Landscape Architecture
Masterplanning
Ecology

HOGWOOD FARM, FINCHAMPSTEAD

LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN – PARCEL 6

Prepared for Vistry Thames Valley

by

Hankinson Duckett Associates

HDA ref: 442.2

June 2026

hankinson duckett associates
t 01491 838175 f 01491 838997 e consult@hda-enviro.co.uk w www.hda-enviro.co.uk
The Stables, Howbery Park, Benson Lane, Wallingford, Oxfordshire, OX10 8BA

Hankinson Duckett Associates Limited Registered in England & Wales 3462810 Registered Office: The Stables, Howbery Park, Benson Lane, Wallingford, OX10 8BA

Contents **Page**

1	Introduction	1
2	Background	3
3	Management Objectives	5
4	Management Prescriptions	5
5	Monitoring	21
6	Implementation of Management	22
7	References	23

HDA Document Control and Quality Assurance Record

APPENDICES

A Detailed Landscape Proposals – Public Open Space and On-plot (Pegasus Group, 2026a-f)

B Existing Ecological Features

C Management Schedules

1 INTRODUCTION

1.1 Site location and summary description

1.1.1 This document provides a Landscape and Ecological Management Plan (LEMP) in relation to Parcel 6 of the development of approximately 110ha of land at Hogwood Farm, Finchampstead. The Parcel 6 development area comprises approximately 5.2ha of land, hereinafter referred to as 'the site' and 'the management area'. The site centre is located by National Grid Reference SU767642. The study was commissioned by Vistry Thames Valley in January 2025.

1.2 Development proposals and context

1.2.1 Planning permission (O/2014/2179 and 140764) was granted in January 2017 for a hybrid application. This comprises:

- Outline permission for demolition of all existing buildings on site; up to 1,500 new dwellings; employment floor space; a Neighbourhood Centre; a primary school; sports pitches and associated pavilion building; highways infrastructure; associated landscaping, public realm, open/green space and sustainable urban drainage systems; and
- Full permission for a 29.7ha Suitable Alternative Natural Greenspace (SANG) in the south of the site.

The hybrid planning permission was subsequently amended by a Section 73 application (181194) which was approved in November 2018. Subsequently, in April 2023 a Non-Material Amendment (NMA) application was submitted to WBC to vary the parameter plans approved as part of the Section 73 application (ref:181194)

1.2.2 This Parcel 6 LEMP has been prepared in response to Condition 21 of the planning consent which states:

"Prior to submission of any Reserved Matters application other than in respect to the Nine Mile Ride Extension South an outline Landscape and Ecological Management Plan shall be submitted to and approved in writing by the local planning authority. Thereafter, each Reserved Matters Application for any sub phase of the development shall include a detailed Landscape and Ecological Management Plan for that sub phase of the development. Each detailed Landscape and Ecological Management Plan shall be in accordance with the mitigation, contingency and enhancement measures contained within paragraph 7.5.5 to 7.7 of the submitted Environmental Statement revision 2 (Royal Haskoning DHV, September 2014) and the approved outline Landscape and Ecological Management Plan. The detailed Landscape and Ecological Management Plan(s) shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority."

1.2.3 In accordance with Condition 21, this document identifies the measures included in the landscape scheme to maintain and enhance the habitat resource of the Parcel 6 site, and to ensure that retained and newly created habitats are managed to maximise their value for wildlife in the long-term. These measures reflect the recommendations included in paragraphs 7.5.5 to 7.7 of the Environmental Statement (Royal Haskoning DHV, 2014) and

are in keeping with the 'Outline Site-wide Landscape and Ecological Management Plan' prepared for the wider site and the Parcel 6 site in its entirety (HDA, 2018).

1.2.4 The extent of the Parcel 6 management area subject of this LEMP is shown on the plans in *Appendix A*. The LEMP does not cover land within private residential curtilages which will be subject to management by individual householders.

1.2.5 The main aims of this LEMP are to:

i. Describe habitat restoration, creation and landscape enhancement works proposed for the management area, including outline details of formal and informal landscape planting within areas of public open space;
ii. Describe measures to provide new and enhanced opportunities for protected and notable species recorded within the Parcel 6 site;
iii. Identify prescriptions for the establishment and long-term management of habitats and features of nature conservation interest; and
iv. Identify mechanisms to ensure successful establishment of these features and their long-term management.

1.2.6 The landscape planting and habitat creation, retention and enhancement works across the Parcel 6 management area are shown on the Detailed Landscape Proposals – Public Open Space and On-plot provided in *Appendix A* (Pegasus Group, 2026a-f). The landscape proposals for the site include:

- Development focused in the central area of the Parcel 6 site, which comprises part of a former agricultural field now dominated by modified grassland and bare ground. Which is of limited ecological value.
- Retention of the existing woodland belts located beyond the eastern, southern and western site boundaries and the hedgerow associated with the northern site boundary, with buffers afforded between the development and boundary features. The buffers will comprise informal green space dominated by semi-natural habitats such as scrub and tree planting and rough and meadow grassland.
- Provision of formal hedgerow and shrub planting across the proposed development area.
- Provision of swales and rain gardens as part of the surface water drainage scheme for the proposed development.
- Retained and newly created habitats will tie into the landscape structure of the wider site to complement off-site features and facilitate the movement of wildlife across the site and the wider area.

2 BACKGROUND

Designated sites

2.1 No statutory or non-statutory designated areas are located within or immediately adjacent to the Parcel 6 site. Part of the woodland located approximately 11m beyond the Parcel 6 south-eastern site boundary, is however listed on Natural England's Inventory of Ancient Woodland. Ancient woodland is defined as any wooded area that has been continuously wooded since at least 1600AD. Although ancient woodland is not subject to legal protection in its own right, ancient woodland habitats are regarded as irreplaceable under the 2024 National Planning Policy Framework (NPPF) and Natural England and the Forestry Commission have provided Standing Advice for ancient woodland (a material consideration in the planning process). Lowland Mixed Broadleaved Woodland is also identified as a Habitat of Principal Importance under Section 40 of the 2006 NERC Act and is therefore a material consideration in the planning process.

Habitats

2.2 In general terms, the Parcel 6 site currently comprises a former agricultural field now dominated by bare ground and modified grassland. The Parcel 6 site is bounded by areas of woodland, including ancient and aged woodland, in addition to native hedgerows with dry ditches. The Parcel 6 site is bordered to the south and east by the existing Suitable Alternative Natural Greenspace (SANG) (delivered as part of the wider Hogwood Farm development); to the north by residential dwellings associated with a previous development phase; and to the west by a future development parcel which currently comprises tall ruderal vegetation and hardstanding. The location and boundary of the Parcel 6 site is shown in *Appendix B*.

Species

2.3 In addition to the ecological desk study and extended Phase 1 habitat survey, a suite of ecological surveys has been conducted at the Hogwood Farm site since 2008, including specialist surveys for the following species/species groups:

- Bats;
- Water Voles;
- Otters;
- Dormice;
- [redacted]
- Breeding birds;
- Reptiles; and
- Great Crested Newts.

2.4 The methodologies, habitat descriptions and results of the surveys conducted to inform the Environmental Statement are detailed in the *Chapter 7: Biodiversity, Flora and Fauna*

(Royal Haskoning DHV, 2014). Where appropriate, additional surveys have subsequently been undertaken by HDA between 2017 and 2025 to update the earlier surveys and to inform ongoing development design works. With regard to the outcome of this work, a summary of key considerations for the Parcel 6 site is given below:

- **Bats:** All trees within and bordering the Parcel 6 site identified as having moderate or higher potential to support roosting bats during the Phase 1 bat scoping survey, are to be retained and not expected to be affected by the development proposals. The location of these trees is shown in *Appendix B*. Bat roosting features are proposed on buildings and trees across the site to ensure the continued favourable conservation status of the local bat population (Detailed Bat Mitigation Strategy (HDA, 2025a)). Boundary features, such as the existing woodland and hedgerows are used by low numbers of foraging and commuting bats.

[redacted]

- **Breeding Birds:** Breeding bird surveys of the Parcel 6 site and wider site have recorded notable bird species including Lapwing, Skylark, Dunnock, Song Thrush, House Sparrow, Reed Bunting, Mistle Thrush and Red Kite.
- **Reptiles:** Historic surveys have identified low populations of Common Lizard, Slow-worm and Grass Snake across the wider site (HDA, 2021). The most recent survey in 2023 recorded no reptiles across the site and wider site (HDA, 2025b).
- **Invertebrates:** No surveys for invertebrates have been undertaken as it is considered that the proposed development areas are unlikely to be of significant local interest for this group. Higher quality areas of invertebrate habitat within the Parcel 6 site include the woodland belts immediately beyond the site.
- **Plants:** The management area is currently dominated by part of a former agricultural field now dominated by modified grassland and bare ground and notable plant species or plant assemblages are unlikely to be present. Several invasive species included on Schedule 9 of the 1981 Wildlife and Countryside Act (as amended) have been recorded from the wider site and its surrounds. These

[1] Following approval of a Natural England licence application to temporarily close four setts in the north-east of the wider site due to the proximity of the NMRE works (a main sett, the annex sett and two of the outlying setts), Stantec carried out temporary sett closures in 2020. As part of these works two replacement setts were constructed, one within the Green Corridor associated with Phase 2 in the north-west of the wider site and one within the SANG (Stantec, 2020).

include Rhododendron, Variegated Yellow Archangel and Japanese Knotweed. It is an offence to release, plant or cause to grow in the wild any plant included on this schedule of the Act. Measures to identify, reduce and minimise the risk of spreading invasive, non-native plant species are detailed in the 'Non-native Invasive Species Management Plan – Parcel 6' (HDA, 2025c) and in the management prescriptions set out in *Section 4* below.

