

**Parcel R11 Phase 2b of the South Wokingham
Strategic Development Location
Landscape & Ecological Management Plan**

Kier Property Developments Limited | December 2025 | P25-2506_EN_006B

Environment





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NOTE: THIS DOCUMENT IS DESIGNED TO BE VIEWED AS A3 DOUBLE SIDED



1 Introduction

- 1.1 The objective of this Landscape and Ecological Management Plan (LEMP) is to set out the management and maintenance procedures for the areas of public open space landscape around the residential dwellings at Parcel R10, Phase 2b South Wokingham Strategic Development Location.
- 1.2 This LEMP is designed for the operational phase of the development and will commence from the handover date from the landscape contractor to the management company.
- 1.3 This document is supported by;
- P25-2506_EN_O1 Landscape Masterplan;
 - P24-2506_EN_O2 Detailed On-Plot Landscape Proposals;
 - P24-2506_EN_O3 Detailed Soft Landscape Proposals
 - P24-2506_EN-O4 Detailed Hard Landscape Proposals
 - Arboricultural Impact Assessment & Method Statement KIER24766aiaams Rev A by ACD Environmental
 - Ecological Mitigation Strategy March 2025 by Ecosa
 - Biodiversity Net Gain Design Stage Assessment March 2025 by Ecosa
 - Highway Adoption Plan 7371-MJA-SW-XX-DR-C-007 PL2 by MJA

Purpose of Management Plan

- 1.4 The Purpose of this management plan is:
- To ensure the design intent and vision for the public open spaces at Parcel R11 (referred to as 'the site') is realised and maintained;
 - To ensure that clear long term objectives for the public open space landscaped areas are agreed and laid down;
 - To provide detailed management prescriptions for habitat features within the site to ensure that the ecological interest is protected and biodiversity is improved where possible in line with Biodiversity Net Gain (BNG) metric that has been submitted as part of the reserved matters application;
 - To set clear standards for the performance of landscape maintenance work following handover from the landscape contractor at the beginning of the operational phase;
 - To develop detailed maintenance schedules for landscape maintenance staff; and
 - To provide details of the body or organisations responsible for the implementation of the plan and help in the allocation of financial resources for landscape maintenance.

Planning Background

- 1.5 Outline Planning Permission was granted in July 2024 for
- "Hybrid planning application (part outline/part detailed) comprising an outline application with all matters reserved except principal means of access to the highways, for a mixed use development of up to 1,434 dwellings, a two-form entry primary school, local centre (A1, A2, A3, A4, A5 and D1 including community building D1/D2), public open space, play areas and associated infrastructure and landscaping; and a full application for the proposed Suitable Alternative Natural Greenspace (SANG), associated landscaping and temporary car park. To be read in conjunction with applications 190900 & 190914."*
- 1.6 Condition 16 of the outline approval states;
- "16. Prior to the commencement of each Phase of the development a Landscape and Ecological Management Plan (LEMP), including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The Landscape and Ecological Management Plan shall be carried out as approved."*
- Reason: In order to ensure that provision is made for satisfactory maintenance of the landscaping hereby approved in accordance with Core Strategy policies CPI, CP3, CP7 & CP21; Managing Development Delivery Local Plan policies CC03, TB21 & TB23; and the South Wokingham SDL SPD. Details are required before commencement because then need to be assessed in conjunction with the landscaping proposals."*

1.7 Condition 15 also states

iii) No development shall take place in each phase of the development until details of quality control measures, including supervision of landscape contract(s) by a suitably qualified landscape specialist and annual landscape audits for the five-year period from completion of the landscaping for the Landscape Phase or until adoption (whichever is longer) have been submitted to and approved in writing by the Local Planning Authority. The annual Landscape Audit shall be submitted to the Local Planning Authority for information prior to the next planting season and replacement planting undertaken in accordance with the landscape audit and iv) below.

iv) Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

1.8 These points are also covered within this LEMP.

1.9 Scope

1.10 This LEMP details the management of the public open space within the site as shown on the Landscape Masterplan (P24-2506_EN_001) and the Highway Adoption Plan 7371-MJA-SW-XX-DR-C-007 PL2 by MJA

1.11 This LEMP details the long-term management aims

and objectives, management prescriptions and maintenance schedules, the body or organisation responsible for the implementation of the plan and the monitoring framework including actions for any breaches of the approved LEMP.

1.12 It does not include the on-plot/curtilage landscaping which would be maintained by the occupiers. This LEMP does not cover works associated with site clearance and constructions works.

CDM Regulations

1.13 The Construction Design and Management Regulations 2015 Regulation 4 requires Clients to make suitable arrangements for managing a project. Regulation 5 states that they must appoint a Principal Designer and Principal Contractor where applicable. For full details the CDM 2015 Client duties please refer to HSE Guidance Notes L153. For the avoidance of doubt Pegasus Group are not providing the CDM Principal Designer role. Pegasus can provide a copy of the safety assessment of design work in liaison with the Principal Designer when required.

Review

1.14 The document should be seen as an operational guide subject to change and improvement as the different landscape features mature and develop.

1.15 This LEMP details the management prescriptions for the first five years and we recommend that this management plan is reviewed and republished at five year intervals to ensure the management aims are still required and relevant. This review should be undertaken by a suitably qualified professional who will recommend necessary changes to the LEMP.

Ecological trends and constraints

1.16 This LEMP is to be seen as an operational guide subject to review to incorporate landscape and ecological trends that may impact on the landscape management aims, objectives and maintenance regime. The review process would also allow future constraints such as Natural England licenses, working method and conservation targets to be included as the LEMP evolves. Changes to management practice for ecological trends for habitat and species which may be updated to local policy and biodiversity targets would be incorporated as necessary. This would help to ensure that the LEMP remains fit for purpose in the evolving dynamic of landscape and help to ensure resilience to the effects of climate change and social pressure.

Managing Risk and Competencies

1.17 It is assumed that a competent contractor shall have the necessary PPE, training and skills to undertake the management and maintenance tasks as set out within this LEMP.

- 1.18 The landscape management company shall be responsible to undertake a written risk assessment in relation to the landscape, arboricultural and ecological management and maintenance prescriptions detailed within this LEMP (in addition to any other site risks). This shall be provided to the clients prior to the start of works.

Legal and Funding Mechanisms

- 1.19 The funding for the landscape maintenance will be covered by a maintenance fee collected from the residents
- 1.20 The developer will be responsible for appointing a suitable qualified contractor to implement the management and maintenance as set out within this LEMP. They will also appoint an suitably experienced/qualified ecologist to ensure all ecological responsibilities within the LEMP are delivered.

Insolvency/Administration

- 1.21 Should the landscape maintenance body or one of their subcontractors be made insolvent/ or enter administration, the developer has the ability to re-tender the maintenance contract and engage a suitable alternative contractor to carry out the landscape maintenance. This will ensure that the maintenance regime is delivered.

Landscape Auditing

- 1.22 For the first years following completion or until adoption (whichever is longer) a landscaping audit shall be carried out annually by a suitably qualified Landscape Architect and will include details of the condition of landscaping features within the scheme. The audit will also note any works required to rectify defaults or known issues that require on-going monitoring prior to the next annual report. The report will be made available to the Local Planning Authority

Replacement Planting

- 1.23 Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.
- 1.24 If a particular species develops a disease or known issue and requires replacement, a suitable alternative will be selected and approved with the local planning authority.

Landscape and Ecological Management Aims

1.25 The aims for the landscape and ecological management and maintenance are:

- To present an attractive and safe environment for home owners, residents and visitors;
- To ensure the proposed landscape elements successfully establish, and present a high quality visual appearance of new planting and areas of grassland within the public open spaces and public streetscape;
- To keep areas of public open space in good condition, suitable for amenity and informal recreation;
- To ensure that existing site features (existing trees and hedgerows) are appropriately managed in relation to proposed dwellings and existing habitats. This includes the protection of canopies and rooting environments during maintenance operations according to the guidelines set out in BS 5837:2021 "Trees in relation to design, demolition and construction";
- To help prolong the life and enhance the wildlife value of the existing trees within the site, and retain their function within the existing landscape framework of this site;
- To successfully establish new areas planting,

including trees and maintain their health, visual amenity and species diversity to establish a diverse treed and planted environment;

- To keep the site clear of litter and rubbish and hard landscaping (including footpaths and street furniture) in a state of good repair;
- To provide an appropriate level of management intervention that corresponds the character area of the open space ranging from a moderate within areas of amenity open space to minimal approach to management within areas of natural/semi-natural green space. All areas should monitor and keep weed colonization at a minimum and acceptable level for the character area and to ensure desired ecological habitats can thrive;
- To carry out maintenance work according to best practice using sustainable techniques and materials; and
- To report back on any on-going issues with on site maintenance that will require an update to this document and the associated maintenance practices on site.
- To ensure that the condition of habitats is maintained to the standard targeted in the Biodiversity Net Gain assessment.

