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Landscape and Ecological Management Plan

171 Evendons Lane,
Wokingham

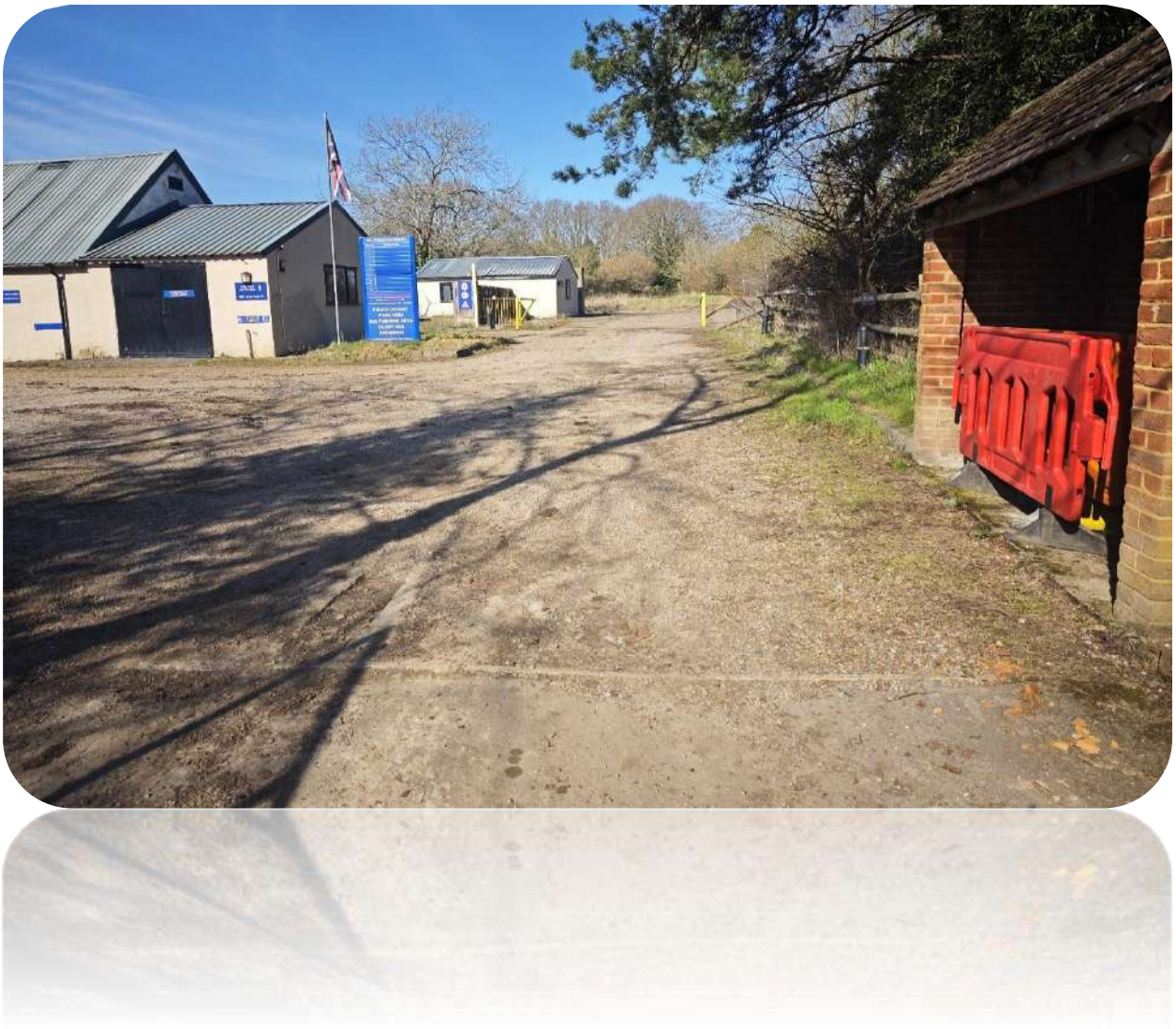
Report For:

Propco (Wokingham) Ltd

Date: 16/01/2026

PEG602-12D

171 Evendons Lane, Wokingham



Document Control

Revision	Issue Status	Notes	Prepared By / Date	Reviewed By / Date	Approved By / Date
A	Draft 1	First Draft	Eilidh Brown / 19.09.2025	Steph Robertson / 08.10.2025	-
B	Draft 2	Amendments following Quality Assurance (QA) check	Eilidh Brown / 09.10.2025	Martin Woolley / 13.10.2025	Martin Woolley / 13.10.2025
C	Issue	Issue	Eilidh Brown / 14.10.2025	-	-
D	Amendments and Issue	Amendments and Issue	Eilidh Brown / 16.01.2026	-	-

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1.1 Pioneer Environment Group Ltd was commissioned by Propco (Wokingham) Ltd to produce a Landscape and Ecological Management Plan in relation to the pre-commencement planning conditions for land at 171 Evendons Lane, Wokingham, RG31 4EH (centred on National Grid Reference: SU 79868 66970).

1.2 The area proposed for development is illustrated in Figure 1 by the 'Red Line Boundary', hereafter referred to as 'On-Site'.

1.3 An outline planning application was submitted in June 2023 (planning reference: 231351) for the following:

> "Outline application with all matters reserved except for access, for the proposed erection of a 64-bed care home (Use Class C2) with site access, parking, hard and soft landscaping and other associated works following demolition of existing commercial buildings."

1.4 The outline application was subsequently granted planning permission in November 2024 by Wokingham Borough Council (WBC). A number of planning conditions were attached to the outline planning permission.

1.5 Condition 27 of the planning permission states that:

> "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.
>
> 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.
>
> The LEMP shall also 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.

Reason: To secure the maintenance of the Biodiversity Net Gain on-site provision for a minimum period of 30 years. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment)."

1.6 In accordance with the requirements of Condition 27, this document identifies the measures included in the landscape scheme to maintain and enhance the habitat resource within the On-Site area, and to ensure that retained and newly created habitats are managed to maximise their value for wildlife in the long-term.

2.0 Introduction

Background

2.1 Pioneer Environment Group Ltd was commissioned by Propco (Wokingham) Ltd to produce a Landscape and Ecological Management Plan in relation to the pre-commencement planning conditions for land at 171 Evendons Lane, Wokingham, RG31 4EH (centred on National Grid Reference: SU 79868 66970).

2.2 The area proposed for development is illustrated in Figure 1 by the 'Red Line Boundary', hereafter referred to as 'On-Site'.

Development Proposals and Context

2.3 An outline planning application was submitted in June 2023 (planning reference: 231351) for the following:

> "Outline application with all matters reserved except for access, for the proposed erection of a 64-bed care home (Use Class C2) with site access, parking, hard and soft landscaping and other associated works following demolition of existing commercial buildings."

2.4 The outline application was subsequently granted planning permission in November 2024 by Wokingham Borough Council (WBC). A number of planning conditions were attached to the outline planning permission.

2.5 Condition 27 of the planning permission states that:

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> a) Description and evaluation of features to be managed.
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> The LEMP shall also 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.

Reason: To secure the maintenance of the Biodiversity Net Gain on-site provision for a minimum period of 30 years. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment)."

2.6 In accordance with the requirements of Condition 27, this document identifies the measures included in the landscape scheme to maintain and enhance the habitat resource within the On-Site area, and to ensure that retained and newly created habitats are managed to maximise their value for wildlife in the long-term (30-years).

Supporting Information and Guidance

2.7 The overarching aim of this LEMP is for created habitats to achieve their target condition within the set 'time to target condition' period, and for retained habitats to be maintained in their current condition. Habitat types and conditions that have been targeted are based on what is considered realistic and achievable at the On-Site area. This document should be read in conjunction with:

- PEG602-08D – Biodiversity Net Gain Assessment (Pioneer Environment Group, 2025).
- M464-IJLA-VV-00-DR-L-100 – Landscape Masterplan (ijLA, 2026).
- M464-IJLA-VV-00-DR-L-201-205 – Landscape Plan (ijLA, 2026).
- M464-IJLA-VV-00-SPE-L-020 – Landscape Management and Maintenance (ijLA, 2025).
- MW.2503.ELW.AIA – Arboricultural Report (Mark Welby, 2025).

2.8 This LEMP has been produced with reference to the Biodiversity – Code of Practice for Planning and Development British Standard: BS 42020:2013 (BSI Standards Limited, 2013).

3.0 Baseline Conditions

Site Descriptions

3.1 The On-Site area is located at the south-west of Wokingham, within an urban-edge context. The On-Site area is bound to the north by trees and grassland, beyond which is Doles Lane, to the south by Evendons Lane, to the east by Blagrove Lane and to the west by several residential dwellings, a wooded strip, and the grassland of Redlands Farm Park.

3.2 The south-east of the On-Site area is dominated by buildings, hardstanding and gravel, with the north dominated by pasture grassland. Other habitats include a pond, hedgerows, and longer sward grassland, with ruderal vegetation and scrub at the south-west.

3.3 Further information on the extent and composition of existing habitats, including hedgerows, across the On-Site area is provided in the Ecological Appraisal report (Aspect Ecology, 2023) and the updated Biodiversity Net Gain Assessment Report (Pioneer Environment Group, 2025).

Physical Environment

Landscape

3.4 The boundary of the On-Site area falls within the Thames Basin Heaths National Character Area (NCA), which lies in the London basin and comprises a mix of modern developments, with undulating expanses of heathland, woodland and plantations (Natural England, 2014). The key characteristics of the NCA include:

- Plateaux of Tertiary sands and gravels in the London Basin, with intervening river valleys floored by London Clay.
- High woodland cover with a mix of conifer plantations, and semi-natural woodlands.
- Acid grassland on the plateaux, with a mosaic of open heathland and grassland with scrub, secondary woodland and plantation. Arable land and improved pasture are present in the valleys, on alluvium.
- Beyond the large areas of heathland and woodland, there is a patchwork of small to medium-sized fields with woods. Veteran trees, ancient woodlands, hedgerows and parkland are present as remnants of historic hunting forests.
- Valley floors are wet with ditches, numerous watercourses, ponds, water-filled gravel pits, reedbeds and carr.

Geology/ Geomorphology

3.5 Various data sources were consulted for information on the general geology of the area, including a review of the British Geological Survey (BGS) Open Geoscience website (https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/) and MAGIC (magic.defra.gov.uk). The BGS online viewer records the solid geology of the On-Site area as sand of the Bagshot Formation, with no superficial deposits recorded.

Soils

3.6 A review of online data accessed via the UK Soil Observatory (UKSO) online mapping tool (https://www.ukso.org/), Cranfield Soil and Agrifood Institute - Soilscape - Landis Soilscapes interactive mapping (https://www.landis.org.uk/soilscapes/) and MAGIC (magic.defra.gov.uk) shows the On-Site area to be characterised by 'freely draining slightly acid loamy soils' in the north and east, 'loamy soils with naturally high groundwater' to the southwest, with a 'sand to sandy loam' texture. These assumptions should be verified through targeted site soil testing prior to seeding or habitat establishment to ensure compatibility with proposed seed mixes.

3.7 Archaeological works conducted On-Site by RPS (2025), revealed hard blue/orange clay, overlain by between 0.4-0.6m of top/plough soil.

Hydrology/ Drainage

3.8 A site-specific flood risk assessment (FRA) and drainage strategy (DS) has not been completed. According to MAGIC, the On-Site area falls within an area identified as a 'Secondary A Aquifer' and also falls within a 'high' vulnerability of groundwater to pollutant discharged at ground level, based on the underlying soluble rock type. In accordance with GOV.UK, the flood risk for the On-Site area is 'Low'. The closest Environment Agency (EA) Main River is Emm Brook, located 1.81km to the north-east. The On-Site area is not situated in Flood Zone 1, 2 or 3.

Biological Environment

Designated Sites

3.9 No designated sites of international or European importance are situated within 2 km of the On-Site area. A total of six non-statutory designated sites are situated within 2 km, the nearest is The Moors Local Wildlife Site situated 0.5km to the south of the On-Site area and is designated for supporting wet woodland, marshy meadows and a variety of wetland species.

3.10 No areas of ancient woodland or other areas of Habitats of Principal Importance (HPI) are within or adjacent to the On-Site area. The nearest area of ancient woodland is located approximately 0.6km to the north of the On-Site area. Areas of deciduous woodland HPI are sited within 500m of the On-Site area, the nearest is situated approximately 0.18km north-west.

Baseline Habitats

3.11 The following habitat descriptions have been summarised below using information found within the Ecological Appraisal produced by Aspect Ecology (2023) and updated walkover survey conducted for the Biodiversity Net Gain (BNG) Assessment by Pioneer Environment Group (2025). The following habitats were identified within the On-Site area:

- **Other Neutral Grassland:** The majority of the On-Site area is dominated by other neutral grassland, with a large unmanaged field to the north and areas of unmanaged grassland around the pond area and to the south-west of the On-Site area.
- **Modified Grassland:** A small area of modified grassland is located adjacent to the building and parking area towards the east of the On-Site area.

- **Woodland:** Located within the south-east corner of the On-Site area is a small area of other Scot's pine (*Pinus sylvestris*) woodland, with a small area of other broadleaved woodland adjacent to the north.
- **Scrub:** Areas of scrub are located in the western and south-western part of the On-Site area, including mixed scrub, bramble (*Rubus fruticosus agg.*) and blackthorn (*Prunus spinosa*) scrub.
- **Tall Ruderal Vegetation:** Tall ruderal vegetation is largely dominated by common nettles (*Urtica dioica*), located towards the west and south-west of the On-Site area.
- **Hedgerows:** Three hedgerows (H1-H3) are present within the Site along the southern, eastern and western boundary of the On-Site area.
- **Pond:** A single pond (P1) was located towards the west of the On-Site area and formed an artificial waterbody.
- **Individual Trees:** Scattered individual trees are present throughout the On-Site area.
- **Ground Level Planters:** Small areas of overgrown flower beds and/or ground level planters were present to the south of the building.
- **Buildings, Gravel and Hardstanding:** A number of buildings and other structures are present within the On-Site area. The buildings are associated with small areas of hardstanding, gravel car park and driveway.

Biological Records

3.12 A detailed review of biological records requested from the Local Environmental Records Centre (LERC) has not been completed as part of this LEMP. A review of the Ecological Appraisal produced by Aspect Ecology (2023) identified the following species as being potentially sensitive to the proposed development:

- **Great Crested Newt (GCN) (*Triturus cristatus*):** A single pond (P1) was present within the On-Site area and recorded to have 'poor' suitability for GCN during surveys conducted by Aspect Ecology. Further presence/ absence surveys confirmed presence within the pond, with one female GCN recorded in 2021 (Aspect Ecology, 2023). The On-Site area has been entered into the NatureSpace Partnership District Licensing scheme.
- **Common Amphibians:** It is likely that other species of amphibian such as common frog (*Rana temporaria*) and common toad (*Bufo bufo*) are present within the On- and Off-Site areas due to the presence of additional ponds in the surrounding area.
- **Badger (*Meles meles*):** Due to the nature of the On-Site area and the recorded habitat present On and Off-Site, the On-Site area is considered suitable for foraging and commuting badger; however, no signs of badger activity were identified within the On and Off-Site areas.
- **Foraging and Commuting Bats:** Although bat foraging and commuting activity has generally been found to be low, it will be necessary to maintain foraging opportunities and commuting corridors across the On-Site area.

- **Roosting Bats:** The mature oak in H3 was confirmed as a transient roost in 2012; however, surveys undertaken in 2020 recorded no roosting activity (Aspect Ecology, 2023). This tree will be retained and suitably buffered during the proposed development.

  The former office building within the On-Site area was identified as a confirmed common pipistrelle (*Pipistrellus pipistrellus*) roost in 2020, but surveys conducted in 2025 recorded the species as absent. Brown long-eared (*Plecotus auritus*) droppings were detected by eDNA analysis in 2020, and a live individual was confirmed roosting in 2025. These roosts will be covered under a 'low impact' licence prior to demolition.

- **Reptiles:** The unmanaged sward with scattered areas of scrub and tall forbs provide a range of micro-climates suitable for foraging and basking reptiles, and the scrub and hedgerows present within the On-Site area provide potential hibernation sites for this species.

- **Hedgehog (*Erinaceus europaeus*):** Hedgehogs are a generalist species, found in a wide range of rural and urban habitats in the UK and as such are likely to be present within the On-Site area.

4.0 Overarching Aims and Objectives

Aims of the Project LEMP

4.1 This LEMP presents a scheme for enhancing the biodiversity, and opportunities for wildlife, within the On-Site areas. The overall aims are for this proposed development to achieve a +10.82% net gain of Habitat Units (HU) and a +43.98% net gain of Hedgerow Units (HeU) through habitat creation and enhancement works within both the On-Site and Off-Site areas as determined by the BNG Assessment Report (Pioneer Environment Group, 2025).

4.2 This LEMP focuses on the delivery of the proposed habitat creation and enhancement work within the On-Site area only. A separate Habitat Management and Monitoring Plan (HMMP) has been produced for the Off-Site area (Pioneer Environment Group, 2025).

4.3 The overarching aim of this LEMP is to set out the condition and management prescriptions required so that enhanced and created habitats can achieve their target condition, as required to ensure that the BNG score can be achieved. Specific prescriptions, which will be used to meet the ecology and landscape objectives within the On-Site area, are detailed below and include the following:

- To maintain and protect the retained habitats of ecological importance and the fauna that may use them;
- To ensure that newly created habitats are maintained in order that they establish successfully and provide biodiversity benefits in the long term;
- To maintain accessible natural green space within the proposed development; and
- To monitor the efficacy of the LEMP and add or amend management prescriptions as required.

Objectives of the LEMP

4.4 Based on the results of the BNG Assessment (Pioneer Environment Group, 2025) and Landscape Masterplan (Appendix A), it was determined that the following objectives for habitat retention/enhancement/creation, detailed in Table 1 for area-based habitats and Table 2 for hedgerow-based habitats, must be fulfilled to meet the requirements for BNG.