- **Other species:** The findings of the survey work carried out indicates that the Parcel 6 site is unlikely to support Dormice, Otter, Water Voles or Great Crested Newts.

3 MANAGEMENT OBJECTIVES

3.1 Objectives of the Parcel 6 Landscape and Ecological Management Plan

3.1.1 This Parcel 6 LEMP is based on the following objectives, which are set out in the Site-wide Outline Landscape and Ecological Management Plan (HDA, 2018). These are derived from: (i) current site conditions, (ii) nature conservation legislation, planning policy, and national and local nature conservation guidance, and (iii) future land use. The objectives are:

Objective 1: The ecological potential of the management area: maintain and enhance the biological interest and character of the management area.

Objective 2: The characteristics of the local landscape: Maintain and enhance the landscape attributes of the key habitats associated with the management area and its local environs.

Objective 3: Access and amenity: Provide an attractive environment and opportunities for informal recreation available to residents of the new development and existing residents of the surrounding area.

3.1.2 The objectives have been derived from the context of the proposed development, Condition 21 of planning consent, and the landscape and ecological character of the site and its surrounds. Further information on the management objectives, including background policy and guidance, is provided in the Site-wide Outline Landscape and Ecological Management Plan (HDA, 2018).

4 MANAGEMENT PRESCRIPTIONS

4.1 This section describes the habitat creation and enhancement measures proposed within the management area and provides prescriptions for how they will be implemented and managed in the long-term to achieve the ecological and landscape objectives identified in *Section 3*. Measures to enhance the management area for protected and notable species are also provided. Where prescriptions relate to the creation, enhancement and management of habitats in relation to wildlife and landscape objectives, prescriptions are divided, where appropriate, into those to be undertaken for their creation and management (generally the first one to three years) followed by measures for ongoing management. The location and extent of newly created and enhanced habitats proposed within the

management area are summarised on the Detailed Landscape Proposals – Public Open Space and On-plot provided in *Appendix A* (Pegasus Group, 2026a-f), which include an outline of seed mixes and plant species to be used. Management schedules are given in *Appendix C* which set out the timings of prescribed activities.

4.2 Objective 1:

The ecological potential of the management area: maintain and enhance the biological interest and character of the management area.

PRESCRIPTIONS

4.2.1 **Grasslands**

4.2.1.1 The grassland within the management area falls into four main categories, depending on location and ground conditions. These are:

- Meadow grassland
- Wet grassland
- Rough/tussocky grassland
- Amenity grassland

4.2.1.2 Each of these grassland types and measures for creation, enhancement and management are described below. The general distribution of meadow, wet and amenity grassland are shown on the *Detailed Landscape Proposals – Public Open Space and On-plot* plans provided in *Appendix A*. Rough grassland is not shown as this will form narrow linear bands in association with scrub habitats across the management area and woodland habitats located within the wider site, as described below.

Meadow grassland

4.2.1.3 Meadow grassland with a diverse herb-rich sward will be established within a mosaic of grassland, scrub and hedgerow habitats along the northern, eastern, southern and western site boundaries of the Parcel 6 site, complementing the woodland habitats located within the wider site.

4.2.1.4 The management area is currently dominated by modified grassland and bare ground. In order to enhance the grassland resource of the management area following development, species-rich meadow grassland will be created (Emorsgate General Purpose Meadow Mix (EG1) or similar).

4.2.1.5 The prescriptions for creation of meadow habitats within the management area is given below:

- Where new grassland is to be created, if necessary the weed burden will first be reduced using herbicide. Consideration will also be given to soil inversion if nutrient levels are expected to be very high.
- If time permits a 'stale seed bed' is to be established, allow the area to colonise with weeds from the existing soil seed bank following initial cultivation and an additional application of herbicide applied to remove any weed growth.
- Area should consist of min. 150mm deep existing retained topsoil (free from weeds):subsoil mix (50:50) over existing site subsoil layer. No imported topsoil should be used in these areas.
- A fine, firm and level seedbed will then be created prior to sowing with a species-rich meadow grassland seed mix using a seed mix appropriate to the ground conditions. All stones and debris greater than 50mm in size to be removed and disposed of off-site.
- Wildflower seeding is to be undertaken preferably in spring (early March to late June) or alternatively in autumn (mid-August to October). Sowing is to be undertaken by hand broad-casting on a calm day with no wind, the contractor should mix the seed evenly with a fine, dry sand to bulk up the sowing mix. Following seeding the area will be hand raked, lightly rolled and fully water to the full cultivation depth.
- Contractors will take the necessary precautions to ensure all grass areas are protected throughout the establishment period, with the use of fencing where appropriate.
- During the first year after sowing, from mid-summer onwards the meadow grassland will be regularly cut (every 6-8 weeks to a height of 10cm) to encourage strong root growth. All cuttings will be removed from the grassland and where appropriate, suitable amounts used to create 'habitat piles' or disposed of appropriately.

4.2.1.6 The following long-term mowing and maintenance regime will be applied to the meadow grassland across the management area:

- The newly established meadow grassland will be mown to no less than 10cm in height once a year, at the end of August, and the cuttings removed. This will allow flowering and seed set of most species over the summer. Over time this should further reduce the fertility of the soil favouring increased dominance of flowering herbs.
- On rotation, selected areas of the meadow grassland (10%) will be left uncut during each mowing period in order to provide additional refuge habitat for reptiles, small mammals and invertebrates, and to encourage a more diverse flora.
- If required, injurious weed species (e.g. Creeping Thistle, Broad-leaved Dock, Common Ragwort) will be controlled, particularly whilst the grassland is becoming

established. This will be achieved either through topping before flowering or using spot treatment with herbicide.

- No fertilisers, lime or farmyard manure will be added to the newly created areas of meadow grassland.

Wet grassland

4.2.1.7 Seasonally wet areas associated with the swales on the southern, eastern and western Parcel 6 boundaries will be sown with a wet flood meadow mix (Emorsgate Wetland Meadow Mix (EM8) or similar). Creation of the wet grassland will follow the same methodology outlined for the meadow grassland above, but in areas that often flood during the winter, seed sowing would be carried out in spring or late-summer when water levels have receded to give time for plants to establish before the ground is flooded again. Management will be reviewed on a regular basis against the dampness of the grassland and species establishing. For example, where the swales are sufficiently damp for rushes to establish then mowing within selected areas may be reduced to cutting only once in every 3-4 years to increase species and structural diversity.

Rough/Tussocky Grassland

4.2.1.8 Bands of rough grassland (2-5m in width) will be sown with a meadow grassland mix (Emorsgate General Purpose Meadow Mix (EG1) or similar) adjacent to proposed scrub edges and along the woodland belts located beyond the southern, eastern and western site boundaries. Creation of the rough/tussocky grassland will follow the same methodology outlined for the meadow grassland above and managed by cutting just once every 2-3 years in order to establish a tussocky sward favoured by small mammals, reptiles and hibernating invertebrates.

Amenity grassland

4.2.1.9 Areas of amenity grassland will be created and managed along roadside verges and footpaths, and within open space to create informal paths and areas suitable for recreation. These will be seeded using a low maintenance amenity grass mix (Germinal Seeds Low Maintenance seed mix (A22) or similar).

4.2.1.10 The prescriptions for creation of amenity grassland habitats are outlined below:

- The creation of the amenity grassland sown from seed will follow the same methodology outlined for the meadow grassland above, with the addition of an application of a pre-seeding slow-release granular fertiliser (7:10:10 NPK) applied at a rate of 250kg/ha approximately 7 days prior to seeding and raked into the top surface.
- Once established, new areas of amenity grassland sown with seed will be incorporated into the long-term management regime as described below.