2 Site Description

2.1	Phase R11 is the second Phase of 2B of the Strategic Development Location (SDL) at South Wokingham. located to the south of Phase 2B.	2.5	Further areas of hedgerow, tree, shrub and grassland planting is located throughout the northern parkland area.	proposed pond all contribute towards the visual amenity of the space and habitat provision for wildlife.	
2.2	There are four main areas of Public Open Space within the phase R11. They are listed below with a brief description of the landscape elements located in each.	2.6	Britton's Farm is located within the centre of this area and has been sensitively landscaped to ensure a buffer and screening between the property and open space. The proposed planting will enhance the existing landscaping and should be maintained to ensure a continued level of screening whilst providing habitat for wildlife.	2.10	A summary of the habitat types found within the site are listed below: <ul style="list-style-type: none">• Retained existing trees and hedgerows• Urban Tree (Includes street trees not within private curtilage and trees within the POS)• Orchard Tree• Native Species Rich Hedgerow• Native Species Rich Hedgerow with trees• Native Hedgerow• Lowland Mixed Deciduous Woodland• Other Woodland; Broadleaved (including woodland planting, semi-shade herbaceous planting and shade tolerant grassland)• Mixed Scrub• Sustainable Urban Drainage (including wet tolerant shrubs, marginal planting, wetland grassland, tussock grass mix and rain gardens)• Ecological pond• Existing pond• Other neutral grassland (including wildflower meadow, bulb planting)• Modified grassland (amenity grassland)• Urban ornamental planting• Allotments
Southern Green Corridor		North-western Open Space			
2.3	The southern green corridor consists an area of ancient woodland as well as further existing retained vegetation. Proposed planting has been included to enhance the existing vegetation. A SuDS basin with tree and shrub planting as well as wetland scrapes is included within this area. The whole southern green corridor forms an interface with the existing surrounding countryside and should be managed to promote the landscape setting of the development.	2.7	This area includes a number of SUDS basins featuring tree, shrub and marginal planting. An area of allotments is located within this area with a boundary fence and hedgerow and orchard tree planting amongst the individual plots. Plots are to be managed by individual allotment holders.		
Northern Parkland		Pocket Parks			
2.4	The northern parkland is a formal area of open space and therefore requires a higher level of intervention than other areas of open space. The play space includes formal play equipment as well as informal logs and boulders, street furniture and areas of tree, ornamental and rain garden planting. A large SUDs basin with gabion retaining feature is also within this area and includes tree, shrub planting and marginal planting associated with the proposed wetland scrape.	2.8	There are two pocket parks within the centre of the residential area to provide door step green space for residents. They should therefore have a reasonable level of maintenance to ensure there is appropriate space for informal recreation. Street furniture should be well maintained to encourage social cohesion.		
		2.9	Tree planting, a variety of grassland and meadow planting, proposed hedgerow, rain garden planting and marginal planting associated with the		

- KEY**
- Planning Red Line
 - Existing trees and hedgerow to be retained to BS 5837 with RPA indicated by pink dashed line
 - Existing trees and hedgerow to be removed indicated by red dashed line
 - Existing planting associated with Eastern Gateway (Planning Ref: 172934) and proposed planting associated with SWDR application
 - Urban Tree**
 - Proposed feature tree planting
 - Proposed tree planting within POS
 - Proposed orchard tree planting
 - Proposed tree planting to contribute to streetscape
 - Proposed focal tree within streetscape
 - Native Hedgerow**
 - Proposed native species rich hedgerow planting
 - Proposed native species rich hedgerow planting with trees
 - Proposed native hedgerow planting
 - Mixed Scrub**
 - Proposed native shrub planting
 - Lowland Mixed Deciduous Woodland**
 - Proposed woodland planting
 - Proposed woodland planting to infill existing planting around existing pond. Exact extent and infill requirement to be confirmed on site to ensure appropriate screening for Britton's Farm and protection of existing ecological habitat
 - Proposed woodland edge herbaceous planting
 - Semi-shade tolerant grassland meadow
 - Sustainable Urban Drainage Systems**
 - Proposed native shrub planting tolerant of wetland species
 - Proposed attenuation basin (upper banks to be sown with tussocky grassland and lower slopes and base to be sown with wetland meadow)
 - Proposed wetland scape with marginal planting
 - Proposed rain garden planting
 - Proposed pond
 - Urban Ornamental Planting**
 - Ornamental planting
 - Other Neutral Grassland**
 - Tussocky grassland
 - Wildflower meadow
 - Flowering lawn
 - Proposed bulb planting

Hard Landscaping within Public Open Space
Refer to P24-2114_EN_004 Detailed Hard Landscaping Plans for further information

- Proposed timber steps to basin
- Proposed boulders within basin
- Proposed 3m hoggin footpath with timber edging
- Proposed existing access track to be retained and made good where required
- Proposed 2m hoggin footpath
- Proposed no dig path construction through existing RPAs
- Feature paving
- Proposed contemporary timber slatted bench
- Proposed contemporary timber slatted picnic bench
- Proposed timber bench
- Proposed steel frame timber bench
- Proposed contemporary litter bin
- Proposed litter bin
- Proposed dog waste bin
- Proposed cycle stand
- Proposed steel knee rail
- Proposed timber knee rail
- Proposed timber post and rail fence
- Proposed play equipment - refer to play specification
- Proposed allotments



FIGURE 2: LANDSCAPE MASTERPLAN P24-2114_EN_001

3 Environmental Considerations

Horticultural Peat

- 3.1 Horticultural peat is not to be used as mulch on any planting areas or as a soil conditioner, and wherever possible plants grown without peat will be preferred to those grown using peat.

Recycled Materials

- 3.2 Where appropriate, use should be made of materials made from recycled components, eg wood chip mulch.

Pesticides/Herbicides

- 3.3 Weed control of transplant areas is to be achieved by using mulch mats and hand weeding. The control of invasive and pernicious weeds can be carried out with targeted applications of glyphosate based herbicides.

Water Management

- 3.4 Where necessary, maintenance staff are to water plants at appropriate times of the day to ensure minimum water evaporation. It is anticipated that watering will only be necessary during the establishment period.

Habitat management

- 3.5 Opportunities for the creation of additional micro-habitats and habitat enhancement should

be taken wherever possible. Where appropriate habitat creation could include working with the Wildlife Trust and local wildlife groups to create log/habitat piles.

- 3.6 Allow deadwood, jagged stumps, splits, fungal growths/fruiting bodies and holes in tree trunks to remain unless they are creating a safety hazard.
- 3.7 Trees should not be felled unless they are classified as dangerous. Where a tree poses as a health and safety hazard, advice shall be sought immediately from an arborist. Ivy should only be severed where it is growing into tree canopies and is likely to create a sail hazard.
- 3.8 The retention, as far as possible, of the existing vegetation is considered an important part of the development. Such areas will be managed appropriately to maintain and develop their value.

4 General Maintenance Requirements

General Maintenance

- 4.1 Maintenance operations are to be carried out with regard to BS 4428: Code of Practice for General Landscape Operations. Maintenance of soft landscaping (other than amenity turf) to have regard to BS 7370-4: Grounds Maintenance. Recommendations for Maintenance of Soft Landscape.

Tree Works

- 4.2 No pruning works to trees, hedgerows or structural planting are to be undertaken during the general bird nesting season of 1st March to 31st August inclusive. Works outside of this time period should be subject to checks by an ecologist to ensure there are no nesting birds present.
- 4.3 All tree surgery work is to be carried out to BS 3998:2010 Tree Work–Recommendations, and should be undertaken by a suitably qualified operative. Any trees with bat potential to be inspected by a qualified bat specialist prior to any tree works commencing.
- 4.4 Hygiene works will be avoided, for example fungal fruiting bodies should not be removed nor trees felled because they have bracket fungi on them unless classified as dangerous by an arborist. Where possible, trees will be allowed to age naturally and dying trees will be allowed

to decay in-situ. Where a tree poses a health and safety hazard, advice will be sought from an arboriculturist.