4.5 Habitat types and habitat conditions have been based on what is considered realistic and achievable at the Site. It is expected that the time it takes each habitat type to reach their desired condition will vary. The expected time for each habitat to reach its required condition, as listed in BNG guidelines, is detailed within Table 1 and Table 2 and illustrated in Figure 2.

Table 1: Objectives of LEMP for Area-Based Habitats.

Habitat Type	Retention/ Creation/ Enhancement	Area (ha)	Target Condition	Time to Target Condition (years)	Habitat Units (HU)
Other neutral grassland Retention of areas G1.1 along retained hedgerows to the north-east (H2) and north-west (H3).	Retention	0.0202	Moderate	0	0.16
Other neutral grassland Retention of G6 along retained hedgerow to the south (H1).	Retention	0.0082	Poor	0	0.03
Urban tree Retention of one large oak (Quercus robur) tree (T12).	Retention	0.0366	Good	0	0.44
Other neutral grassland Enhancement of small areas (G2, G3.1-G4.1).	Enhancement	0.0367	Poor to Moderate	10	0.25
Blackthorn scrub to Mixed scrub Enhancement of the blackthorn scrub (S1) to mixed scrub.	Enhancement	0.0337	Moderate to Good	3	0.39
Bramble scrub to Mixed scrub Enhancement of the bramble scrub (BS1) to mixed scrub.	Enhancement	0.0236	Condition Assessment N/A to Good	10	0.23
Mixed scrub Enhancement of the mixed scrub (S2).	Enhancement	0.0181	Poor to Good	10	0.17
Other Scot's pine woodland to Other woodland; mixed Enhancement of retained areas of W1.	Enhancement	0.0374	Poor to Moderate	10	0.25
Modified grassland Areas of proposed lawn (G8).	Creation	0.0265	Moderate	4	0.09

Habitat Type	Retention/ Creation/ Enhancement	Area (ha)	Target Condition	Time to Target Condition (years)	Habitat Units (HU)
Modified grassland Areas of lawn around the building and adjacent to footpaths (G9).	Creation	0.0604	Poor	1	0.12
Other neutral grassland Proposed wildflower/ meadow and wetland meadow grass (G10).	Creation	0.132	Moderate	5	0.88
Other neutral grassland Area of other neutral grassland (G11).	Creation	0.0014	Poor	2	0.01
Mixed scrub Small area of native mixed scrub (S4).	Creation	0.0005	Moderate	5	0.00
Mixed scrub Linear area of native mixed scrub along southern boundary (S5).	Creation	0.0091	Poor	1	0.04
Ornamental lake or pond Small water feature (P2).	Creation	0.0003	Poor	1	0.00
Ponds (priority habitat) Pond with permanent water within detention basin (P3).	Creation	0.0213	Moderate	3	0.17
Artificial unvegetated, unsealed surface Access paths (U5).	Creation	0.0267	N/A - Other	0	0.00
Developed land; sealed surface New building and associated areas of hardstanding (e.g. car park) (U7).	Creation	0.3252	N/A - Other	0	0.00
Bare ground Bare ground at the base of proposed ornamental hedges (U6).	Creation	0.0069	Poor	1	0.01
Introduced shrub Areas of proposed shrub planting (U8).	Creation	0.022	Condition Assessment N/A	1	0.04

Habitat Type	Retention/ Creation/ Enhancement	Area (ha)	Target Condition	Time to Target Condition (years)	Habitat Units (HU)
Ground based green wall Trellis for climbing plants (U9).	Creation	0.0053	Poor	1	0.01
Vegetated garden Areas of vegetated gardens (i.e. private lawn, introduced shrubs and ornamental hedges) (U10).	Creation	0.0068	Low	1	0.01
Unvegetated garden Areas of private patios (U11).	Creation	0.0152	Very Low	0	0.00
Other woodland; mixed Area of enhanced woodland (W1) to be slightly increased in size through the planting of new trees and native shrub planting (W3).	Creation	0.0011	Moderate	30	0.00
Urban tree Provision of 10 small-sized native trees (NT1).	Creation	0.0407	Moderate	27	0.12
Urban tree Provision of 14 small-sized non-native tree species (NT2).	Creation	0.057	Poor	10	0.16
Urban tree One medium sized tree (T3) will be retained, however the condition will be reduced due to predicted future management regime and location.	Creation	0.0163	Moderate	0 ('Habitat created in advance' function – 30+)	0.13
				Total Habitat Units	**3.73**

Table 2: Objectives of LEMP for Hedgerow Habitats

Habitat Type	Retention/ Enhancement/ Creation	Length (km)	Target Condition	Time to Target Condition (years)	Hedgerow Units (HeU)
Native hedgerow with trees* Small section of H2 to be lost for new Site access entrance, the rest of the hedgerow will be retained.	Retention	0.0275	Good	0	0.36
Native hedgerow with trees* Small section of H3 to be lost for a new footpath, the rest of the hedgerow will be retained.	Retention	0.0938	Good	0	1.24
Line of trees* Group of beech trees (LT1) along southern boundary to be retained in full.	Retention	0.0053	Low	0	0.01
Native hedgerow with trees* Native hedgerow with trees (NH1) situated towards the centre of the Site.	Creation	0.047	Moderate	10	0.29
Native hedgerow Proposed native hedge planting (NH2, NH3 and NH8) along boundary features.	Creation	0.1153	Moderate	5	0.42
Species-rich native hedgerow Sections of proposed native hedge planting along the south-eastern (NH7) and eastern boundary (NH4).	Creation	0.0726	Moderate	5	0.53
Species-rich native hedgerow with trees* Proposed native hedge planting (NH5) with trees along the eastern boundary.	Creation	0.015	Moderate	10	0.14

Habitat Type	Retention/ Enhancement/ Creation	Length (km)	Target Condition	Time to Target Condition (years)	Hedgerow Units (HeU)
Non-native and ornamental hedgerow Proposed ornamental hedge planting (NH6) throughout the On-Site area.	Creation	0.1056	Poor	1	0.10
				Total Hedgerow Units	**3.10**
**in accordance with the 'The Statutory Biodiversity Metric User Guide' (DEFRA, 2024) individual trees should not be recorded if they occur within a habitat type characterised by the presence of trees (e.g. native hedgerow with trees).*					

5.0 Post-Development Habitat Objectives

Introduction

5.1 The post-development habitat condition objectives of the LEMP are set out in Table 1 and Table 2 above. Specific condition assessment criteria for each broad habitat type, and details on the number of condition criteria needed to be met to achieve the target condition with reference to the Statutory Biodiversity Metric Technical Supplement (DEFRA, 2025), are described within this section.

5.2 Further details on management specifications and monitoring requirements are included in Section 6.0 and Section 7.0 of this report.

5.3 Certain habitats are allocated a fixed condition score and do not need their condition to be assessed. These are marked 'Condition Assessment N/A' (i.e. introduced shrub and bramble scrub), 'N/A – Other' (i.e. artificial unvegetated, unsealed surface or developed land) or condition is fixed at 'Poor' (i.e. non-native and ornamental hedgerow).

Other Neutral Grassland

5.4 The condition criteria for other neutral grassland and the target habitat condition for the retained and created habitat is detailed below in Table 3.

Table 3: Condition Criteria for Grassland Habitat Types (Medium, High and Very High Distinctiveness)

Condition Assessment Criteria Type	Condition Assessment Criteria Description	Target Habitat Condition
A. Vegetation species makeup	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (described in UK Habitat Classification Version 2.0 (UKHab Ltd, 2023)). **Note – this criterion is essential for achieving Moderate or Good condition.**	<u>Creation, enhancement, and retention of Other neutral grassland in 'Moderate' condition.</u> Must pass 3 - 5 criteria, including criterion A. **Targeted criteria: A, B, and D** <u>Creation and retention of Other neutral grassland in 'Poor' condition.</u> Must pass 2 or fewer criteria, or pass 3 or 4 criteria, excluding criterions A and F. **Targeted criteria: D**
B. Sward height	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 % is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	
C. Bare ground	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	
D. Bracken and shrub cover	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	
E. Invasive species and species indicative of suboptimal	Combined cover of species indicative of suboptimal condition (see below) and physical damage (such as excessive poaching, damage from machinery use or storage, and damaging levels of access) accounts for less than 5% of total area.	

Condition Assessment Criteria Type	Condition Assessment Criteria Description	Target Habitat Condition
conditions cover	If any invasive plant species listed under Schedule 9 of the Wildlife and Countryside Act (WCA) 1981 are present this criterion is automatically failed.	
F. Species diversity	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type (excluding any species indicative of suboptimal condition or invasive plant species).	
Species indicative of suboptimal condition: creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare*, docks *Rumex* spp. common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris*.		

Modified Grassland

5.5 The condition criteria for modified grassland and the target habitat condition for the retained and created habitat is detailed below in Table 4.

Table 4: Condition Criteria for Grassland Habitat Types (Low Distinctiveness)

Condition Assessment Criteria Type	Condition Assessment Criteria Description	Target Habitat Condition
A. Vegetation species makeup	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these may include those listed as species indicative of suboptimal condition). **Note - this criterion is essential for achieving Moderate or Good condition.**	<u>Creation of Modified grassland in 'Moderate' condition.</u> Must pass 4 or 5 criteria, including criterion A. **Targeted criteria: A, C, D, and E** <u>Creation of Modified grassland in 'Poor' condition.</u> Must pass 3 or fewer criteria, or passes 3 - 6 criteria, excluding criterion A. **Targeted criteria: C, D and E**
B. Sward height	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	
C. Scrub cover	Any scrub present accounts for less than 20% of the total grassland area (some scattered scrub such as bramble may be present).	
D. Physical damage	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	
E. Bare ground	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	

Condition Assessment Criteria Type	Condition Assessment Criteria Description	Target Habitat Condition
D. Bracken cover	Cover of bracken is less than 20%.	
E. Invasive species	There is an absence of invasive plant species listed under Schedule 9 of the Wildlife and Countryside Act (WCA) 1981	
Species indicative of suboptimal condition: creeping thistle, spear thistle, docks, common nettle, creeping buttercup, greater plantain, white clover and cow parsley.		

Mixed Scrub

5.6 The condition criteria for mixed scrub and the target habitat condition for the enhanced and created habitat is detailed below in Table 5.

Table 5: Condition Criteria for Scrub Habitat Types

Condition Assessment Criteria Type	Condition Assessment Criteria Description	Target Habitat Condition
A. Vegetation species makeup	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprises more than 75% of the cover (except hazel (*Corylus avellana*), common juniper (*Juniperus communis*), sea buckthorn (*Hippophae rhamnoides*) (only in its restricted native range), or box (*Buxus sempervirens*), which can be up to 100% cover).	<u>Enhancement and creation of Mixed scrub in 'Moderate' condition.</u> Must pass 3 or 4 out of 5 criteria. **Targeted criteria: A, C and D**
B. Age range	Seedlings, saplings, young shrubs and mature shrubs are all present.	
C. Invasive and undesirable species	There is an absence of invasive species listed under Schedule 9 of the WCA 1981 and species indicative of suboptimal condition (e.g., non-native conifers, cherry laurel *Prunus laurocerasus*, snowberry *Symphoricarpos* spp., buddleia *Buddleja* spp., and cotoneaster *Cotoneaster* spp.) make up less than 5% of ground cover.	
D. Well-developed edge	The scrub has a well-developed edge with scattered scrub and tall grassland and/or herbs present between the scrub and adjacent habitat.	
E. Clearings, glades and rides	There are clearings, glades or rides present within the scrub.	

Native Hedgerows

5.7 The condition criteria for native hedgerows, native hedgerow with trees, and species-rich native hedgerows and the target habitat condition for the enhanced and created habitat is detailed below in Table 6.

Table 6: Condition Criteria for Hedgerow Habitat Types

Condition Assessment and Functional Groupings (A, B, C, D and E)	Condition Assessment Criteria Description	Target Habitat Condition
A1. Height	>1.5 m average along length.	Retention of Native hedgerows with trees in 'Good' condition. Must not fail more than 2 criteria and no more than 1 failure in any functional group. **Targeted criteria: A1, A2, B1, B2, C1, D1, E1 and E2** Creation of Native hedgerows with trees and Species-rich native hedgerow with trees in 'Moderate' condition. Must have no more than 5 failures and does not fail both attributes in more than one functional group. **Targeted criteria: A1, A2, B2, C1, D1, and E2** Creation of Native hedgerows and Species-rich native hedgerow in 'Moderate' condition. Must have no more than 4 failures and does not fail both attributes in more than one functional group. **Targeted criteria: A1, A2, B2, C1, and D1**
A2. Width	>1.5 m average along length.	
B1. Gap – hedge base	Gap between ground and base of canopy <0.5 m for >90%.	
B2. Gap – hedge canopy continuity	Gaps make up <10% of total length and no canopy gaps >5m.	
C1. Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length (measured from outer edge of hedgerow and is present on one side of the hedge (at least)).	
C2. Undesirable perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	
D1. Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species (e.g., sycamore *Acer pseudoplatanus*).	
D2. Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	
E1. Tree age (applicable to hedgerows with trees only)	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	
E2. Tree Health (applicable to hedgerows with trees only)	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	

Line of Trees

5.8 The condition criteria for Pond (priority habitat) and the target habitat condition for the created habitat is detailed below in Table 7.

Table 7: Condition Criteria for Line of Trees Habitat Types

Condition Assessment Criteria Type	Condition Assessment Criteria Description	Target Habitat Condition
A. Cover of native trees	At least 70% of trees are native species.	Retention of Line of Trees in 'Poor' condition. To retain in 'Poor' condition they must pass 2 or fewer out of 5 criteria. **Targeted criteria: A and B**
B. Canopy cover	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap more than 5 m wide.	
C. Veteran features or natural ecological niches	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	
D. Surrounding vegetation	There is an undisturbed naturally-vegetated strip of at least 6m on both sides to protect the line of trees from farming and other human activities (excluding grazing).	
E. Tree health	At least 95% of the trees are in healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity).	

Pond

5.9 The condition criteria for Pond (priority habitat) and the target habitat condition for the created habitat is detailed below in Table 8.

Table 8: Condition Criteria for Pond Habitat Types

Condition Assessment Criteria Type	Condition Assessment Criteria Description	Target Habitat Condition
A. Water quality	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	Creation of Pond (priority habitat) in 'Moderate' condition. Must pass 6 to 8 criteria. **Targeted criteria: A, B, C, F, G, H and I**
B. Semi-natural habitat	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	
C. Algae and duckweed	Less than 10% of the water surface is covered with duckweed *Lemna* spp. or filamentous algae.	

Condition Assessment Criteria Type	Condition Assessment Criteria Description	Target Habitat Condition
D. Artificial connectivity	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	Creation of Ornamental Pond in 'Poor' condition. Passes 5 or fewer criteria. **Targeted criteria: C, F, and G**
E. Water levels	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams, pumps or pipework.	
F. Non-native species	There is an absence of listed non-native plant and animal species.	
G. Fish	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	
H. Emergent, submerged or floating plants	Emergent, submerged or floating plants (excluding duckweed) cover at least 50% of the pond area which is less than 3 m deep.	
I. Shading	The pond surface is no more than 50% shaded by adjacent trees and scrub.	

Woodland

5.10 The condition criteria for woodland and the target habitat condition for the retained habitat is detailed below in Table 9.

Table 9: Condition Criteria for Woodland Habitat Type

Condition Assessment Criteria - Indicator	Indicator Score - Good (3 points)	Indicator Score - Moderate (2 points)	Indicator Score - Poor (1 points)	Target Habitat Condition
A. Age distribution of trees	Three age-classes present.	Two age-classes present.	One age-class present.	Enhancement and creation of other woodland; mixed in 'Moderate' condition. To enhance or create woodland in 'Moderate' condition they must score 26 to 32 points. **Targeted score per indicator: A-2, B-3,**
B. Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland.	Evidence of significant browsing pressure is present in less than 40% of whole woodland.	Evidence of significant browsing pressure is present in 40% or more of whole woodland.	
C. Invasive plant species	No invasive species present in woodland.	Rhododendron (*Rhododendron ponticum*) or cherry laurel not present, and other invasive species <10% cover.	Rhododendron or cherry laurel present, or other invasive species ≥10% cover.	

Condition Assessment Criteria - Indicator	Indicator Score - Good (3 points)	Indicator Score - Moderate (2 points)	Indicator Score - Poor (1 points)	Target Habitat Condition
D. Number of native tree species	Five or more native tree or shrub species found across woodland parcel.	Three to four native tree or shrub species found across woodland parcel.	Two or less native tree or shrub species across woodland parcel.	**C-3, D-3, E-3, F-3, G-2, H-2, I-1, J-2, K-1, L-2, M-2** **Target total score: 29**
E. Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native.	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native.	<50% of canopy trees and <50% of understory shrubs are native.	
F. Open space within woodland	10 - 20% of woodland has areas of temporary open space. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted.	21 - 40% of woodland has areas of temporary open space.	<10% or >40% of woodland has areas of temporary open space. But if woodland <10ha has <10% temporary open space, please see 'Good' category.	
G. Woodland regeneration	All three classes present in woodland; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland.	No classes or coppice regrowth present in woodland.	
H. Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback.	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present.	Greater than 25% tree mortality and or any high-risk pest or disease present.	
I. Vegetation and ground flora	Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community at ground layer present.	No recognisable woodland NVC plant community at ground layer present.	
J. Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland.	Two storeys across all survey plots.	One or less storey across all survey plots.	

Condition Assessment Criteria - Indicator	Indicator Score - Good (3 points)	Indicator Score - Moderate (2 points)	Indicator Score - Poor (1 points)	Target Habitat Condition
K. Veteran trees	Two or more veteran trees per hectare.	One veteran tree per hectare.	No veteran trees present in woodland.	
L. Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities.	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	
M. Woodland disturbance	No nutrient enrichment or damaged ground evident.	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground.	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground.	

Urban Trees

5.11 The condition criteria for urban trees and the target habitat condition for the retained and created habitat is detailed below in Table 10.