4.2.1.11 The following long-term mowing and maintenance regime will be applied to the amenity grassland across the management area. To give the grasses the best chance of thriving, do not mow the grass too short, especially during periods of prolonged dry or cold weather. This mowing and maintenance regime for established amenity grassland will involve:

- Areas of amenity grass once established for twelve months, are to be cut on a monthly basis during each growing season (i.e. between March and October) to allow time between cuts for plants in lawn to flower. However, it will be weather permitting and should be reviewed to suit extreme weather i.e. extremely dry arid conditions it may be necessary to reduce the cut leaving the grass slightly longer. The height of amenity grass shall not exceed 80mm before cutting, topped to a height of 50mm. In periods of drought, some dieback of grass is likely. Watering is a solution to this but is often unsustainable. In some years it may be necessary to reseed badly affected areas at the end of the season.
- Moss should be accepted for shaded areas, but kept in check by raking, which is best done in spring when the grass is growing well so that the grass can quickly recover and grow into the gaps created by moss collection.
- Most grass will be mown as required throughout the year, although the main mowing period is between March and October, during this period mowing should ideally be undertaken fortnightly.
- Any short grass that abuts a vertical obstacle will be strimmed at the same time as each grass cut to achieve a neat edge. In March and September of each year, all grass edges will be trimmed in accordance with the above paragraph, and re-cut to a straight line or smooth curve as appropriate using a half-moon edging tool or similar.
- Swathes of arisings will be collected up and composted or removed from the site.
- Any damage to the sward caused by animals (Moles, Rabbits, [redacted] or by vehicles or general wear and tear, will be reinstated by top dressing, re-cultivation, re-seeding and watering, at the correct season, as necessary. Any reinstated areas to be protected and subject to establishment maintenance as itemised above. If grass growth is poor it may be necessary to apply a spring and / or autumn fertilizer to the sward, to encourage vigour. Similarly, turf aeration and scarification may also be necessary, to alleviate compaction and control the development of thatch.

4.2.2 **Native hedgerows**

4.2.2.1 Existing hedgerows bordering the management area are limited to an intact species-rich hedgerow with trees along the northern site boundary.

4.2.2.2 Where possible, the hedgerow network within and bordering the site will be strengthened and enhanced through appropriate habitat creation, enhancement and management works.

Along with creation of other linear habitats, this will contribute to enhanced habitat connectivity across the site, the wider site and the wider countryside. This will be achieved through the following measures:

Existing hedgerows:

Maintenance (including maintenance of the newly established hedgerows)

- Where gaps occur in retained sections of hedgerow, these will be cleared of ruderal species and Bramble and filled using native hedgerow plants of local provenance. New hedgerow plants will be protected against pest damage using spiral guards (or biodegradable equivalent), maintained for no less than 3 years after planting. A one-metre weed-free zone will be maintained around new hedgerow plants using translocated herbicide (e.g. glyphosate) or mulch as required.
- Existing standard trees within the hedgerows will be maintained and where appropriate suitable plants will be excluded from the cutting regime to provide new mature trees.
- The hedgerows will be complemented by meadow grassland and scrub buffers of up to 8m (*Section 4.2.1*) where appropriate to create an 'ecotone' habitat of high interest for biodiversity.
- Existing mature hedgerows will be trimmed no more frequently than once every 2-3 years on a rotational cutting scheme. This will encourage bushier hedges and fruiting of hedgerow plants in addition to reducing maintenance costs.
- All native hedgerows will be trimmed between January and February, allowing the majority of hedgerow fruits to be eaten by birds and other wildlife prior to cutting.
- No more than one third of hedgerows within the management area will be trimmed within the same 12 months.
- Hedgerows will cut to no lower than 1.8m in height to maintain strong habitat corridor.

New species-rich hedgerows:

Establishment

- New species-rich hedgerow will be created along parts of the northern and western site boundaries associated with the aged woodland and hedgerow buffers. Species within the native hedgerow planting will include Hazel, Field Maple, Hawthorn, Holly, Blackthorn and Dog Rose.
- Further sections of native and ornamental hedgerows are proposed within the residential area.
- Newly planted hedgerows will be trimmed annually for the first 3 years in order to train them into a good shape. Following this period the new sections of hedgerow will be incorporated into the management regime for the existing hedgerows as described above. A possible exception to this is where new ornamental hedgerows

are proposed as part of the formal landscape associated with development areas; these hedges will be managed by cutting up to 3 times per year with all arisings removed.

- New hedgerow plants will be protected against pest damage using spiral guards (or biodegradable equivalent), maintained for no less than 3 years after planting. A one-metre weed-free zone will be maintained around new hedgerow plants using translocated herbicide (e.g. glyphosate) or mulch as required.

4.2.2.3 The above proposals, in combination with other scrub and tree planting described below, will maintain and improve habitat corridors across the management area and wider site.

4.2.3 **Tree and scrub planting and management**

4.2.3.1 Landscape proposals for structural planting include lines of native scrub planting along the northern, southern and western site boundaries to form ecotones with the adjacent woodland and hedgerow. In addition, scattered individual trees and shrubs are proposed across the management area using a mix of native species appropriate to the local area. In combination with retained and proposed grassland and hedgerow habitats this will create a varied mosaic of habitats, benefitting a range of species and providing habitat connectivity around the Parcel 6 site.

4.2.3.2 Individually planted standard trees will include Field Maple, Silver Birch, Hazel, Hawthorn, Holly, English Oak and Wild Service Tree. The areas of scrub planting comprise a mix of Field Maple, Hawthorn, Blackthorn, Dogwood, Hazel and Dog Rose.

Establishment Phase

4.2.3.3 The following works will be carried out to ensure establishment:

- Planting will be restricted to between late October and March, unless additional provision for watering during dry periods is made.
- Surface vegetation will be cleared using proprietary herbicide where appropriate and install scrub plants into isolated pre-prepared planting pits, backfilling with either retained topsoil (free from weeds) or imported topsoil (sandy loam, General Purpose grade to BS3882:2015) or a combination as necessary.
- Incorporate a soil conditioner/ameliorant in the form of peat free tree and shrub compost or well-rotted spent mushroom compost into backfill material, incorporating a slow release fertiliser e.g. Enmag (or similar) at a rate of 5g per pit (scrub planting) or soil improver at a rate of 1kg per pit (tree planting), mixed thoroughly.
- Newly planted trees and shrubs will be protected against pest damage using spiral HDPE guards a minimum of 0.6m high x 50mm diameter.

- Trees and shrubs will be kept free of weeds for up to five years after planting (or less if closed canopy is achieved earlier) to enhance growth rates, by the application of a translocated herbicide at a minimum frequency of 3 applications per annum generally in May, July and September. Any failed trees or shrubs within the first five years after planting will be replaced (and maintained for a subsequent five years).
- Within areas of dense tree and shrub planting, grassland between the mulched/treated bases will be subject to strimming until a closed canopy has formed except where tussocky interlying grassland or natural regeneration of interlying vegetation is preferred.
- Any trees that are staked will have their ties checked 3 times per year (or as herbicide spraying takes place) and replaced as necessary if too tight/loose or broken. Stakes shall remain in position until trees are self-supporting.
- Trees will be pruned to remove dieback or broken/vandalised branches as they arise.
- Newly planted trees and scrub will be watered regularly in the first year after planting to prevent plant loss. Watering of trees in the first growing season is dependent on size and should follow the guidelines below:
    - Feathered – 36 litres per month;
    - Standard – 45 litres per month.

  Watering should be reduced/stopped in periods of wet weather. Water trees in second growing season during dry spells in weather.

Maintenance Phase

4.2.3.4 Newly established and existing trees will be managed in the long-term to enhance the biodiversity of the management area, protect public safety, ensure their long-term health and viability, and to maintain the visual landscape character of the area. This will involve the following:

- Annual inspections of all trees will be carried out by a suitably qualified arboriculturist in order to identify dangerous trees and branches requiring removal.
- Standing dead or decaying timber and fallen deadwood will be retained where safe to do so to provide wildlife habitat.
- Fallen, dying and dead mature trees will only be replaced with young trees where appropriate. Any replacement trees will be protected from pest damage and weeds as outlined in the establishment section above.

4.2.3.5 In order to maintain a mosaic of trees, scrub, grassland and wetland habitats within the management area it will be necessary to prevent encroachment of scrub into areas of grassland and marginal vegetation. This will be achieved through:

- The introduction of a long-term mowing regime for the rough, wet and meadow grassland patches within the management area (as outlined in *Section 4.2.1*) will help to prevent scrub encroachment.
- Scrub habitats within the management area shall be reviewed each winter and techniques for scrub control, i.e. cutting back with or without stump treatment, will be implemented as and where deemed necessary. Such work will be undertaken outside of the bird nesting season.
- Where appropriate, once established scrub will be coppiced on a short rotation of approximately 5 years in order to prevent succession into woodland. No more than 20% of the scrub will be coppiced in any one year. Selected areas of scrub may be left to succeed to woodland where appropriate.

4.2.3.6 It is expected that the above proposals would enhance the tree and scrub resource and enhance habitat connectivity across and around the management area and wider site. The locations of existing woodland habitats and the extent of retained and proposed hedgerow, scrub and scattered tree planting across the site is shown in *Appendix A*.

4.2.4 **Woodlands**

4.2.4.1 Belts of broadleaved woodland are situated beyond the southern, eastern and western site boundaries[2]. The landscape scheme for Parcel 6 however provides a range of habitats to complement the adjacent woodland habitats located within the wider site.

Existing Woodland

4.2.4.2 The existing areas of mature woodland bordering the site will be retained and enhanced within the development scheme through the enhancement measures described above, including the creation of new hedgerow and scrub linkages and 'ecotone' habitats on woodland edges.

Management and enhancement:

- *Establishment of woodland buffers:* A buffer zone of scrub and rough, wet and meadow grassland will be established along the length of the woodland belts associated with the site. The buffer has a minimum width of 15m, is generally 15m wide with a maximum width of 25m. The grassland and scrub within the buffer will be established in accordance with the prescriptions described in *Sections 4.2.1 and 4.2.3* above.