Watering

- 4.5 Care should be taken not to over-water plants. Until well established all shrubs/trees are to be watered during the growing season. Following any dry periods of 7-10 days soil water content should be assessed and watering undertaken as necessary. Planting areas are to be brought up to field capacity at each visit and each tree is to receive 40 litres or as required. If trees are showing signs of drought stress the watering regime should be reviewed and increase as required. Care should be taken to ensure applied water is absorbed into the root-zone and does not run off the surface.

Failure to thrive

- 4.6 Any shrubs, hedges or trees which fail to thrive in the first five years shall be replaced with the same species and variety at the size specified on the original landscape planting plan. Trees and shrubs should be checked in September and marked with paint, or noted on a plan, as necessary. Replacements will be planted during the following planting season. No substitutes will be planted without written approval from the local planning authority.

- 4.7 If a particular species fails to establish successfully then an alternative, comparable species should be considered as replacement, in agreement with the landscape consultant. Replacement planting of container plants to be undertaken as required, root-ball/bare root planting to be undertaken November to March. Planting of new trees to have regard to Section 10 of BS 8545:2014 Trees: from nursery to independence in the landscape. All plants to conform to BS 3936 and be in accordance with the National Plant Specification.

Litter and Arisings

- 4.8 All arisings from landscape works will be removed from site and disposed of at a registered facility, recycling or composting of arisings should be prioritised. Litter and debris shall be cleared by hand from all open space areas (including prior to mowing areas any areas of grassland) and removed from site on a monthly basis.

5 Maintenance Specification

A summary of the habitat types (included their landscape elements) and landscaped areas are included below:

5.1	Retained existing trees and tree groups
5.2	Retained existing hedgerow
5.3	Lowland Mixed Deciduous Woodland (Existing Woodland)
5.4	Urban Tree (Includes street trees not within private curtilage and trees within the POS)
5.5	Orchard Trees
5.6	Native Species Rich Hedgerow (with and without trees)
5.7	Native Hedgerow
5.8	Other Woodland; Broad leaved (including existing woodland, proposed woodland planting, semi-shade herbaceous planting and shade tolerant grassland)
5.9	Mixed Scrub
5.10	Sustainable Urban Drainage (including wet tolerant shrubs, marginal planting, wetland grassland, tussock grass mix and rain gardens)
5.11	Ecological Pond
5.12	Existing Pond

5.13	Other neutral grassland (including wildflower meadow, flowering lawn and bulb planting) and Modified grassland (amenity grassland)
5.14	Urban ornamental planting
5.15	Hard Landscaping including footpaths and street furniture
5.16	Play Equipment
5.17	Allotments
5.18	Ecological habitats

5.1 Retained trees and tree groups

Areas and landscape elements included

Refer to ACD Arboricultural Impact Assessment & Method Statement KIER24766aiaams Rev A by ACD Environmental for full location and schedule of retained trees on site

Management Aim

- To prolong the life and enhance the aesthetic and wildlife value of the existing trees across the site and along the site's boundaries; and

Management Objectives

- To maintain the health and visual amenity of the retained trees and tree groups;
- To enhance their ecological/ biodiversity value; and
- To maintain the varied age and structure of the trees.

A detailed condition survey of all trees will be carried out by a qualified arborist at least once every two years. Any necessary remedial works will be carried out as soon as possible.

Note: deadwood resulting from tree management works will be used on the site to create wood piles as and when required following the completion of the public open space areas. The wood at the bottom of the pile is to be set 1/3rd into the ground. Piles are not to be located in areas of green space with high public usage.

5.2 Existing hedgerow

Areas and landscape elements included

Refer to ACD Arboricultural Impact Assessment & Method Statement KIER24766aiaams Rev A by ACD Environmental for full location and schedule of retained trees on site

Management Aim

- To strengthen the commuting routes for wildlife to provide enhanced foraging, resting and nesting habitats for birds, bats, reptiles and invertebrates.

Management Objectives

- To maintain the health and visual amenity of the retained hedgerow;
- To maintain dense, bushy, continuous hedge lines with a good species mix and no gaps;
- To enhance the ecological and biodiversity value of the existing hedgerow;
- To take care due care during maintenance operations near existing hedgerow; and
- To maintain a varied structure of hedgerow through rotational cutting.

Hedgerows shall be cut on a 3 year rotation as the abundance of berries increases from one year to two years after cutting and then slowly declines, cutting annually reduces the availability of food for wildlife.

Existing hedgerows are to be maintained at a minimum height of 1.5m and minimum width of 1.5m.

1/3 of the retained hedgerows shall be trimmed per year, leaving the remaining 2/3 untrimmed, this will prevent encroachment into open space whilst promoting growth of fruiting plants. The untrimmed growth of the hedgerows will allow wildlife to migrate and re-colonise before the next trim, and also allow development of mature fruiting stems.

Any gaps in hedgerows on the site are to be in-filled using native species as soon as identified to prevent short-cuts developing. These will be planted as tall whips and will comprise a similar native species mix to those present within the hedgerow. To ensure that the plants establish new planting will be protected from trampling with appropriate guards and fencing until they are well established.

A 1m width of grassland is to be maintained unmown on either side of the hedge (where practical and at least to one side where it is not practical on both sides) Natural regeneration of herbaceous species is to be encouraged. Areas of bare ground should be sown with a semi-shade tolerant grassland mix to be approved by the project ecologist.

5.3 Lowland Mixed Deciduous Woodland (Existing Woodland)

Areas and landscape elements included

Proposed other woodland; broadleaved habitat includes woodland planting, semi-shade tolerant herbaceous planting and semi-shade meadow mix. The habitat is located within the public open space, as shown on the Detailed Public Open Space Soft Landscaping Proposals (P24-2506_EN_003).

Management Aim

- To maintain the existing lowland mixed deciduous woodland in its current condition.
- **Management Objectives**
- To minimise access to the existing lowland mix deciduous woodland to maintain the existing condition of the woodland.

No rhododendron or laurel to be present and any other invasive species would be less than 10% of overall coverage within the woodland.

Note: deadwood resulting from tree management works will be used on the site to create wood piles as and when required following the completion of the public open space areas. The wood at the bottom of the pile is to be set 1/3rd into the ground. Piles are not to be located in areas of green space with high public usage.

Report any evidence of excessive or inappropriate use of the woodland so measure to deter access can be reviewed to ensure an appropriate level of disturbance is maintained throughout the woodland area.

Any necessary remedial works will be carried out as soon as possible. All tree work should be carried out in accordance with BS 3998 (2010) (or any subsequent updates).

There will be a minimal pruning policy for trees as pruning wounds can provide a source of infection. If trees die the reason for death shall be investigated and addressed before replanting a replacement. If death is due to the planting conditions these shall be ameliorated. If death is due to pests or disease and likely to be present in the future a resistant species of an alternative similar native tree shall be selected.

Where trees have become moribund due to compaction or lack of nutrients then soil aeration techniques and/or the use of inoculants shall be considered.

5.4 Urban Tree

Areas and landscape elements included

Trees located within the public open space, as shown on the Detailed Public Open Space Soft Landscaping Proposals (P24-2506_EN_003) and trees within the streetscape that do not fall within private curtilage as shown on the Detailed On-Plot Landscape Proposals (P24-2506_EN_002). Refer to MJA Highway Adoption Plan 7371-MJA-SW-XX-DR-C-007 PL2 by for details of management areas.

Management Aim

- To successfully establish new tree planting;
- To maintain new tree planting to establish a diverse treed environment with a high quality visual appearance;
- To provide enhanced opportunities for foraging and sheltering for a range of wildlife including birds, bats and invertebrates; and
- To ensure clear stem trees (within the streetscape) are maintained with a 2m clear stem to avoid obscuring visibility splays.

Management Objectives

- To maintain newly planted trees to ensure good survival rate and development;
- To minimise competition from grass and weeds around newly planted trees;

- To maintain appropriate form of trees for future growth; and
- To ensure trees do not present a hazard to site users;

Any necessary remedial works will be carried out as soon as possible. All tree work should be carried out in accordance with BS 3998 (2010) (or any subsequent updates).

Tree stakes and ties will be regularly checked during the establishment period and adjusted as necessary to ensure that the developing trees are not damaged. Stakes and ties will be removed from site (to a legal disposal facility) by the landscape maintenance contractor at the earliest opportunity (between year 3 and year 5) when it is considered that the trees are self supporting.

There will be a minimal pruning policy for trees as pruning wounds can provide a source of infection. Formative pruning of new trees will be carried out to remove dead and diseased wood and to create a well balanced tree with a single leader. Clear stems of 2 metres will be maintained by rubbing off any shoots and when the trees reach 5 to 6 metres high lower branches will be removed to give a canopy height of approximately 3.0 metres.

