropriate.

Prescriptions

- 11.21 Ensure that all fencing is maintained in a safe, hazard-free state to facilitate the effective function of its intended use.
- 11.22 Undertake bi-annual inspections to ensure that all fencing is sound and free from damage.
- 11.23 Damaged or broken sections of timber fencing should be securely repaired or replaced as required with treated softwood as appropriate.
- 11.24 Undertake quarterly inspection of metal bow-top fencing and gates to the play areas, including checking the working gate mechanisms and fasteners for damage. Any damaged sections of railing or gates to be repaired and repainted as appropriate.
- 11.25 Undertake an annual inspection of the playground fencing and gates in the form of an independent audit by an organisation registered with the Register of Playground Inspectors International (RPiI) e.g. ROSPA to check the functionality and safety of the installed equipment. The result of such an inspection should be sent to the Local Authority Recreation Officer and a copy kept on files by the Management Company.
- 11.26 Remove any temporary fencing to planted areas once the planting has established.

12.0 MAINTENANCE SCHEDULES

General Maintenance Schedule

- 12.1 A schedule of work is provided in the following tables, giving a timetable for management actions for the first five years. Before the end of this Management Plan period the Management Company will review these prescriptions, in consultation with interested parties and provide an updated Management Plan for on-going management.

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
A	Undertake watering as required to ensure healthy establishment of all plant stock	May-Aug As req.	May-Aug As req.	May-Aug As req.	May-Aug As req.	May-Aug As req.
B	Remove all arisings from maintenance operations	As req.	As req.	As req.	As req.	As req.
C	Ensure all planted areas are kept weed free; no weed cover to exceed greater than 5% in area or 300mm in height	As req.	As req.	As req.	As req.	As req.
D	Re-instate any failed plant stock to agreed specification as agreed with client, including for top dressing with slow-release fertiliser @ 50g/m2	As req.	As req.	As req.	As req.	As req.

E	Ensure all hard surfaces are kept free from litter / leaves and sweep as required	As req.	As req.	As req.	As req.	As req.
F	Apply folia acting / residual herbicide to hard surfaces to prevent ingress of weed and algae growth	Sept-Oct As req.	Sept-Oct As req.	Sept-Oct As req.	Sept-Oct As req.	Sept-Oct As req.
G	Rake-up fallen leaf litter; remove from site	Sept-Dec As req.	Sept-Dec As req.	Sept-Dec As req.	Sept-Dec As req.	Sept-Dec As req.
H	Ensure all plants are maintained disease and pest free through the application of a suitable proprietary herbicide / pesticide	Annually As req.	Annually As req.	Annually As req.	Annually As req.	Annually As req.

Existing Tree Maintenance Schedule

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
A	Monitor mature trees for signs of defects / poor health. Take remedial action only if required on the grounds of health and safety / condition	As part of regular visits	As part of regular visits	As part of regular visits	As part of regular visits	As part of regular visits

New Thicket Maintenance Schedule

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
A	Transplants re-firmed into ground after severe weather and stakes checked	As required	As required	As required	As required	As required
B	Thicket planting to be routinely inspected for pests / disease	At least Annually	At least Annually	At least Annually	At least Annually	At least Annually
C	Base of new planting to be free from weeds by occasional strumming	Quarterly	Quarterly	Quarterly	Quarterly	Quarterly
D	Remove any dead plant material at the end of the growing season	Annually as required Sept	Annually as required Sept	Annually as required Sept	Annually as required Sept	Annually as required Sept

New Tree Planting Maintenance Schedule

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
A	Inspect tree stakes / ties / guards and replace/remove as required	Monthly	Monthly	Monthly	Monthly	Monthly
B	During excessive hot weather spray crowns	As required	As required	As required	As required	As required
C	Supply & apply slow-release fertiliser to base of each tree; 50g per tree	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr
D	Following strong winds, re-firm base and check stakes / ties for stability	As required	As required	As required	As required	As required
E	Undertake formative pruning of young trees to encourage good growth and shape	Annually as required Oct-Nov	Annually as required Oct-Nov	Annually as required Oct-Nov	Annually as required Oct-Nov	Annually as required Oct-Nov
F	Monitor and replace failed trees and replace with new trees into well prepared ground	As required Oct-Mar	As required Oct-Mar	As required Oct-Mar	As required Oct-Mar	As required Oct-Mar

G	Top of mulch layer at base of tree; 1.2m diam. x 75mm depth	Annually Sept	Annually Sept	Annually Sept	Annually Sept	Annually Sept
H	Trees to be routinely inspected for pests / disease	At least Annually	At least Annually	At least Annually	At least Annually	At least Annually

Existing Hedgerows Maintenance Schedule

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
A	Infill planting to be monitored and shelters and guards inspected	Bi-annually	Bi-annually	Bi-annually	-	-
B	Hedges monitored for defects or poor health; remedial action taken	Annually as required	Annually as required	Annually as required	Annually as required	Annually as required
C	Hedges managed with a cut to promote an 'A' line profile every 3 years	-	-	1 time Jan-Feb	-	-

New Hedgerow Planting Maintenance Schedule

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
A	Tidy up all planting areas removing rubbish, litter from hedge trenches	Each visit	Each visit	Each visit	Each visit	Each visit
B	Re-cultivate around base of transplants by light hoe to relieve soil compaction	4 times Apr-Oct	4 times Apr-Oct	4 times Apr-Oct	-	-
C	Supply & apply slow-release fertiliser to planting areas; 60g/m ²	Annually Mar/Apr	Annually Mar/Apr	Annually Mar/Apr	-	-
D	Undertake pruning of hedges, to encourage growth and promote good form	Annually (lateral growth only), late summer	Annually, late summer	Annually, late summer	Annually, late summer	Annually, late summer
E	Remove any dead plant material at the end of the growing season	Annually as required Sept/Oct	Annually as required Sept/Oct	Annually as required Sept/Oct	Annually as required Sept/Oct	Annually as required Sept/Oct
F	Top up mulch layer to all planting beds; depth 75mm	Annually Sept	Annually Sept	Annually Sept	Annually Sept	Annually Sept
G	Following strong winds, re-firm loose plants back into the ground	As required	As required	As required	As required	As required