4.2.5 **Wetlands**

[2] Management of the southern and eastern belts of woodland are detailed within the *Suitable Alternative Natural Green Space Landscape Management Plan* (RPS, 2019) and management of the western belt of woodland is detailed within the *Landscape and Ecological Management Plan – Parcels 4 and 5* (HDA, 2024b).

4.2.5.1 Swales will be created along the southern, eastern and western margins of the management area as part of the surface water drainage scheme for the Parcel 6 development. In addition, rain gardens are proposed across the management area. These features will provide additional value for wildlife through provision of a range of wetland habitats including wet grassland. The new swales will be sensitively designed and managed to appear as natural features within the landscape setting and provide habitat for a range of wetland species.

Creation, establishment and maintenance:

- The swales will be sown with a wet grassland seed mix in spring or late-summer when water levels are low to allow seeds time to establish prior to land being flooded again (see *Section 4.2.1.7*).
- Removal of sediment from the basins will be carried out on an 'as needed' basis in accordance with the SuDS management strategy (JNP, 2018). This work would be carried out during the winter.
- Management of planted and self-seeded scrub will be carried out during the winter months to prevent excessive shading and encroachment into wetland areas. This will be carried out through hand pulling and cutting.
- Checks for the presence of non-native invasive plant species will be carried out at least once annually, and if presence is recorded they will be subject to control using a methodology appropriate to the species present (and the presence of the waterbodies). Other native aquatic and marginal species may colonise naturally and will be allowed to establish or be managed as appropriate to enhance floral diversity and maintain suitability for a range of wildlife.

4.2.6 **Deadwood habitats**

4.2.6.1 Where safe to do so any standing and fallen deadwood arising from trees within the Parcel 6 site will be retained *in situ*. Where this is not possible, these arisings will contribute to log and brash piles that would be constructed at appropriate locations along woodland and scrub edges or hedgerow bases using additional arisings from other tree, hedgerow and scrub management works. Approximate locations of the proposed hibernacula and log and brash piles are shown within the *Detailed Reptile Strategy – Parcel 6* (HDA, 2025b).

4.2.7 **Ornamental planting**

4.2.7.1 In addition to provision of new native species planting in areas of open space, the landscape proposals also include formal ornamental shrub (including ground cover species), tree and hedgerow planting within residential areas of the development. These will be planted with a range of nectar-/pollen-rich flowers and fruit bearing shrubs and trees which benefit native wildlife such as invertebrates, bats and birds.

4.2.7.2 The extent of proposed ornamental planting is shown in *Appendix A*. Measures for the establishment of ornamental shrubs and trees within the site are given below along with maintenance of such planting within communal areas of the residential development. The maintenance of planting within curtilages of residential properties will be the responsibility of the new householders.

4.2.7.3 Ornamental tree, hedgerow, shrub and herbaceous planting works will be carried out during the construction phase of the development:

- Planting will be restricted, where possible, to between late October and April where possible to reduce need for supplementary watering.
- Where necessary newly planted trees will be protected against pest damage using guards around individual trees. Pests are likely to be restricted to rabbits, but it may be necessary to replace guards with taller ones if, following the annual inspection, it is found that deer damage is an issue. Alternatively temporary fencing can may be used to ensure adequate.

4.2.7.4 The following works would be carried out to ensure establishment:

- Trees and shrubs will be kept free of weeds for up to five years after planting (or less if closed canopy is achieved earlier) to enhance growth rates, by the application of a translocated herbicide at a minimum frequency of 3 applications per annum generally in May, July and September. Alternatively/in combination mulch may be used. Any failed trees or shrubs within the first five years after planting will be replaced.
- Any trees that are staked will have their ties checked 3 times per year (or as herbicide spraying takes place) and replaced as necessary if too tight/loose or broken. Stakes shall remain in position until trees are self-supporting.
- Trees will be pruned to remove dieback or broken/vandalised branches as they arise.
- Newly planted trees and shrubs will be watered regularly in the first year after planting to prevent plant loss. Watering of trees in the first growing season is dependent on size and should follow the guidelines below:
    - Feathered – 36 litres per month;
    - Standard – 45 litres per month.

  Watering would be reduced/stopped in periods of wet weather. Water trees in second growing season during dry spells in weather.
- New ornamental hedgerows within the formal landscape associated with the development area will be managed by cutting up to 3 times per year with all arisings removed.

4.2.7.5 Newly established trees will be managed in the long-term to enhance the biodiversity of the Parcel 6 site, protect public safety, ensure their long-term health and viability, and to maintain the visual landscape character of the area. This will involve the following:

- Annual inspections of all the trees will be carried out by a suitably qualified arboriculturist in order to identify dangerous trees and branches requiring removal.
- Standing dead or decaying timber and fallen deadwood will be retained where safe to do so, to provide wildlife habitat.
- Fallen, dying and dead trees and shrubs will only be replaced with young trees where appropriate. Any replacement trees will be protected from pest damage and weeds as outlined in the establishment section above.

4.2.8 **Protected and notable species**

4.2.8.1 This detailed LEMP identifies how the above measures will indirectly benefit protected and notable species recorded using the site and its surrounds such as bats, [redacted] reptiles, birds and invertebrates. The following management tasks will also be carried out in order to provide specific features aimed at target species/species groups:

4.2.8.2 *Bats:*

- Management works will have regard to the presence of trees around the margins of the Parcel 6 site which have potential to support roosting bats, the current extent of which are shown on the plan in *Appendix B*. Where works to trees with potential to support roosting bats are proposed (e.g. for reasons of health and safety) the advice of a suitably qualified ecologist will be sought prior to works commencing.
- Artificial bat boxes will be installed on retained mature trees and new buildings to provide a range of opportunities for roosting bats (see 'Detailed Bat Mitigation Strategy – Parcel 6' (HDA, 2025a)). As deliberate (or reckless) disturbance to bats or their roost sites constitutes an offence under the 1981 Wildlife and Countryside Act (as amended) and the 2017 Conservation of Species and Habitats Regulations (as amended), once erected, close inspection of bat roosting features/repairs would only be carried out by a licenced bat worker. If any works are necessary which may result in an offence being committed under this legislation then a suitably qualified ecologist would be contacted to advise on the best course of action.

4.2.8.3 [redacted]

[redacted]

4.2.8.4 *Birds:*

- Tree, scrub and hedgerow management will only be carried out outside the bird breeding season (usually taken as March to early September inclusive) unless preceded with a nesting bird check by the project ecologist or other suitably qualified personnel.
- Bird boxes will be installed on retained mature trees and proposed buildings to provide a range of nesting opportunities (See *Detailed Ecological Permeability Scheme – Parcel 6* (HDA, 2025d)).
- Standing deadwood will be retained wherever possible to maximise natural opportunities for hole-nesting birds.

4.2.8.5 *Reptiles, amphibians and invertebrates:*

- Arisings from hedgerow, tree, scrub and marginal habitat management will be used to construct log and brash piles along woodland, hedgerow and scrub edges to provide opportunities for refuge and hibernation (See *Detailed Reptile Strategy – Parcel 6* (HDA, 2025b)).

Non-native plants:

4.2.8.6 Rhododendron and an unidentified Cotoneaster species have been identified within the wider site. In addition, Variegated Yellow Archangel and Japanese Knotweed have been identified in the wider area (HDA, 2025c). Cotoneaster *Cotoneaster horizontalis*, Entire-leaved Cotoneaster *Cotoneaster integrifolius*, Himalayan Cotoneaster *Cotoneaster simonsii*, Hollyberry Cotoneaster *Cotoneaster bullatus*, Small-leaved Cotoneaster *Cotoneaster microphyllus*, Rhododendron *Rhododendron ponticum*, Variegated Yellow Archangel *Lamiastrum galeobdolon* and Japanese Knotweed *Fallopia japonica* are all listed under Schedule 9 of the 1981 Wildlife and Countryside Act (as amended). It is an offence to release, plant or cause to grow in the wild any plant included on this schedule of the Act.

4.2.8.7 The following works will be implemented:

- Prior to development commencing: An updated survey of the site will be undertaken at an optimal time of year (between May and August) to identify the presence, location and area covered by any non-native invasive species listed on Schedule 9 of the 1981 Wildlife and Countryside Act (as amended), not previously identified on site.
- Monitoring: All parts of the management area would be subject to annual inspections to identify the presence of any regenerating/newly established non-native invasive species.
- Control: Where the presence of a non-native invasive species is identified, control measures will be put in place to prevent further spread with the aim of eradication from the management area. Measures would be appropriate to the species present and the location in which it is growing.

4.3 **<u>Objective 2:</u>**

Maintain and enhance the landscape attributes of the key habitats associated with the management area and its local environs.