If trees die the reason for death shall be investigated and addressed before replanting a replacement. If death is due to the planting conditions these shall be

ameliorated. If death is due to pests or disease and likely to be present in the future a resistant species of an alternative similar native tree shall be selected.

Where trees have become moribund due to compaction or lack of nutrients then soil aeration techniques and/or the use of inoculants shall be considered.

Care should be taken not to over-water trees. Until well established trees are to be watered during the growing season following any dry periods of 7 days. Watering is unlikely to be required after year one of the management plan, but trees should be visually monitored for signs of water stress from year 2 onwards and action taken if required.

5.5 Orchard Tree Planting

Areas and landscape elements included

Orchard tree planting located with the area of allotments. These are communal trees and do not include any fruit trees planted within the private plots. Trees locations as shown on the Detailed Public Open Space Soft Landscaping Proposals (P24-2506_EN_003)

Management Aim

- To successfully establish new orchard tree planting;
- To provide opportunities for residents, allotment users and community groups to be able to pick fruit from orchard trees.

Management Objectives

- To ensure orchard trees are maintained to promote annual fruit cropping opportunities for residents, allotment users and community groups;
- To minimise competition from grass and weeds around newly planted trees;
- To maintain appropriate form of trees for future growth; and
- To ensure trees do not present a hazard to site users.

Any necessary remedial works will be carried out as soon as possible. All tree work should be carried out in accordance with BS 3998 (2010) (or any subsequent updates).

Tree stakes and ties will be regularly checked during the establishment period and adjusted as necessary to ensure that the developing trees are not damaged. Stakes and ties will be removed from site (to a legal disposal facility) by the landscape maintenance contractor at the earliest opportunity (between year 3 and year 5) when it is considered that the trees are self supporting.

Signage should be provided close to orchard trees to inform residents and community groups of species, origins, cropping seasons and providing tasting or use notes. There should also be seasonal signs to inform residents, community groups and allotment users when fruit can be picked.

Pruning of trees will ensure continued fruit production and ensure trees retain at least 75% of the expected canopy for their age range and height.

Hedgerow Management

There are three types of proposed hedgerows on site;

- Native Hedgerow
- Species rich native hedgerow; and
- Species rich native hedgerow with trees.

The plan overleaf shows the location of the different types of hedgerow and the following sections (5.6 and 5.7) sets out the management aims and objectives for the hedgerows.



5.6 New Species Rich Native Hedgerow Planting (with and without trees)

Areas and landscape elements included

Proposed species rich native hedgerow planting with and without trees are located within the public open space, as shown on the Detailed Public Open Space Soft Landscaping Proposals (P24-2506_EN_003). A hedgerow management plan has been included on page 17 to show the location of hedgerow types.

Management Aim

- To assist the establishment of new native species rich hedgerow and native species rich hedgerow with trees to enhance and create green corridors throughout the site.
- To strengthen the commuting routes for wildlife and provide enhanced foraging, resting and nesting habitats for birds, bats, reptiles and invertebrates

Management Objectives

- To help establish and maintain a dense continuous hedge line with no gaps;
- To maintain the health, visual amenity and species diversity of the proposed native hedgerow; and
- To take due care during maintenance operations near new hedgerows.

New hedgerows will be planted such that there is a minimum of 5 native woody species in every 30 meters of hedgerow.

Hedgerow cutting will take place between November and January inclusive, outside of the bird nesting season, unless works are essential for public safety.

Hedgerow plants will be trimmed to create a healthy solid hedge. The frequency of cutting will depend upon growth rates and weather conditions; the requirement for cutting will therefore be assessed annually.

Hedgerow planting will be maintained by weeding, pest & disease control and appropriate guards and fencing until it is well established.

From year 4 the proposed native hedgerow will be pruned/shaped as part of a rotational management regime whereby hedgerows are cut on a 3 year rotation to allow for an abundance of berries from one to two years after cutting

Hedgerows will be maintained at a minimum height of 1.5m and a minimum width of 1.5m.

1/3 of the hedgerows shall be trimmed per year, leaving the remaining 2/3 untrimmed. This will prevent encroachment into the open space whilst promoting growth of fruiting plants.

Any gaps in hedgerows on site are to be in-filled using

like-for-like species as soon as identified to prevent short-cuts developing.

A 1m width of grassland is to be maintained unmown on either side of the hedge (where practical and at least to one side where it is not practical on both sides) Natural regeneration of herbaceous species is to be encouraged. Areas of bare ground should be sown with a semi-shade tolerant grassland mix to be approved by the project ecologist.

Trees planted within hedgerows should be managed according to the management prescriptions set out for trees under section 5.4 urban trees.

5.7 New Native Hedgerow

Areas and landscape elements included

Proposed native hedgerow planting is located within the public open space, as shown on the Detailed Public Open Space Soft Landscaping Proposals (P24-2506_EN_003). A hedgerow management plan has been included on page 17 to show the location of hedgerow types.

Management Aim

- To assist the establishment of new native hedgerow to enhance and create green corridors throughout the site.

Management Objectives

- To help establish and maintain a dense continuous hedge line with no gaps;
- To maintain the health, visual amenity and species diversity of the proposed native hedgerow; and
- To take due care during maintenance operations near new hedgerows.

Hedgerow cutting will take place between November and January inclusive, outside of the bird nesting season, unless works are essential for public safety, in which case they will be undertaken under ecological supervision..

Hedgerow plants will be trimmed to create a healthy solid hedge. The frequency of cutting will depend upon growth rates and weather conditions; the requirement for cutting will therefore be assessed annually.

Hedgerow planting will be maintained by weeding, pest & disease control and appropriate guards and fencing until it is well established.

Hedgerows will typically be cut on an annual basis (in late august to allow hedgers to keep their leaves through winter) to maintain the height and width of the hedge to a minimum of 1m. This is to minimise encroachment into the areas of car parking and to allow a suitable level of natural surveillance between the car park and neighbouring areas of open space.

Any gaps in hedgerows on site are to be in-filled using like-for-like species as soon as identified to prevent short-cuts developing.

5.8 Other Woodland; Broadleaved

Areas and landscape elements included

Proposed other woodland; broadleaved habitat includes woodland planting, semi-shade tolerant herbaceous planting and semi-shade meadow mix. The habitat is located within the public open space, as shown on the Detailed Public Open Space Soft Landscaping Proposals (P24-2506_EN_003).

Management Aim

- To assist the establishment of other woodland; broadleaved woodland habitat through the provision of woodland trees and shrubs, semi-shade tolerant grassland and semi-shade tolerant herbaceous planting
- **Management Objectives**
- To establish and maintain a two storey area of woodland planting with a mix of native trees and shrubs.
- To maintain ground cover of semi-shade tolerant grassland with areas of open space within the woodland
- To allow natural regeneration of the woodland over time to create a diverse wood

No rhododendron or laurel to be present and any other invasive species would be less than 10% of overall coverage within the woodland.

Woodland is to be maintained to have five or more native trees or shrub species across the area of woodland.

The woodland is also to be maintained to have 20% of the woodland to have areas of temporary open space.

Natural regeneration is allowed to occur within the woodland with a minimum of two storeys of vegetation across the area of woodland should be maintained at all times.

Note: deadwood resulting from tree management works will be used on the site to create wood piles as and when required following the completion of the public open space areas. The wood at the bottom of the pile is to be set 1/3rd into the ground. Piles are not to be located in areas of green space with high public usage.

Report any evidence of excessive or inappropriate use of the woodland so measure to deter access can be reviewed to ensure an appropriate level of disturbance is maintained throughout the woodland area.

Tree canopy level maintenance

Any necessary remedial works will be carried out as soon as possible. All tree work should be carried out in accordance with BS 3998 (2010) (or any subsequent updates).

Tree stakes and ties will be regularly checked during the establishment period and adjusted as necessary to ensure that the developing trees are not damaged. Stakes and ties will be removed from site (to a legal disposal facility) by the landscape maintenance contractor at the earliest opportunity (between year 3 and year 5) when it is considered that the trees are self supporting.

There will be a minimal pruning policy for trees as pruning wounds can provide a source of infection. If trees die the reason for death shall be investigated and addressed before replanting a replacement. If death is due to the planting conditions these shall be ameliorated. If death is due to pests or disease and likely to be present in the future a resistant species of an alternative similar native tree shall be selected.

Where trees have become moribund due to compaction or lack of nutrients then soil aeration techniques and/or the use of inoculants shall be considered.

