

LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

Prepared By: Stuart Wilson – Harwood Landscape

Prepared For: KP Holding Group Ltd

Site Address: Land off School Road – Hurst – Reading – RG10 0DR

Ref: HAR-LAN-250017-R-L-0008 P02

Date: 3 March 2026

The application (Ref. 230074) was submitted and validated on 9 January 2023, prior to the commencement of the statutory Biodiversity Net Gain (BNG) introduced under the Environment Act 2021 and the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024, which apply only to planning applications submitted on or after 12 February 2024. Accordingly, the development is exempt from the mandatory 10% BNG requirement set out in those Regulations.

It is our understanding that the reference to a "Biodiversity Net Gain Plan" within the appeal decision (Ref. APP/X0360/W/24/3342812, dated 11 October 2024) reflects a voluntary ecological enhancement measure proposed by the appellant and managed by a Landscape and Ecological Management Plan (LEMP) as set out in the Condition 11 of the Appeal Decision Schedule and the Section 106 Undertaking, rather than a statutory obligation to achieve a quantified 10% net gain that were not legislation at the time.

The submitted ecological information and management proposals therefore demonstrate policy-compliant biodiversity enhancement in line with NPPF paragraph 180(d) and Wokingham Borough Council's Biodiversity Action Plan (2012–2024), rather than compliance with the Environment Act BNG metric or statutory gain plan process.

The Outline Decision by appeal fixes the baseline for the site as recorded by Collington Winter Environmental at the following:

Onsite Baseline:	Habitat Units	5.86
	Hedgerow Units	2.16
	River Units	0.0

The proposed scheme by Harwood produces:

On Site Post Intervention:	Habitat Units	6.45
	Hedgerow Units	2.41
	River Units	0.0

This exceeds the 1% required for the scheme.

There is no requirement to produce any metrics in the reserved matters application beyond the specific conditions set out in the appeal decision.

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1.0 INTRODUCTION

1.1 This report has been prepared by Harwood Landscape on behalf of KP Holding Group Ltd It sets out a Landscape and Ecology Management Plan for Land off School Road – Hurst – Reading – RG10 0DR (hereafter referred to as the 'Site').

1.2 The report has been prepared to assist in current planning application(s)

1.3 Detailed landscaping proposals for the Site have been produced ref:
 HAR-LAN-250017-D-L-0001 P04
 HAR-LAN-250017-D-L-0002 P04
 HAR-LAN-250017-D-L-0003 P04
 HAR-LAN-250017-D-L-0004 P04
 HAR-LAN-250017-D-L-0005 P04
 HAR-LAN-250017-D-L-0006 P04
 HAR-LAN-250017-R-L-0010 P02

These drawings and report (latest revisions) should be viewed in conjunction with management prescriptions set out herein.

1.4 The proposed landscaping across the Site includes the following landscape types/habitats, for which management objectives and prescriptions are set out within this plan:

- Wildflower Grassland
- Woodland and trees – Retained
- New Tree Planting
- Native hedgerows with lines of trees and linear additions
- Formal landscaping
- Biodiversity improvements and hibernacula habitats.

1.5 Prescribed management works are intended to generally increase the botanical diversity and habitat structure on Site to encourage wildlife.

1.6 The maintenance of all communal landscape areas should remain the responsibility of the installing landscape contractor (as appointed by the developer) for the first 12 months (post-installation) or until a Management Company (MC) is appointed to take over responsibility for the maintenance of the soft landscaping to the communal and open space areas on site.

2.0 GENERAL MANAGEMENT AIMS AND PRINCIPLES

General Management Aims

- 2.1 The three key aims of this management plan are as follows:

Maximise the potential biodiversity value through the management and creation of a diversity of habitats and therefore encourage local wildlife in the long term. Provide a high-quality and extensive landscaped place for new residents. Finally, provide a range of interesting habitats and key focal features for residents to engage with in their natural surroundings.