4.3.1 The management area is located within the 'J2: Arborfield Cross and Barkham Settled and Farmed Clay' Landscape Character Area as defined by Wokingham District Council (Wokingham District Council, 2019), for which the key characteristics are:

- A gently undulating landscape, underlain by London Clay with localised areas of River Terrace Gravels. Shallow wooded valleys follow the course of the Barkham Brook, which is geologically marked by areas of alluvium.
- Consistent pattern of waterbodies including streams, drainage channels, ditches and open waterbodies of various sizes resulting from the clayey and loamy soils which impede drainage.
- Wooded context provided by characteristic mature hedgerow and in-field trees, combined with woodland belts, with BAP priority habitats and ancient woodland, and the wooded horizons of the surrounding hills.
- Arable farming dominates, with pasture on higher ground and horse paddocks near settlement. Fields are large and geometric, bound by fragmented hedgerows supported by post and wire.
- Small-scale wet woodland and wetland habitats scattered on the edge of the area, often designated as LWS.
- A dense settled character influenced by modern development including the new garden village on the site of Arborfield Garrison and the southern edge of Wokingham which incorporates an industrial estate.
- Older scattered settlement of farms, hamlets and small nucleated villages at Barkham and Arborfield Cross. The buildings have traditional vernacular of timber framing and clay tiles, exemplified by the Conservation Area at Arborfield Cross.

- A network of busy local roads cross the area. They tend to be rural in character, with ditches, hedges and hedgerow trees, sometimes opening directly onto the arable fields.
- Public rights of way run between the settlements and provide access for recreational use.
- A rural character away from development and roads, with views across to adjacent character areas including across the Loddon Valley.
- A historic road, now represented by footpaths, lanes and Victorian carriageways, that appears on Norden's map of 1607, connecting Swallowfield Park via Arborfield Cross and the Coombes (in LCA L1), with Wokingham.

4.3.2 The profile for the *J2: Arborfield Cross and Barkham Settled and Farmed Clay Landscape Character Area* identifies the following landscape guidelines relevant to the Hogwood Farm Site:

- ***Conserve woodlands, including ancient woodland, BAP priority habitats and remnant standard trees****. Continue to promote appropriate management through natural regeneration, control of non-native species and coppicing as a management tool for neglected woodland.*
- ***Increase the extent of native deciduous woodland****, using locally occurring native species in order to provide screening of roads and development and linking woodland habitats. Seek to avoid introduction of coniferous boundaries and shelterbelts.*
- ***Conserve and manage hedgerows with standard trees*** *as important wildlife habitats and landscape features, as well as the links they provide across the landscape and between areas of woodland. Reinstate or repair hedgerows with native species where there are opportunities to do so. Plan for the next generation of hedgerow trees with a programme of tree planting.*
- ***Conserve, enhance and manage wetland and woodland habitats*** *including within LWS. Protect the habitats from development, changes in land use and encroachment by secondary woodland and scrub. An appropriate wetland and woodland management regime is critical.*
- ***Conserve and enhance the integration of urban edges*** *through wooded boundaries and large-species trees to provide visual screening and create a positive interface between the built up and rural areas particularly around Wokingham town, Arborfield Garrison, and Finchampstead.*
- ***Enhance sense of place through careful design*** *(including siting, massing, scale, materials and landscape – and sensitive lighting to retain dark skies at night) to minimise the potential impacts of any new development on valuable attributes.*

- ***Reduce and prevent further noise and light pollution*** *through the sensitive siting of any new development, including infrastructure, and especially any proposed night-time lighting.*

4.3.3 Proposed habitat creation and enhancement works within the management area and wider site, and long-term management to maximise value of these habitats for wildlife, will contribute to achieving these objectives.

PRESCRIPTIONS

4.3.4 **Enhancing the local woodland habitat resource**

4.3.4.1 The Arborfield Cross and Barkham Settled and Farmed Clay character area identifies the '*effects on tree health or species composition of woodland and wet woodland as a consequence of pathogens and climate change'* and '*loss of structure and species diversity of the woodland belts has occurred in the past through cessation of coppice management.'* The woodland belts are located immediately beyond the Parcel 6 site within the wider site, however landscape proposals include ecotone planting along the margin of the woodland belts which is expected to enhance the woodland/scrub/tree/grassland resource of the Parcel 6 site and its surrounds.

4.3.5 **Conservation of hedgerows and shelterbelts**

4.3.5.1 A key habitat associated with the Arborfield Cross and Barkham Settled and Farmed Clay character area is hedgerows. The landscape proposals include the provision of additional hedgerow planting within the development area. The proposed enhancements to the hedgerow network within and along the margins of the management area and wider site will also contribute to 'green infrastructure', enhancing habitat connectivity across the management area and its surrounds, and will help the new development to integrate into the local landscape.

4.4 **<u>Objective 3:</u>**

Access and amenity: Provide an attractive environment and opportunities for informal recreation available to residents of the new development and existing residents of the surrounding area.

4.4.1 In addition to the built development and associated garden planting, the formal landscape scheme for the Parcel 6 site includes establishment and management of amenity grassland, ornamental tree and shrub planting and rain gardens. Beyond the formal areas a network of semi-natural habitat types including hedgerows, native scrub and meadow grassland and rough grassland and wetland features are proposed, with access facilitated by a variety of footpath types. In combination, the formal and informal landscaped areas will create an attractive setting for residents and visitors to the Parcel 6 development. The

landscape creation and enhancement measures are identified in *Section 4.2*. Measures to help maximise the amenity value of the site are described below.

Provide an attractive setting for recreation

4.4.2 The landscape proposals described in *Section 4.2* above and provided in *Appendix A* have been developed to create an attractive setting for informal recreation within the Parcel 6 site. Footpaths within the open space of the Parcel 6 site will be regularly maintained and kept clear of encroaching scrub and overhanging trees so they are perceived to be safe by users.

Maintain trees and other management items in safe and serviceable condition

4.4.3 Trees, paths and other management items will be maintained in a safe condition through regular inspection and maintenance work as required.

4.4.4 Tree safety inspections will be carried out annually as a minimum (more frequently where there are exceptional weather events) and any maintenance works carried out as required.

4.4.5 Any site furniture (including bollards, fencing and any signage or safety equipment) will be maintained in a serviceable and safe condition in line with manufacturer recommendations. All furniture will be inspected for damage and cleaned on a regular basis. Any vandalism would be repaired as soon as possible, particularly if the damage could pose a risk to the health and safety of the public. Where appropriate any timber products will be routinely stained or preserved, in line with manufacturer recommendations.

Maintain the site free from litter

4.4.6 The management area will be inspected, and litter removed on a monthly basis. Fly-tipped waste will be cleared, and appropriate action taken if encountered, including monitoring for invasive species.

Provide information to local residents

4.4.7 All dwellings within the proposed development will be provided with a resident's sales pack. 'Living with Wildlife' leaflets will be included with each sales package or provided on occupation of each dwelling of the new development. These documents will inform residents of the nature conservation interest and sensitivity of the habitats within the site and its surrounds, and measures that can be taken to avoid impacts on the associated features of nature conservation interest.

5 MONITORING

5.1 The outcome of the management works prescribed above would be subject to review on at least an annual basis (but more frequently during establishment) to assess the success

of these works in achieving the desired objectives. If necessary, the prescriptions will be revised to improve outcomes. Any amendments to the prescriptions provided in this LEMP would be subject to the approval of the local planning authority.

6 IMPLEMENTATION OF MANAGEMENT

6.1 It is expected that the habitat creation and establishment works would be led by the developer after which either the local planning authority, a management company or an appropriate other would take on the long-term management. Management would be secured and, if necessary appropriately funded, through a legal obligation.

6.2 The management activities for the implementation phase (during the construction phase of the proposed development), the establishment phase (expected to last up to three years following construction), and during a typical year, are summarised below. These could form the basis for 'milestones' to facilitate monitoring of the habitat restoration and management works. Management Schedules detailing the timing of works are provided in *Appendix C*.

6.3 Implementation Phase:

- Carry out vegetation clearance works including removal of unretained grassland habitats to allow for construction and landscaping works.
- Construction and planting of the swales.
- Preparation of soil and sow meadow, wet, rough and amenity grassland seed mixes on newly cleared areas of land and commence cutting regime as appropriate.
- Carry out new hedgerow planting and commence new rotational cutting regimes.
- Plant new trees, scrub and shrubs in formal and informal areas as specified and commence management.
- Protect plantings with tree guards or temporary fencing/dead hedging as appropriate.
- Maintain bases of new tree, shrub and hedgerow planting free of weeds.
- Manage retained trees within the management area for safety.
- Create habitat piles using arisings from hedgerow and tree management.
- Install bird and bat boxes where appropriate.
- Implement measures for the control of invasive species.
- Create paths and install site furniture (including bollards, fencing and any signage or safety equipment).

6.4 Establishment Phase:

- Manage trees and other management items for safety.
- Manage meadow, wet, rough and amenity grassland.
- Maintain habitat piles/deadwood habitats.

- Continue management of hedgerows and scrub habitats.
- Maintain bases of new tree, shrub and hedgerow planting free of weeds and remove any protective guards after 3 years if appropriate. Loosen tree ties as required.
- Replace failed plantings as necessary.
- Maintain paths and site furniture as necessary.
- Maintain management area free of litter.
- Monitor the management area and carry out control of non-native invasive species as necessary.
- Monitor success of management activities and revise management plan as appropriate.