Ornamental Shrub Planting Maintenance Schedule

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
A	Tidy up all planting areas removing rubbish, litter from planting beds	Each visit	Each visit	Each visit	Each visit	Each visit
B	Dead head flowering shrubs following flowering period	As required July-Sept	As required July-Sept	As required July-Sept	As required July-Sept	As required July-Sept
C	Re-cultivate around base of shrubs by light hoe to relieve soil compaction	4 times Apr-Oct	4 times Apr-Oct	4 times Apr-Oct	4 times Apr-Oct	4 times Apr-Oct
D	Supply & apply slow-release fertiliser to planting areas; 60g/m ²	Annually Mar/Apr	Annually Mar/Apr	Annually Mar/Apr	Annually Mar/Apr	Annually Mar/Apr
E	Undertake formative pruning of ornamental shrubs, to encourage growth and promote good form	Annually, as required Sept-Jan	Annually, as required Sept-Jan	Annually, as required Sept-Jan	Annually, as required Sept-Jan	Annually, as required Sept-Jan

F	Remove any dead plant material at the end of the growing season	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct
G	Top up mulch layer to all planting beds; depth 75mm	Annually Sept	Annually Sept	Annually Sept	Annually Sept	Annually Sept
I	Edge up planting beds to maintain soil level below adjacent hard surfaces	4 times annually	4 times annually	4 times annually	4 times annually	4 times annually
J	Supply & apply selective herbicide to manufactures recommendations; to all grassed areas	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct
K	Following strong winds, re-firm loose plants back into the ground	As required	As required	As required	As required	As required

Existing Grassland (EG) Maintenance Schedule

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
A	Tidy up all grass areas removing rubbish, litter	Each visit	Each visit	Each visit	Each visit	Each visit
B	Year one cut the grass to a height of 75mm	Sept	-	-	-	-

C	Seasonal hay meadow cutting regime to be implemented. Grass cut to a height no lower than 150mm. Arisings left in-situ	May & Sept	May & Sept	May & Sept	May & Sept	May & Sept
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Amenity Grass / Wildflower Meadow (AG-s, AG-t, WF1, WF2 & WF3) Maintenance Schedule

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
A	Tidy up all grass areas removing rubbish, litter	Each visit	Each visit	Each visit	Each visit	Each visit
B	Growing Season: Maintain amenity grass at height of 25mm and trim / re-form edges	Apr-Oct	Apr-Oct	Apr-Oct	Apr-Oct	Apr-Oct
C	Dormant Season: Maintain amenity grass at height of 30mm and trim / re-form edges	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov
D	Remove fallen leaves from grassed areas as required	Sept-Nov	Sept-Nov	Sept-Nov	Sept-Nov	Sept-Nov
E	Carry out bi-annual spiking to all amenity grassed areas; to a depth of 75mm	2 visits; Mar/Apr & Sept/Oct	2 visits; Mar/Apr & Sept/Oct	2 visits; Mar/Apr & Sept/Oct	2 visits; Mar/Apr & Sept/Oct	2 visits; Mar/Apr & Sept/Oct

F	Carry out autumn scarification of all amenity grassed areas; depth 15mm	I visit; Oct/Nov	I visit; Oct/Nov	I visit; Oct/Nov	I visit; Oct/Nov	I visit; Oct/Nov
G	Supply & apply selective herbicide to manufactures recommendations; to all grassed areas	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct
H	Supply & apply slow release lawn fertiliser: Spring: 15:10:10 fertilizer @35g/m ² Autumn: 5:10:10 fertilizer @ 50g/m ²	Twice annually; Mar/Apr & Oct/Nov	Twice annually; Mar/Apr & Oct/Nov	Twice annually; Mar/Apr & Oct/Nov	Twice annually; Mar/Apr & Oct/Nov	Twice annually; Mar/Apr & Oct/Nov
I	Over-seed patchy areas, as required	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct
J	Cutting regimes for wildflower meadows: Remove all arisings from site 24 hours after cut	Monthly cuts to maintain 100mm sward height Apr-Oct	Regular cuts to maintain 100mm sward height Apr- May. 2 further cuts	Bi-annual cuts to 100mm in July and Sept	Bi-annual cuts to 200mm in July and Sept	Bi-annual cuts to 200mm in July and Sept

			late July & Sept to 100mm			
K	Spot treat meadow areas with approved herbicide where required	Bi-annually	Bi-annually	Bi-annually	Bi-annually	Bi-annually
L	Mow bulb areas in short grassland	6-8 weeks after flowering period and then Maintain grass at height of 25- 30mm.	6-8 weeks after flowering period and then Maintain grass at height of 25-30mm.	6-8 weeks after flowering period and then Maintain grass at height of 25-30mm.	6-8 weeks after flowering period and then Maintain grass at height of 25-30mm.	6-8 weeks after flowering period and then Maintain grass at height of 25-30mm.

Attenuation Basins & Swales

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
A	Wildflower seeding to banks cutting regimes: Arisings left in-situ for 24 hours	Monthly cuts to maintain 100mm sward height Apr-Oct	Regular cuts to maintain 100mm sward height Apr-Oct. 2 further cuts late July & Sept to 100mm	Bi-annual cuts to 100mm in July & Sept	Bi-annual cuts to 100mm in July & Sept	Bi-annual cuts to 100mm in July & Sept
B	Remove litter from within basin. Clear inlets and outlets from litter / sediment	As required	As required	As required	As required	As required
C	Repair any erosion or other damage by re-seeding and re-level uneven surfaces and reinstate design levels	As required	As required	As required	As required	As required

Ball Court & Play Areas

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
A	Damage inspection to play equipment & safety surfacing	Weekly	Weekly	Weekly	Weekly	Weekly
B	Maintain surfaces within Ball Court free from litter and debris	Weekly	Weekly	Weekly	Weekly	Weekly
C	Independent audit	Annually	Annually	Annually	Annually	Annually
D	Jet wash playing surface to remove any moss / algae	As required	As required	As required	As required	As required

Street Furniture, Boundary Treatments & Hard Surfacing

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
A	Check items for damage / wear & tear and repair as appropriate	2 times annually	2 times annually	2 times annually	2 times annually	2 times annually
B	Empty litter bins	Weekly	Weekly	Weekly	Weekly	Weekly
C	Vacuum sweeping of standard carriageway	2 times annually April & November	2 times annually April & November	2 times annually April & November	2 times annually April & November	2 times annually April & November