Care should be taken not to over-water trees. Until well established trees are to be watered during the growing season following any dry periods of 7 days. Watering is unlikely to be required after year one of the management plan, but trees should be visually monitored for signs of water stress from year 2 onwards and action taken if required.

Understorey shrub maintenance

Shrubs should be allowed to grow dense where it does not encroach on grassland or amenity areas.

Semi-shade tolerant grassland maintenance

Arisings shall be swept from hard surfaces adjacent grass/wildflower areas after each maintenance visit.

Junctions between grass/wildflower areas and plant beds/hard surfaces shall be regularly edged and trimmed to maintain a neat and tidy appearance. In order to avoid damage to trees no mower or strimmer will be allowed within 400mm of a tree trunk.

Areas of greater than 5% failed grass shall be prepared and re-sown with the specified seed mix either in April or September. No fertiliser or grass growth regulator will be permitted on these grassland mixes.

Undesirable plant growth within the sward, such as scrub, dock, thistle, nettles and ragwort, should be controlled by hand excavation /pulling. Any encroaching scrub vegetation shall be removed by hand picking/weeding, this should be undertaken in the winter months, to avoid the bird nesting season.

Litter shall be hand picked and bagged from all grass areas prior to cutting. Bags shall be removed from site and legally disposed of.

5.9 Mixed Scrub

Areas and landscape elements included

Proposed mixed scrub habitat includes mixed native shrub planting. The habitat is located within the public open space, as shown on the Detailed Public Open Space Soft Landscaping Proposals (P24-2506_EN_003).

Management Aim

- To establish new areas of native shrub planting

Management Objectives

- To maintain newly planted shrub planting to ensure successful establishment; and
- To minimise competition from grass and weeds from around newly planted trees.

Mixed scrub is to be maintained to have a minimum of three wood species with no one species comprising more than 75% of the cover. There is to be an absence of invasive non-native species and species indicative of sub-optimal condition make up less than 5% of the ground cover. Where found within the native shrub they are to be removed by hand to minimise disturbance of establishing/established native shrub plants.

Where possible (in line with maintained edges required to hard standing – see grassland maintenance within 5.9 and 5.10) a 1m edge of tall grassland should be maintained to the edge of proposed native shrub planting to help a well-developed edge and provide an ecological transition between habitat areas.

Shrubs should be allowed to grow dense where it does not encroach on grassland or amenity areas.

5.10 SuDS Basin

Areas and landscape elements included

Proposed SUDS habitat includes wet tolerant shrub planting, wet tolerant grassland, tussock grassland, marginal planting and planting within rain gardens within the streetscape. The habitat is located within the public open space, as shown on the Detailed Public Open Space Soft Landscaping Proposals (P24-2506_EN_003). and rain gardens within the streetscape that do not fall within private curtilage as shown on the Detailed On-Plot Landscape Proposals (P24-2506_EN_002). Refer to MJA Highway Adoption Plan 7371-MJA-SW-XX-DR-C-007 PL2 by for details of management areas.

Management Aim

- To maintain the SuDS basin as a successful on site water management system;
- To maintain the SuDS basin as a habitat feature to provide foraging area for wildlife and as an attractive landscape feature;
- To create a substantial cover of marginal native vegetation within the wetland scrapes at the base of the SuDS basin; and
- To avoid dense shading of the margins around the SuDS basin.

Management Objectives

- To ensure the design water management capacity

for the basins and rain gardens are achieved through viable equipment associated with the basin;

- To ensure grassland areas within the basin successfully establishes;
- To ensure marginal planting areas within the basin successfully establishes
- To ensure tree planting within the basin successfully establishes;
- To ensure herbaceous and tree planting within the rain gardens successfully establishes; and
- To control weeds / scrub invasion detrimental to appearance or usage.

The SuDS basin and rain gardens should be maintained according to best practice as set out in The SuDS Manual (C753). Areas of tree and shrub planting and grassland within the basin and rain gardens will be managed and maintained in line with tree and shrub planting and grassland elsewhere within the areas of public open space.

Marginal planting within the basin will be checked regularly throughout the growing season for pests and diseases and treated as necessary. If a particular plant becomes subject to a fatal pest or disease it shall be replaced by an alternative resistant plant with a similar form and habit.

There is to be an absence of invasive non-native species (includes species listed on Schedule 9 of the Wildlife and Country Act) . Removal will be carried out as necessary to maintain absence of speices..

If the waterbody should become heavily shaded (more than 50% at 1m from the pond margins) management will include cutting back overhanging trees and shrubs to reduce shading and leaf fall into the waterbody.

Wetland Meadow Mix and Tussock Grassland Mix Maintenance

Arisings shall be swept from hard surfaces adjacent grass/wildflower areas after each maintenance visit.

Junctions between grass/wildflower areas and plant beds/hard surfaces shall be regularly edged and trimmed to maintain a neat and tidy appearance. In order to avoid damage to trees no mower or strimmer will be allowed within 400mm of a tree trunk.

Areas of greater than 5% failed grass shall be prepared and re-sown with the specified seed mix either in April or September. No fertiliser or grass growth regulator will be permitted on these grassland mixes.

Undesirable plant growth within the sward, such as scrub, dock, thistle, nettles and ragwort, should be controlled by hand excavation /pulling. Any encroaching scrub vegetation shall be removed by hand picking/weeding, this should be undertaken in the winter months, to avoid

the bird nesting season.

Litter shall be hand picked and bagged from all grass areas prior to cutting. Bags shall be removed from site and legally disposed of.

SUDS Basin Maintenance

Due care will be taken when carrying out management and maintenance operations in and around the SuDS basin and rain gardens. In line with the CIRIA SuDS Manual C753 2015 (Section 32 Operation and Maintenance), slopes have been designed to comply with maximum gradient of 1:3. Maintenance of the grass within the main body of the attenuation feature is to be carried out using hand machinery such as push mowers, with grass around the inlet and outlet infrastructure being strimmed closely to reduce risks to system performance. Appropriate training should be provided to encourage safe working practices on side slopes by water and should not take place during or immediately following periods of excessively wet weather.

Annual monitoring and evaluation of the risk assessment and controls is to take place for the SuDS basin.

5.11 Ecological Pond

The habitat is located within the public open space, as shown on the Detailed Public Open Space Soft Landscaping Proposals (P24-2506_EN_003).

Management Aim

- To assist the establishment of an ecological pond for amenity and ecological functions.
- To establish areas of new marginal and pond edge planting and to present visible indication of high quality, regular site maintenance

Management Objectives

- To maintain newly planted areas of marginal planting to ensure a good survival rate and development;
- To minimise competition from grass, invasive species and control weeds;
- To maintain the health and visual amenity and ensure the establishment of the proposed pond to be high in ecological value;
- To take care in construction and maintenance operations near the proposed ecological pond;
- To keep the proposed pond free from litter and other waste.

If overly vigorous native vegetation colonises the ponds,

the aquatic vegetation may need to be cut back or removed from the ponds. Management of aquatic vegetation (if required) should be undertaken annually with vegetation thinned rather than removed. Removed vegetation should be hand sorted to ensure no animals are caught up in the vegetation and left at the pond edge for at least twenty-four hours before being placed in habitat piles within the Site.

Aquatic vegetation management methods should avoid the amphibian breeding season (March to June inclusive) when amphibians are most active at ponds. Pond management work should be carried out in late autumn through winter, typically 1st November to 31st January, when amphibians are typically using terrestrial habitats.

Any significant accumulation of debris and rubbish should be carefully removed from the ponds with minimal disturbance to the habitat as possible (as required).

Additionally, the associated engineered inflow and outflow channels will require monitoring and likely periodic management in order to maintain the flow of water and prevent issues such as siltation/blockages/debris from occurring.

5.12 Existing Pond

Located to the east of Britons Farm amongst the existing vegetation.

Management Aim

- To maintain the existing pond in its current condition for amenity and ecological functions.
- To maintain existing pond planting to present visible indication of high quality, regular site maintenance.

Management Objectives

- To clear any overgrown vegetation to minimise colonisation of plants and over shading of the pond.
- To minimise competition from grass, invasive species and control weeds;
- To take care in maintenance operations near the existing pond;
- To keep the existing pond free from litter and other waste.

If overly vigorous native vegetation colonises the ponds, the aquatic vegetation may need to be cut back or removed from the ponds. Duckweed must be kept to less than 10% of coverage at all times.

Management of aquatic vegetation should be undertaken annually with vegetation thinned rather than removed. Removed vegetation should be hand sorted to ensure no animals are caught up in the vegetation and left at the pond edge for at least twenty-four hours before being placed in habitat piles within the Site.