6.5 Typical year:

- Manage trees and other management items for safety.
- Continue the cutting regime of meadow, wet, rough and amenity grassland.
- Maintain and create new habitat piles/deadwood habitats.
- Continue management of hedgerows and scrub habitats.
- Continue control/management of scrub habitats where appropriate.
- Maintain paths and site furniture as necessary.
- Maintain management area free of litter.
- Monitor the management area and carry out control of non-native invasive species as necessary.
- Monitor success of management activities and revise management plan as appropriate.

7 REFERENCES

HDA (2018) *Hogwood Farm, Finchampstead: Outline Site-wide Landscape and Ecological Management Plan.* Hankinson Duckett Associates, Wallingford.

HDA (2021) *Hogwood Farm, Finchampstead: 2021 Reptile Survey Report and Site-wide Outline Reptile Mitigation Strategy.* Hankinson Duckett Associates, Wallingford.

[redacted]

HDA (2024b) *Hogwood Farm, Finchampstead: Landscape and Ecological Management Plan – Parcels 4 and 5.* Hankinson Duckett Associates, Wallingford.

HDA (2025a). *Hogwood Farm, Finchampstead: Detailed Bat Mitigation Strategy – Parcel 6.* Hankinson Duckett Associates, Wallingford.

HDA (2025b). *Hogwood Farm, Finchampstead: Detailed Reptile Mitigation Strategy – Parcel 6.* Hankinson Duckett Associates, Wallingford.

HDA (2025c). *Hogwood Farm, Finchampstead: Non-native Invasive Species Management Plan – Parcel 6.* Hankinson Duckett Associates, Wallingford.

HDA (2025d). *Hogwood Farm, Finchampstead: Detailed Ecological Permeability Scheme – Parcel 6.* Hankinson Duckett Associates, Wallingford.

Pegasus Group (2026a) *Finchampstead Parcel 6: Detailed Landscape Proposals for Public Open Space*.

Pegasus Group (2026b) *Finchampstead Parcel 6: Detailed Soft On-Plot Landscape Proposals. Sheet 1 of 5.*

Pegasus Group (2026c) *Finchampstead Parcel 6: Detailed Soft On-Plot Landscape Proposals. Sheet 2 of 5.*

Pegasus Group (2026d) *Finchampstead Parcel 6: Detailed Soft On-Plot Landscape Proposals. Sheet 3 of 5.*

Pegasus Group (2026e) *Finchampstead Parcel 6: Detailed Soft On-Plot Landscape Proposals. Sheet 4 of 5.*

Pegasus Group (2026f) *Finchampstead Parcel 6: Detailed Soft On-Plot Landscape Proposals. Sheet 5 of 5.*

Royal Haskoning (2014) *Chapter 7: Biodiversity, Flora and Fauna, In: Hogwood Farm Environmental Statement Non-Technical Summary.*

RPS (2018a) *Hogwood Farm, Finchampstead: Composite Landscape Strategy.*

RPS (2018b) *Hogwood Farm, Finchampstead: SANG Management Plan*

RPS (2018c) *Hogwood Farm, Finchampstead: Overarching Landscape Strategy.*

RPS (2019) *Hogwood Farm, Finchampstead: Suitable Alternative Natural Green Space Landscape Management Plan.*

Wokingham Borough Council (2014) *Wokingham Borough Council: Biodiversity Action Plan 2012-2024*. June 2014.

Wokingham Borough Council (2019) *Wokingham Borough Council: Landscape Character Assessment. Final Report.* Prepared on behalf of Wokingham Borough Council by Land Use Consultants.

HDA Document Control and Quality Assurance Record

Project Title: Arborfield Ecology
Project Reference: 442.2
Document Title: Parcel 6 Landscape and Ecological Management Plan
Commissioning Party: Vistry Thames Valley

Issue	Description	Date of Issue
1	Parcel 6 Landscape and Ecological Management Plan	June 2025
2	Parcel 6 Landscape and Ecological Management Plan- Rev A	June 2026

	Personnel	Position
Author	Clare Bird MCIEEM	Associate Ecologist
Approved for issue	Sarah Thornton-Mills MCIEEM	Principal Ecologist

© Hankinson Duckett Associates. All rights reserved

No part of this report may be copied or reproduced by any means without prior written permission from Hankinson Duckett Associates. If you have received this report in error, please destroy all copies in your possession or control and notify Hankinson Duckett Associates.

This report has been prepared for the exclusive use of the commissioning party and unless otherwise agreed in writing by Hankinson Duckett Associates no other party may use, make use of or rely on the contents of the report. No liability is accepted by Hankinson Duckett Associates for any use of this report, other than for the purposes for which it was originally prepared and provided.

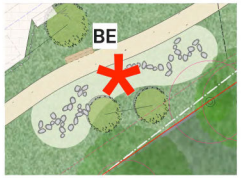
Opinions and information provided in the report are on the basis of Hankinson Duckett Associates using due skill, care and diligence in the preparation of the same and no explicit warranty is provided as to their accuracy. It should be noted and it is expressly stated that no independent verification of any of the documents or information supplied to Hankinson Duckett Associates has been made.

APPENDIX A

Detailed Landscape Proposals – Public Open Space and On-plot (Pegasus Group, 2026a-f)

All Intellectual Property Rights (including but not limited to copyright) subsisting in or arising out of this drawing and the building works depicted are owned by Pegasus Planning Group Ltd (Pegasus Group) and may not be copied, adapted, disseminated, indistributed, reproduced and/or otherwise used without a written licence. Pegasus Group accepts no liability for any use of this drawing other than for its original purpose and by the original client except with its express written consent. Do not scale from this drawing except for planning purposes. Figured dimensions only to be used. Errors and omissions should be reported to Pegasus Group for clarification. Copyright © Pegasus Planning Group Limited [2026]. Use of this drawing is subject to the Terms & Conditions available @ pegasusgroup.co.uk

Proposed 'Play on the Way'
- to consist of glacial play boulders of varying heights and sizes (min 300-600mm above ground height, set min. 1/3rd into the ground for stability, set to avoid potential finger traps, and with all edges rounded) within an area of amenity grass, to provide opportunity for imaginative natural play



PLANTING SCHEDULE

Individual Tree Planting

Qty	Latin Name	Common Name	Height at Purchase	Root Condition	Girth	Form	Min Clear Stem
14	Acer campestre	Field Maple	350-425cm	RB	14-16cm	Extra Heavy Standard	Min. 200cm
6	Acer campestre 'Streetwise'	Field Maple 'Streetwise'	400-450cm	RB	14-16cm	Extra Heavy Standard	Min 200cm
10	Betula pendula	European White Birch	350-425cm	RB	14-16cm	Extra Heavy Standard	Min. 200cm
6	Carpinus betulus	Hornbeam	350-425cm	RB	14-16cm	Extra Heavy Standard	Min. 200cm
13	Corylus avellana (MS)	Common Hazel	250-300cm	C	n/a	Multistem	n/a
14	Crataegus monogyna	Common Hawthorn	350-425cm	RB	14-16cm	Extra Heavy Standard	Min 200cm
6	Ilex aquifolium	Common Holly	350-400cm	RB	12-14cm	Heavy Standard	Min. 200cm
4	Prunus avium	Wild Cherry	350-425cm	RB	14-16cm	Extra Heavy Standard	Min. 200cm
3	Quercus robur	Common Oak	350-425cm	RB	14-16cm	Extra Heavy Standard	Min. 200cm
3	Sorbus torminalis	Wild Service Tree	400-450cm	RB	14-16cm	Extra Heavy Standard	Min. 200cm
9	Tilia cordata	Lime	350-425cm	RB	14-16cm	Extra Heavy Standard	Min. 200cm
10	Ulmus New Horizon	Elm	350-425cm	RB	14-16cm	Extra Heavy Standard	Min. 200cm

Mixed Native Hedgerows (Planted double staggered, 5 plants lin/m)

Qty	Latin Name	Common Name	Height at Purchase	Root Condition	Form
109	Acer campestre	Field Maple	60-80cm	RB	Whip
147	Corylus avellana	Hazel	60-80cm	RB	Whip
256	Crataegus monogyna	Common Hawthorn	60-80cm	RB	Whip
37	Ilex aquifolium	Common Holly	60-80cm	RB	Whip
108	Prunus spinosa	Common Blackthorn	60-80cm	RB	Whip
72	Rosa canina	Dogrose	60-80cm	RB	Whip

Native Shrub Mix (2 plants / sq m)

Qty	Latin Name	Common Name	Height at Purchase	Root Condition	Density/ sq m
193	Acer campestre	Field Maple	60-80cm	RB	2
382	Cornus sanguinea	Common Dogwood	60-80cm	RB	2
193	Corylus avellana	Hazel	60-80cm	RB	2
669	Crataegus monogyna	Common Hawthorn	60-80cm	RB	2
193	Prunus spinosa	Common Blackthorn	60-80cm	RB	2
193	Rosa canina	Dogrose	60-80cm	RB	2