APPENDIX A

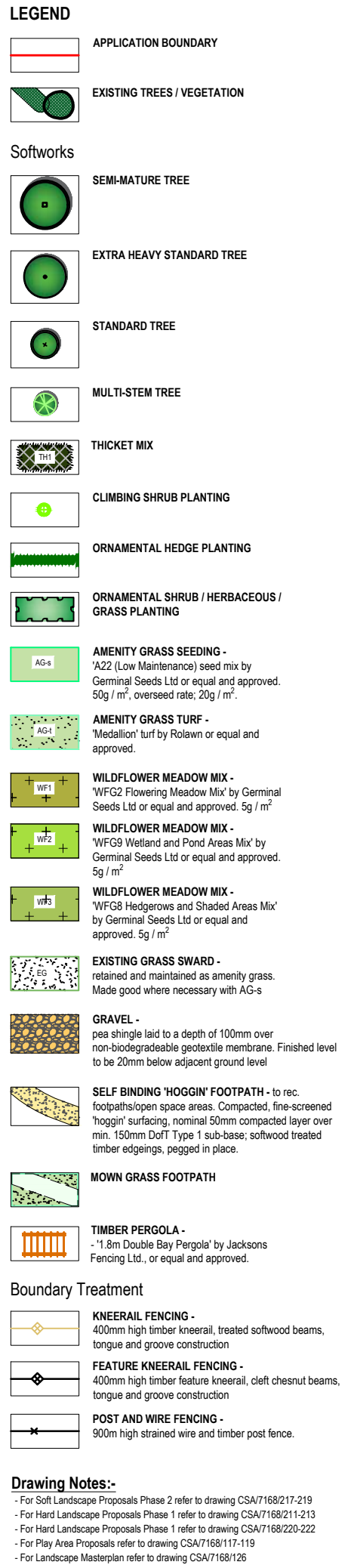
Drawing Schedule

NOTE: The LMP should be read with reference to the latest revision of the above drawings available at the time of reading

PLANTING SCHEDULE FOR DWG CSA/7168/200-202

Hedgerow													Hedges to consist of double staggered row at 300mm centres, rows 300mm apart, approx. 5 plants per linear metre Hedges to be supported by 1m high post and galvanised wire at 300mm (min. 3 wires) running through centre of hedge between rows												
Qty	Name	Common Name	Age	Height	Form	Girth	Cr/Stem	Bkls	Roz	Crp	Measure Unit	Density (m2/lin m)	Centres												
418	Carpinus betulus (Hedge)	Hornbeam	1/1	80-100cm	Transplant						m	5.00	2.00x												
233	Carpinus betulus (Hedge)	Hornbeam	1/2	100-125cm	Transplant				B	m	5.00	2.00x													
2847	Ligustrum ovalifolium (Hedge)	Oval-leaf Privet		60-80cm				7	C	SL	m	5.00	2.00x												
2131	Prunus laurocerasus (Hedge)	Cherry		60-80cm				5	C	SL	m	5.00	2.00x												
8338																									
Herbaceous - Fern/Rush/Sedge																									
Qty	Name	Common Name	Age	Height	Form	Girth	Cr/Stem	Bkls	Roz	Crp	Measure Unit	Density (m2/lin m)	Centres												
108	Carex sparsa	Greater pond sedge			Clump			PG			m2	8.00	0.34x												
64	Lychnis viscaria	Corchorus seed			Clump			PG			m2	8.00	0.44x												
45	Schoenus palustris	Grey club-rush			Clump			PG			m2	8.00	0.34x												
121	Typha angustifolia	Lesser bulrush			CL			PG	7cm		m2	8.00	0.34x												
338																									
Herbaceous - Grass																									
Qty	Name	Common Name	Age	Height	Form	Girth	Cr/Stem	Bkls	Roz	Crp	Measure Unit	Density (m2/lin m)	Centres												
32	Carex buxifolia	Leather leaf sedge						C	SL		m2	5.00	0.40x												
270	Deschampsia cespitosa 'Goldtop'	Golden topped hair grass						C	SL		m2	5.00	0.40x												
161	Lolium reyes	Sheep fescue		20-25cm				C	SL		m2	5.00	0.40x												
25	Poa annua	Pennetaria alopecuroides						C	SL		m2	5.00	0.40x												
100	Poa annua	Pennetaria alopecuroides 'Haven'						C	SL		m2	5.00	0.40x												
608																									
Marginal Water's Edge Mix													Shrub mix to be planted in single species groups of between 4 and 10 plants												
Qty	Name	Common Name	Age	Height	Form	Girth	Cr/Stem	Bkls	Roz	Crp	Measure Unit	Density (m2/lin m)	Centres												
178	Alisma plantago	Water Plantain		30-40cm	Clump			PG			m2	8.00	0.34x												
60	Butorius umbellatus	Flowering rush			Clump			PG			m2	8.00	0.34x												
118	Meritensia aquatica	Water mint			Clump			PG			m2	8.00	0.34x												
118	Lythrum salicaria	Water forget-me-not			Clump			PG			m2	8.00	0.34x												
118	Ranunculus flammula	Lesser Swallow-wort			Clump			PG			m2	8.00	0.34x												
237	Schoenus palustris	Grey club-rush			Clump			PG			m2	8.00	0.34x												
237	Sparganium erectum	Bur reed			Clump			PG			m2	8.00	0.34x												
60	Stachys palustris	Marsh Woundwort			Clump			PG			m2	8.00	0.34x												
60	Veronica beccabunga	Brook vine			Clump			PG			m2	8.00	0.34x												
1886																									
Shrub																									





PLANTING SCHEDULE FOR DWG CSA/168/203-204														
Hedgerow			Hedges to consist of double staggered row at 300mm centres, rows 300mm apart, approx. 5 plants per linear metre Hedges to be supported by 1m high post and galvanised wire fence (min. 3 wires) running through centre of hedge between rows											
Qty	Name	Common Name	Age	Height	Form	Grth	CrDm	Bks	Root	Crtr	Measure Unit	Density (n/20m)	Centres	
484	Caprea betula (Hedge)	Horbeam	11	80-100m	Transplant				B		m	5.00	0.200	
2942	Caprea betula (Hedge)	Horbeam	12	100-120m					B		m	5.00	0.200	
484	Ligustrum ovalifolium (Hedge)	Dwarfed Privet		80-85cm				7	C	SL	m	5.00	0.200	
1428	Prunus laurocerasus 'Etna' (Hedge)	Cherry		40-60cm				5	C	SL	m	5.00	0.200	
484														
Herbaceous														
Qty	Name	Common Name	Age	Height	Form	Grth	CrDm	Bks	Root	Crtr	Measure Unit	Density (n/20m)	Centres	
102	113 pseudonotus	Yellow Rag							C	1-2L	m2	5.00	0.400	
102														
Herbaceous - Fern/Rush/Sedge														
Qty	Name	Common Name	Age	Height	Form	Grth	CrDm	Bks	Root	Crtr	Measure Unit	Density (n/20m)	Centres	
414	Carex riparia	Greater pond sedge			Clump			PG		m2		8.00	0.354	
255	Juncus effusus	Cat's paw			Clump			PG		m2		5.00	0.447	
18	Scheuchzeria palustris	Great water-crowfoot			Clump			PG		m	3.00	0.354		
484	Scheuchzeria palustris	Great water-crowfoot			Clump			PG		m2		8.00	0.354	
55	Silene maritima	Field grass						C	SL	m2		5.00	0.400	
55	Typha angustifolia	Lesser bulrush			CL			PG	Ym	m2		5.00	0.400	
156														
Herbaceous - Grass														
Qty	Name	Common Name	Age	Height	Form	Grth	CrDm	Bks	Root	Crtr	Measure Unit	Density (n/20m)	Centres	
36	Carex burchardii	Ladder hair sedge						C	SL	m2		5.00	0.400	
61	Deschampsia caespitosa 'Goldra'	Green pendant hair grass						C	SL	m2		5.00	0.400	
4	Festuca glauca 'Tight Blue'	Elgin Blue fescue						C	SL	m2		5.00	0.400	
21	Lolium reyes	Snowy woodrush		20-25cm				C	SL	m	2.00	0.400		
33	Lolium reyes	Snowy woodrush		20-25cm				C	SL	m2		5.00	0.400	
255														