General Management Principles

- 2.2 Any tree surgery works shall be undertaken by a suitably qualified arboricultural contractor, registered with the Arboricultural Association.
- 2.3 All tree surgery works shall be undertaken in accordance with the requirements of BS 3998:2010 'Tree work - Recommendations'.
- 2.4 All pruning/removal works to existing vegetation, including trees, should be undertaken outside of the bird-nesting season to ensure nesting birds are not disturbed. For clarification, the bird-nesting season is taken to be March to August inclusive. Where this is not possible, an ecologist will need to check for nesting birds prior to commencement of works.
- 2.5 All trees to be retained are to be protected throughout the duration of the construction works in accordance with the prescriptions set out in the arboricultural assessment by Crown Tree Consultancy to meet the criteria of BS 5837:2012 Trees in relation to Construction.
- 2.6 Where tree surgery is planned as part of this management plan or in the situation where an approved tree surgeon has recommended remedial work for health and safety reasons, the potential for bats to be present must be considered before work is carried out.
- 2.7 All new planting will be maintained in accordance with good horticultural practice to ensure the thriving of individual species.
- 2.8 All new/replacement planting will be conducted into well-prepared ground and follow good horticultural practice.
- 2.9 Sufficient watering will be undertaken by the contractor to establish and maintain healthy plant growth.

- 2.10 New ornamental shrubs, hedges and herbaceous plants will be pruned in order to maintain attractive form as appropriate to their species.
- 2.11 Peat-based composts will be avoided wherever possible.
- 2.12 All plants will be maintained in a disease and pest free state. In most instances, 'natural' methods of pest control are to be undertaken prior to any chemical application. In the event that natural methods of eradication are unsuccessful, plants will be treated through the application of a suitable proprietary herbicide/pesticide by a suitably licensed professional.
- 2.13 All trees and shrubs will be monitored for any sign of defects or poor health annually or after severe weather. Any signs of ill health or damage will be noted and remedial action when required.
- 2.14 Tree shelters, stakes, ties and guards will be checked annually for adjustment and/or replacement/removal as required.
- 2.15 Areas of shrub/tree planting with a bark mulch layer will be topped up annually in the spring to retain moisture and limit weed growth, to a nominal depth of 50-75mm.
- 2.16 All formal planting areas will be kept tidy and free from weeds, trimmings, debris and litter. Weeds should be removed by hand unless where it is unfeasible; whereby weeds can be treated by the application of a suitable proprietary herbicide.
- 2.17 Any hard surfacing adjacent to management areas are to be protected from damage by machinery including mowers, with surface debris swept after each visit.
- 2.18 The appointed management company are to keep records of all visits undertaken and the operations carried out on each visit.
- 2.19 Records are to be kept in one location and copies are to be made available for inspection by the Local Planning Authority if so required.

3.0 GRASSLAND

Proposed Wildflower Meadow Areas

- 3.1 New wildflower meadows are proposed across the eastern boundary alongside the existing PROW. To the South of the site adding to the buffer between the site and Orchard Road and in between parking for plots 15-21 and rear gardens of plots 1, 13 and 14.

Wildflower Mix can be found [here](#)

Objectives

- 3.2 To provide areas of species-rich wildflower meadow of varying type to provide visual interest for residents and maximise biodiversity value.
- 3.3 To provide nectar and food-plants for invertebrates, in particular bees and butterflies. The presence of bees may, in turn, be of benefit to nearby agricultural activity proximate the Site.
- 3.4 Provide additional and better-quality foraging habitat for bats.

Prescriptions

- 3.5 The agreed, locally appropriate wildflower meadow seed-mix should be species-rich and will be sown onto pre-prepared seed beds in accordance with the planting specification. No nutrient improvement to the existing soil will be undertaken prior to sowing or during management.
- 3.6 In all cases, special care should be taken to ensure the seed beds are as free from weeds as possible, through continued cultivation and herbicide applications with the aim of creating a 'stale seed' bed prior to seeding.
- 3.7 The wildflower meadow areas will be managed through a routine of "simulated grazing" as follows:

Year 1 – Following establishment, once the sward has reached 100mm, it should be maintained at this height between April and October through regular cuts (minimum monthly) for the first growing season to control weed growth and allow for the slower growing perennial wildflowers to establish.

Year 2 – Regular cutting to maintain a grass height of approximately 100mm should continue from April till May, at which point the sward should be left to establish to a greater height, before 2 further cuts in late July and Sept down to 100mm.

Year 3 onwards - A standard hay meadow cutting regime will be implemented with the grassland cut to a height no lower than 200mm in in July and September to maximise vascular plant vitality.

- 3.8 The wildflower areas will be hand-weeded or spot swiped for any perennial weeds.

4.0 TREES

85 newly planted in the scheme to mitigate loss of 4no of existing trees and grassland habitat. Tree sizes at time of planting are set out in Schedule HAR-LAN-250017-R-L-0010 P02, all are EHS 14-16cm Girth.