Ornamental Planting

Qty	Latin Name	Common Name	Height	Pot Size	Breaks/ Lower 1/3	Density/ sq m
36	Abelia x grandiflora	Glossy Abelia	30-40cm	5L	6	3
41	Achillea millefolium 'Walther Funcke'	Common Yarrow 'Walther Funcke'	60-80cm	2L	3	3
16	Cornus alba 'Kesselringi'	White Dogwood	60-80cm	5L	4	2
16	Cornus sanguinea 'Midwinter Fire'	Dogwood 'Midwinter Fire'	60-80cm	5L	4	2
36	Lonicera pileata	Lonicera	60cm	5L		3
41	Oenothera lindheimeri 'Whirling Butterflies'	Gaura	70-80cm	2L	6	3
41	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Dwarf Fountain Grass	10-30 cm	2L	5	3
36	Rosa 'Kent'	Rose Kent	30-40cm	5L	6	3
41	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black Eyed Susan	30-60cm	2L	4	3
36	Spiraea japonica 'Anthony waterer'	Japanese spiraea	30-40cm	5L	7	3
36	Spiraea japonica 'Goldflame'	Japanese spiraea	30-40cm	5L	7	3
114	Stipa tenuissima	Mexican Feather Grass	30-40cm	5L		5
41	Verbena bonariensis	Tall Verbena	30-40cm	2L	6	3

Bulb Planting

O				O
590	Galanthus nivalis	Snowdrop	5-6	20 Plants/sq m
590	Narcissus pseudonarcissus	Wild Daffodils	7+	20 Plants/sq m

KEY

- Existing vegetation to be retained to BS 5837
  - RPA's indicated by pink dashed line
  - Ancient woodland indicated by white hatch overlay
  - Trees subject to TPO indicated by white dashed outline
- Existing vegetation to be removed (Category U)
- Feature tree
- Native tree
- Native shrub
- Native hedgerow - with post and wire fence to centreline to support establishment
- Ornamental shrub and herbaceous
- Species-rich long grass - to be maintained at approx. 100-200mm height
  - Emorsgate EG1 General Purpose Meadow Grass Mix (or similar approved) sown @5g/m²
- Amenity grass - Germinal A22 (or similar approved) sown @50g/m²
- Bulb swales
- Swales sown with seasonally wet grass seed mix
  - Emorgate EM8 Meadow Grass Mixture for Wet Soils (or similar approved) sown @5g/m²
- Hoggin self-binding gravel footpath - timber edged
- Timber knee rail - 0.45m height
- Timber bollards - 0.6m height
- Hawthorn rustic 4 slat timber bench by Streetmaster Ltd; 2000mm long, treated softwood; root fixed into concrete footing (or similar approved)
- Mixed timber/steel litter bin of simple contemporary style to complement seats/benches; root fixed; Furnitubes Jubilee Litter Bin with galvanised steel frame JUB405T (or similar approved)
- Steel dog waste bin of simple contemporary style; root fixed; Furnitubes Lucky Dog Bin galvanised and powder coated, green LUK 745F (or similar approved)
- Feature boulders; varying heights; rounded edges; approx. 1/3rd of each boulder buried for stability; 300-600mm above ground height
- Connection into surrounding routes
- Play on the Way
- Lighting column
- Existing foul drainage
- Proposed foul drainage
- Existing surface drainage
- Existing electric (LV)
- Proposed electric (LV)

PLANTING SPECIFICATION

These implementation and maintenance guidelines are for planning purposes only to indicate the level of workmanship to be specified and do not constitute a detailed specification.

1. GENERAL

1.1. All landscape operatives will be appropriately trained, certified and qualified to undertake the tasks required. When required, the relevant certificates will be made available for inspection. All work is to be carried out in accordance with the relevant British Standards, Codes of Practice and Legislation.

1.2. All plants shall conform to BS 3936 and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the HTA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE.

1.3. Prior to planting soil percolation tests will be undertaken to ensure the soil is free draining and that planting will not become waterlogged. If soil is not free-draining the landscape architect should be informed and advice should be sought from a soil scientist, following which remediation/drainage solutions undertaken to ensure planting will thrive.

1.4. Planting shall not be carried out when the ground is waterlogged, frost bound or during periods of cold drying winds. All bareroot planting stock will be kept covered until actually planted in order to minimise water-loss and prevent the roots from drying out. Tree handling, storage and planting shall be in accordance with BS 8545 Chapters 9 to10 and Annexes E to F.

1.5. The landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost.

1.6. A minimum intervention approach will be used in terms of weed control. In areas of transplant tree/shrub or ornamental shrub planting this is to be achieved by using mulch mats and hand-weeding. Weed killer and other chemicals will be used as little as possible on site. Spot removal of weeds will be carried out by hand removal as necessary.

2. TREE PLANTING

Ground Preparation and Tree Pit Excavation

2.1. Where necessary remove existing weeds by hand. Chemical removal using a glyphosate-based herbicide will be avoided; where large areas need to be cleared a non-glyphosate herbicide should be used – following which allow a suitable period to elapse, as recommended by the manufacturer, for the herbicide to take effect.

2.2. Tree pits of at least 75mm diameter greater than the root system and no deeper than the rootball / container depth are to be excavated and the sides well scarified to prevent smearing. All extraneous matter such as plastic, wood, metal and stones greater than 50mm in any dimension shall be removed from site.

2.3. During excavation of the pit, the soil dug should be placed to one side separating topsoil and subsoil as far as is practical.

2.4. Drainage prior to tree planting a review of the soil type should be undertaken to ensure that the tree pit base will allow water to percolate, and the pit will not become waterlogged. If free vertical drainage will not occur through the base of the tree pit, then a drainage system must be put in place, such as connection to a land drain or additional excavation to reach the gravel seam. Professional advice should be sought from a soil scientist and, if required, a drainage engineer.

Tree Planting

2.5. Trees shall be planted as per the planting arrangement as set out on the planting plan and plant schedule.

2.6. The typical rooting depth for trees is 900mm. The first 300mm shall be made up of topsoil; it shall be ensured that a suitable subsoil provides the remainder of the minimum rooting depth.

2.7. The root system of the tree should be wetted prior to planting. The tree should be planted at the correct depth taking into account the position of the root flare and the finished level – the rootball or root stem transition should be level with the existing host soil or surface. The base of the rootball should typically sit on subsoil; for larger rootballs the subsoil will sit around the lower portion of the rootball.

2.8. Tree pits should be backfilled with the excavated topsoil, if the original topsoil is not available or deemed unsuitable, a multi-purpose topsoil should be used. Any subsoil excavated should be discarded and the subsoil depth (beyond 300mm deep) backfilled with a high sand content subsoil. Backfill should be added gradually, in layers of 150mm to 230mm depth, ensuring the tree is held upright at each stage the fill should be firmed in to eliminate all air pockets under and around the root system, but with care being taken not to excessively compact the soil. The final layer should not be consolidated.

2.9. General-purpose slow-release fertiliser (at the rate of 75gm/m2) and Tree Planting and Mulching Compost at the rate of (20litres/m2) are to be incorporated into the top 150mm of topsoil during final cultivations.

2.10. All multi-stem trees are to be staked with a single diagonal stake, driven at 45° to the lead stem.

2.11. All heavy and extra heavy standard size trees are to be double staked with 75mm dia stakes. Stakes should be driven at least 300mm into undisturbed ground before planting the tree, taking care to avoid underground services and cables etc. and should typically be one third the height of the tree stem above ground.

2.12. Staked trees shall be secured to stakes with suitable proprietary hessian or jute tree ties with approx. 50mm depth. A spacer is to be formed using the natural tree tie itself.

2.13. Immediately after planting, but before applying the below bark mulch, all trees should be saturated to field capacity.

2.14. Ornamental composted bark mulch will be spread to a depth of 75mm across a 0.8m dia circle around individual trees, ensuring that the root flare and base of the stem, along with any ground cover plants, are not buried.

3. NATIVE HEDGE PLANTING

Ground Preparation

3.1. Where necessary existing weeds will be treated with a glyphosate-based herbicide and a suitable period allowed to elapse, as recommended by the manufacturer, for the herbicide to take effect.

3.2. All extraneous matter such as plastic, wood, metal and stones greater than 50mm diameter will be removed from site to a registered waste disposal facility.

Planting

3.3. The planting arrangement shall be double staggered, offset 5/ lin m, with central fence (post and wire).

3.4. Bare-root hedge plants shall be notch planted in a double staggered row at the rate of 5 plants per linear metre (using L- shaped notches) using spades of a design suitable for this purpose. The notches must be vertical and deep enough for the roots to hang freely, with the transplant being planted so that the root collar is exactly level with the ground surface. The notch must then be closed, and the soil will be well firmed round the roots in line with the guidelines as set out in BS 4428 (1989).

3.5. All bare-root hedge planting stock will be protected from rabbit damage using approved proprietary 600mm plastic-free shrub guards (e.g. Greentech Bio-Earth Biodegradable Plastic-Free Shelter), supported with 0.9m 12/14lb canes as advised by the manufacturer.

Maintenance during first growing season

3.6. All dead, dying or diseased hedge plants will be replaced with plants of similar size and species. If the failure of the plant is due to disease and the disease is considered likely to re-occur, then an alternative species may be used as replacement if agreed with the LPA.