Table 10: Condition Criteria for Individual Trees Habitat Type

Condition Assessment Criteria Type	Condition Assessment Criteria Description	Target Habitat Condition
A. Cover of native trees	The tree is a native species (or at least 70% within the block are native species).	<u>Retention of Rural tree in 'Good' condition.</u> To retain Urban tree in 'Good' condition they must pass 5 or 6 out of 6 criteria. **Targeted criteria: A, B, C, D and F**
B. Canopy cover	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap more than 5 m wide (individual trees automatically pass this criterion).	
C. Mature or veteran trees	The tree is mature (or more than 50% within the block are mature).	

Condition Assessment Criteria Type	Condition Assessment Criteria Description	Target Habitat Condition
D. Tree health	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Creation of Urban trees in 'Moderate' condition. Must pass 3 or 4 out of 6 criteria. **Targeted criteria: A, B, and F** Creation of Urban trees in 'Poor' condition. Passes 2 or fewer criteria out of 6 criteria. **Targeted criteria: B and F**
E. Ecological niches	Natural ecological niches for vertebrated and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	
F. Surrounding vegetation	More than 20% of the tree canopy is oversailing vegetation beneath.	

Urban Habitats

5.12 The condition criteria for ground based green wall and the target habitat condition for the created habitat is detailed below in Table 11.

Table 11: Condition Criteria for Urban Habitat Type

Condition Assessment Criteria Type	Condition Assessment Criteria Description	Target Habitat Condition
A. Vegetation structure	Vegetation structure is varies, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Creation of ground based green wall in 'Poor' condition. Passes 0 or 1 or 3 core criteria. **Targeted criteria: C**
B. Plant species	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	
C. Invasive non-native plant species	Invasive non-native plant species (listed on Schedule 9 of WCA1) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area.	

6.0 Landscape and Habitat Management Prescriptions

Introduction

6.1 Details of proposed landscaping scheme within the On-Site area are presented within the *'M464-IJLA-VV-00-DR-L-0100-P06'* Landscape Masterplan, dated January 2026, produced by ijLA (see

Appendix A) and the Landscape Management and Maintenance Plan *'M464-IJLA-VV-00-SPE-L-020'* (ijLA, 2025).

6.2 To fulfil the requirements laid out in the '*171 Evendons Lane, Wokingham – Biodiversity Net Gain Assessment Report*' (Pioneer Environment Group, 2025) the retention, creation and enhancement of habitats within the On-Site area are required. This section details the proposed method for the creation of new habitats and recommended maintenance operations for all post-development habitats.

6.3 This LEMP is a document that focuses on the delivery of long-term management and monitoring of created, enhanced or retained features for at least 30 years. A LEMP provides detailed management and maintenance information for Years 1 – 5 of the proposed development, with broader management aims for the mid to long term (Years 5+). The progress towards reaching this aim is monitored regularly and reported in annual habitat management updates. This LEMP is intended as a live document.

General Management Principles

Exclusion Zones

6.4 Storage of materials and heavy vehicle movement should aim to avoid the proposed habitat creation areas to avoid any unnecessary soil compaction, where possible. Habitat creation areas are shown by the proposed wildflower/ meadow grassland, wetland meadow grass, lawn/ private lawn, shrub planting and hedge planting illustrated in Appendix A.

6.5 In line with BS 5837:2012, Root Protection Areas (RPA) of trees at risk from indirect impacts will be safeguarded with the use of vertical barriers, or appropriate ground protection, to create exclusion zones prior to commencement of works.

6.6 Further details of exclusion zones and RPAs are included within the Arboricultural Report (Mark Welby, 2025) and will be detailed within a Construction Environmental Management Plan (CEMP).

6.7 Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority (LPA).

Other General Principles

6.8 The following general principles will apply to management:

- No chemical fertilisers will be applied. Herbicide use will be avoided wherever possible (e.g., for the control of weeds/ undesirables).
- Regular monitoring of physical damage, such as soil compaction or overgrazing etc, will be completed and where issues are encountered this will trigger remedial actions such as fencing sensitive areas or re-instating habitats.
- Standard biosecurity measures will apply throughout the LEMP to prevent pollution and the accidental spread of any invasive species and wildlife diseases (e.g., diseases affecting trees etc).

- To avoid disturbance to birds, it is recommended that any suitable nesting habitat should be removed outside of the bird breeding season (March to August, inclusive). In the event that the timing of the works is to be undertaken within the bird nesting season (March to August inclusive) any areas to be impacted by vegetation removal should be checked for active nests no more than 24 hours prior to the commencement of works by a suitably experienced ecologist. If an active nest were to be discovered, an exclusion zone (diameter of which would be determined by the ecologist) around the nest will be established and adhered to until young have fledged, or until a suitably qualified ecologist has confirmed that the nesting attempt has concluded.

Other Neutral Grassland Management Prescriptions

Ground Preparation

6.9 It is assumed that the soil fertility levels will be high due to the land having a history of being grazed by horses or used for keeping other animals (i.e. poultry); soil nutrient levels (especially phosphate, potassium and nitrogen) will need to be reduced to a satisfactory level to allow the wildflower meadow mix to establish. Nutrient levels can be reduced by repeated cultivation without the addition of fertiliser or topsoil stripping/ soil inversion.

Seed Mix

6.10 Natural colonisation from the existing seed bank may take time, therefore, natural regeneration can be used in conjunction with seeding to accelerate habitat creation/enhancement. A locally sourced seed stock (e.g. green hay) will be used if possible, or sourced from a reputable seed supplier (e.g., Naturescape, Emorsgate Seeds, British Wildflower Meadow Seeds).

6.11 An example of a suitable seed mix is Emorsgate Seed EM2 Standard General Purpose Meadow Mixture (see Table 12 for species composition) which contain species that are suitable for a wide range of soil types.

Table 12: Planting Proposals for Other Neutral Grassland with EM2 Standard General Purpose Meadow Mix

% Mix	Species Name	Common Name
15% Wildflowers		
0.75%	*Achillea millefolium*	Yarrow
2.25%	*Centaurea nigra*	Common knapweed
1.20%	*Daucus carota*	Wild carrot
0.30%	*Galium verum*	Lady's bedstraw
0.60%	*Knautia arvensis*	Field scabious
1.95%	*Leucanthemum vulgare*	Oxeye daisy
0.75%	*Malva moschata*	Musk mallow

% Mix	Species Name	Common Name
2.25%	*Plantago lanceolata*	Ribwort plantain
1.50%	*Poterium sanguisorba ssp sanguisorba*	Salad burnet
0.45%	*Primula veris*	Cowslip
1.50%	*Ranunculus acris*	Meadow buttercup
0.75%	*Rhinanthus minor*	Yellow rattle
0.75%	*Silene vulgaris*	Bladder campion
85% Grasses		
8.50%	*Agrostis capillaris*	Common bent
29.75%	*Cynosurus cristatus*	Crested dog's-tail
25.50%	*Festuca rubra*	Red fescue
4.25%	*Phleum bertolonii*	Smaller cat's-tail
17.0%	*Poa pratensis*	Smooth-stalked meadow-grass
Suggested sowing rate: 40kg/ha, 16kg/acre or 4g/m^2		

6.12 A detention basin will also be created towards the south-west of the On-Site area (Appendix A) and will be seeded with a wetland meadow grass, as the area surrounding the pond will be subjected to inundation events. Wetland meadow grass is also recommended to be seeded along the base of H3, which supports a dry ditch.

6.13 An example of a suitable seed mix for seasonally wet soils is Emorsgate Seeds Meadow Mixture for Wetland, the suggested seed mix species composition and percentages are listed in Table 13 below.

Table 13: Planting Proposal for Other Neutral Grassland Creation or Enhancement with EM8 Meadow Mixture for Wetland

% Mix	Species Name	Common Name
20% Wildflowers		
0.70%	*Achillea millefolium*	Yarrow
0.60%	*Agromonia eupatoria*	Agrimony
0.10%	*Angelica sylvestris*	Wild angelica
0.20%	*Betonica officinalis*	Betony

% Mix	Species Name	Common Name
3.20%	*Centaurea nigra*	Common knapweed
1.40%	*Filipendula ularia*	Meadowsweet
0.40%	*Galium album*	Hedge bedstraw
2.00%	*Galium verum*	Lady's bedstraw
0.80%	*Lathyrus pratensis*	Meadow vetchling
0.60%	*Leontodon hispidus*	Rough hawkbit
1.20%	*Leucanthemum vulgare*	Oxeye daisy
0.60%	*Lotus corniculatus*	Birdsfoot trefoil
0.10%	*Lotus pedunculatus*	Greater birdsfoot trefoil
1.00%	*Medicago lupulina*	Black medick
2.00%	*Plantago lanceolata*	Ribwort plantain
0.40%	*Primula veris*	Cowslip
0.80%	*Prunella vulgaris*	Selfheal
1.20%	*Ranunculus acris*	Meadow buttercup
0.80%	*Rhinanthus minor*	Yellow rattle
0.60%	*Rumex acetosa*	Common sorrel
0.30%	*Sanguisorba officinalis*	Great burnet
0.50%	*Silene flos-cuculi*	Ragged robin
0.20%	*Taraxacum officinale*	Dandelion
0.30%	*Vicia cracca*	Tufted vetch
80% Grasses		
8.0%	*Agrostis capillaris*	Common bent
8.0%	*Carex echinata*	Star sedge
30.0%	*Cynosurus cristatus*	Crested dog's-tail
18.0%	*Festuca rubra*	Red fescue

% Mix	Species Name	Common Name
1.60%	*Hordeum secalinum*	Meadow barley
8.00%	*Phleum bertolonii*	Smaller cat's-tail
6.40%	*Poa pratensis*	Smooth-stalked meadow grass
Suggested sowing rate: 40kg/ha, 16kg/acre or 4g/m^2		

Sowing and First Year Management

6.14 Where seeding is required to increase species diversity, the existing area should be cut to a short sward with at least 50% bare ground created by using a hand scarifier or harrow. Aim to create a firm, weed free and medium tilth soil suitable for seeding. Any large stones or debris should be removed.

6.15 Seeding is to be undertaken preferably in spring (early March to late June) or if not feasible, in autumn (Mid-August to October). Prior to seeding, the seeds will be thoroughly mixed with fine dry sand to ensure an even distribution of different seed weights and to bulk up the sowing mixture.

6.16 Sowing will be undertaken by hand broad-casting or tractor broadcasting on calm days with no wind. After seeding, the areas are to be raked and lightly rolled. The seeded areas must be watered fully (to a depth of 75mm) at the time of installation to the full cultivated depth, and ensure that sufficient subsequent watering is carried out to safeguard healthy establishment of the grass sward.

6.17 Most species within the seed mix are perennials and can be slow to establish, and are unlikely to flower in their first year of establishment. Annual weeds are likely to colonise newly sown areas, offering shelter to the sown seedlings; these will not be cut until mid- to late summer.

6.18 In mid-July to end of August, the grassland will be cut; all arisings will be raked and removed to reduce nutrient levels. These arisings will either be taken off-Site or composted in designated grass heaps. The sward will be kept short (i.e. 40-60mm) by mowing the aftermath over the winter through to the end of March of the following year.

Ongoing Management

6.19 For the ongoing management of the other neutral grassland, these areas will be left uncut from April until late summer to allow wildflowers to grow and to set seed followed by a traditional 'hay cut' to 50mm undertaken in mid-July to end of August. A scythe, petrol strimmer or tractor mower is recommended for the cut, with arisings left to lie for 1-7 days to allow the seeds to drop, before being removed from the On-Site area to avoid mulch of decomposing grass covering fresh seedlings.

6.20 The grassland should be cut a bi-annual basis, with an additional spring cut to 50-80mm undertaken in March or early April. This will reset any potential winter re-growth and help to control any vigorous, coarse grass growth prior to the start of the annual, optimal botanical period.

6.21 The cutting height will also be varied across the grassland to avoid leaving large areas at a uniform height; ideally a third should be left uncut each year. The areas left each year should be rotated annually, so no area is left uncut for more than two years.

6.22 Ongoing monitoring of species indicative of suboptimal conditions will trigger any management interventions, where appropriate. This will include the following:

- Small flushes of species indicative of suboptimal condition may be selectively scythed or hand pulled (e.g., docks (*Rumex* spp.), thistles (*Cirsium* spp.), ragwort (*Jacobaea vulgaris)*) before flowering and seed set; ideally pull thistles wherever possible at the flower bud stage.
- Large stands of docks and thistles may be suppressed by an annual cut in July. Topping of thistles (e.g. by hand with strimmer, or by machine) should be carried out ensuring cutters are set low enough to remove all leaves, and may be required at least twice during the growing season over several years.
- Where high levels of creeping buttercup (*Ranunculus repens*) occur, harrowing in spring to drag out runners may be considered, with runners gathered up to prevent re-rooting in tandem with a cutting regime to help to reduce seed set.
- If the grasses begin to takeover, then a combination of a hard spring cut, seeding more yellow-rattle (*Rhinanthus minor*), and raking areas to form bare patches will rectify this.
- Scrub will be selectively managed, where required, to prevent succession and to ensure coverage is at no more than 5% of the grassland area.

6.23 To maintain and enhance the condition, it is important to minimise nutrient input by avoiding the use of fertilisers or manure, establish a varied sward height (at least 20% is less than 7cm and at least 20% is more than 7cm), and reduce any damaging activities (i.e., excessive poaching or damaging levels of access).

Modified Grassland Management Prescriptions

Seed Mix

6.24 The modified grassland areas will be sown with a suitable grassland mix, such as a standard lawn mix for areas of 'Private lawn' in 'Poor' condition. An example of species composition for a standard lawn mix is detailed in Table 13 below.

Table 14: Planting Proposals for Modified Grassland with Standard Lawn Mix

% Mix	Species Name	Common name
45.0%	*Lolium perenne*	Perennial rye-grass
37.0%	*Festuca rubra subsp. rubra*	Creeping red fescue
10.0%	Festuca rubra subsp. commutata	Chewing fescue
5.0%	Festuca rubra ssp. litoralis	Slender creeping red fescue
3.0%	Trifolium repens	White clover

6.25 It is recommended that the areas of proposed 'Lawn' in 'Moderate' condition are seeded with a flowering lawn mix (e.g. Emorsgate Flowering Lawn Mixture EL1 or Naturescape N14 Flowering Lawn Mixture). The species listed within these mixtures will all tolerate close mowing to a height of about 5 cm and will withstand disturbance from footfall. The suggested seed mix species composition and percentages are listed in Table 15 below.

Table 15: Planting Proposals for Modified Grassland with Species-rich Lawn Mix

% Mix	Species Name	Common name
20% Wildflowers		
0.8%	*Achillea millefolium*	Yarrow
0.8%	*Anthyllis vulneraria*	Kidney vetch
2.4%	*Galium verum*	Lady's bedstraw
0.6%	*Hypochaeris radicata*	Common cat's-ear
0.8%	*Leontodon hispidus*	Rough hawkbit
1.6%	*Leucanthemum vulgare*	Oxeye daisy
2.0%	*Lotus corniculatus*	Birdsfoot trefoil
1.6%	*Plantago lanceolata*	Ribwort plantain
1.4%	*Primula veris*	Cowslip
3.2%	*Prunella vulgaris*	Self-heal
2.4%	*Ranunculus acris*	Meadow buttercup
2.4%	*Rumex acetosa*	Common sorrel
80% Grasses		
4.0%	*Agrostis capillaris*	Common bent
12.0%	*Cynosurus cristatus*	Crested dog's-tail
16.0%	*Festuca trachyphylla*	Hard fescue
16.0%	*Festuca rubra ssp. litoralis*	Slender creeping red fescue
16.0%	*Festuca rubra ssp. rubra*	Creeping red fescue
16.0%	*Poa pratensis*	Smooth stalked meadow grass

Sowing and First Year Management

6.26 Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out, divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact.

6.27 In the first year, mow the newly sown flowering lawns regularly (every 7-10 days during growing season) throughout the first year of establishment. Cut to a height of 40-60mm, removing cuttings if dense. This will gradually develop a good sward structure, help maintain balance between faster growing grasses and slower developing wildflowers, and control annual weeds. Dig out any residual perennial weeds such as docks.

Ongoing Management

6.28 Mow regularly as a lawn but not too short (25-50mm). To permit flowering, mowing can be relaxed from late June. Cut again when the sward gets untidy (after 4-8 weeks). Mowing may be suspended earlier in the year to allow cowslips (*Primula veris*) to flower. Heavy quantities of cuttings should be collected and removed from the On-Site area to reduce soil fertility.

6.29 Grassland areas will not be fertilised in order to conserve the sward diversity. Where treatment of weeds/undesirable species such as docks, thistles, nettles, ragwort is required, this will be controlled by hand pulling, or spot treatment.

Mixed Scrub Management Prescriptions

Native Mix

6.30 The proposed species mix for the native shrub mix is detailed within the *'Landscape Plan'* (ijLA, 2026; Appendix B) are included in Table 16.

Table 16: Planting Proposals for Mixed Scrub

% Mix/ No.	Species Name	Common Name
Scrub Mix		
20%	*Cornus sanguinea*	Dogwood
20%	*Corylus avellana*	Hazel
20%	*Euonymus europaeus*	Spindle
10%	*Ligustrum vulgare*	Wild privet
15%	*Sambucus nigra*	Elder
15%	*Viburnum opulus*	Guelder rose
Tree Species		
10	*Acer campestre*	Field maple

% Mix/ No.	Species Name	Common Name
6	*Carpinus betulus*	Hornbeam
4	*Quercus robur*	English oak

Scrub Planting and First Year Management

6.31 The ground will need to be prepared for mixed scrub creation through scarification of the ground using a rake or tractor mounted rotavator. The scrub will be planted using 90-120cm bareroot whips of local provenance. Whips will be placed to ensure there is a diverse mix of species and will be planted in clumps to produce a natural looking habitat with small clearings. Whips will be protected with a non-plastic tree spiral/guard until it is sufficiently established and robust enough to withstand browsing (usually the first five years).