Shrub														
Qty	Name	Common Name	Age	Height	Form	Grth	CrDm	Bks	Root	Crtr	Measure Unit	Density (n/20m)	Centres	
61	Aucuba japonica 'Rozanne'		11	30-40cm				3	C	SL	m	5.00	0.400	
147	Brachyglottis 'Sunrise'			30-40cm				4	C	SL	m	5.00	0.400	
34	Brachyglottis 'Trinity'			30-40cm				4	C	SL	m	5.00	0.400	
34	Brachyglottis 'Sunrise'			30-40cm				3	C	SL	m	5.00	0.400	
48	Chrysanthemum 'Sundance'	Mexican orange blossom		30-40cm				4	C	SL	m	5.00	0.400	
36	Calceolaria 'Carmel'	Barbary calceolaria		30-40cm				4	C	SL	m	5.00	0.400	
15	Eucalyptus 'Lemon Beauty'	Spotted gum	2x	20-30cm	Bushy			6	C	SL	m	5.00	0.400	
15	Eucalyptus 'Lemon Beauty'	Spotted gum	2x	20-30cm	Bushy			6	C	SL	m	5.00	0.400	
15	Habe 'Mister'		2x	30-40cm	Bushy			4	C	SL	m	5.00	0.400	
228	Habe 'Mister'			30-40cm	Bushy			3	C	SL	m	5.00	0.400	
147	Habe 'Mister'			30-40cm	Bushy			5	C	SL	m	5.00	0.400	
147	Habe 'Mister'			30-40cm	Bushy			3	C	SL	m	5.00	0.400	
147	Laetia 'Mister'			30-40cm	Bushy			5	C	SL	m	5.00	0.400	
147	Laetia 'Mister'			30-40cm	Bushy			5	C	SL	m	5.00	0.400	
569	Laetia 'Mister'		2x	15-20cm	Bushy			5	C	SL	m	5.00	0.400	
569	Laetia 'Mister'			30-40cm	Bushy			5	C	SL	m	5.00	0.400	
569	Laetia 'Mister'			30-40cm	Bushy			6	C	SL	m	5.00	0.400	
41	Malva aquatica	Orange gill 'Apple'		20-25cm	Bush			3	C	SL	m	5.00	0.400	
109	Philadelphus 'Mantua'	Mock orange		30-40cm				3	C	SL	m	5.00	0.400	
122	Phlox 'Sweet Little Red'	Red tipped phlox		30-40cm				4	C	SL	m	5.00	0.400	
48	Phlox 'Sweet Little Red'	Red tipped phlox		30-40cm				4	C	SL	m	5.00	0.400	
25	Phlox 'Sweet Little Red'	Red tipped phlox	2x	20-25cm				3	C	SL	m	5.00	0.400	
123	Prunus laurocerasus 'Obo Luyken'	Cherry laurel var.		30-40cm	Bushy			3	C	SL	m	5.00	0.400	
75	Prunus laurocerasus 'Obo Luyken'	Cherry laurel var.		40-60cm				5	C	SL	m	5.00	0.400	
148	Prunus laurocerasus 'Obo Luyken'	Cherry laurel var.		30-40cm				3	C	SL	m	5.00	0.400	
41	Rosa 'Mystique'	Rose		40-60cm	Bushy			7	C	SL	m	5.00	0.400	
71	Santolina chamaecyparissus	Cotton lavender		20-25cm				7	C	SL	m	5.00	0.400	

Marginal Water's Edge Mix														
Marginal species to be planted in groups of approximately 5-10														
Qty	Name	Common Name	Age	Height	Form	Grth	CrDm	Bks	Root	Crtr	Measure Unit	Density (n/20m)	Centres	
41	Alnus incana	Water hawthorn			Clump						m	5.00	0.354	
17	Alnus umbellata	Flowering ash			Clump						m	5.00	0.354	
34	Montia aquatica	Water forget-me-not			Clump						m	5.00	0.354	
34	Myosotis palustris	Water forget-me-not			Clump						m	5.00	0.354	
34	Myosotis palustris	Water forget-me-not			Clump						m	5.00	0.354	
67	Scheuchzeria palustris	Great water-crowfoot			Clump						m	5.00	0.354	
36	Calceolaria 'Carmel'	Barbary calceolaria			Clump						m	5.00	0.354	
15	Eucalyptus 'Lemon Beauty'	Spotted gum			Clump						m	5.00	0.354	
17	Myosotis palustris	Water forget-me-not			Clump						m	5.00	0.354	
17	Myosotis palustris	Water forget-me-not			Clump						m	5.00	0.354	
338														
Shrub - Climber														
All climbing shrubs to be supported by a minimum 1.5m tall timber trellis panel														
Qty	Name	Common Name	Age	Height	Form	Grth	CrDm	Bks	Root	Crtr	Measure Unit	Density (n/20m)	Centres	
6	Clematis vitalba	Old Man Beard		60-80cm				2	C	SL	m	5.00	0.400	
5	Hedera helix	Common ivy		60-80cm				3	C	SL	m	5.00	0.400	
2	Hedera helix 'Glaucifolia'	Ivy		60-80cm				3	C	SL	m	5.00	0.400	
3	Hydrangea anomala petalalis	Climbing hydrangea		60-80cm				3	C	SL	m	5.00	0.400	
5	Jasminum nudiflorum	Winter jasmine		60-80cm				9	C	SL	m	5.00	0.400	
4	Wisteria sinensis	Chinese wisteria		60-80cm				2	C	SL	m	5.00	0.400	
25														
Shrub - Hedgerow														
Hedges to consist of double staggered row at 300mm centres, rows 300mm apart, approx. 5 plants per linear metre														
Hedges to be supported by 1m high post and galvanised wire fence (min. 3 wires) running through centre of hedge between rows														
Qty	Name	Common Name	Age	Height	Form	Grth	CrDm	Bks	Root	Crtr	Measure Unit	Density (n/20m)	Centres	
359	Eucalyptus 'Lemon Beauty'	Spotted gum		30-40cm				4	C	SL	m	5.00	0.200	
359														