3.7. The planting area will be kept weed free throughout the maintenance period using approved herbicides in April, June and August

4. NATIVE SHRUB PLANTING

Ground Preparation

4.1. Cut existing rough grass and weeds to between 20mm and 30mm and remove 300x300mm squares of turf at 1/m².

Planting

4.2. The minimum overall recommended rooting depth for shrubs is 600mm and for trees is 900mm. The first 300mm shall be made up of multi-purpose topsoil; it shall be ensured that a suitable subsoil provides the remainder of the minimum rooting depth. Before receiving topsoil, subsoils should be loosened using ripping equipment; this shall be done when the subsoil is dry to encourage soil shattering. All stones and other objects larger than 50 mm shall be removed from the prepared surface.

4.3. Shrub / tree planting is to be as per the planting pattern as set out on the planting plan and planting schedule, with shrubs / trees planted at even spaces into the prepared soil at the specified number per centre, with minimal disturbance to the rootball, and well firmed in. Planting should avoid man-made grids and lines and should group species together in groups of 5-7 plants. Spread ornamental pine bark mulch to a depth of 75mm to a 900mm diameter around each planting station.

4.4. All bare-root planting stock will be protected from rabbit damage using approved proprietary 0.6m (for shrub species) or 1.2m (for tree species) plastic-free shrub guards (e.g. Greentech Bio-Earth Biodegradable Plastic-Free Shelter), supported with 0.9m (or 1.35m for trees) x 32mm x 32mm softwood stakes as advised by the manufacturer

4.5. All container-grown planting stock will be protected from rabbit damage using approved proprietary 600mm plastic-free shrub guards (e.g. Greentech Bio-Earth Biodegradable Plastic-Free Shelter), supported with 0.9m x 32mm x 32mm softwood stakes as advised by the manufacturer.

Maintenance

4.6. Using approved herbicides, a 900mm diameter circle centred on each planting station shall be kept weed free throughout the maintenance period. In the autumn following planting the CA will prepare a list of all plants which are dead, dying or diseased and are to be replaced during the following planting season.

5. SHRUB/ HERBACEOUS PLANTING

5.1. Shrubs/herbaceous plants are to be set out as shown on the drawing and pit planted into the prepared soil at the specified densities with minimal disturbance to the rootball and well firmed in.

5.2. Recommended rooting depths are 600mm for shrubs/herbaceous plants. Multi-purpose topsoil depths shall be 300mm for shrubs/herbaceous, ensuring that a suitable subsoil shall provide the remainder of the minimum rooting depth. Before receiving topsoil, subsoils should be loosened using ripping equipment, this shall be done when the subsoil is dry to encourage soil shattering. All stones and other objects larger than 50 mm shall be removed from the prepared surface

5.3. Within the day of planting shrub/herbaceous plants should be saturated to field capacity, this shall be done before applying the below bark mulch.

5.4. Spread ornamental pine bark mulch to a depth of 75mm across all new planted areas.

6. AMENITY GRASS

Preparation

6.1. Areas to be turfed or seeded shall be sprayed out with a glyphosate herbicide and cultivated to a depth of 100mm removing all weeds, debris and stones over 25mm diameter. The surface shall be raked to smooth flowing contours with a fine tilth. Amenity grass areas will receive pre-seeding fertiliser at 70 g/m2. Meadow grass areas will not be fertilised.

6.2. The minimum overall recommended rooting depth for grass is 450mm, the first 150mm shall be made up of a multi-purpose topsoil, it shall be ensured that a suitable subsoil shall provide the remainder of the minimum rooting depth. Before receiving topsoil, subsoils should be loosened using ripping equipment; this shall be done when the subsoil is dry to encourage soil shattering. All stones and other objects larger than 50 mm shall be removed from the prepared surface

6.3. Grass/turf finish levels will be 25mm above surrounding kerbs, paving and plant bed edges.

Turf

6.4. Turf shall be supplied in accordance with BS3969. It shall be close textured and green in colour and be sufficiently fibrous to withstand handling. Turves shall be regular in shape, 300mm wide and of uniform thickness (minimum 25mm). The grass shall be closely mown and shall not exceed 25mm in height. Turf shall be stacked in piles of up to 1 metre. It shall not be laid in frosty or waterlogged conditions and shall not be stacked in rolls for more than three days. Turfing operations shall be in accordance with BS 4428. Whole turves shall be laid around the perimeter of the area to be turfed. The central area shall be laid in rows with staggered joints, well butted together, working from planks positioned on turves already laid. The turf shall be watered on completion. Any unevenness shall be made good by lifting the turf and adjusting the levels. Should shrinkage occur, fine topsoil shall be brushed into the joints.

Seeding

6.5. Grass seed shall be sown either in April/May or September/October during calm weather and not when the ground is frost bound or waterlogged. Seed shall be sown in two equal sowings in transverse directions at 50 g/m2 for the Germinal A22 Mix for amenity grass. After sowing the contractor shall lightly rake the seed into intimate contact with the soil.

Initial Cut

6.6. When newly seeded amenity grass areas reach 50mm they should be lightly rolled and cut to a height of 25mm. All arisings shall be removed. Any bare patches shall be made good at this time. Amenity grass shall be regularly maintained between 25 and 50mm during the first season after sowing. Long or rough mown grass will be maintained between 50 and 75mm during the first season after sowing.

7. SPECIES RICH GRASSLAND

Preparation

7.1. Areas of wildflower meadow to be seeded shall be sprayed out with a glyphosate herbicide and cultivated to a depth of 100mm removing all weeds debris and stones over 75mm diameter. The surface shall be raked to smooth flowing contours with a fine tilth.

Seeding

7.2. Seeds shall be sown either in April/May or September/October during calm weather and not when the ground is frost bound or waterlogged.

7.3. To achieve an even sowing, bulk with an inert carrier, such as sand. Seed shall be sown in two equal sowings in transverse directions at e.g. 5g/m2 for Emorsgate EG1 General Purpose Meadow Grass Mixture, EM8 Meadow Mixture for wetlands and 50g/m2 for Germinal A22 Mix. After sowing the contractor shall roll in the seed to guarantee intimate contact with the soil, ensuring not to rake or cover the seed with soil.

Initial Cut

7.4. During first 12 months sward to be regularly cut to minimise competition and weed seed production. Cutting should be frequent enough to disperse the cuttings, or if less frequent remove the cuttings. Cutting to be suspended between April and July to allow flowering of the cornfield annuals.

7.5. When newly seeded wildflower areas reach 50mm they should be cut to a height of 25mm. All arising's shall be removed. Any bare patches shall be made good at this time. Both amenity and meadow grass shall be regularly maintained between 25 and 50mm during the first season after sowing. The species rich long grass – EG1 will then be maintained at a height of approx. 100-150mm.

8. BULB PLANTING

8.1. Bulb planting is to be naturalistic in character and should not be planted in manmade grids or lines. Random planting can be achieved by evenly scattering the bulbs/corms over the marked-out bulb planting area and planting where they fall.

8.2. Bulbs are to be planted at a depth suitable for each species with the base in contact with the bottom of the hole. The removed soil backfilled and firmed on top and, where relevant, the removed plug of turf neatly replaced after planting.

9. GENERAL MAINTENANCE

9.1. The Landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost. The site is to be visited monthly throughout the year to undertake the Following operations:

- Weed clearance: All planting areas to be kept weed free by hand weeding or herbicide treatment.
- Litter clearance: All litter is to be removed from planting beds.
- Watering: All planted areas are to be watered for the first two years from May to September following any dry periods of 7 days.

Trees and Shrubs

9.2. All trees are to be watered weekly from May to the end of September unless unnecessary due to heavy rain; to receive 20 gallons of water. All shrubs are to be watered for the first two years from May to September following any dry periods of 7 days. All tree ties and stakes are to be checked and adjusted if too loose, too tight or if chaffing is occurring. Any broken stakes are to be replaced. Any damaged shoots/branches are to be pruned back to healthy wood. Plants are to be pruned in accordance with good horticultural practice to maintain healthy, well-shaped specimens. Native shrubs – Using approved herbicides a 1m diameter circle centred on each planting station shall be kept weed free throughout the maintenance period. Stakes may be removed from Year 2 if plant is fully established and if shelter is suppressing further growth.

Hedges

9.3. Hedge lines shall be kept mulched until established. At the end of the Defects Liability Period / First Year's Maintenance the CA will prepare a list of all plants which are dead, dying or diseased and are to be replaced during the following planting season at the contractor's expense.

DATE	NO	REVISION NOTE
28/05/2026	E	Swales amended; Ino. Acer campestre, hedgerow, bench and planting tags added; bin moved
04/12/2025	D	Amended layout, drainage, lighting, and to LPA comments
13/06/2025	C	Landscape amended to ecologist comments
20/05/2025	B	Landscape amended to client comments
16/05/2025	A	First Issue

DETAILED LANDSCAPE PROPOSALS FOR PUBLIC OPEN SPACE

FINCHAMPSTEAD PARCEL 6

CLIENT
VISTRY THAMES VALLEY

DATE	SCALE	TEAM	APPRVD
28/05/2026	1:1000 @A0	VK	RVF

DRAWING NUMBER

P24-2400_EN_04E

PEGASUS GROUP