6.32 Planting is recommended between November and March to increase likelihood of the new planting becoming established; however, periods of heavy waterlogging/flooding will be avoided.

6.33 Mulch will be applied after planting to eliminate competition from the grass, the mulch will cover a 1m diameter around the scrub and will be at a depth of 50mm. Areas of grass between mulched areas will be cut and any species of suboptimal condition (e.g. nettles and thistle) will be hand pulled or spot sprayed during the first 3 years of establishment. These works will be undertaken to avoid removing naturally encroaching woody species, including bramble, as the presence of these species will accelerate habitat establishment.

6.34 Maintain a buffer of at least 2m around the scrub to allow natural succession and creation of a well-developed edge habitat.

Ongoing Management

6.35 Ongoing management is required to ensure the created and retained scrub habitats do not develop into woodland over time through the process of succession.

6.36 If any scrub species fail to establish, for any reason, they should be replaced and planted as stated above between November and March.

6.37 To ensure a well-developed edge around the scrub, a 2m wide buffer of tall grasses and/or forbs will be maintained around the scrub. The buffer will be trimmed every two to three years once established.

6.38 Bramble can be allowed to establish but will require management within the first five years to prevent it dominating other species. Undesirable species and invasives will be eradicated at the earliest opportunity.

6.39 Cutting of scrub encourages re-growth and prevents succession, and scrub typically takes 15 years to mature. Once established, scrub will be cut on rotation; for example, cut 1/15th of the scrub area every year and cut small coupes rather than larger areas to maintain scrub at a variety of ages and structure. Scrub species that produce berries will be cut in late winter, not only to avoid bird nesting season but to also ensure that there are sufficient berries in autumn and early winter to feed overwintering birds and mammals.

6.40 Tree species will be managed to prevent habitat succession to woodland. Some tree species can be allowed to establish, increasing structural diversity and providing foraging and sheltering opportunities for various species, but management will aim to keep the scrub in a mid-successional state, through thinning of larger tree species or coppicing. Felled/ thinned trees will be retained in situ to provide valuable deadwood habitat.

Hedgerows Management Prescriptions

Hedgerow Mix

6.41 The proposed species mix for the native hedgerows detailed within *'Landscape Plan'* (ijLA, 2026; Appendix B) are included in Table 17.

Table 17: Planting Proposals for Native Hedgerow Mix

% Mix	Species Name	Common name
25%	*Acer campestre*	Field maple
25%	*Carpinus betulus*	Hornbeam
50%	*Fagus sylvatica*	Beech
With the addition of *Prunus 'Amanogawa'* trees and *Prunus 'Ichiyo'* in the native hedgerow with trees.		

6.42 The proposed species mix for non-native and ornamental hedgerows detailed within '*Landscape Plan*' (ijLA, 2026; Appendix B) are included in Table 18.

Table 18: Planting Proposals for Species-Rich Native Hedgerow Mix

% Mix	Species Name	Common name
10%	*Acer campestre*	Field maple
10%	*Carpinus betulus*	Hornbeam
25%	*Crataegus monogyna*	Hawthorn
10%	*Fagus sylvatica*	Beech
10%	*Ilex aquifolium*	Holly
10%	*Ligustrum vulgare*	Wild privet
25%	*Prunus spinosa*	Blackthorn

6.43 The proposed species mix for non-native and ornamental hedgerows detailed within '*Landscape Plan*' (ijLA, 2026; Appendix B) are included in Table 19.

Table 19: Planting Proposals for the Non-Native and Ornamental Hedgerows

No.	Species Name
184	*Berberis darwinii 'Compacta'*
122	*Elaeagnus × ebbingei*
26	*Escallonia 'Iveyi'*
114	*Euonymus 'Green Spire'*
34	*Osmanthus x burkwoodii*
20	*Olearia x haastii*

Hedgerow Establishment and Maintenance

6.44 Establish a weed free buffer, measuring 100mm either side of the centre of the planting line, for the new hedgerows. Hedge plants will be planted in a double staggered row 450mm apart at 450mm centres, with a minimum of 5 plants per linear metre.

6.45 The most appropriate time for native hedgerow planting is between November and March. Avoid planting into waterlogged or frozen ground. Care must also be taken to not expose the roots for long periods when planting.

6.46 For a mixed native hedgerow, it is recommended to include groups of 5-7 plants of the same species. Until the plants are established, a 50mm layer of bark mulch will be applied to suppress weeds and retain soil moisture. The plants should be protected from rabbit and other browsing damage using non-plastic spiral guards and will be supported with a bamboo cane.

6.47 Heavy trim sides within the first year to encourage bushy side growth, which will be followed by light trimming to sides until established.

Ongoing Management

6.48 Management of the hedgerows includes identifying where there is a need to replace hedgerow species that have not established, or if additional planting is needed to fill in any gaps that have formed in the hedgerow.

6.49 Any missing or damaged spiral guards are to be replaced with bamboo canes and re-staked where necessary. Any encroaching weeds within guards are to be removed by hand. Spiral guards should be monitored in years 2 to 5 after planting, and removed or adjusted as required.

6.50 No mowing is to occur around the base of new hedgerow planting in case of damage.

6.51 Hedgerows should ideally be cut on a three-year rotation as some species only flower on their second year after management. Consideration should be given to cutting alternate sides, or the top only, on alternate years in order to maintain the shelter and foraging opportunities between years. For roadside hedgerows, appropriate roadside hedgerow management should be undertaken to ensure road safety.

6.52 Timing of hedgerow management should be between November and February. Scrub species in the hedgerow that produce berries will be cut in late winter, not only to avoid bird nesting season

but to also ensure that there are sufficient berries in autumn and early winter to feed overwintering birds and mammals. The tops of hedges should be cut on a diagonal, rather than a horizontal cut; this helps to protect nesting birds.

6.53 Native hedge laying, coppicing and gapping up with a diversity of species of local provenance and value, should be implemented in order to decrease gaps both at base and long length. Hedgerows will be maintained in a good condition through a programme of laying on an 8-15 year cycle, which promotes new growth at the base. Where necessary, protection from damage (e.g., mammal browsing) through use of fencing and non-plastic tree guards as appropriate. Hedge laying will not be required for the first 15 years of newly planted hedgerows. Tree guards should be checked regularly to prevent rubbing/ damage and removed once obsolete. Mature hedgerow trees should be protected, retaining as much standing and fallen dead wood as possible.

6.54 Fertilisers and pesticides should be kept at least 2m away from hedge bases. The restriction of fertiliser in proximity will help to limit dominance of species indicative of nutrient enrichment and pernicious weeds.

Pond Management Prescriptions

Pond Establishment

6.55 The design of the pond and detention basin is detailed within the ArcEngineers *'Detention Basin Details'* (ArcEngineers, 2025).

6.56 The pond should aim to create a variety of water depths, from very shallow margins to pools of up to 60cm to 1m deep. Aim for 50% of the pond area to be less than 20 cm deep, 30 - 40% between 20cm and 60cm deep, and 10 - 20% between 60cm and 100 cm deep (it is generally recommended to have some water of more than 60cm deep, so it does not freeze over completely and will extend the longevity of the pond).

6.57 Ensure that the majority of the margin is gently sloping (at a gradient of 1 in 10 or if possible 1 in 20), to create a large drawdown zone and extensive shallows.

6.58 Once completed the pond should be allowed to fill naturally (need for liners/supplementary filling to be reviewed via monitoring).

Marginal and Aquatic Vegetation Planting

6.59 The proposed species mix of plugs to be planted for the marginal and aquatic pond mix detailed within '*Landscape Plan*' (ijLA, 2026) are included in Table 20.

Table 20: Planting Proposals for Aquatics and Marginal Pond Mix

No.	Species Name	Common Name
30	*Alisma plantago-aquatica*	Common water-plantain
12	*Callitriche stagnalis*	Common water starwort
24	*Caltha palustris*	Marsh marigold
8	*Ceratophyllum demersum*	Hornwort

No.	Species Name	Common Name
30	*Filipendula ulmaria*	Meadowsweet
24	*Iris pseudacorus*	Yellow flag iris
18	*Mentha aquatica*	Water mint
30	*Myosotis scorpioides*	Water forget-me-not
8	*Potamogeton crispus*	Curly pondweed
8	*Potentilla palustris*	Marsh cinquefoil
8	*Ranunculus aquatilis*	Water crowfoot
24	*Sagittaria sagittifolia*	Common arrowhead
8	*Veronica beccabunga*	Brooklime

6.60 The marginal pond mix will be planted randomly and directly into the ground in small species groups (between 3-5) at 4/5 plants per m². The aquatic plants mix will be planted randomly in lines with planting depths (15cm – 80cm) in small species groups (between 3-5) at 4/5 plants per m².

Ongoing Management

6.61 Annual management will occur as required following monitoring in the first 5 years to ensure a diverse range of emergent, submerged and marginals develop. Management may include top up planting and selective thinning of plants/selectively cutting of ripe seed heads of established species to ensure a range of species are present.

6.62 Water levels will be regularly monitored, and management will be tailored as necessary if ponds are drying too regularly (e.g., the use of natural liners such as clay/supplementing with water where they are not found to hold water at least 1 in three summers).

6.63 Ponds will be managed to have substantial cover of submerged and marginal vegetation. Cover will be managed to be between 50-60%. If it falls below 40%, this will trigger additional planting.

6.64 Monitoring and annual control as required of undesirable species and Invasive Non-Native Species (INNS).

6.65 There is potential for algal blooms in the new ponds after their creation, due to the release of nutrients from the excavated arable soil, and control measures will be implemented where this occurs. Excessive levels of pondweed and filamentous algae will be removed so that the level of these is below 10% surface cover. This in turn will maintain/ improve water quality within the pond and allow for more aquatic vegetation to grow. It is recommended that it is removed using a rake or strong net. As much as possible should be removed, as any remaining roots and seeds can grow and cause further eutrophication.

6.66 The pond habitats will change through the establishment of marginal and emergent species; highly competitive species (e.g., common reed *Phragmites australis* or bulrush *Typha sp.*) could colonise and become dominant in the absence of management.

6.67 Trees and/or shrubs causing excess shade should be coppiced/ thinned to allow light to reach the pond which will benefit the aquatic vegetation present. Management of trees and/or scrub will occur on an annual basis between November and January where monitoring shows need.

6.68 Signs of fish will be monitored, and ponds will not be stocked, with a good proportion of ponds ideally to remain free or have very low fish densities, including a mixture of native species only. Populations of non-native fish would trigger appropriate action, which may include pond draining or netting under guidance by the project ecologist.

6.69 De-silting/ removal of excessive leaf litter may be completed only as a long-term irregular management intervention and only where monitoring shows need.

6.70 Any pond management work will be carried out in late autumn through winter, typically 1st November to 31st January.

Urban Trees and Line of Trees Management Prescriptions

Individual Tree Planting

6.71 The landscape proposals include the creation of 10 small native trees and 14 small non-native tree species scattered throughout the On-Site area. The proposed tree species to be planted are detailed within the '*Landscape Plan*' (ijLA, 2026; Appendix B) and are included in Table 21.

Table 21: Planting Proposals for Individual Urban Trees

No.	Species Name	Common Name
Native Species		
6	*Acer campestre*	Field maple
1	*Crataegus monogyna*	Hawthorn
1	*Prunus spinosa*	Blackthorn
1	*Quercus robur*	English oak
1	*Sorbus aucuparia*	Rowan
Non-Native and Ornamental Varieties		
1	*Acer pseudoplatanus* 'Brilliantissimum'	Sycamore ornamental variety
1	*Betula utilis subsp. Jacquemontii Doorenbos*	Himalayan birch subspecies
1	*Betula utilis subsp. albosinensis* 'China Ruby'	Himalayan birch subspecies
1	*Gleditsia* 'Sunburst'	Honey Locust tree

No.	Species Name	Common Name
3	*Malus* 'Van Eseltine'	Crab apple variety
1	*Parrotia persica* 'Vanessa'	Persian ironwood
1	*Prunus* 'Pandora'	Cherry variety
3	*Prunus* 'The Bride'	Cherry variety
1	*Sorbus aucuparia* 'Sheerwater Seedling'	Rowan variety
1	*Sorbus* 'Wisley Gold'	Rowan variety

Tree Establishment and Early Management

6.72 Planting will be restricted to between late October and March, unless additional provision for watering during dry periods is made.

6.73 Generally, the trees will be planted in pits, with minimum dimensions of 300 mm greater than that of the root ball of the tree and to a depth of 700 – 800mm. Tree pit sizes are to conform to BS8545:2014 (Trees: from nursery to independence in the landscape). The pits will be backfilled and mulched in accordance with their size and planting location.

6.74 Each tree will be staked and supported, fitted with a proprietary flexible irrigation pipe and protected by a minimum 450mm high non-plastic spiral guard.

6.75 Tree support for semi-mature and advanced nursery stock specimens shall be an underground strapped anchor system with ground anchors, including an integrated irrigation and aeration system. Tree support for standard trees to be two softwood stakes 7.5cm diameter x 230cm length and should be driven into the ground to knee-height with ties and horizontal cross support.

6.76 Young trees and shrubs will generally require a can of water (up to 10 litres) a couple of times per week. Tree saplings in pots require more frequent watering.

Ongoing Management

6.77 Retained and newly created trees will be checked annually for signs of disease and pests, any trees lost will be replaced with the same species. Tree stakes, ties and guards will be checked annually for adjustment and/or replaced/removed as required.

6.78 In the long term, mature native trees will be retained and allowed to decline naturally overtime. Fallen and dead trees will be retained wherever possible to provide a diversity of micro habitats.

6.79 Any pruning or crown lifting/thinning should be subject to specialist arboricultural advice.

6.80 Excessive disturbance of the ground will be avoided, as will herbicide usage. Machinery access to the area will be avoided in damp ground conditions to prevent rutting, which will damage the sward and create areas which could be invaded by undesirable species.

6.81 Ongoing control of the cover of undesirables will be managed through regular cutting/ pulling of weeds (e.g., nettle, creeping thistle etc.).

Woodland Management Prescriptions

Woodland Native Mix

6.82 The proposed native mix to be planted will further increase the species diversity of the woodland; the species list is detailed within '*Landscape Plan*' (ijLA, 2026) and is included in Table 22.

Table 22: Planting Proposal to Enhance and Create New Areas of Other Woodland; Mixed

% Mix	Species Name	Common Name
5%	*Acer campestre*	Field maple
3%	*Carpinus betulus*	Hornbeam
2%	*Quercus robur*	English oak
20%	*Cornus sanguinea*	Dogwood
20%	*Corylus avellana*	Hazel
10%	*Euonymus europaeus*	Spindle
10%	*Ligustrum vulgare*	Wild privet
15%	*Sambucus nigra*	Elder
15%	*Viburnum opulus*	Guelder rose

Early and Ongoing Management

6.83 Tree planting will follow the methods detailed above and within the Planting Schedule (Appendix 2).

6.84 Management of the woodland includes identifying where there is a need to replace tree or scrub plants that have failed and replacing them with new plants. Supplementary seeding of suitable ground flora will be undertaken, as required, and management of the woodland long term will include the creation of clearings and rides to ensure there are always areas of open space.

6.85 No mowing shall occur within the woodland areas.

6.86 Regular watering of planted trees will be necessary particularly during hot, dry spells of weather during the first five years of establishment. Where watering takes place, care will be taken to ensure water reaches deep below the surface to reach the roots of the trees, through prolonged and/or targeted watering near the base.

6.87 An annual check will be undertaken to assess encroachment of woodland and scrub into adjacent habitats, particularly grassland. If required, formative pruning/ felling to prevent encroachment and/or rotational thinning will be undertaken following specialist arboricultural advice.

6.88 To enhance the woodland, any arisings (e.g. felled trees, branches and / or brash) from habitat management works will be used to create log piles, which amphibians and small mammals can use as shelter and for hibernation purposes. Existing log piles which will be displaced as a result

of the proposals will relocated and placed within the woodland habitats. In the long term, mature native trees will be retained and allowed to decline naturally overtime; fallen and dead trees will be retained wherever possible to provide a diversity of micro habitats.

Urban Habitats Management Prescriptions

Introduced Shrub Mix

6.89 The proposed areas of 'shrub planting' will support a mix of introduced shrubs and herbaceous perennials bed fillers as illustrated within the '*Landscape Plan*' (ijLA, 2026). The species are listed within the plant schedule and are included in Table 23.