Retained Trees & Woodland

- 4.1 Management of retained woodland is to be undertaken under guidance set out in the Arbs report to BS 5837 by TGA Arboricultural Consultants dated 3/1/23 ref TGA.2507. A further revision of the arbs reports is required for this layout.

Objectives

- 4.2 To gradually enhance the structural diversity of existing tree lines and groups.
- 4.3 To retain woodland opportunities for local wildlife.
- 4.4 Conserve deadwood in situ wherever possible.

Prescriptions

- 4.5 The existing trees on site should be managed with a minimum intervention approach, allowing deadwood to be retained within the established tree groups wherever feasible, except where removal is required on health and safety grounds due to close proximity of the general public.
- 4.6 The status of existing trees will be assessed in years 1 and 5 of this management plan. Where appropriate, selective thinning will be undertaken to remove poor quality tree specimens and permit the development of a healthy mature woodland structure.
- 4.7 Retained trees will be monitored for any sign of defects or poor health annually or after severe weather. Any signs of ill health or damage will be noted and remedial action taken when required. Close attention is to be paid to the tree line bordering parking areas and footpaths.

New Tree Planting

- 4.8 Some new tree planting is proposed across the site. If, however the need for replacement planting becomes apparent over time, Harwood Landscape will advise the landlord/management committee with a proposed tree planting scheme to replace dead /removed trees.

Objectives

- 4.9 To act and maintain physical buffer the site boundary and improve general aesthetic across the site.
- 4.10 To provide increased screening to/from the development.
- 4.11 To increase overall tree cover at the Site.
- 4.12 To provide wildlife corridors providing connectivity within the Site and to adjacent off-site habitats.

Prescriptions

- 4.13 Planting will incorporate native tree species appropriate to the local area. Planting will be undertaken in accordance with the species set out in the planting schedules.
- 4.14 New planting will be monitored to ensure successful establishment. The area at the base of new planting should be retained free from weed growth by occasional strimming between new plantings.
- 4.15 New tree planting will be assessed in years 5 and 10 and thinned by up to 30% to remove poor quality specimens and permit development of healthy mature trees.

5.0 NATIVE HEDGEROWS

Approximately 373m of new native hedgerow has been proposed in the scheme alongside retention of all existing hedgerow where possible.

Retained Hedgerows

- 5.1 Existing hedgerow will be retained where possible across the site and enhanced further in some locations.

Objectives

- 5.2 To protect and enhance existing linear habitat features for local wildlife, including bats.
- 5.3 To maintain the screening value of existing hedgerows.

Prescriptions

- 5.4 Existing hedgerows will be reinforced with native species of local provenance where practicable.
- 5.5 Reinforcing planting will be conducted into well-prepared ground.
- 5.6 The existing hedgerows will be monitored for any sign of defects or poor health annually or after severe weather. Any signs of ill health or damage will be noted and remedial action taken when required.
- 5.7 Established sections of the hedgerows will be managed with a cut every three years in January to February.
- 5.8 Dead wood will be kept on site to form log piles within the retained woodland areas to the south to form habitat that can be used by saprophytic organisms and hibernating fauna.

New Native Hedgerows.

- 5.9 Native hedgerow planting is proposed across the Site. Planting will comprise of a 5 species hedge mix, a 5 species defensive hedge and rows of single species.
- 5.10 To create and maintain high quality linear habitat features for local wildlife.
- 5.11 To provide nesting/foraging opportunities for bats and other wildlife.
- 5.12 To provide screening, structure and visual interest within the proposed landscape scheme.

Prescriptions

- 5.13 New planting of native species will be conducted into well-prepared ground.
- 5.14 New hedgerows will be monitored annually for good health with failed transplants replaced as appropriate.
- 5.15 Lateral growth of new hedgerow/tree species should be pruned annually in October in initial years after planting to encourage bushy growth. Once established, native hedgerows will be managed at a height of approximately 1.5 to 1.8m with an annual cut in January or February.

6.0 FORMAL LANDSCAPING

- 6.1 The proposed landscaping scheme includes areas of more formal planting associated with the proposed residential area. Details of the planting can be found in drawing no's:
 HAR-LAN-250017-D-L-0004 P04
 HAR-LAN-250017-D-L-0005 P04
 HAR-LAN-250017-D-L-0006 P04

Amenity Grassland

- 6.2 The proposed landscape scheme contains some amenity grassland and should not be classified as a biodiverse improvement due to its continual change in quality with use.