Shrub														
Qty	Name	Common Name	Age	Height	Form	Grth	CrDm	Bks	Root	Crtr	Measure Unit	Density (n/20m)	Centres	
61	Aucuba japonica 'Rozanne'			30-40cm				3	C	SL	m	5.00	0.400	
80	Aucuba japonica 'Rozanne'		11	30-40cm				3	C	SL	m	5.00	0.400	
147	Brachyglottis 'Trinity'			30-40cm				3	C	SL	m	5.00	0.400	
34	Brachyglottis 'Trinity'			30-40cm				4	C	SL	m	5.00	0.400	
109	Brachyglottis 'Sunrise'			30-40cm				3	C	SL	m	5.00	0.400	
48	Chrysanthemum 'Sundance'	Mexican orange blossom		30-40cm	Bushy			4	C	SL	m	5.00	0.400	
36	Calceolaria 'Carmel'	Barbary calceolaria		30-40cm	Bushy			4	C	SL	m	5.00	0.400	
15	Eucalyptus 'Lemon Beauty'	Spotted gum	2x	20-30cm	Bushy			6	C	SL	m	5.00	0.400	
15	Eucalyptus 'Lemon Beauty'	Spotted gum	2x	20-30cm	Bushy			7	C	SL	m	5.00	0.400	
15	Habe 'Mister'	Habe	2x	30-40cm	Bushy			4	C	SL	m	5.00	0.400	
228	Habe 'Mister'	Habe		30-40cm	Bushy			3	C	SL	m	5.00	0.400	
147	Habe 'Mister'	Habe		30-40cm	Bushy			5	C	SL	m	5.00	0.400	
147	Hypericum 'Yellow'			20-30cm	Bushy			5	C	SL	m	5.00	0.400	
569	Laetia 'Mister'	Laetia	2x	15-20cm	Bushy			5	C	SL	m	5.00	0.400	
569	Laetia 'Mister'	Laetia		30-40cm	Bushy			5	C	SL	m	5.00	0.400	
569	Laetia 'Mister'	Laetia		30-40cm	Bushy			6	C	SL	m	5.00	0.400	
41	Malva aquatica 'Apple'	Orange gill 'Apple'		20-25cm	Bush			3	C	SL	m	5.00	0.400	
109	Philadelphus 'Mantua'	Mock orange		30-40cm				3	C	SL	m	5.00	0.400	
122	Phlox 'Sweet Little Red'	Red tipped phlox		30-40cm				4	C	SL	m	5.00	0.400	
48	Phlox 'Sweet Little Red'	Red tipped phlox		30-40cm				4	C	SL	m	5.00	0.400	
25	Phlox 'Sweet Little Red'	Red tipped phlox	2x	20-25cm				3	C	SL	m	5.00	0.400	
123	Prunus laurocerasus 'Obo Luyken'	Cherry laurel var.		30-40cm	Bushy			3	C	SL	m	5.00	0.400	
75	Prunus laurocerasus 'Obo Luyken'	Cherry laurel var.		40-60cm	Bushy			3	C	SL	m	5.00	0.400	
75	Prunus laurocerasus 'Zabellene'	Cherry laurel var.		30-40cm	Bushy			3	C	SL	m	5.00	0.400	
41	Romantus 'Miss Jessop's Upright'	Rockrose		40-60cm	Bushy			4	C	SL	m	5.00	0.400	
73	Saxifraga 'Charmagnee-pink'	Common lavender		20-25cm				7	C	SL	m	5.00	0.400	
2780														
At shrub density to be supported by a minimum 1.5m tall timber trellis panel														
Qty	Name	Common Name	Age	Height	Form	Grth	CrDm	Bks	Root	Crtr	Measure Unit	Density (n/20m)	Centres	
4	Clematis viticella	Old Man Beard		80-90cm				2	C	SL	tr			
5	Medeola herb 'Oscar'	Common english ivy		80-90cm				3	C	SL	tr			
2	Medeola herb 'Oscar'	Ivy		80-90cm				3	C	SL	tr			
3	Hydrangea arborescens petiolaris	Hydrangea		80-90cm				3	C	SL	tr			
1	Saxifraga hypnoides	White saxifrage		80-90cm				8	C	SL	tr			
4	Hydrangea arborescens	Chinese wisteria		80-90cm				2	C	SL	tr			
25														



LEGEND

APPLICATION BOUNDARY

EXISTING TREES / VEGETATION

Softworks

SEMI-MATURE TREE

EXTRA HEAVY STANDARD TREE

STANDARD TREE

MULTI-STEM TREE

CLIMBING SHRUB PLANTING

THICKET MIX

ORNAMENTAL HEDGE PLANTING

ORNAMENTAL SHRUB / HERBACEOUS / GRASS PLANTING

AMENITY GRASS SEEDING -

AGS Low Maintenance seed mix by

Geminal Seeds Ltd or equal and approved.

5g / m², covered rate 20g / m²

AMENITY GRASS TURF -

"Meadow" turf by Rolan or equal and

approved.

WILDFLOWER MEADOW MIX -

WFC2 Flowering Meadow Mix by Geminal

Seeds Ltd or equal and approved. 5g / m²

WILDFLOWER MEADOW MIX -

WFC3 Wildflower and Ford Areas Mix by

Geminal Seeds Ltd or equal and approved.

5g / m²

WILDFLOWER MEADOW MIX -

WFC4 Wildflowers and Shaded Areas Mix

by Geminal Seeds Ltd or equal and

approved. 5g / m²

EXISTING GRASS SWARD -

repaired and maintained as amenity grass.

Made good where necessary with AGS.

GRAVEL -

per single lad is a depth of 100mm over non biodegradable

geotextile membrane. Finished level to be 20mm below

adjacent ground level

SELF BINDING WOODEN FOOTPATH -

to rec. for topography

space areas. Compacted free-draining "hoggin" working

nominal 50mm compacted layer over min. 150mm Duff Type 1

sub-base, surfaced treated timber edgings, pegged in place.

MOON GRASS FOOTPATH

TIMBER PERGOLA -

"1.1m Double Bay Pergola" by Jackson

Fencing Ltd. or equal and approved.