Table 23: Planting Proposal for the Creation of Areas of Introduced Shrubs

No.	Species Name	No.	Species Name
Introduced Shrubs – Larger Specimens		Introduced Shrubs	
1	*Acer palmatum 'Skeeter's Broom'*	5	*Ceanothus thyrsiflorus 'Yankee Point'*
1	*Acer palmatum 'Summer Gold'*	6	*Choisya Aztec Pearl*
1	*Camellia japonica 'Brushfield's Yellow'*	2	*Cistus x hybridus*
1	*Cornus kousa 'Miss Satomi'*	3	*Cistus × purpureus 'Alan Fradd'*
1	*Cornus kousa 'Summer Fun*	11	*Deutzia x Mont Rose*
1	*Cornus Mid Winter Fire*	2	*Fuchsia 'Alice Hoffman'*
2	*Cotinus coggygria 'Royal Purple'*	14	*Fuchsia 'Mrs Popple*
1	*Forsythia × intermedia 'Lynwood Variety'*	20	*Hebe 'Heartbreaker'*
1	*Viburnum × burkwoodii 'Anne Russell'*	47	*Hydrangea paniculata Bobo*
Groundcover		9	*Hydrangea macrophylla 'Red Baron'*
169	*Bergenia Bressingham White*	37	*Lavandula 'Hidcote'*
10	*Brunnera macrophylla 'Jack Frost'*	14	*Lavandula 'Munstead'*
30	*Epimedium 'Pink Champagne'*	2	*Phlomis fruticosa*
140	*Geranium x cantabrigiense 'Biokovo'*	4	*Pittosporum tenuifolium 'Tom Thumb'*
64	*Geranium 'Brookside'*	3	*Potentilla fruticosa 'Abbotswood'*
71	*Geranium macrorrhizum 'Bevan's Variety'*	2	*Potentilla fruticosa 'Pink Beauty'*
21	*Liriope muscari*	3	*Salvia 'Hot Lips'*

98	*Pachysandra terminalis 'Green Carpet'*	1	*Salvia rosmarinus 'Sissinghurst Blue'*
24	*Tiarella 'Sugar and Spice'*	16	*Sarcococca hookeriana var. digyna 'Purple Stem'*
30	*Tiarella 'Pink Bouquet'*	16	*Sarcococca hookeriana var. humilis*
22	*Vinca minor f. alba*	16	*Skimmia japonica 'Fragrans'*
Herbaceous perennials		2	*Spiraea nipponica 'Snowmound'*
27	*Allium lavender bubbles*	4	*Spiraea japonica 'Firelight'*
9	*Hosta 'Brim Cup'*	15	*Spiraea japonica 'Goldflame'*
9	*Kniphofia caulescens*	16	*Weigela florida 'Foliis Purpureis'*
18	*Kniphofia 'Ice Queen'*		
18	*Kniphofia 'Royal Castle'*	Ornamental Grasses	
30	*Persicaria amplexicaulis 'Pink Elephant'*	6	*Calamagrostis × acutiflora 'Karl Foerster'*
9	*Perovskia 'Little Spire'*	21	*Carex 'Evergold'*
9	*Phlox Orange Perfection*	9	*Deschampsia cespitosa 'Bronzeschleier'*
15	*Salvia nemorosa 'Ostfriesland'*	21	*Luzula sylvatica*
9	*Sedum Autumn Joy*	11	*Miscanthus sinensis 'Yakushima Dwarf'*
18	*Verbena bonariensis*	5	*Pennisetum alopecuroides 'Hameln'*

Ground Based Green Wall

6.90 The proposed areas of 'trellis for climbing plants' will support a mix of climbing plants, as illustrated within the '*Landscape Plan*' (ijLA, 2026; Appendix B). The species are listed within the plant schedule and are included in Table 24.

Table 24: Planting Proposal for the Creation of Ground Based Green Walls

No.	Species Name	No.	Species Name
Climbers			
3	*Actinidia kolomikta*	10	*Lonicera periclymenum*
2	*Akebia quinata*	6	*Rosa 'Zéphirine Drouhin'*
13	*Jasminum officinale*		

Early and Ongoing Management

6.91 To prepare a seed bed, first remove weeds using a spade or handheld mechanical cultivator. Then dig to bury the surface vegetation, harrow or rake to produce a medium tilth.

6.92 Introduced shrub and herbaceous perennials will follow the methods detailed within the Planting Schedule (Appendix B) and Landscape Management and Maintenance (ijLA, 2025). Introduced shrubs will be planted in a minimum of 400mm depth of clean topsoil, with a minimum of 50mm mulch applied within a 1m diameter of the shrub. All perennials, climbers, groundcover and ornamental grasses to be planted in a minimum 150mm depth of clean topsoil.

6.93 Keep plants watered as necessary before planting out and water in after planting.

6.94 Ornamental and flower beds will be created in order to produce healthy, attractive plant mixes and control weed growth within the On-Site area. Replant as necessary any plants, or areas of plants, that have failed to thrive.

6.95 Management of introduced shrubs include regular thinning, weed control and soil aeration. Diseased material (i.e. showing signs of leaf-spots, mildews etc.) should be separated and removed on an annual basis during the autumn/winter periods.

6.96 Management of perennials, groundcover, ornamental grasses include the removal of dead flower heads, fallen leaves, litter and debris, and trimming of older flowering stems.

Species Habitat Features

6.97 Furter details of the installation of wildlife enhancement features (including bird and box boxes, and hibernaculum) are provided within the Ecological Permeability Strategy report (Pioneer Environment, 2026). This strategy sets out the quantity, specifications, and locations for nesting and roosting bird and bat boxes, and hibernaculum for amphibians to be implemented within both the On-Site and Off-Site areas. The enhancement measures are illustrated in Figure 3.

7.0 Management Schedule and Specification

Standards and References

7.1 All management and maintenance operations will be undertaken in accordance with the following best practice guidance:

- BS3998:2010 Tree Works Recommendations;
- BS3882:2015 British Standard Topsoil; and
- BS7370-4:1993 Grounds maintenance. Recommendations for maintenance of soft landscape.
- Any other current UK and EU standards.

Management Schedule and Specification

7.2 The LEMP is to be carried out, as approved, to ensure the successful achievement of Biodiversity Net Gain, as set out in the Biodiversity Net Gain calculations. This section details appropriate management prescriptions for post-development habitats on Site (Table 25 overleaf) and should be read in conjunction with the previous sections and the Landscape Management and Maintenance report (iJLA, 2025).

7.3 The schedule outlines recommended maintenance operations, the appropriate times of year they will be undertaken and the recommended frequency each year to achieve these objectives. The schedule details operations that are recommended for the establishment phase up to five years and any management prescriptions required in the mid to long-term.

7.4 The prescriptions detailed are flexible and can be amended as appropriate. On completion of the LEMP, the prescriptions undertaken will be fully reviewed and the LEMP will then be updated and continued as required.

Table 25: Management Prescriptions and Schedule Summary

Component	Management Objectives	Creation/ enhancement and Ongoing Management	Operation(s)	Time of Year	Frequency (per year)	Year 1-5	Year 5+
General maintenance requirements	To monitor the efficacy of the LEMP and to ensure the habitats are being managed to achieve the required net gain.	Ongoing management	Monitoring will be completed within the optimal botanical survey period by a suitably qualified ecologist using appropriate measures to assess the habitat against the Statutory Biodiversity Metric Condition Assessments (DEFRA, 2025).	March-September.	Annually.	X	X
			Watering - during establishment and to ensure continued success.	As necessary during dry spells or indicated in the detailed schedule below.	As required- daily in dry spells mainly April-September.	X	X
			Removal of debris and litter.	Throughout.	As required.	X	X
			Management of undesirables/ weed species.	Throughout.	As required.	X	X
Other neutral grassland	Creation of other neutral grassland/ wildflower grassland will increase biodiversity, compensate for the loss of habitats and increase foraging opportunities for	Creation and enhancement	Due to likely high soil fertility levels, nutrient levels can be reduced by repeated cultivation or soil stripping/soil inversion.	Throughout.	As required.	Y0	N/A
			Aim to create 50% bare ground in areas to be seeded. Soil preparation such as topping of existing vegetation and/or harrow/rake/rotavating will be undertaken if deemed necessary. Aim to produce a firm, weed free, medium tilth.	Spring (early March to late June) or if not feasible, in Autumn (Mid-August to October).	Once.	Y1	N/A

Component	Management Objectives	Creation/ enhancement and Ongoing Management	Operation(s)	Time of Year	Frequency (per year)	Year 1-5	Year 5+
	wildlife such as birds and invertebrates. Maintain to achieve the greatest species diversity. Prevent future encroachment by scrub/ saplings. Control coarse grasses from outcompeting perennial wildflowers.		Sow wildflower mix by hand broad-casting or tractor broadcasting. After seeding, the areas are to be raked and lightly rolled. The seeded areas must be watered fully (to a depth of 75 mm) at the time of installation to the full cultivated depth, and that sufficient subsequent watering is carried out to ensure healthy establishment of the grass sward.	Spring (early March to late June) or if not feasible, in Autumn (Mid-August to October).	Once.	Y1	N/A
			Year 1 Establishment cut (mow all plant growth to a height of 40-60mm) in mid-late summer. Remove cuttings.	Mid-July to August.	Once.	Y1	N/A
			Continue cutting through to the end of March the next year. Dig out any residual perennial weeds such as docks.	September-March.	As required.	Y1	N/A
		Ongoing management	Grassland to be left ungrazed/uncut from spring until a main summer 'hay' cut. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol strimmer or tractor mower to c. 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site.	Hay cut – mid-July-August (after flowering).	Annually.	Y2+ for newly created grassland Y1+ for retained grassland	N/A

Component	Management Objectives	Creation/ enhancement and Ongoing Management	Operation(s)	Time of Year	Frequency (per year)	Year 1-5	Year 5+
			Mow the re-growth through to late autumn/winter to 50mm and again in spring if needed. Remove cuttings.	Mow/ graze October/November and possibly March if required.	As required.	As above	As required
			Selective scrub/ and tree management to keep scrub cover at 5% by cutting established scrub and pulling saplings.	November and January; ideally December.	Annually.	Y2+ as required	X
Modified grassland	To maintain a suitable lawn and provide visual amenity. Maintain to achieve the greatest species diversity and visual amenity. Prevent future encroachment by scrub/ saplings. Control coarse grasses from outcompeting flowers.	Creation	Prepare ground and scarify soil and sow recommended grassland mix.	Spring (early March to late June) or if not feasible, in Autumn (Mid-August to October).	Once.	Y1	N/A
			In the first year, mow the newly sown flowering lawns regularly (every 7 -10 days during growing season) throughout the first year of establishment. Cut to a height of 40-60mm, removing cuttings if dense.	Regularly through growing season (March to September).	As required.	Y0-1	N/A
			As and when necessary, depending on weather conditions, water sufficiently to ensure successful establishment.	As required.	As required.	Y0-2	X
		Ongoing management	Mow regularly as a lawn but not too short (>25mm). To permit flowering, mowing can be relaxed from late June. Cut again when the sward	Years 2-30, through growing season (March to September).	As required.	Y2-5	X

Component	Management Objectives	Creation/ enhancement and Ongoing Management	Operation(s)	Time of Year	Frequency (per year)	Year 1-5	Year 5+
			gets untidy (after 4-8 weeks). Heavy quantities of cuttings should be collected and removed from Site to reduce soil fertility.				
			Additional mowing or strimming for weed control in the growing season if needed.	April-July	As required.	Y1-5	X
			Preparation and re-seeding of failed areas in excess of $2m^2$.	Inspection on each scheduled maintenance visit, repair during April or October.	As required.	Y1-5	N/A
Mixed scrub	To create a good, healthy block of semi-natural vegetation.	Creation and enhancement	Prepare ground by scarifying soil with rake or rotovator to break up soil. Plant 90-120cm bare root whips, from October to March. Whips to be protected with non-plastic tree guards and supportive canes. Whips to be planted in clusters and at irregular spacing. Removal of dominant species/ undesirable species to minimise competition.	October to March.	Annually.	Y0	N/A
			Replacement of non-plastic tree guards and support canes, as required.	As required.	As required.	X	N/A
			Check for failures in summer growing season and mark up with paint. Replant failures in next winter season if required.	October to March.	Annually.	X	X

Component	Management Objectives	Creation/ enhancement and Ongoing Management	Operation(s)	Time of Year	Frequency (per year)	Year 1-5	Year 5+
		Ongoing management	Removal of dominant species/ non target species and additional cutting of grasses may be required to prevent competition. Manage trees (over 5m) to prevent succession. Established scrub should be managed on rotation. Cut 1/15th of total area in a year. Cut small coupes at a time rather than one large area. Cut in late winter.	October to March.	From Year 1-30 for enhanced scrub and from Year 10-30 for scrub planted in Year 0. Annually.	X	X
			Excessive disturbance of the ground will be avoided, especially disturbance in damp ground conditions, to prevent rutting.	Throughout.	As required.	X	X
Hedgerow	To ensure the healthy establishment of new hedgerows. To encourage bushy side growth of hedgerow and maintain A- shaped profile once established. To provide more fruit, berries, flowers and	Creation	Plant new native hedgerows following specification.	November- March	Year 0.	X	N/A
			Ensure bark mulch is maintained at 50mm depth.	As required.	Annually in Year 1-2.	Y1-2	N/A
			Establishment pruning- heavy trim sides first year to encourage bushy side growth followed by light trimming to sides until established.	October- February.	Year 0-1.	X	N/A
		Ongoing management	Trimming- alternate sides on an annual basis to promote berries/ fruit.	October- February.	Annually on alternate sides.	Y2+	X

Component	Management Objectives	Creation/ enhancement and Ongoing Management	Operation(s)	Time of Year	Frequency (per year)	Year 1-5	Year 5+
	nesting opportunities.		Hand weed and/or hoe to maintain the cover of species indicative of suboptimal condition (i.e. nettles, dock etc.).				
			Replace failed stock.	November- March.	Annually.	Y1-5	N/A
Pond	Successful establishment, healthy plants and healthy water conditions for pond habitat.	Creation	New ponds to be planted (plug plants and/or coir mats) to complement natural colonisation.	March- May.	Annually.	Y1-5	N/A
		Ongoing management	Management interventions to include as required: • Shifting pond locations/ dimensions/ supplementing with water. • Additional planting. • Scrub/ tree control. • Invasive/ undesirable species management. • Regular management/ removal of algae and duckweed.	Years 1-30 (November to January as required following monitoring).	Annually.	X	X
			Strim margins to 150mm, 50% of area on rotation annually.	August - September (after flowering).	Annually as required.	X	X
			De-silting/ removal of excessive leaf litter.	Desilting will be avoided unless monitoring deems this to be absolutely	As required.	X	X

Component	Management Objectives	Creation/ enhancement and Ongoing Management	Operation(s)	Time of Year	Frequency (per year)	Year 1-5	Year 5+
				necessary. This will be a long-term, irregular intervention. Typically to be conducted November/ early December.			
Woodland	To ensure the existing woodland is enhanced and provide visual amenity.	Ongoing management	Annual visual inspection for dead, dying or diseased wood in accordance with BS3998:2010.	One visit in the growing season (April-September) and one in dormant season (October-March).	Ideally two visits per year in Year 1-5, thereafter every 3 years.	X	X
			Selective felling/ thinning by selective removal. Target non-native dominant trees or those creating dense canopies. Removal of up to 5 trees through thinning per year. Some of these could be selected for deadwood creation. Fallen deadwood to be retained in situ. Brash from pruning and thinning to be formed into dead hedging and habitat piles.	October- February.	As required.	X	X
			Annual cut of grassland areas within woodland (midsummer) as required to control nettle and bramble growth.	Mid-July-August.	As required.	X	X

Component	Management Objectives	Creation/ enhancement and Ongoing Management	Operation(s)	Time of Year	Frequency (per year)	Year 1-5	Year 5+
Woodland and Urban tree planting	To ensure that trees establish and remain in a healthy condition.	Creation	Prepare ground by scarifying soil with rake or rotovator to break up soil. Generally, the trees will be planted in pits, with minimum dimensions of 300 mm greater than that of the root ball of the tree and to a depth of 700 – 800mm. Tree pit sizes are to conform to BS8545:2014 (Trees: from nursery to independence in the landscape). The pits will be backfilled and mulched in accordance with their size and planting location. Newly planted trees to be protected with non-plastic tree guards and supportive canes or stakes.	October to March.	Once in Year 0.	Year 0	N/A
			Establishment maintenance of newly planted trees (i.e. weed control, fertiliser, tree stakes and guards, re-affirming, formative pruning).	As necessary following inspection.	As required.	X	N/A
			Maintain 1m diameter weed free area, adjust soil and maintain depth of mulch.	As necessary following inspection.	As required.	X	N/A
Urban trees	To ensure continued healthy growth of trees and safety of the Site	Ongoing management	Inspect to record pests and diseases, deadwood, impaired physiological and structural condition.	Late spring/summer and following severe weather (heavy snow, strong wind).	Annually.	X	X

Component	Management Objectives	Creation/ enhancement and Ongoing Management	Operation(s)	Time of Year	Frequency (per year)	Year 1-5	Year 5+
			Tree management operations or removal as required in accordance with advice from a qualified arborist.	As necessary in winter or immediately following receipt of inspection report if urgent action is required.	As required.	X	X
Introduced shrubs and flower beds, and climbing plants	To provide attractive and healthy landscape year-round. To create healthy attractive plant mixes.	Creation	Plant introduced shrubs, ornamental grasses and herbaceous perennials following specification.	October – March.	Year 0-1.	Y0-1	N/A
			Ensure bark mulch is maintained at 50mm depth.	As required.	Annually in Year 1-5.	X	N/A
			As and when necessary, depending on weather conditions, watering sufficiently to ensure successful establishment.	As required.	Annually in Year 1-5.	X	N/A
		Ongoing management	Pruning to encourage best display of given species, taking into account of natural habitat and form: a. Winter flowering b. Flowering shrubs (March-July) c. Flowering shrubs (July-October) d. Coppicing (winter stems) e. Roses f. Ornamental grasses g. Herbaceous perennials	a. Prune in the spring. b. Prune immediately after flowering. c. Prune back to old wood in winter. d. February/ March. e. Early spring to encourage basal growth.	Annually in Year 1-30.	X	X

Component	Management Objectives	Creation/ enhancement and Ongoing Management	Operation(s)	Time of Year	Frequency (per year)	Year 1-5	Year 5+
				f. Cut to 10cm above ground level before new growth. g. Cut down after flowering has finished.			
			Control of weed and undesirable species (hand weed and/or hoe).	As required during the growing season.	Annually in Year 1-30.	X	X
			Inspect for pests or disease. Separate and dispose of diseased material (showing signs of leafspots, mildews and rusts etc).	As required.	Annually.	X	X
			Maintain climber growth and train along wires where necessary.	March-September.	As required.	X	X
			Replace any dead, diseased or dying plants.	Bare root stock replacement in October-March.	As required	X	N/A
Other species habitat features	Erect and maintain bat and bird boxes that will provide roosting and nesting opportunities.	Creation	Installation of boxes.	Anytime.	Once in Year 0.	Y0	N/A
		Ongoing management	Maintenance check from the ground only (should bat boxes need to be repaired or moved after installation, this must be done by a licenced bat ecologist).	Annually over winter.	Annually in Year 1-30.	X	X

Component	Management Objectives	Creation/ enhancement and Ongoing Management	Operation(s)	Time of Year	Frequency (per year)	Year 1-5	Year 5+
			Once every two years during winter months – October to February. This can be done in combination with bat box maintenance. To clean out the box, old nesting material and failed nests (including eggs) should be removed, and the box cleaned using boiling water to kill off parasites. Once the box is completely dry the lid can be replaced. Insecticides or flea powder will not be used.	Annually over winter.	Annually in Year 1-30.	X	X
	To maintain log pile for deadwood habitat for invertebrates, amphibians and reptiles.	Creation	Habitat piles (brash piles and/or grass heaps) will be created within the On-Site using arisings from habitat management works (i.e. grass cuttings, brash, timber). Aim for two features within the On-Site area in designated areas. Minimum dimensions suggested are 2m x 1m x 1m.	Year 1-5 following habitat management operations. Log/brash piles should not be disturbed outside of April-September to prevent impacts on hibernating species such as amphibians and reptiles.	Annually in Year 1-5.	X	N/A
		Ongoing management	Inspect log pile to ensure it is not damaged or vandalised/missing (visual inspection)	As required.	Annually.	X	X

8.0 Responsibilities, Monitoring, and Remedial Measures

Management Responsibilities

8.1 The responsibility for ensuring the proper execution of the initial habitat creation works rests with Propco (Wokingham) Ltd and any contractors appointed for these tasks. It is incumbent upon the landowner to ensure that the habitat creation aligns with the guidance outlined in this LEMP.