Tree Planting

- 6.3 A range of individual/grouped trees will be planted across open areas of the site.
- 6.4 To establish immediate biodiversity value, landscape structure and visual interest to areas of open space.
- 6.5 To provide immediate opportunities for local wildlife.

Prescriptions

- 6.6 Tree species will include native species of local provenance as set out within the planting schedule.
- 6.7 All planting will be conducted into well-prepared ground in accordance with good horticultural practice. Guards, stakes and ties will be inspected twice yearly or after any severe weather. Test for soundness will be undertaken in early and late winter and replace tight or ineffective ties.
- 6.8 Ties will be replaced in slightly different positions. Stakes and ties will be removed as soon as trees are self-supporting to benefit tree establishment. Stake(s) will be wholly removed from the ground and the remaining hole will be filled with clean topsoil.
- 6.9 Trees will be re-firmed in ground after strong winds, frost heave or other disturbances. Trees will be routinely inspected, at least annually, for pests and diseases.
- 6.10 Formative pruning of young trees will be undertaken to remove any dead branches and reduce selected side branches, ensuring development of a single strong leader and good overall form. Pruning will be carried out in accordance with BS 42020:2013 and BS 8545:2014 Annex F
- 6.11 Maintain a mulch layer at the base of each tree by regular topping up to a depth of 75mm to a diameter of 1m around the trunk.

New Hedge Planting

- 6.12 New hedge planting of native species is proposed within the residential parcels and areas of open space and boundary.

Objectives

- 6.13 To ensure newly planted hedgerows are suitably cared for to enable successful establishment into a dense bushy hedge that can be suitably maintained for ornamental and amenity value.
- 6.14 To provide structure and visual interest within the proposed landscape scheme.

Prescriptions

- 6.15 New planting of hedgerow species will be conducted as prescribed in the Planting Specification and of the following species:

15% *Acer campestre*, 20% *Crataegus monogyna*, 5% *Cornus sanguinea*
15% *Carpinus betulus*, 10% *Hazel Corylus avellana*, 10% *Fagus sylvatica*, 5% *Ilex aquifolium*, 2% *Lonicera periclymenum*, 5% *Prunus spinosa*, 7% *Rosa canina*, 6% *Viburnum opulus*

Defensive Hedge Mix:

40% *Crataegus monogyna*, 15% *Prunus spinosa*, 15% *Acer campestre*, 10% *Corylus avellana*, 5% *Ilex aquifolium*, 5% *Viburnum opulus*, 5% *Cornus sanguinea*
5% *Rosa canina*

And single species of hedgerow that consist of *Carpinus betulus*

- 6.16 During and following the establishment of the planting ensure that sufficient water is applied to maintain healthy growth as required. Ensure that full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times of water shortage (e.g. drought), sufficient water is applied to meet the conditions.
- 6.17 Keep all hedge planting trenches clear of weeds by cultivating and use of approved herbicides. Fork-over/hoe beds as necessary to keep soil loose, disposing of arisings off-site.
- 6.18 Mulch layer to be topped-up annually to a depth of 75mm.
- 6.19 Apply an annual single dose of evenly spread, 11:22:9 NPK slow-release fertiliser at a rate of 60g per m², from March - April.
- 6.20 Native hedges are to be pruned annually in January or February to an average height of 1.2m.

We recommend the use of a canes and rabbit guard for all new hedge planting the following would be suitable.

<https://www.ashridgetrees.co.uk/p/accessory/planting-kit/bio-degradable-spiral-tree-guards>

We also recommend a simple post and 3 wire fence to 600mm be installed to help with the establishment of all new hedgerows. All landscape contractors attending site are to be made aware to the presence of this fence on Health and Safety grounds and to avoid damage to tools and machinery.

Buffer Planting

Objectives

- 6.21 To provide screening and additional landscaping between properties within the residential parcels.
- 6.22 To maximise wildlife benefit from formal landscaping.
- 6.23 To provide an attractive setting for the residential area.