Boundary Treatment

KNEERAIL FENCING -

400mm high timber kneerail. Treated softwood beams, tongue

and groove construction

FEATURE KNEERAIL FENCING -

400mm high timber feature kneerail, split chestnut beams,

tongue and groove construction

POST AND WIRE FENCING -

900m high stained wire and timber post fence.

Drawing Notes:-

For Soft Landscape Proposals Phase 1 refer to drawing CSA/7168/200-202

For Hard Landscape Proposals Phase 1 refer to drawing CSA/7168/211-213

For Hard Landscape Proposals Phase 2 refer to drawing CSA/7168/220-222

For Play Area Proposals refer to drawing CSA/7168/117-119

For Landscape Waterways refer to drawing CSA/7168/125

Rev Date By Description

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Project Land off Watmore Lane, Winstersh

Title Soft Landscape Proposals - Phase 2

Sheet 3 of 3

Client Taylor Wimpey West London

Scale 1:250 @ A0

Date January 2026

Drawing No. CSA/7168/311

Rev



APPENDIX B

Ecological Enhancements

Ecological Enhancements

Land off Watmore Lane, Winnersh (Phase 1), January 2026

1.0 Introduction

- 1.1 This report has been prepared by CSA Environmental on behalf of Taylor Wimpey West London in relation to Land off Watmore Lane, Winnersh (Phase 1) (hereafter referred to as 'the Site'). It provides details of ecological enhancement features to be implemented as part of the proposed development. This report is intended to be appended to the Landscape Environmental Management Plan (LEMP) report, produced in relation to Condition 12 of the outline planning permission (reference: APP/X0360/W/23/3331651).
- 1.2 Taylor Wimpey West London have submitted an application for a non-material amendment under Section 96A of the Town and Country Planning Act 1990, to alter the wording of planning conditions attached to the approved application 230208 to introduce phasing into the outline planning permission. This application was approved on 7 April 2025 (reference: 250640). This report has been produced to accompany a reserved matters application for Phase 1 of the proposals which cover the northern part of the Site.
- 1.3 A range of ecological enhancement features are proposed to provide opportunities for a range of species. These include the provision of bat and bird boxes, insect hotels/bug boxes, log piles and hedgehog highways. The proposed locations of these features are illustrated on the Ecological Enhancements Plan (CSA/7168/209) provided in Appendix A.
- 1.4 This document has been produced to set out the objectives and management prescriptions, in terms of implementation and long-term management, of these ecological features.

2.0 Prescriptions

Implementation

Bat Boxes

- 2.1 Enhancements for bats on-site have been proposed in the form of four integral bat boxes (Ibstock enclosed bat box 'B', or similar), which can be faced with appropriate render material and be incorporated into the fabric of new builds. In addition, one Beaumaris Woodstone bat box (or similar) is proposed to be installed on a retained mature tree at the Site.

- 2.2 The bat boxes will be installed above 4m in height on south-east to south-west facing aspects and trunks of mature trees where possible, although a variety of orientations will provide a range of conditions throughout the year. Boxes will be positioned to avoid being installed above windows or doors where they may become a nuisance to the occupants of the house (the box designs allow droppings to fall out freely) and should be close to existing or newly planted vegetation for emergence onto flight lines. Boxes on trees will be hung using an aluminium nail which does not harm the tree.

Bird Boxes

- 2.3 Enhancements for birds on-site have been proposed in the form of 91 integral nest boxes (Habibat Tits Nest Box, or similar). The nest boxes will be installed within the fabric of new dwellings. In addition, three bird boxes will be installed on retained mature trees across the Site (Viviaro Pro, or similar). Boxes will be installed on north-east to north-west orientations, above 2.5m where access allows. Boxes installed on retained trees will be hung using an aluminium nail which does not harm the tree.

Insect Hotels

- 2.4 Three large insect hotels will be installed within discrete locations across public open space around the Site's perimeter. These features will be installed in sheltered locations within retained or newly created habitats where they will be least disturbed by residents. In addition, 21 smaller bug hotels will be installed on private garden fences across the scheme, to provide habitat opportunities within the development parcels themselves. These garden bug hotels should be installed at a minimum of 1.5m high.

Log Piles

- 2.5 One substantial log pile will be created on-site to benefit a range of species including reptiles, amphibians and invertebrates. The feature will be created within a discrete area on-site, with wood generated from tree removal/remedial works utilised to create and supplement the feature where possible, and wired in place to ensure they are secure.

Hedgehog Highways

- 2.6 New residential gardens within the development offer suitable foraging habitats for hedgehog *Erinaceus europaeus*, a valuable habitat resource that is typically unavailable to this species due to intact garden fences. To allow hedgehogs to utilise these garden habitats, small access gaps will be created (13cm x 13cm minimum) at the bases of garden fences. Purpose-made products such as the Eco Hedgehog Hole Fence Plate are available to formalise these gaps, however a simple hole/gap in the fence would be sufficient. The locations of