Aquatic vegetation management methods should avoid the amphibian breeding season (March to June inclusive) when amphibians are most active at ponds. Pond management work should be carried out in late autumn through winter, typically 1st November to 31st January, when amphibians are typically using terrestrial habitats.

Any significant accumulation of debris and rubbish should be carefully removed from the ponds with minimal disturbance to the habitat as possible (as required).

5.13 Other neutral grassland and Modified (amenity) grassland

Areas and landscape elements included

Proposed other neutral grassland habitat includes Wildflower Meadow Mix and Flowering Lawn . Modified grassland includes amenity grassland. The habitat is located within the public open space, as shown on the Detailed Public Open Space Soft Landscaping Proposals (P24-2506_EN_003)

Management Aim

- For grassed areas to present and maintain high quality visual appearance.

Management Objectives

- To ensure grassland areas successfully establish;
- To keep grass areas free from weeds, litter and rubbish; and
- To maintain grass areas in good condition that is reflective of the character they are within (refer to open space typology plan on page 9 for further details).

Arisings shall be swept from hard surfaces adjacent grass/wildflower areas after each maintenance visit.

Junctions between grass/wildflower areas and plant beds/hard surfaces shall be regularly edged and trimmed

to maintain a neat and tidy appearance. In order to avoid damage to trees no mower or strimmer will be allowed within 400mm of a tree trunk.

Areas of greater than 5% failed grass shall be prepared and re-sown with the specified seed mix either in April or September. No fertiliser or grass growth regulator will be permitted on these grassland mixes.

A 1m maintenance strip adjacent to areas of hard standing is to be regular mown to a height of 0.15m to minimise encroachment onto hard standing and provide cues to care within all areas of the public open space.

Flowering lawn is to be maintained through regular mowing. Mowing can be relaxed during June and July to allow flowering only in areas away from maintenance edges to hardstanding as stated above.

Undesirable plant growth within the sward, such as bracken, scrub, dock, thistle, nettles and ragwort, should be controlled by hand excavation/pulling. Any encroaching scrub vegetation shall be removed by hand picking/weeding, this should be undertaken in the winter months, to avoid the bird nesting season.

Amenity grassland will be managed to ensure less than 20% of the area is scrub (scrub removal to be in line with management detailed above), less than 10% bare ground (excessive areas of bare ground are to be re-seeded in line with management detailed below). Physical damage is to be less than 5% (areas that are becoming

excessively worn are to be fenced off to allow grass to recover).

There is to be an absence of invasive non-native species (includes species listed on Schedule 9 of the Wildlife and Country Act) within areas of modified amenity grassland.

Litter shall be hand picked and bagged from all grass areas prior to cutting. Bags shall be removed from site and legally disposed of.

Areas of grassland that fail to establish and thrive should be reported to the project landscape architect and ecologist to establish reason for failure such as unsuitable site conditions or ground compaction.

5.14 Urban Ornamental Planting

Areas and landscape elements included

Proposed urban ornamental planting habitat includes ornamental shrubs and herbaceous plants used as the entrance feature into R10. The habitat is located within the public open space, as shown on the Detailed Public Open Space Soft Landscaping Proposals (P24-2506_EN_003)

Management Aim

- To successfully establish areas of new ornamental planting; and
- To present and maintain high quality visual appearance of planting.

Management Objectives

- To maintain newly planted shrubs and herbaceous plants to ensure a good survival rate and development;
- To minimise competition from grass and weeds; and
- To keep planted areas free from litter, rubbish, garden waste and dog faeces.

Formative pruning will be kept to a minimum, where necessary diseased and damaged plant material will be removed. Where shrubs overhang path edges they will be neatly clipped back in order to maintain the full width of pedestrian access routes.

Planting beds will be checked regularly throughout the growing season for pests and diseases and treated as necessary. Plant losses should be monitored and recorded. If a particular plant becomes subject to a fatal pest or disease it shall be replaced by an alternative resistant plant with a similar form and habit (refer to note on plant substitution in general maintenance guidance paragraph 4.7).

5.15 Play equipment

Areas and landscape elements included

Proposed play equipment is located within the northern parkland. Play location and specification can be seen on the Landscape Masterplan (P24-2506_EN_001)

Management Aim

- To regularly inspect and maintain play area to comply with current legislation and regulations.

Management Objective

- To maintain the recreational equipment in a safe and viable state which ensures freedom from unacceptable risk.

All play equipment (informal and formal) will be regularly inspected to identify any obvious hazards, this includes a post installation inspection, weekly, monthly and annual inspections. The high quality appearance of the equipment will be maintained through maintenance inspections with work undertaken as required.

Post installation inspections (carried out by a ROSPA consultant) will ensure that the play space meets the required standards and has been installed correctly. The inspection will check the site on completion including equipment, surfacing, any ancillary items and undertake a disability and risk assessment with a report produced to confirm the findings.

Weekly and monthly inspections – regular checks will ensure the play space and its equipment is functional, and will help to identify any faults or dangers arising from vandalism or breakage. The weekly inspection will check the site, surfacing and equipment and record any faults within the log book. Should a fault be found on a piece of play equipment or the play area be found unsafe and cannot be immediately corrected the equipment should be removed or immobilised and the piece/space be cordoned off with a warning noticed attached.

Annual inspections are required to ensure the play equipment and ancillary items are compliant to EN 1176 and EN 1177 and should be undertaken by an independent, suitably qualified specialist. The annual inspection will look at the site design safety, ancillary item safety, equipment and surfacing safety. The condition of the equipment is assessed and any repair or refurbishment requirements noted. Where necessary the inspector would make suggestions where the quality of the site could be improved. The annual inspections will be non-dismantling, however, where dismantling work is required, this will be recommended.

After each annual inspection, a written report is to be supplied to the client covering site safety and condition, equipment, surfacing, and ancillary item safety and condition, and compliance with EN1176 where relevant.

Recommendations for any remedial action required are given together with risk ratings for each item. The report will note compliance with standards and notifications of

failures/faults where necessary and an assessment of risk, notification of faults and suggested remedial action.

Whilst annual inspection is not mandatory law under Section 3 of the Health and Safety at Work Act 1974 requires a risk assessment to be undertaken as part of the inspection process for play equipment.

5.16 Allotment

Areas and landscape elements included

The habitat is located within the public open space, as shown on the Detailed Public Open Space Soft Landscaping Proposals (P24-2506_EN_003).

Management Aim

- To present the visible indication of high quality, regular site maintenance;
- To provide high quality, secure and accessible allotments which are effectively managed and maintained.

Management Objectives

- To keep paths and hard surfaced areas free of debris, litter, graffiti & dog faeces;
- To keep weed colonisation at a minimum and acceptable level;
- To maintain footpaths and hard surfaced areas in safe condition;
- To maintain gates, fences, water troughs and other allotment furniture, including seating and signage in good condition and replace if necessary;

The maintenance of allotments covers communal areas and features e.g access routes, boundary treatments (fencing, gates and hedgerows), water troughs, and any untenanted plots. Soft and hard landscape features will

be maintained as detailed in previous sections.

Management of individual plots will be undertaken by the allotment owners themselves. Untenanted plots to be cleared and covered with polythene, to prevent weed growth and soil structure deterioration, immediately after vacation by previous plot owner.

Management of the infrastructure of the allotment will be undertaken by a management company, or the developer until a management company is instructed.

5.17 Hard landscape – including footpaths and street furniture

Areas and landscape elements included

Proposed hard landscaping including footpaths, street furniture and public boundary treatments are located within the public open space, as shown on the Detailed Public Open Space Hard Landscaping Proposals (P24-2506_EN_004)

Management Aim

- To present the visible indication of high quality, regular site maintenance.

Management Objectives

- To keep hard landscaped areas free of debris, litter, graffiti & dog faeces;
- To keep weed colonisation at a minimum and acceptable level;
- To maintain hard landscaped areas in safe condition; and
- To maintain street furniture, including litter bins and seats and replace if necessary.

Hard areas and elements will be regularly checked for subsidence and damage and will be repaired at the earliest opportunity using the original specified material. Areas where damage poses a hazard to pedestrians shall be cordoned off with bollards and high visibility tape until repair can be organised.

A “no tolerance” policy will apply to graffiti which shall be removed as soon as it appears and where necessary specialist contractors shall be employed to carry out this work.

5.18 Ecological Habitats

Areas and landscape elements included

Proposed ecological habitat includes swift bricks, bat ridge roost, log piles or hedgehog houses and insect hotels. Details can be found within ECOSA (2025) Parcel R11, Phase 2b of the South Wokingham Development Strategic Location – Ecological Mitigation Strategy (Ref. 20.0032.0014.F1).