Prescriptions

- 6.24 Planting will be conducted into well-prepared ground, min 400mm depth of topsoil and approved soil conditioner, with subsoil fully broken up by main contractor to ensure decompaction and alleviate free drainage. Shrub species to be planted are listed planting schedules.
- 6.25 During and following the establishment of the planting ensure that sufficient water is applied to maintain healthy growth as required. Ensure that full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times of water shortage (e.g. drought) sufficient water is applied to meet the conditions.
- 6.26 Prune and re-shape shrub species at the appropriate time according to individual requirements. Remove dead or dying wood, in order to promote healthy growth and attractive form. Shrubs should be prevented from becoming overgrown, with particular attention to plants adjacent to windows, footpaths and roads to prevent obstruction. Avoid hard pruning to bare wood.
- 6.27 Keep all beds clear of weeds by cultivating and use of approved herbicides. Fork-over/hoe beds as necessary to keep soil loose, disposing of arisings off-site.

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

Fencing and Boundary Treatments

- 6.34 Details of fencing can be found on drawings HAR-LAN-250017-D-L-0011-P01

Prescriptions

- 6.35 Ensure that all fencing is maintained in a safe, hazard-free state to facilitate the effective function of its intended use.
- 6.36 Undertake bi-annual inspections to ensure that all fencing is sound and free from damage.
- 6.38 Damaged or broken sections of timber fencing should be securely repaired or replaced as required with treated softwood as appropriate.

7.0 ECOLOGICAL ENHANCEMENTS

- 7.1 In addition to habitat created and enhancement within the soft landscape scheme additional enhancements for sheltering or hibernating wildlife will be incorporated. These enhancements will provide particular benefits hedgehog and invertebrates. Opportunities for these species will be created and maintained through the delivery of new shrub and tree planting, hedgehog homes, and the creation of log piles.

Prescriptions

7.2 Hedgehogs

Gaps within fencing and gravel boards (or equivalent) will be used to maintain permeability for hedgehogs (and other small mammals) across the development and associated gardens. Gaps will measure a minimum of 5 x 5 inches.

Hedgehog homes have been placed around the site. Details of homes can be found [here](#)

7.3 Log piles

Log/Brush piles will be created from timber generated from tree clearance works at the Site. The log piles will be sited within boundary vegetation and will benefit a range of invertebrate species, providing opportunities for foraging and sheltering.

8.0 MONITORING

A site visit and review of the objectives and prescriptions contained within this LEMP will be conducted on years 2, 5 and 10 post completion, this will be completed by Harwood Landscape or an ecologist and submitted to the LPA for approval. This is to ensure the landscaping is being kept to a suitable standard in the interests of protecting the visual amenities and character of the site and locality.

9.0 WORKS SCHEDULES

A schedule of work is provided in the following tables (1-6), giving a timetable for management actions for the 5 years and to ongoing for the woodland to the south. Before the end of this Management Plan period the management company will review these prescriptions, in consultation with interested parties and provide an updated Management Plan for on-going management.

Door mouse-Sensitive Hedgerow Maintenance Schedule:

All hedgerows identified as suitable or potential habitat for hazel dormouse shall be managed on a rotational cutting basis to maintain continuous canopy connectivity, dense structural diversity, and flowering/fruitlet value.

No more than one-third of any hedgerow length shall be cut within a single calendar year, operating on a minimum three- to five-year rotation. Cutting shall be undertaken only between late September and October, following the breeding season and prior to the onset of hibernation, unless otherwise agreed in writing with the project ecologist.

Hedgerows shall not be cut annually or reduced below a minimum retained height of approximately 1.5 to 1.8metres, and widths shall be maintained at no less than 2 metres where practicable. Ground disturbance at the hedge base shall be avoided, and hedge-bottom vegetation shall be retained to protect potential hibernation sites.

Honeysuckle and other climbers shall be retained wherever present. Any necessary gapping-up shall be undertaken in advance of hedge removal to ensure continuous arboreal connectivity. All works shall be undertaken in accordance with a toolbox talk delivered by a suitably qualified ecologist, with initial operations supervised where required.

Table 1: Meadow Grassland

	Feature	Initial works	Year 1	Year 2	Year 3	Year 4	Year 5
A	Species Rich Meadow Grassland.	Seeded with specified meadow seed mix	Monthly cuts to maintain 100mm sward height Apr- Oct.	Regular cuts to maintain 100mm sward height Apr-May. 2 further cuts late July & Sept to 100mm	Twice annual cuts to 200mm in July & Sept	Twice annual cuts to 200mm in July & Sept	Twice annual cuts to 200mm in July & Sept