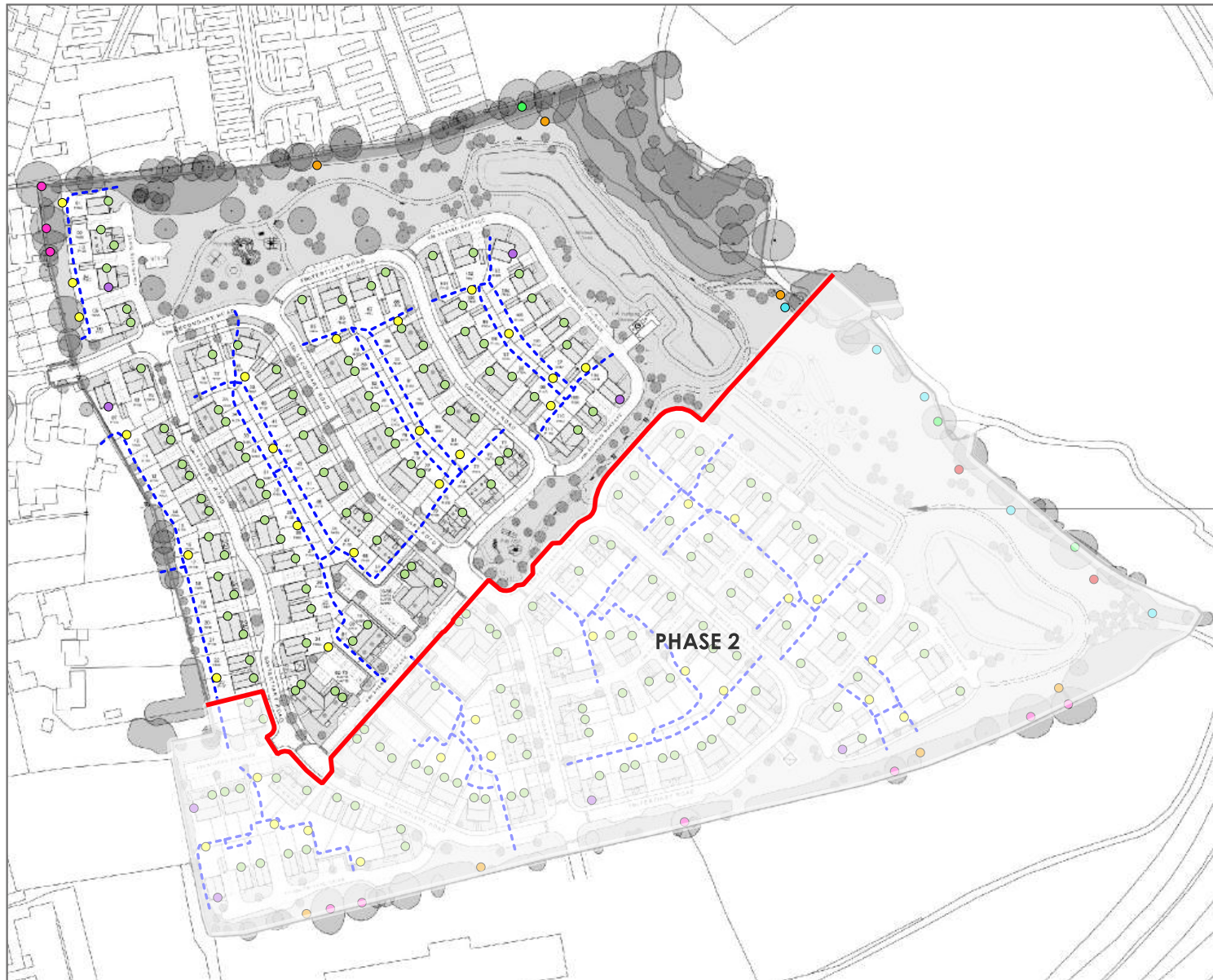
gardens to be made accessible to hedgehogs are illustrated on the Ecological Enhancements Plan in Appendix A.

Ongoing Management

- 2.7 Ongoing maintenance of features on private plots will be the responsibility of the new residents.
- 2.8 The log pile will be topped up annually using fresh material, or as material becomes available. Existing material should be disturbed as little as possible during this process. Larger logs are unlikely to be generated from routine maintenance of the Site and the need for fresh material will be assessed in Year 5 of the plan.
- 2.9 The presence of log piles and the larger insect hotels will be formally checked on an annual basis. Damage or absences of these features will be rectified as soon as possible on discovery and efforts made to prevent reoccurrence of the problem (e.g. secure fastening or provision of signage).

Appendix A

Ecological Enhancements Plan
(CSA/7168/209)



- Bat boxes integrated into buildings (Ibstock enclosed bat box 'B' or similar, x4)
- Bat boxes installed on retained trees (Beaumaris woodstone bat box or similar, x1)
- Bird boxes integrated into buildings (Habibat Tits Nest Box or similar, x90)
- Bird boxes installed on retained trees (Vivaro Pro or similar, x3)
- Large insect hotel installed within public open space (x3)
- Small bug hotel installed on garden fences (x21)
- Log piles (x1)
- Hedgehog highways, gaps provided in boundary fences



Project	Land off Watmore Lane, Winnersh	Date	January 2026	Drawing No.	CSA/7168/209
Drawing Title	Ecological Enhancements Plan (Phase 1)	Scale	Refer to scale	Rev	B
Client	Taylor Wimpey West London	Drawn	GG	Checked	TR

Ecological Enhancements

Land off Watmore Lane, Winnersh (Phase 2), January 2026

1.0 Introduction

- 1.1 This report has been prepared by CSA Environmental on behalf of Taylor Wimpey West London in relation to Land off Watmore Lane, Winnersh (Phase 1) (hereafter referred to as 'the Site'). It provides details of ecological enhancement features to be implemented as part of the proposed development. This report is intended to be appended to the Landscape Environmental Management Plan (LEMP) report, produced in relation to Condition 12 of the outline planning permission (reference: APP/X0360/W/23/3331651).
- 1.2 Taylor Wimpey West London have submitted an application for a non-material amendment under Section 96A of the Town and Country Planning Act 1990, to alter the wording of planning conditions attached to the approved application 230208 to introduce phasing into the outline planning permission. This application was approved on 7 April 2025 (reference: 250640). This report has been produced to accompany a reserved matters application for Phase 2 of the proposals which cover the southern part of the Site.
- 1.3 A range of ecological enhancement features are proposed to provide opportunities for a range of species. These include the provision of bat and bird boxes, insect hotels/bug boxes, log piles, hibernacula and hedgehog highways. The proposed locations of these features are illustrated on the Ecological Enhancements Plan (CSA/7168/210) provided in Appendix A.
- 1.4 This document has been produced to set out the objectives and management prescriptions, in terms of implementation and long-term management, of these ecological features.

2.0 Prescriptions

Implementation

Bat Boxes

- 2.1 Enhancements for bats on-site have been proposed in the form of five integral bat boxes (Ibstock enclosed bat box 'B', or similar), which can be faced with appropriate render material and be incorporated into the fabric of new builds. In addition, two Beaumaris Woodstone bat boxes (or similar) are proposed to be installed on retained mature trees at the Site.

- 2.2 The bat boxes will be installed above 4m in height on south-east to south-west facing aspects and trunks of mature trees where possible, although a variety of orientations will provide a range of conditions throughout the year. Boxes will be positioned to avoid being installed above windows or doors where they may become a nuisance to the occupants of the house (the box designs allow droppings to fall out freely) and should be close to existing or newly planted vegetation for emergence onto flight lines. Boxes on trees will be hung using an aluminium nail which does not harm the tree.

Bird Boxes

- 2.3 Enhancements for birds on-site have been proposed in the form of 87 integral nest boxes (Habibat Tits Nest Box, or similar). The nest boxes will be installed within the fabric of new dwellings. In addition, six bird boxes will be installed on retained mature trees across the Site (Viviaro Pro, or similar). Boxes will be installed on north-east to north-west orientations, above 2.5m where access allows. Boxes installed on retained trees will be hung using an aluminium nail which does not harm the tree.