Management Aim

- To maintain the long term habitat opportunities for target species (birds, bats, hedgehogs and invertebrates)

Management Objectives

- Ensure bird bricks are retained on site and undamaged.
- Ensure bat ridge roots are retained on site and undamaged
- Ensure log piles or hedgehog houses are retained on site and undamaged.
- Ensure insect hotels are retained

Swift bricks (Manthorpe Swift Bricks or NHBS Swift Blocks) do not require maintenance other than to annually check that they are still present and undamaged.

Bat Ridge Roost (Bat Ridge Roost GBAT-R-TR – ‘Self

cleaning’). Do not require maintenance other than to annually check that they are still present and undamaged.

Log piles or Hedgehog House (Wildcare Woodstone Hedgehog Houses). Log piles require wood to be replaced annually (or as frequently as required). Hedgehog Houses, are to be cleaned out in April (this is to avoid winter hibernation and summer when young may be inside). Before cleaning out something that couldn’t be blown away but could be moved by a hedgehog, such as a twig should be put in front of the box entrances to determine whether any hedgehogs are using it. If hedgehogs are present then leave the house alone and reaccess after a few weeks. Cleaning out involves digging out the lids, opening up and removing any debris and old bedding material.

Insect hotels (Schwegler clay and reed insect nesting aids – maintenance free. Just check they are still present and). Do not require maintenance (cleaning them will damage the cells so important not to do any active maintenance on them) other than to annually check that they are still present and undamaged.

6 Schedule of Management and Maintenance

6.1 Establishment Years 0–5

The below table sets out how the maintenance tasks for the management aims and objectives will be achieved for the establishment period of years 0–5:

Establishment Years 0–5			
Ref	Management Categories	Timing	Maintenance Task and Method
6.1.1	All planting areas	Every Visit	<ul style="list-style-type: none"> Ensure continued health of all landscaping – water as required to ensure that the planting continues to establish successfully. Investigate any failed growth and take remedial action as necessary.
		Monthly	<ul style="list-style-type: none"> Removal of rubbish and debris – clear litter and fly-tipped rubbish by hand and remove from site. Remove rubbish and debris from all grassland areas before mowing. Inspect for vandalism – visual inspection of all landscaping for vandalism, report to owner. On instruction from owner replace any landscaping damaged by vandalism.
		Annually	<ul style="list-style-type: none"> Monitor and record any plant losses and report to owner – on instruction from owner remove dead plant and replace as per original approved specification, unless otherwise agreed to plant alternative species. Maintain to ensure survival. Re-planting to be undertaken in November/December. Remove exotic plant species that do not belong in each type of habitat/the general environment – check all landscaped areas for exotic species, clear by hand and remove from site Control vigorous plant species that are out competing less vigorous species – check all landscaped areas for invasive species e.g. self seeded sycamore, brambles, ground ivy and nettles. Reduce/clear by hand and remove from site.

Establishment Years 0–5			
Ref	Management Categories	Timing	Maintenance Task and Method
6.1.2	Existing retained trees/ tree groups/	Monthly	<ul style="list-style-type: none"> • Ensure trees/shrubs planting are stable – visually inspect tree/shrub guards/shelters to check for signs of bark damage or damage. Check that stakes, ties and guards are not too loose, too tight or broken. On instruction from client/owner, replace or upgrade guards/shelters as necessary. • Monitor transplants to ensure developing healthily – visual inspection of plants, if not stable/upright rectify by replanting in an upright position and re-firm, if plant remains unstable remove by hand and replace. Undertake for the first two years. • Visual inspection for fungal activity (for trees this is to be performed by a qualified arboriculturist) – remove diseased wood or treat as appropriate. Keep use of pesticides to a minimum. Inspection to be undertaken March to October when trees/shrubs are still in leaf.
	Proposed trees within urban tree habitat		
	Proposed trees within species rich hedgerow with trees	3 times per annum	<ul style="list-style-type: none"> • Visually inspect bark mulch areas around trees and top up to 75mm depth, if required. Remove any weeds within the mulch by hand, do not use strimmers or herbicides in these areas – April/June/August. • Visually inspect native shrub areas for grass/weeds – remove by hand. Do not use strimmers – April/June/August
	Proposed trees and understorey shrub planting within lowland mixed deciduous woodland habitat		
	Proposed native shrub planting within mixed scrub habitat	Annually	<ul style="list-style-type: none"> • For first 5 years – establishment survey for new trees to be undertaken by a qualified arboriculturist, any recommendations to assist with establishment must be undertaken as soon as possible. • Keep paths/highway/parking clear from branches/vegetation – pruning/cut back any tree branches/vegetation encroaching. Trees shall be pruned to a height of 5m if overhanging highways and 3m if over paths. • Remove dead, damaged or dying branches as appropriate. Deadwood is to be retained on site in location to be agreed with project landscape architect and ecologist. • Formative pruning of new trees (excluding trees within the lowland mixed deciduous woodland habitat) – to create a well balanced tree with a single leader and, by rubbing off any shoots, creating a clear stem of 2m. When the trees reach 5–6m in height, lower branches will be removed to give a canopy height of approximately 3m.
	Proposed trees and wet tolerant shrubs within SUDS habitat		

Establishment Years 0-5			
Ref	Management Categories	Timing	Maintenance Task and Method
	continued from above	Biennial (or as recommended)	<ul style="list-style-type: none"> Check tree safety – identify hazards and carry out necessary maintenance works. A visual tree assessment is to be undertaken by a qualified arboriculturist of all new and existing tree planting, with instrumental back up where necessary. Any resulting tree works are to be carried out to BS 3998:2010. Keep records up to date.
		3 to 5 years after planting	<ul style="list-style-type: none"> Confirm root growth is well established and remove shelters, stakes, guards and ties from trees/transplants – to avoid damage cut shelters away then remove stakes.
6.1.3	Orchard Tree Planting	Annually	<ul style="list-style-type: none"> Pruning should be carried out in winter, when the leaves are off the tree. Best practice should be followed and work is to be undertaken by a qualified arborist. Prune between 10-20% of the overall canopy off in any one winter. Pruning should remove old wood to stimulate new growth and create an open centre to the tree to allow light into the canopy to ripen fruit and improve air movement to discourage disease. Signage is to be used to inform visitors when fruit trees can be cropped. Rotting fruit is to be removed from the ground surrounding the tree and disposed of responsibly. Remove dead, damaged or dying branches as appropriate. Deadwood is to be retained in a number of piles within the woodland area, to provide additional habitat areas for wildlife. Piles are to be no more than 600mm high, with the wood at the bottom of the pile set 1/3rd into the ground.
		Biennial (or as recommended)	<ul style="list-style-type: none"> A detailed condition survey of all trees will be carried out by a qualified arborist at least once every two years to check tree safety – identify hazards and carry out necessary maintenance works. A visual tree assessment is to be undertaken by a qualified arboriculturist of all new and existing tree planting, with instrumental back up where necessary. Any resulting tree works are to be carried out to BS 3998:2010. Keep records up to date.
6.1.4	Retained Hedgerows	Monthly	<ul style="list-style-type: none"> Check hedgerows for gaps, record and infill during late October to March. Plant replacement tall whips, of a species mix to match the hedgerow or to increase native diversity, in a suitably prepared soil bed. Ensure successful establishment and protect from trampling/use as a shortcut using a temporary fence/guards. Keep hedgerow planting free from weeds – visually inspect bark mulch areas around planting and top up to 75mm depth, if required. Remove any weeds by hand, hoe or fork. Take care not to disturb shrub roots and excessive treading of bed surface. Do not use strimmers or herbicides in these areas – March to October.
	Proposed native species rich hedgerows with trees Proposed native species rich hedgerows Proposed native hedgerows	Annually (year 4 onwards for newly planted native hedgerow)	<u>Retained hedgerows, proposed native species rich hedgerow, proposed native species rich hedgerow with trees:</u> <ul style="list-style-type: none"> To ensure two years growth can accumulate, only 1/3rd of each retained hedgerow will be cut every year, on a three year rotation. Prune retained hedgerows to ensure a good shape and healthy growth. Prune to maintain an 'A' shape and control future growth. Management to be undertaken in January/February. Prune/shape new hedgerow planting to a shape and form appropriate to the species with formative and seasonal pruning to create and maintain a natural 'A' shape hedgerow, pruning dead foliage and extension growth as necessary– Autumn (November onwards). Hedgerows to be maintained to a minimum height of 1.5m and a minimum width of 1.5m Re-plant in an upright position and re-firm plants that suffer from wind-rock – January/February. <u>Proposed native hedgerow:</u> <ul style="list-style-type: none"> To be cut annually to maintain a height between 1m and 1.2m and a width of 1m Re-plant in an upright position and re-firm plants that suffer from wind-rock – January/February.