8.2 It is the responsibility of landowner to ensure that the ongoing management prescriptions outlined within this LEMP are implemented at the Site at the appropriate times detailed. Additionally, the landowner is responsible for monitoring habitat establishment and assessing any changes that could affect their quality or intended function.

Restrictions and Limitations for Maintenance Operations

8.3 To avoid disturbance to birds, it is recommended that any suitable nesting habitat should be removed outside of the bird breeding season (March to August, inclusive). In the event that the timing of the works is to be undertaken within the bird nesting season (March to August inclusive) any areas to be impacted by vegetation removal should be checked for active nests no more than 24 hours prior to the commencement of works by a suitably experienced ecologist. If an active nest were to be discovered, an exclusion zone (diameter of which would be determined by the ecologist) around the nest will be established and adhered to until young have fledged, or until a suitably qualified ecologist has confirmed that the nesting attempt has concluded.

8.4 In line with BS 5837:2012, Root Protection Areas (RPA) of trees at risk from indirect impacts will be safeguarded with the use of vertical barriers, or appropriate ground protection, to create exclusion zones prior to commencement of works.

Monitoring, Reporting and Remedial Measures

8.5 Monitoring of the Site allows for the management to be assessed to see how the management prescriptions are affecting the Site and whether they are deemed successful in line with the post-development objectives detailed in Section 4.0 and 5.0.

8.6 This management plan will be continually monitored and reviewed annually for the first five years, during establishment period, then as required (at least every five years) with any resulting changes incorporated into the subsequent years' programme. The review will be in consultation with interested parties and will provide an updated management plan for ongoing management.

8.7 The monitoring strategy for each habitat type is set out below in Table 26. This report is intended to be a live document and should be reviewed regularly and amended as the On-Site area changes.

Table 26: Monitoring Strategy

Target Habitat	Monitoring Methods	Timescale
All habitats	Ecologist to complete Statutory Biodiversity Metric Condition Assessment (refer back Section 4.0 and 5.0 for target condition and criteria which will be monitored and	Annually in Years 1 – 5 and then as required (at least every 5 years).

Target Habitat	Monitoring Methods	Timescale
	recorded). These will be used to trigger management interventions, as required. The survey will include accurate mapping of habitat areas and will record species abundance using the DAFOR scale so that species abundance and diversity can be scored across the Site.	
All habitats	Habitat maintenance checks: -To monitor and keep a record of all management completed (i.e. check interventions required have been completed). -To target the need for any remedial maintenance actions required (e.g. replacement seeding of wildflower mix/ modified grassland, identify and quick removal of invasive species or species indicative of suboptimal condition, replacement planting of shrub, scrub and tree planting, addressing physical damage with fencing, excessive machinery access/ browsing exclusion, identification of diseases etc). - Monitoring for incidental signs of protected/ notable species.	Annually in Years 1 – 5 and then as required (at least every 5 years).
Other neutral grassland and modified grassland	Check wildflower and modified grassland seed mix establishment following sowing works. Failure would trigger re-seeding/ over-seeding.	Year 1 and 2.
	Check grassland is established and that desirable species are present. If suboptimal species are dominant this would trigger management intervention (e.g. topping thistles etc.)	Year 2 – 5 and then as required.
	Bracken cover is maintained at less than 20% and scrub cover remains at less than 5% for other neutral grassland and less than 20% for modified grassland.	Annually in Years 1 – 5 and then as required.
	Monitor the sward height of the other neutral grassland to ensure that it is varied with at least 20% is less than 7cm and at least 20% in more than 7cm. Should this fail the current cutting routine for the grassland will be reviewed.	Annually in Years 1 – 5 and then as required.

Target Habitat	Monitoring Methods	Timescale
Mixed scrub, hedgerow, woodland and tree planting	Check seed and pot plant establishment following seeding planting works and replace as needed. Check scrub and tree establishment.	Year 1 and 2.
	Check stock failures including diseased/ damages stock and replace as needed.	Annually in Years 2 – 5 and then as required.
Mixed scrub	Monitor the % cover and species diversity of the mixed scrub. If less than three native woody species are present and/or one species dominates more than 75% of the cover it will trigger additional planting to increase diversity.	Annually in Years 1 – 5 and then as required.
	Check the character of the edge habitat of the scrub. Should this 2m buffer around the scrub become dominated by scrub or rank grassland this will trigger strimming to increase the structural diversity.	Annually in Years 1 – 5 and then as required.
	Habitat will be monitored for natural transition of scrub into woodland (vegetation colonised by tree species and/or scrub species reaching over 5m in height). Occasional trees are considered suitable within the scrub however trees will be removed if they cover more than 5% of scrub area.	Annually in Years 1 – 5 and then as required.
Hedgerow	Monitor the average height and width of the hedgerow. Should the height or length fall below 1.5m this would trigger a relaxation in hedgerow management. If the hedgerow becomes tall and leggy this would trigger hedge laying and/or hedge trimming.	Annually in Years 1 – 5 and then as required.
	Monitor the hedgerow for gaps in the canopy. Any gaps over 5m would trigger additional planting.	Annually in Years 1 – 5 and then as required.
	The following will also be monitored: • Width of undisturbed ground from the hedgerow base; • Inspect ground flora surrounding hedgerow annually for signs of disturbance and nutrient enrichment; • If trees are present record the number per 30m	Annually in Years 1 – 5 and then as required.

Target Habitat	Monitoring Methods	Timescale
	stretch and their maturity; and, • Hedgerow tree health will be monitored for pests, diseases, and crown dieback. An expert will be consulted on management practices should tree health be compromise.	
Pond (priority habitat)	Water level in the pond must hold water at least once every three summers. where a pond fails to meet this criterion, supplementing with water/ use of liners where appropriate.	Year 3 as part of the annual checks.
	Check establishment of pot/ plug plants of emergent and marginal plants.	Years 1-5 and annually thereafter where any additional seeding/ plug planting is completed.
	Monitoring of % cover and species diversity of submerged and marginal plants. If it falls to below 50% it will trigger planting. Additional planting to be triggered from Year 2 and subsequently as needed.	Annually as part of habitat maintenance checks.
	Signs of fish will be monitored, if the pond naturally contains fish, it should only comprise native fish assemblages at low densities. Population of non-native fish or high densities of fish would trigger appropriate action which may include removal through draining or netting/ electrofishing, should this be deemed appropriate under guidance by the project ecologist.	Annually as part of habitat maintenance checks.
	Monitor silt and leaf litter levels in pond. If high levels this would trigger the need for de-silting management.	The need will be addressed through annual habitat maintenance checks.
Woodland	Check the overall condition of tree stock health, the number of age-classes, number of native tree species, woodland vertical structure, and woodland regeneration potential (e.g. presence of young trees, saplings and seedlings etc.). Monitoring will inform remedial measures regarding the rejuvenation of the woodland. This could include additional planting or a change in coppicing/	Annually in Years 1 – 5 and then as required.

Target Habitat	Monitoring Methods	Timescale
	thinning.	
	Monitor for weeds indicative of nutrient enrichment, grazing pressure, and dead stock. Additional tree protection measures may be required depending on any damage to tree stock or damage ground within the woodland area.	Annually in Years 1 – 5 and then as required.
Line of trees	Check the overall condition of tree stock health and requirement for any remedial action (e.g. additional pruning/maintenance, and replacement planting).	Annually in Years 1 – 5 and then as required.
	Check that the tree canopy is predominantly continuous and if there is any requirement to gap-up any gaps over 5m wide (e.g. replacement planting of failed trees).	Annually in Years 1 – 5 and then as required.
Urban trees	Check the overall condition of tree stock health and requirement for any remedial action (e.g. additional pruning/maintenance, and additional planting).	Annually in Years 1 – 5 and then as required.
	Monitor health of vegetation under the tree canopy and ensure that more than 20% of the canopy is oversailing vegetation beneath. Remedial action could include the replanting/ overseeding of vegetation under the canopy.	Annually in Years 1 – 5 and then as required.
Introduced shrubs and Ground based green wall	Refer to management techniques detailed within the Landscape Management and Maintenance (ijLA, 2025). Inspect condition of habitat, remove any INNS and replant any failed areas.	Annually in Years 1 – 5 and then as required (at least every 5 years).
Other species features	Monitor and maintenance of bat and bird boxes, if damaged the boxes should be repaired or replaced.	The need will be addressed through annual habitat maintenance checks.
	Monitor and maintain structural integrity of the habitat piles to provide long term shelter and hibernation habitat. If damaged this would trigger repair works or replacement.	

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Key

- Blue line Boundary
- Red Line Boundary

0 0.02 0.04 km

Project Name: **171 Evendons Lane, Wokingham**

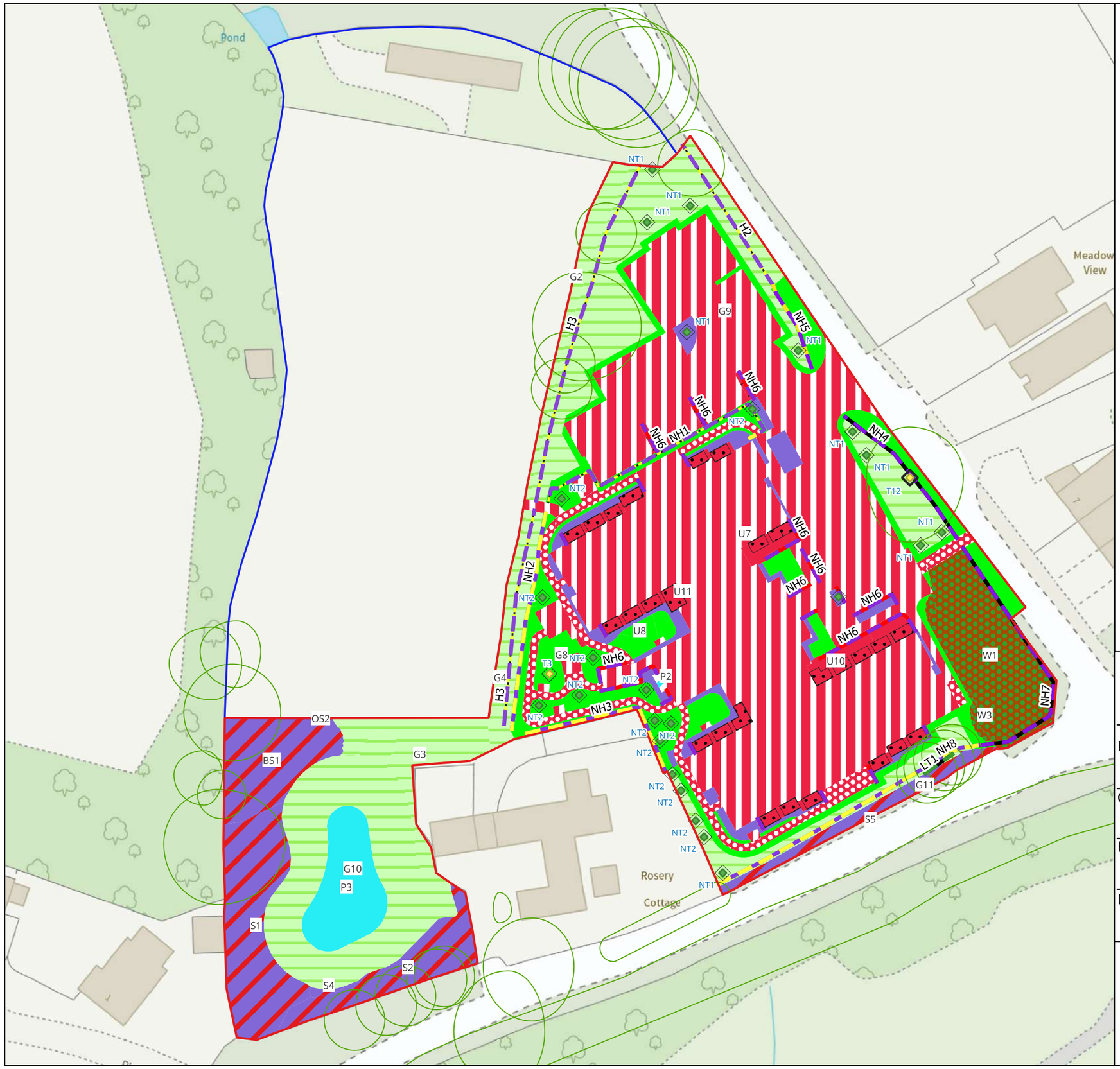
Client: **Propco (Wokingham) Ltd**

Figure No: **Figure 1**

Date: 15.09.2025

Title: Site Location Plan

Pioneer ENVIRONMENT



Key

- Red Line Boundary (On-Site)
- Blue line Boundary (Off-Site)

Proposed Habitats

- Proposed Small Urban Tree
- Retained Large Urban Tree
- Retained Medium Urban Tree
- Non-native and ornamental hedgerow
- Line of trees
- Native hedgerow
- Native hedgerow with trees
- Species-rich native hedgerow
- Species-rich native hedgerow with trees
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Introduced shrub
- Mixed scrub
- Modified grassland
- Ornamental lake or pond
- Other neutral grassland
- Other woodland; mixed
- Ponds (priority habitat)
- Unvegetated garden
- Vegetated garden
- Bare ground

0 20 40 m

Project Name:
171 Evendons Lane, Wokingham

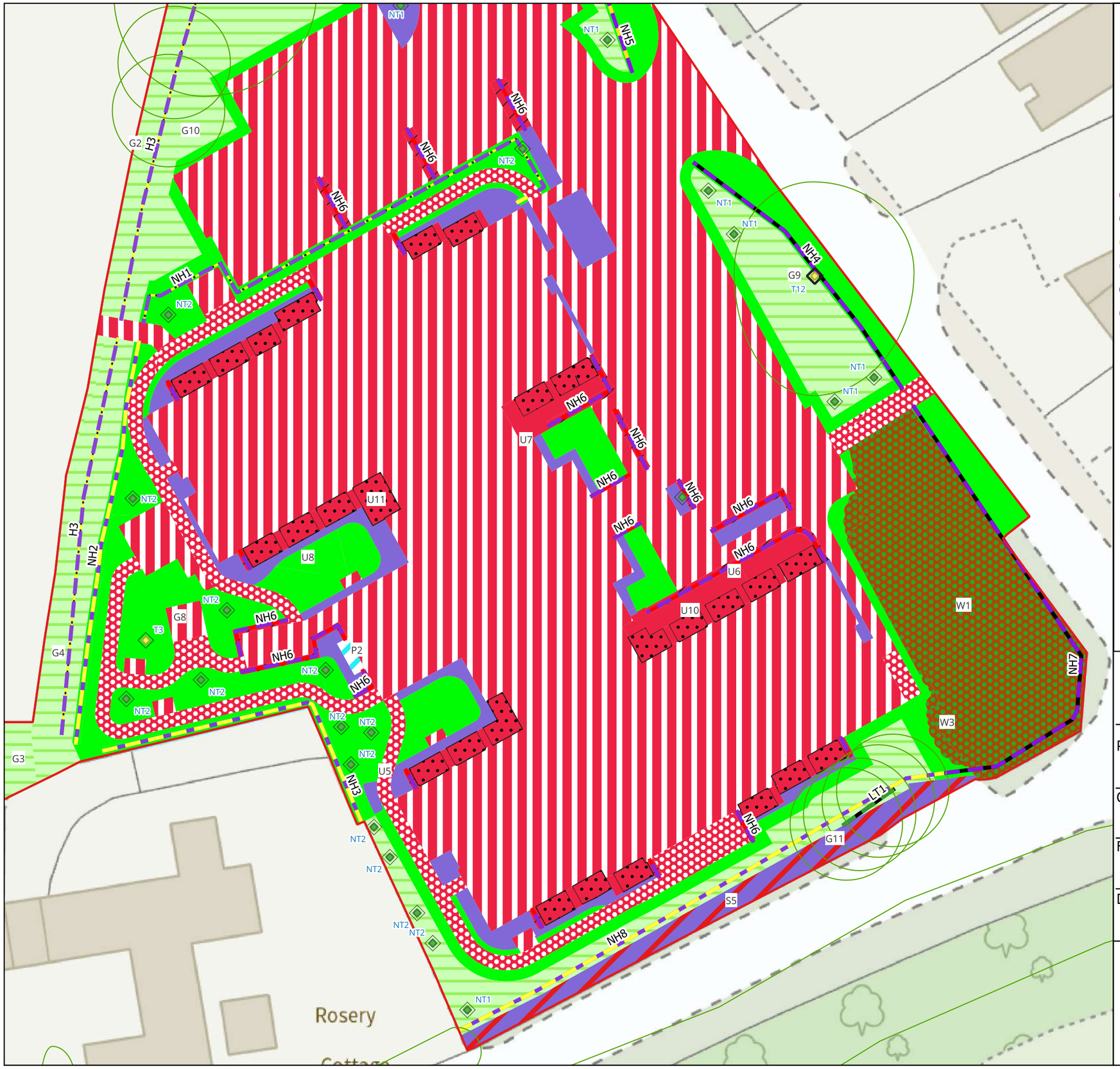
Client:
Propco (Wokingham) Ltd

Figure No:
Figure 2

Date:
15.01.2026

Title:
Biodiversity Net Gain Proposed Habitat Plan

Pioneer ENVIRONMENT



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- Blue line Boundary (Off-Site)