Insect Hotels

- 2.4 Four large insect hotels will be installed within discrete locations across public open space around the Site's perimeter. These features will be installed in sheltered locations within retained or newly created habitats where they will be least disturbed by residents. In addition, 19 smaller bug hotels will be installed on private garden fences across the scheme, to provide habitat opportunities within the development parcels themselves. These garden bug hotels should be installed at a minimum of 1.5m high.

Log Piles and Hibernacula

- 2.5 Four substantial log piles and two hibernacula will be created on-site to benefit a range of species including reptiles, amphibians and invertebrates. These features will be created within discrete areas on-site, with wood generated from tree removal/remedial works utilised to create and supplement these features where possible, and wired in place to ensure they are secure.

Hedgehog Highways

- 2.6 New residential gardens within the development offer suitable foraging habitats for hedgehog *Erinaceus europaeus*, a valuable habitat resource that is typically unavailable to this species due to intact garden fences. To allow hedgehogs to utilise these garden habitats, small access gaps will be created (13cm x 13cm minimum) at the bases of garden fences. Purpose-made products such as the Eco Hedgehog Hole Fence Plate are available to formalise these gaps, however a simple hole/gap in the fence would be sufficient. The locations of

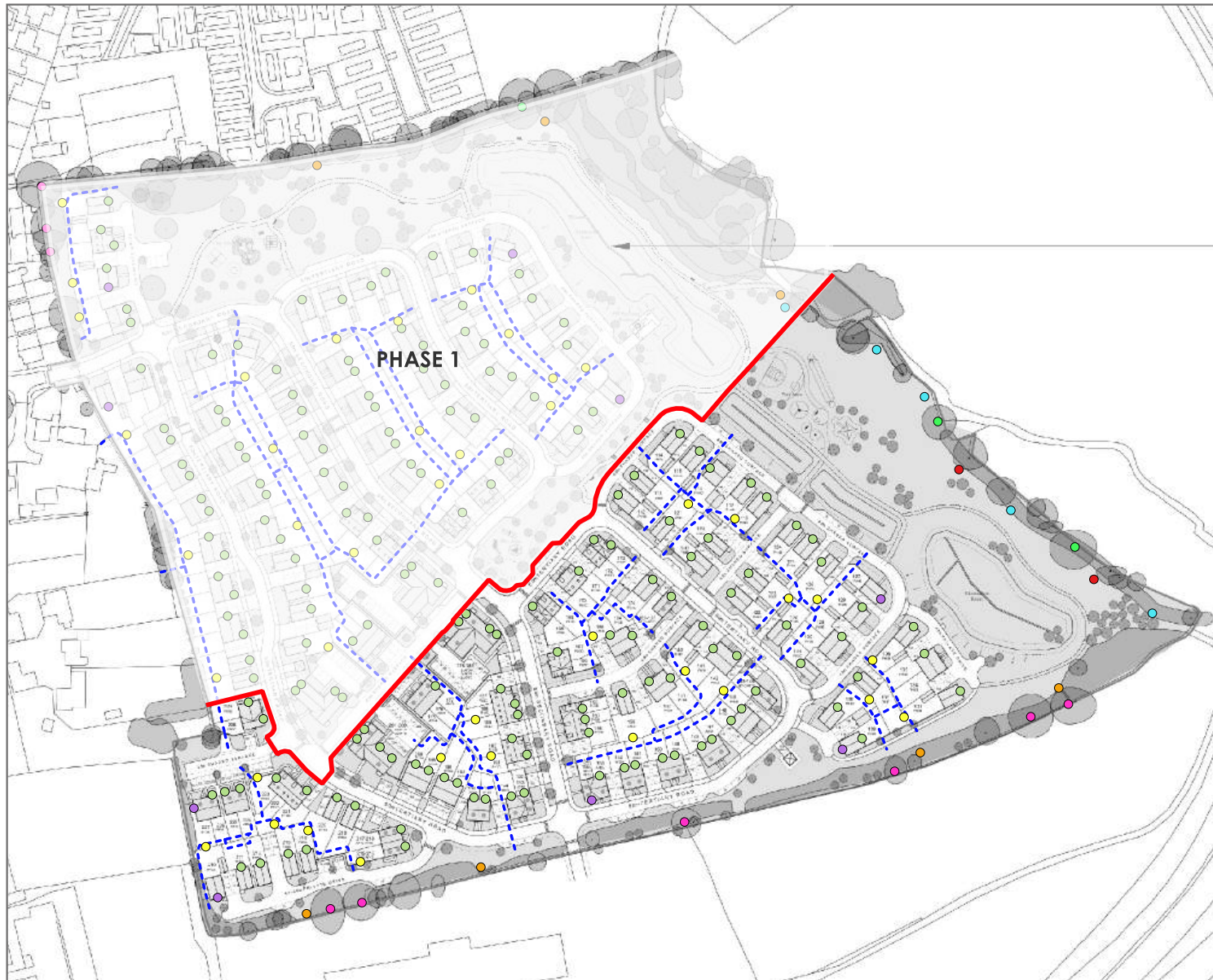
gardens to be made accessible to hedgehogs are illustrated on the Ecological Enhancements Plan in Appendix A.

Ongoing Management

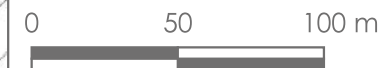
- 2.7 Ongoing maintenance of features on private plots will be the responsibility of the new residents.
- 2.8 The log piles and hibernacula will be topped up annually using fresh material, or as material becomes available. Existing material should be disturbed as little as possible during this process. Larger logs are unlikely to be generated from routine maintenance of the Site and the need for fresh material will be assessed in Year 5 of the plan.
- 2.9 The presence of log piles, hibernacula and the larger insect hotels will be formally checked on an annual basis. Damage or absences of these features will be rectified as soon as possible on discovery and efforts made to prevent reoccurrence of the problem (e.g. secure fastening or provision of signage).

Appendix A

Ecological Enhancements Plan
(CSA/7168/210)



- Bat boxes integrated into buildings (Ibstock enclosed bat box 'B' or similar, x5)
- Bat boxes installed on retained trees (Beaumaris woodstone bat box or similar, x2)
- Bird boxes integrated into buildings (Habibat Tits Nest Box or similar, x88)
- Bird boxes installed on retained trees (Vivaro Pro or similar, x6)
- Large insect hotel installed within public open space (x4)
- Small bug hotel installed on garden fences (x19)
- Log piles (x4)
- Hibernacula (x2)
- Hedgehog highways, gaps provided in boundary fences



Project	Land off Watmore Lane, Winnersh	Date	January 2026	Drawing No.	CSA/7168/210
Drawing Title	Ecological Enhancements Plan (Phase 2)	Scale	Refer to scale	Rev	B
Client	Taylor Wimpey West London	Drawn	GG	Checked	TR



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