Table 2: Woodland and Trees

	Feature	Initial works	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6 - 10
A	Retained Woodland and Trees	-	Inspect trees in year 1 and 10 and remove poor specimens through selective thinning. Inspection also after severe weather for damage.					
	New	Inspect and adjust stakes, shelters and ties on trees d shrub shelters.	Twice yearly and after severe weather.	Twice yearly and after severe weather.	Twice yearly and after severe weather.	-	-	-
		Apply slow release fertiliser and mulch layer to base of standard trees. Maintain 75mm depth and diameter of 1m.	March-April.	March-April.	March-April.	-	-	-
		Maintain weed free area at the base of all new plantings by strimming / application of approved herbicide.	4x annually.	4x annually.	4x annually.	-	-	-

	Tree Planting	Selectively thin tree species by up to 30 percent in years 5 and 15 to allow development of an open canopy and permit light to the understorey.	-	-	-	-	Remove short lived or poor specimens. Years 5.	Remove short lived or poor specimens. Years 10.
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C		Undertake formative pruning of young trees to encourage good growth and shape.	-	Annually as req. Oct-Nov	Annually as req. Oct-Nov	Annually as req. Oct-Nov	Annually as req.	Annually as req.
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Table 3: Native Hedgerows

	Feature	Initial works	Year 1	Year 2	Year 3	Year 4	Year 5	
A	Retained Hedgerows	In filled with native plants of local provenance. New transplants protected with rabbit guards or shrub shelters.	Guards and shelters inspected twice yearly removed when appropriate. Hedgerows monitored annually or after severe weather for defects or poor health. Failed transplants to be replaced. Established hedgerow to be managed by a cut every other year.					
B	New Hedgerows	Allow developing hedges to attain planned height of 1.5 – 1.8m thereafter maintain with an annual cut.	-	Trim lateral growth.	Trim lateral growth.	Trim lateral growth.	Maintain at 1.8m height with annual cut in Jan – Feb.	
		Cut back by 50% of new growth following installation and in year 2.	Cut back 50% of new growth.	Cut back 50% of new growth.	-	-	-	
		Maintain base of hedgerow free from weeds by application of 75mm layer of mulch. Top up annually and	Immediately following planting.	Top up mulch (Sept).	Top up mulch (Sept).	Top up mulch (Sept).	-	

C		spot treat any weed growth.						
		Monitor and replace failed planting with appropriate species.	November – March.	-	-	-	-	-

Table 4: General Planting

	Feature	Initial works	Year 1	Year 2	Year 3	Year 4	Year 5	---
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A	Hedges	Allow developing hedges to attain planned height and thereafter maintain with an annual cut.						
B	Maintain buffer planting.	Maintain in accordance with good horticultural practice. Prune shrubs, hedges and herbaceous plants in order to maintain attractive form as appropriate to individual species.						
		Prune shrubs to promote good form and apply a single dose of slow release fertiliser.	Annually.	Annually.	Annually.	Annually.	Annually.	
		Tidy up all planting areas removing rubbish, litter from planting beds.	Each visit	Each visit	Each visit	Each visit	Each visit	

		Dead head flowering shrubs following flowering period	As req. July-Sept	As req.	As req.	As req.	As req.	
		Re-cultivate around base of shrubs by light hoe to relive soil compaction.	4 times Apr-Oct	4 times	4 times	4 times	4 times	
		Supply & apply slow release fertiliser to planting areas; 60g/m2.	Annually Mar/Apr	Annually Mar/Apr	Annually Mar/Apr	Annually Mar/Apr	Annually Mar/Apr	
		Undertake formative pruning of ornamental shrubs, to encourage growth and promote good form.	Annually, as req. Sept-Jan	Annually, as req.	Annually, as req.	Annually, as req.	Annually, as req.	

		Remove any dead plant material at the end of the growing season.	Annually as req. Sept/Oct	Annually as req.	Annually as req.	Annually as req.	Annually as req.	Annually as req.
		Top up mulch layer to all planting beds; depth 50mm	Annually Sept	Annually Sept	Annually Sept	Annually Sept	Annually Sept	Annually Sept
		Edge up planting beds to maintain soil level below adjacent hard surfaces.	4 times annually	4 times annually	4 times annually	4 times annually	4 times annually	4 times annually



Appendix A

List of landscape drawings

- HAR-LAN-250017-D-L-0001 P04 Landscape GA
- HAR-LAN-250017-D-L-0003 P04 Soft Landscape Plan
- HAR-LAN-250017-D-L-0004 P04 Tree Planting Plan
- HAR-LAN-250017-D-L-0005 P04 Hedge Planting Plan
- HAR-LAN-250017-D-L-0006 P04 Planting Plan