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- Proposed Small Urban Tree
- Retained Large Urban Tree
- Retained Medium Urban Tree
- Non-native and ornamental hedgerow
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- Native hedgerow with trees
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- Species-rich native hedgerow with trees
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Introduced shrub
- Mixed scrub
- Modified grassland
- Ornamental lake or pond
- Other neutral grassland
- Other woodland; mixed
- Unvegetated garden
- Vegetated garden
- Bare ground

0 10 20 m

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Figure No:
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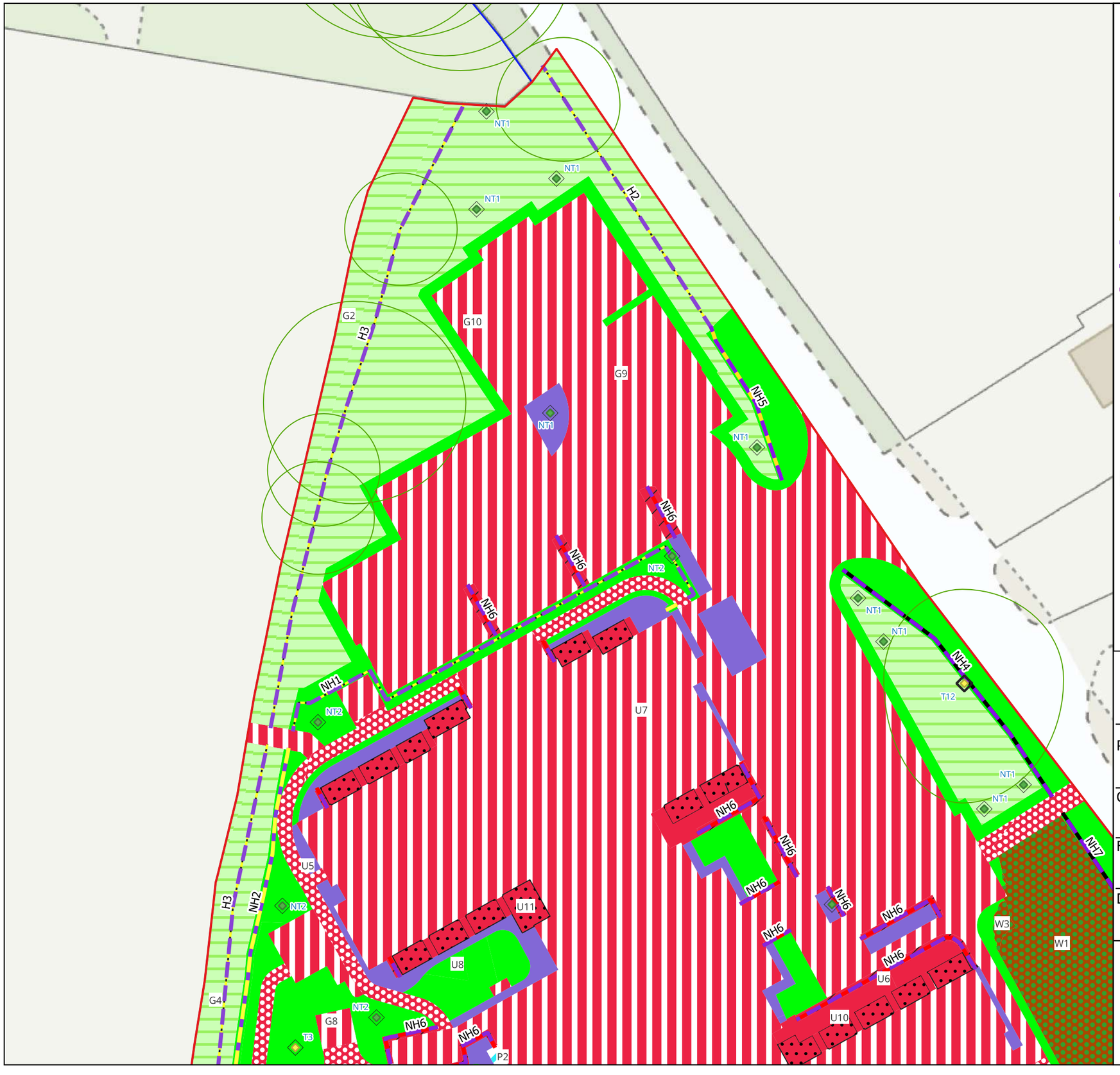
Date:
15.01.2026

Title:
Biodiversity Net Gain Proposed Habitat Plan

Pioneer ENVIRONMENT



Key

- Red Line Boundary (On-Site)
- Blue line Boundary (Off-Site)

Proposed Habitats

- Proposed Small Urban Tree
- Retained Large Urban Tree
- Retained Medium Urban Tree
- Non-native and ornamental hedgerow
- Native hedgerow
- Native hedgerow with trees
- Species-rich native hedgerow
- Species-rich native hedgerow with trees
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Introduced shrub
- Modified grassland
- Ornamental lake or pond
- Other neutral grassland
- Other woodland; mixed
- Unvegetated garden
- Vegetated garden
- Bare ground

0 10 20 m

Project Name:
171 Evendons Lane, Wokingham

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Propco (Wokingham) Ltd

Figure No:
Figure 2

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15.01.2026

Title:
Biodiversity Net Gain Proposed Habitat Plan

Pioneer ENVIRONMENT

Key

- Red Line Boundary (On-Site)
- Blue line Boundary (Off-Site)

Proposed Habitats

- Proposed Small Urban Tree
- Retained Medium Urban Tree
- Non-native and ornamental hedgerow
- Native hedgerow
- Native hedgerow with trees
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Introduced shrub
- Mixed scrub
- Modified grassland
- Ornamental lake or pond
- Other neutral grassland
- Ponds (priority habitat)
- Unvegetated garden
- Vegetated garden
- Bare ground

0 10 20 m

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171 Evendons Lane, Wokingham

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Figure No:
Figure 2

Date:
15.01.2026

Title:
Biodiversity Net Gain Proposed Habitat Plan

Pioneer ENVIRONMENT

Key

- Red Line Boundary
- Blue line Boundary

Species Enhancements

- Bat Box - 2F Schwegler*
- Bat Box - 2FN Schwegler*
- Bat Box - Beaumaris Woodstone Bat Box*
- Bird Box - 1B Schwegler Nest Box*
- Bird Box - Vivara Pro Barcelona Woodstone Open Nest Box*
- Created Hibernacula
- Log Pile Hibernacula
- Gap in Fenceline
- Gully Pot Ladder

* Indicative Location

0 0.02 0.04 km

Project Name: **171 Evendons Lane, Wokingham**

Client: **Propco (Wokingham) Ltd**

Figure No: **Figure 3**

Date: 15.01.2026

Title: Species Specific Enhancement

Pioneer ENVIRONMENT

Pioneer
ENVIRONMENT

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Wymondham, LE14 2AY

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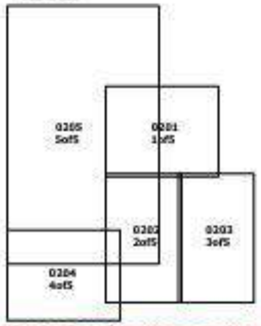
Web: www.pioneerenvironment.co.uk

Appendix A: Landscape Masterplan

Landscape Legend

- P3 **Surfacing** - Vehicular tarmacadam to Engineer's detail and specification
- P5 **Surfacing** - Resin bound gravel, Addagrip Pecan Buff pedestrian surfacing
- P6 **Paving** - Permeable Tegula block paving, Tobermore Hydropave Tegula or similar approved, Heather colour, depth to suit use
- P6 **Paving** - P6 paving, hatch denotes area of no dig construction
- **Surfacing** - concrete surfacing to Engineer's detail and specification
- **Paving** - Tegula block paving (depth to suit use type). Tobermore Tegula Heather colour or similar approved.
- **Surfacing** - self binding gravel
- **Surfacing** - pea gravel
- **Surfacing** - bark mulch
- **Furniture** - Broxap Chenton bench seating
- **Furniture** - timber pergola
- **Fencing** - existing fencing retained
- **Fencing** - metal railings, 1.8m height
- **Fencing** - proposed 1.8m close board fence with gates and integrated hedgehog holes
- **Fencing** - metal railings, 1.1m height, hoop top
- **Fencing** - proposed 1.5m timber privacy screen
- **Fencing** - timber post and rail 1.2m height
- **Trellis** - for climbing plants
- Log Pile Hibernacula
- **Existing trees**
- **Existing under-storey planting**
- **Planting** - Native Shrub buffer Refer to plant schedule
- **Proposed tree**
- **Specimen shrub**
- **Native Hedge planting**
- **Ornamental Hedge planting**
- **Shrub planting**
- **Lawn**
- **Private lawn**
- **Shade tolerant wildflower / meadow**
- **Wildflower / meadow**
- **Existing paddock to be managed as meadow**
- **Wetland meadow grass** (Seasonally Wet Meadowgrass)
- **Marginals** Refer to plant schedule

Location Plan



Note:
For bird and bat box locations refer to plans 201, 203 and 205. For full details refer to Ecological Permeability Scheme
Date: 05/10/2025

Rev: P6

N

Revisions:

- **P06** Amendments to planting schedules following comments from planners, location of bird and bat boxes shown on landscape plans. Jan'26
- **P05** Cycle store location amended, landscape adjusted to suit. Issued for planning Dec'25
- **P04** Buffer planting added to Evendons Lane and Blagrove Lane, tree planting locations shown within pine group, Tree plan updated. Issued for planning Mar'25
- **P03** Tree plan updated. Issued for planning Aug'25
- **P02** Legend and annotations updated. Issued for planning Aug'25
- **P01** Issued for planning Aug'25

Landscape Architect:

IJLA

Status:
PLANNING

Project Title:
171 Evendons Lane
Wokingham RG41 4EH

Drawing Title:
Landscape Masterplan

Scale:	Date:
1:500@A1	Mar'25

Project	Originator	Volume	Level	Type	Role	Number
M464	IJLA	VV	00	DR	L	0100

Revision:
P05

Pioneer
ENVIRONMENT

Head Office: Spring Farm, Spring Lane,
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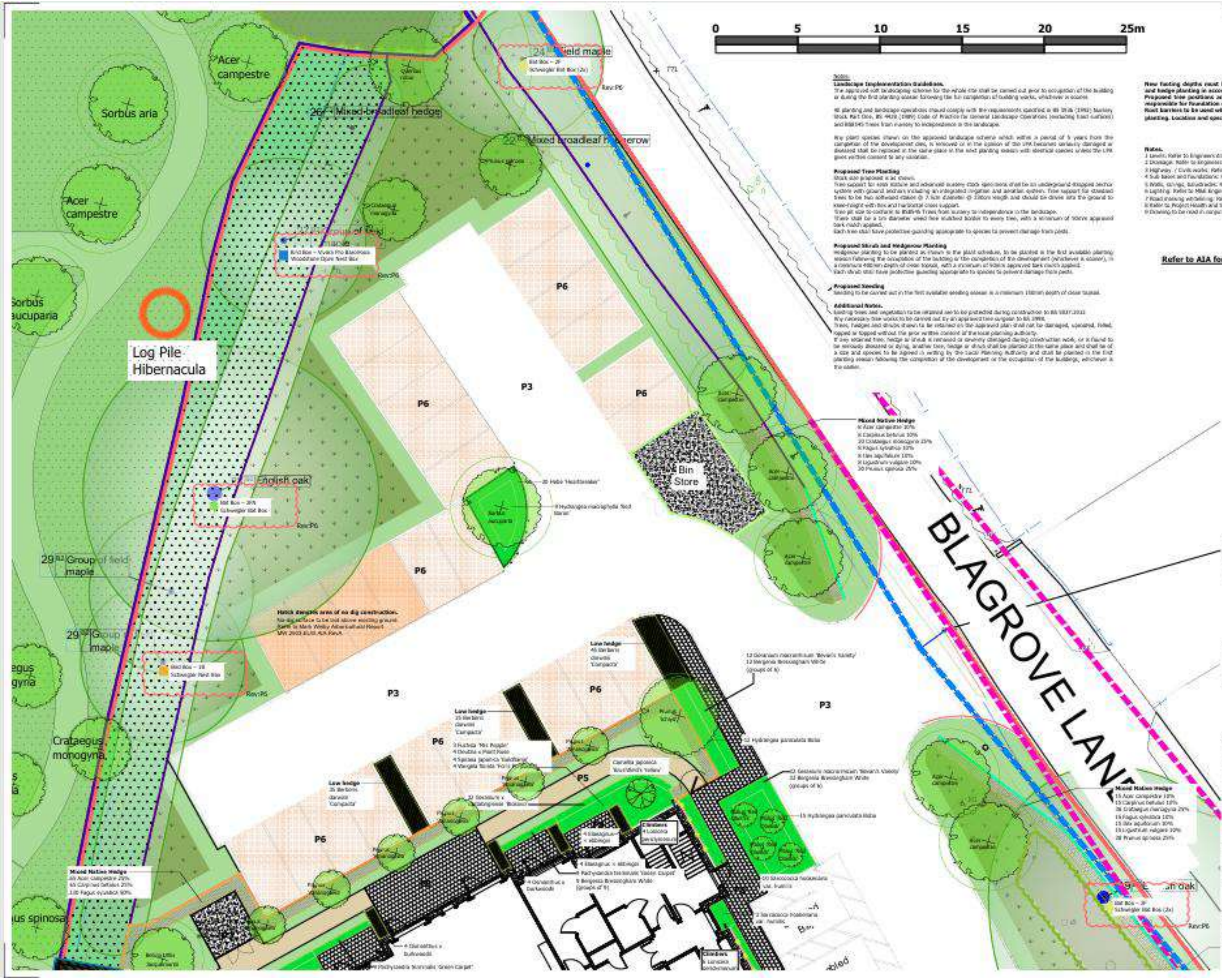
Appendix B: Landscape Plan



Notes:

Landscape Implementation Guidelines.

The approved soft landscaping scheme for the whole site shall be carried out prior to occupation of the building or during the first planting season following the full completion of building works, whichever is sooner.

[illegible]

Proposed Tree Planting

[illegible]

Proposed Shrub and Hedgerow Planting

[illegible]

Proposed Seeding

[illegible]

Additional Notes.

[illegible]

New footing depths must be calculated to deal with all new tree, shrub and hedge planting in accordance with the latest NHBC recommendations. Proposed tree positions are to be approved by the structural engineers responsible for foundation design. Root barriers to be used where services are located within 3m of tree planting. Location and specification by drainage engineer.

Notes.

1 Levels: Refer to Engineers drawings
2 Drainage: Refer to Engineers drawings and specification
3 Highway / Civils works: Refer to Engineers drawings and specification
4 Sub bases and foundations: Refer to Engineers drawings and specification
5 Walls, kerbs, balustrades: Refer to Engineers drawings and specification
6 Lighting: Refer to M&E Engineers drawings and specification
7 Road marking whitelining: Refer to Engineers drawings and specification
8 Refer to Project Health and Safety File for locations and details of existing services
9 Drawing to be read in conjunction with designers risk register

Refer to AIA for tree protection measures

Revisions:

P06	Amendments to planting schedules following comments from planners, locations of bird and bat boxes shown on landscape plans	Jan'26
P05	Cycle store location amended, landscape adjusted to suit. Issued for planning	Dec'25
P04	Buffer planting added to Evendons Lane and Blagrove Lane; tree planting locations shown within play group. Tree plots updated. [illegible] Log pile hibernacula added to legend. Issued for planning	Nov'25
P03	Tree plan updated. Issued for planning	Aug'25
P02	Legend and annotations updated. Issued for planning	Aug'25
P01	Issued for planning	Aug'25

Landscape Architect

IJLA

[illegible]

Status:

PLANNING

Project Title:

171 Evendons Lane
Wokingham RG41 4EH

Drawing Title:

Landscape Plan 1of5

Scale:	Date:
1:100@A1	Mar'25

Project	Originator	Volume	Level	Type	Role	Number
M464	IJLA	VV	00	DR	L	0201

Revision:

P06

[illegible]

Landscape Legend
Surfacing - self binding gravel
Surfacing - pea gravel
Surfacing - bark mulch
Trellis - for climbing plants
Log Pile Hibernacula
Existing trees
Existing under-storey planting
Proposed tree
Specimen shrub
Native Hedge planting
Ornamental Hedge planting
Shrub planting
Lawn
Private lawn
Wildflower / meadow
Wetland meadow grass
Marginals
Refer to plant schedule
P5
P7
Mixed broadleaf hedge
maintenance access
Mixed Native Hedge
Herbaceous Perennials Planting bed fillers
Climbers
Low hedge
11 Mixed broadleaf hedgerow
32 Goat willow
Crab apple
10 Ash
9 Ash
8 Ash
7 Ash
6 Hornbeam
N
0
5
10
15
20
25m
Revisions
Issued for planning
Landscape Architect
IJLA
Status
PLANNING
Project Title
171 Evendons Lane
Wokingham RG41 4EH
Drawing Title
Landscape Plan 2of5
Scale
1:100@A1
Date
Mar'25
Project M464
Originator IJLA
Volume VV
Level 00
Type DR
Role L
Number 0202
Revision
P05

Landscape Legend

- **P3** Surfacing - Vehicular tarmacadam
- **P5** Surfacing - Resin bound gravel, Addagrip Resin Bound pedestrian surfacing
- **P6** Paving - Permeable Tegula block paving, Tabernacle Hydropave Tegula or similar approved, Weather colour, Depth to be set with CBR(s)
- **P6** Paving - P6 paving, batch deviation area of no 2 dark/charcoal
- **Surfacing** - concrete surfacing to engineer's detail and specification
- **Paving** - Tegula block paving (depth to suit use type), Tobermore Tegula Heather colour or similar approved.
- **Surfacing** - self binding gravel
- **Surfacing** - pea gravel
- **Surfacing** - bark mulch
- **Furniture** - Broxap Chariton bench seating or similar approved, all benches to be located on paving with surface, footings to be confirmed by client
- **Furniture** - timber pergola
- **Fencing** - existing fencing retained
- **Fencing** - metal railings, 1.8m height
- **Fencing** - proposed 1.8m close board fence with gates and integrated hedgehog holes
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- **Wetland meadow grass** (Seasonally Wet Meadowgrass)
- **Marginals** Refer to plant schedule

Revisions:
- **P06** Amendments to planting schedules following comments from planners, locations of bird and bat boxes shown on landscape plans Jan'26
- **P05** Cycle stair location amended, landscape adjusted to suit Dec'25
- **P04** Buffer planting added to Evendons Lane and Blagrave Lane, tree planting location shown within pond group, Tree plan updated, Bridge link location amended, No-dig construction area shown TCB, existing wall and entrance shown clarified and to be removed. Small area of permeable self binding gravel surfacing has been removed to paddock, Log pile hibernacula added to legend.
- **P03** Issued for planning Nov'25
- **P02** Tree plan updated Issued for planning Aug'25
- **P02** Legend and schedules updated Issued for planning Aug'25
- **P01** Issued for planning Aug'25

Landscape Architect

ÍJLA

Drawing No.

PLANNING

Project Title:

171 Evendons Lane
Wokingham RG41 4EH

Drawing Title:

Landscape Plan 3of5

Scale:	Date:
1:100@A1	Mar'25

Project	Originator	Volume	Level	Type	Role	Number
M464	ÍJLA	VV	00	DR	L	0203

Revision:
P06

Plant schedule

Species	Size & Spec.	Spacing	No.
Trees			
Acer campestre	12-14cm(g, e Std, 2.5-4.0m height, 2m clear stem		18
Acer pseudoplatanus 'Brilliantissimum'	12-14cm(g, e Std, 2.5-4.0m height, 2m clear stem		1
Betula pendula	12-14cm(g, e Std, 2.5-4.0m height, 2m clear stem		2
Betula utilis 'Jacquemontii Doorenbos'	12-14cm(g, e Std, 2.5-4.0m height, 2m clear stem		1
Betula 'Monarch's Choice Ruby'	12-14cm(g, e Std, 2.5-4.0m height, 2m clear stem		1
Crataegus monogyna	10-12cm(g, Select Standard, 2.5-3m height, 2m clear stem		1
Gleditsia 'Sunburst'	16-18cm(g, RBD, 4-4.5m height, 2m clear stem		1
Malus 'Van Eseltine'	12-14cm(g, e Std, 2.5-4.0m height, 2m clear stem		3
Malus 'Red Obelisk'	12-14cm(g, e Std, 2.5-4.0m height, 2m clear stem		7
Pyrus 'Chanticleer'	12-14cm(g, e Std, 2.5-4.0m height, 2m clear stem		1
Prunus 'Amanogawa'	10-12cm(g, Select Standard, 2.5-3m height, 2m clear stem		6
Prunus 'Kiku'	12-14cm(g, e Std, 2.5-4.0m height, 2m clear stem		1
Prunus 'Pandora'	12-14cm(g, e Std, 2.5-4.0m height, 2m clear stem		1
Prunus 'Tai Haku'	12-14cm(g, e Std, 2.5-4.0m height, 2m clear stem		3
Quercus robur	10-12cm(g, Select Standard, 2.5-3m height, 2m clear stem		1
Salix aucuparia 'Sharpleaf'	12-14cm(g, e Std, 2.5-4.0m height, 2m clear stem		1
Salix 'White Gold'	12-14cm(g, e Std, 2.5-4.0m height, 2m clear stem		1
Salix aucuparia	12-14cm(g, e Std, 2.5-4.0m height, 2m clear stem		1
Orchard Trees Apples - 2yr Bush M9/106 rootstock, Pears - 2yr Bush Quince A rootstock, Plum - 2yr Bush St Julien A rootstock			28

Native Mix:

6 Corylus avellana	20%
5 Euonymus europaeus	15%
3 Ligustrum vulgare	10%
6 Sambucus nigra	20%
6 Viburnum opulus	20%

planting at 1.5m centres to allow foraging (0.5ha/m2)

Plant schedule

Species	Size & Spec.	Spacing	No.
Native Mix:			
Acer campestre	1.75-2m bedlined Bareroot or Container Grown		10
Carpinus betulus	1.75-2m bedlined Bareroot or Container Grown		6
Quercus robur	1.75-2m bedlined Bareroot or Container Grown		4
—			
Cornus sanguinea	90-120 bareroot		55
Corylus avellana	90-120 bareroot		55
Euonymus europaeus	90-120 bareroot		51
Ligustrum vulgare	90-120 bareroot		27
Sambucus nigra	90-120 bareroot		45
Viburnum opulus	90-120 bareroot		45
planting at 1.5m centres to allow foraging (0.5ha/m2)			
Native Hedge - Mixed species			
(planted in groups of 5-7 same species)			
Acer campestre	90-120 bareroot	5 / lin m	213
Carpinus betulus	90-120 bareroot	5 / lin m	202
Crataegus monogyna	90-120 bareroot	5 / lin m	120
Fagus sylvatica	90-120 bareroot	5 / lin m	498
Ilex aquifolium	90-120 bareroot	5 / lin m	46
Ligustrum vulgare	90-120 bareroot	5 / lin m	46
Prunus spinosa	90-120 bareroot	5 / lin m	120
planting size of 5/m. in planted in double staggered row			
Ornamental Hedge			
Berberis darwinii 'Compacta'	C2, 20-30cm, branched 7/lin m		164
Ligustrum x ovalifolium	C15, 80-100cm, branched 3/lin m		70
Escallonia 'Iveyi'	C15, 80-100cm, branched 3/lin m		36
Euonymus 'Green Spire'	C2, 20-30cm, branched 7/lin m		134
Osmanthus x burkwoodii	C15, 80-100cm, branched 3/lin m		34
Olearia x haastii	C15, 80-100cm, branched 3/lin m		36
Herbaceous Perennials			
Allium 'Summer Surprise'	C2, well developed 7/m2		20
Hosta 'Blue Cup'	C2, well developed 7/m2		9
Knautia macedonica	C2, well developed 7/m2		9
Kniphofia 'Ice Queen'	C2, well developed in pot 7/m2		18
Kniphofia 'Royal Castle'	C2, well developed in pot 7/m2		18
Penstemon 'Andenken an Prof. Stephani'	C2, well developed in pot 7/m2		30
Persicaria 'Little Spire'	C2, well developed in pot 7/m2		9
Phlox 'Orange Perfection'	C2, well developed 7/m2		9
Salvia nemorosa 'Ostfriesland'	C2, well developed 7/m2		15
Sedum 'Autumn Joy'	C2, well developed 7/m2		9
Verbena bonariensis	C2, well developed in pot 7/m2		18

Plant schedule

Species	Size & Spec.	Spacing	No.
Shrubs			
Caryopteris clandonensis 'Kew Blue'	C10, 40-60cm, bushy 1.5/m2		5
Choisya 'Aztec Pearl'	C10, 40-60cm, bushy 1.5/m2		6
Cistus x hybridus	C10, 40-60cm, bushy 1.5/m2		2
Cistus x purpureus 'Alan Fradd'	C10, 40-60cm, bushy 1.5/m2		3
Deutzia x 'Mont Rose'	C10, 40-60cm, bushy 1.5/m2		11
Fuchsia 'Alice Hoffman'	C10, 40-60cm, bushy 1.5/m2		2
Fuchsia 'Tom Thumb'	C10, 40-60cm, bushy 1.5/m2		19
Hebe 'Red Edge'	C10, 30-40cm, mound 1.5/m2		28
Hydrangea paniculata 'Bobo'	C10, 30-40cm, bushy 1.5/m2		47
Hydrangea macrophylla 'Red Baron'	C10, 30-40cm, bushy 1.5/m2		9
Lavandula 'Hidcote'	C10, 30-40cm, bushy 1.5/m2		37
Lavandula 'Munstead'	C10, 30-40cm, bushy 1.5/m2		14
Phlomis fruticosa	C10, 40-60cm, bushy 1.5/m2		2
Pittosporum tenuifolium 'Tom Thumb'	C10, 30-40cm, mound 1.5/m2		4
Potentilla fruticosa 'Abbotswood'	C10, 30-40cm, bushy 1.5/m2		3
Potentilla fruticosa 'Pink Beauty'	C10, 30-40cm, bushy 1.5/m2		2
Salvia 'Hot Lips'	C10, 30-40cm, bushy 1.5/m2		2
Salvia nemorosa 'Sensation Blue'	C10, 30-40cm, bushy 1.5/m2		1
Sarcococca hookeriana var. digyna 'Purple Stem'	C10, 40-60cm, bushy 1.5/m2		16
Sarcococca hookeriana var. humilis	C10, 40-60cm, bushy 1.5/m2		16
Skimmia japonica 'Fragrant Cloud'	C10, 40-60cm, bushy 1.5/m2		16
Skimmia japonica 'Rubella'	C10, 40-60cm, bushy 1.5/m2		2
Spiraea japonica 'Firelight'	C10, 40-60cm, bushy 1.5/m2		9
Spiraea japonica 'Goldflame'	C10, 40-60cm, bushy 1.5/m2		15
Weigela florida 'Red Prince'	C10, 40-60cm, bushy 1.5/m2		16
Climbers			
Actinidia kolomikta	C2, 90-120 cane	as shown	3
Akebia quinata	C2, 90-120 cane	as shown	2
Jasminum officinale	C2, 90-120 cane	as shown	13
Lonicera periclymenum	C2, 90-120 cane	as shown	10
Rosa 'Zéphirine Drouhin'	C2, 90-120 cane	as shown	6
Ornamental Grasses			
Calamagrostis x acutiflora 'Karl Foerster'	C7.5, 40-50	2/m2	6
Carex 'Evergold'	C2 30-50	7/m2	21
Deschampsia cespitosa 'Bronzeschleier'	C7.5 40-50	2/m2	9
Luzula sylvatica	C2 30-50	7/m2	21
Miscanthus sinensis 'Yakushima Dwarf'	C7.5 40-50	2/m2	11
Pennisetum orientale 'Karley Rose'	C7.5 40-50	2/m2	5
Groundcovers			
Bergenia 'Bressingham White'	C2, well developed	5/m2	169
Brunnera macrophylla 'Jack Frost'	C2, well developed	5/m2	33
Epimedium 'Pink Champagne'	C2, well developed	5/m2	38
Geranium x cantabrigiense 'Biokovo'	C2, well developed	5/m2	140
Geranium 'Rozanne'	C2, well developed	5/m2	64
Geranium macrorrhizum 'Ingwer's Variety'	C2, well developed	5/m2	76
Liriope muscari	C2, well developed	5/m2	25
Pachysandra terminalis 'Green Carpet'	C2, well developed	5/m2	98
Tiarella 'Sugar and Spice'	C2, well developed	5/m2	29
Tiarella 'Pink Bouquet'	C2, well developed	5/m2	38
Vinca minor f. alba	C2, well developed	5/m2	22

Specimen Shrubs

Acer palmatum 'Bloodgood'	C25, 1.5-1.75m hgt, branched	As shown	1
Acer palmatum 'Sunset Glow'	C25, 1.5-1.75m hgt, branched	As shown	1
Camellia japonica 'Scentsation Yellow'	C25, 1.5-1.75m hgt, branched	As shown	1
Cornus kousa 'Miss Satomi'	C30, 1.75-2m hgt, branched	As shown	1
Cornus kousa 'Summer Fun'	C30, 1.75-2m hgt, branched	As shown	1
Cornus Mid Winter Fire	C15, 1.5-1.75m hgt, branched	As shown	1
Corylus coggygria 'Royal Purple'	C15, 1.5-1.75m hgt, branched	As shown	1
Forsythia x intermedia 'Lynwood Variety'	C15, 2.5-3.75m hgt, branched	As shown	1
Rhamnus x hollandica 'Fine Russell'	C12, 1.0-1.5m, branched	As shown	1


Landscape Legend
Existing trees
Proposed tree
Specimen shrub
Native Hedge planting
Ornamental Hedge planting
Shrub planting
Lawn
Private lawn
Wildflower / meadow
Log Pile Hibernacula
Log Pile
Hibernacula
maintenance
access
37 Field maple
38 Group of field maple
39 English oak
POND PLANTING SPECIES
5 Crab apple
6 Hornbeam
1 English oak
4 Group of mixed broadlees
3 Group of ash
0
5
10
15
20
25m
PLANNING
171 Evendons Lane
Wokingham RG41 4EH
Landscape Plan 4of5
1:100@A1
Mar25
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0204
P04
IJLA

Plant schedule

Species	Size & Spec.	Spacing	No.
Western tree planting			
Acer campestre	8-10cmg, Light standard, 2.5-3.0m height		8
Alnus glutinosa	8-10cmg, Light standard, 2.5-3.0m height		3
Betula pendula	8-10cmg, Light standard, 2.5-3.0m height		5
Betula pubescens	8-10cmg, Light standard, 2.5-3.0m height		3
Carpinus betulus	8-10cmg, Light standard, 2.5-3.0m height		1
Crataegus monogyna	8-10cmg, Light standard, 2.5-3.0m height		6
Malus sylvestris	8-10cmg, Light standard, 2.5-3.0m height		5
Prunus spinosa	8-10cmg, Light standard, 2.5-3.0m height		8
Quercus robur	8-10cmg, Light standard, 2.5-3.0m height		6
Sorbus aria	8-10cmg, Light standard, 2.5-3.0m height		1
Sorbus aucuparia	12-14cmg, HSM, 3.5-4.0m height, 2m clear stem		2

Plant schedule

Species	Size & Spec.	Spacing	No.
POND - AQUATICS & MARGINALS			

Species No.	Specification	Pot Size	Density	
Alisma plantago-aquatica	Full Pot: Sept to April planting: British Native-origin	C 1L	5/m²	20
Callitriche stagnalis	Clump: 3 buds / min. 1 Year: British Native-origin	B	2/m²	12
Caltha palustris	Full Pot: Sept to April planting: British Native-origin	C 1L	4/m²	24
Ceratophyllum demersum	Clump: British Native-origin	B	1/m²	8
Filipendula ulmaria	Full Pot: Sept to April planting: British Native-origin	C 1L	5/m²	30
Iris pseudacorus	Full Pot: Sept to April planting: British Native-origin	C 1L	4/m²	24
Mentha aquatica	Full Pot: Sept to April planting: British Native-origin	C 1L	3/m²	18
Myosotis scorpioides	Full Pot: Sept to April planting: British Native-origin	C 1L	5/m²	30
Potamogeton crispus	Clump: 5 buds / min. 1 Year: British Native-origin	B	1/m²	8
Potentilla palustris	Full Pot: Sept to April planting: British Native-origin	C1L	1/m²	8
Ranunculus aquatilis	Clump: 3 buds / min. 1 Year: British Native-origin	B	1/m²	8
Sagittaria sagittifolia	Full Pot: Sept to April planting: British Native-origin	C 1L	4/m²	24
Veronica beccabunga	Full Pot: Sept to April planting: British Native-origin	C 1L	1/m²	8

Landscape Legend

- P3 — **Surfacing** - Vehicular carriageway, to Engineer's detail and specification
- P5 — **Surfacing** - Resin bound gravel, Addagrip Pecan Buff pedestrian surfacing
- P6 — **Paving** - Permeable Tegula block paving, Tobermore Hydropave Tegula or similar approved, Heather colour, depth to suit use class
- P6 — **Paving** - P6 paving, hatch denotes area of no dig construction
- **Surfacing** - concrete surfacing to Engineer's detail and specification
- **Paving** - Tegula block paving (depth to suit use type). Tobermore Tegula heather colour or similar approved.
- **Surfacing** - self binding gravel
- **Surfacing** - pea gravel
- **Surfacing** - bark mulch
- **Furniture** - Bench seating
- **Furniture** - timber pergola
- **Fencing** - existing fencing retained
- **Fencing** - metal railings, 1.8m height
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- **Fencing** - metal railings, 1.1m height, hoop top
- **Fencing** - proposed 1.8m timber privacy screen
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- **Trellis** - for climbing plants
- Log Pile Hibernacula
- **Existing trees**
- **Existing under-storey planting**
- **Planting** - Native Shrub buffer. Refer to plant schedule
- **Proposed tree**
- **Specimen shrub**
- **Native Hedge planting**
- **Ornamental Hedge planting**
- **Shrub planting**
- **Lawn**
- **Private lawn**
- **Shade tolerant wildflower / meadow**
- **Wildflower / meadow**
- **Existing paddock to be managed as meadow**
- **Wetland meadow grass**
- **Marginals** Refer to plant schedule

N

Revisions:

P05	Amendments to planting schedules following comments from planners, locations of bird and bat boxes shown on landscape plans	Jan'26
P04	Buffer planting added to Evendons Lane and Bagnore Oak, tree planting locations shown within pine group, Tree plan updated, hedge location amended. No-dig construction area shown T18. Existing walls and entrance shown dashed and to be removed. Small area of permeable self binding gravel surfacing has been removed to paddock. Log pile hibernacula added to legend. Issued for planning	Nov'25
P03	Tree plan updated. Issued for planning	Aug'25
P02	Legend and annotations updated. Issued for planning	Aug'25
P01	Issued for planning	Aug'25

Landscape Architect

IJLA

Status:

PLANNING

Project Title:

171 Evendons Lane
Wokingham RG41 4EH

Drawing Title:

Landscape Plan 5of5

Scale: 1:200@A1

Date: Mar'25

Project	Originator	Volume	Level	Type	Role	Number
M464	IJLA	VV	00	DR	L	0205

Revision:

P05