Establishment Years 0-5			
Ref	Management Categories	Timing	Maintenance Task and Method
	continued from previous	3-5 years after planting	<ul style="list-style-type: none"> Confirm root growth is well established and remove shelters, stakes, guards and ties from hedgerow transplants – to avoid damage cut shelters away then remove stakes.
6.1.5	Other Neutral Grassland Habitat including		<u>General Maintenance for all grassland types</u> <ul style="list-style-type: none"> All UK species of reptile are protected under the Wildlife and Countryside Act 1981 (as amended). They are listed as a Schedule 5 species which protects them from intentionally or recklessly killing or injuring these species. If reptiles are found frequently during site management a suitably qualified ecologist should be contacted to make a further assessment on how best operations should continue. Do not cut grass in drought conditions. Mow with suitable machinery – no mower or strimmer will be allowed within 400mm of a tree trunk. Edge and trim junctions between grassland / wildflower and hard surfaces to maintain a neat and tidy appearance. Remove arisings from site and dispose of responsibly. Clean adjoining path areas after mowing. Keep all grassland areas free from weeds – remove weeds and encroaching scrub by hand, hoe or fork, as appropriate. Undertake monthly from March to October, or as required. Keep grassland areas in good condition – check and report to client/owner on damaged areas. On instruction from client/owner repair damaged/failed areas and re-sow seed. <u>Do not apply feed to any grassland on site.</u> Areas of grassland containing bulbs shall have a relaxed mowing scheme following flowering to allow bulbs to regenerate. Mowing over bulb areas with spring flowering bulbs is to be paused during spring growth, during flowering and for 6 weeks after. Mowing over bulb areas with autumn flowering bulbs is to be paused during autumn growth, during flowering and for 6 weeks after. Review bulb planting during growing/flowering period to ensure bulbs are thriving. Schedule in supplemental bulb planting as appropriate.
	Wildflower Meadow		
	Flowering Lawn		
	Tussock Grassland		
	Bulb Planting		
	Grasslands within other habitat types including		
6.1.5	Wetland Meadow		
	Semi-Shade Tolerant Meadow		
	Wildflower Meadow, Wetland Meadow and semi-shade tolerant meadow	Cutting Regime – Year 1	<ul style="list-style-type: none"> Most of the sown meadow species are perennial and are slow to establish. Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings, are great for bugs, and they will die before the year is out. So resist cutting the annual weeds until early August, then cut to a maximum of 40mm, remove and compost.
		Cutting Regime – Year 2	<ul style="list-style-type: none"> Meadow grassland is not cut or grazed from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol strimmer or tractor mower to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed.
	Flowering Lawn	Cutting Regime – Year 1	<ul style="list-style-type: none"> Most of the sown meadow species are perennial and are slow to establish. Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. Mow all plant growth (sown grasses and weeds) regularly to 40-60mm throughout the first growing season to prevent weeds smothering the slower-growing grasses. Remove cuttings if dense, more frequent and regular topping will minimise the amount of toppings produced each time so they can be left to disperse.
		Cutting Regime – Year 2	<ul style="list-style-type: none"> Mow regularly as a lawn between 25-40mm. To permit flowering mowing can be relaxed from late June for 4 – 8 weeks. Heavy quantities of cuttings should be collected and removed from site. Areas of flowering lawn within 1m adjacent to footpaths should continue to be mowed to a height of 25-40mm.

Establishment Years 0–5					
Ref	Management Categories			Timing	Maintenance Task and Method
	Tussock Grassland			Cutting Regime Year 1	<ul style="list-style-type: none">Most of the sown meadow species are perennial and are slow to establish. Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. Mow all plant growth (sown grasses and weeds) regularly to 40–60mm throughout the first growing season to prevent weeds smothering the slower-growing grasses. Remove cuttings if dense, more frequent and regular topping will minimise the amount of toppings produced each time so they can be left to disperse.
				Cutting Regime year 2	<ul style="list-style-type: none">Minimal maintenance required once established. Unwanted perennial weeds are to be removed through hand digging. Scrub/bramble encroachment is to be removed through an annual cut every 2–3 years, between October and February. For wildlife this cutting is best done on a rotational basis so that no more than half the area is cut in any one year leaving part as an undisturbed refuge i.e. only 1/3rd to be cut each year, allowing 2/3rds to grow.
6.1.6	Ornamental Planting			Monthly	<ul style="list-style-type: none">Keep planting beds free from weeds – visually inspect bark mulch areas around planting and top up to 75mm depth, if required. Remove any weeds within the mulch by hand, hoe or fork. Take care not to disturb shrub roots and excessive treading of bed surface. Do not use strimmers or herbicides in these areas – March to October.Keep paths and parking bays clear from vegetation – prune back ornamental planting which has encroached. As required from March to October.Keep ornamental planting in prime condition and appearance – qualified horticultural staff to inspect and check on condition of ornamental planting. Prune dead foliage, flowers and extension growth as necessary. Divide perennials as necessary. Formative and seasonal pruning to shrubs to create a natural shape – do not routinely clip shrub. Apply organic fertiliser if required. Re-plant in an upright position and re-firm plants that suffer from wind-rock. Management to be undertaken as required depending on species.Check on health of ornamental planting – qualified horticultural staff to inspect planting and deal with individual problems as they arise. Keep pesticide use to a minimum – March to October.
				2 times per annum	<ul style="list-style-type: none">Removal of excessive leaf litter and fallen twigs and branches – use leaf blower and leaf litter collection equipment – November to December
6.1.7	Marginal Planting Gardens	Planting within Rain	Monthly	<ul style="list-style-type: none">Control invasive plants and naturally occurring weed within the marginal planting areas and areas of rain garden planting. Remove waste from site and dispose of responsibly.	
			Annually	<ul style="list-style-type: none">Monitor and record any plant losses within marginal planting and rain garden planting areas. Report losses to the client and replace on instruction.Prune planting as required to maintain attractive and healthy appearance. Divide any clump forming plants in early spring as required. Once cleared, keep any removed vegetation at the edge of the basin or rain garden to allow any trapped reptiles, amphibians and invertebrates to migrate to a new habitat.	

Establishment Years 0–5			
Ref	Management Categories	Timing	Maintenance Task and Method
6.1.8	Hard Landscape	As necessary	<ul style="list-style-type: none"> Remove graffiti – a ‘no tolerance’ policy will apply to graffiti which shall be removed as soon as it appears, where necessary specialist contractors shall be employed to carry out this work.
		Fortnightly	<ul style="list-style-type: none"> Keep hard landscape areas clean – remove litter, debris and faeces. Use pressure washer to remove chewing gum and staining. Fortnightly March to October and as required during the winter months.
		Monthly	<ul style="list-style-type: none"> Maintain all hard landscape areas/elements, including footpaths in a safe and clean condition – monitor and report to client on damaged areas/items and repair as instructed by the client. Repair using the original material/product to maintain the integrity of the design. Areas where damage poses a hazard to pedestrians shall be cordoned off with bollards and high visibility tape until repair can be organised.
		2 or 3 times per annum	<ul style="list-style-type: none"> Removal of excessive leaf litter and fallen twigs and branches – use leaf blower and leaf litter collection equipment – November to December. Keep hard landscaped areas clear of weeds – kill weeds using a herbicide spray containing glyphosate using a knapsack sprayer – April, June and August.
6.1.9	Playground equipment *play spaces are to be fenced off (with appropriate signage to tell users not to enter) until the post installation inspection is completed and the play space is fit for purpose/use	Post Installation*	<ul style="list-style-type: none"> Post installation inspections are to be carried out by a ROSPA consultant and will ensure that the play space (equipment, safety surfacing and any ancillary items including gates, fences, seats etc.) meet the required standards and has been installed correctly. The inspection will include a disability and risk assessment with a report (including photographs) produced to confirm the findings including the quality of the installation and equipment finish. The report will be sent to the client
		Weekly	<ul style="list-style-type: none"> Routine visual inspection of all play areas to identify obvious hazards or respond to complaints by public. Check for signs of vandalism and remove any litter, glass etc. Check safety surface for faults. If parts are found to be unsafe and cannot be immediately repaired the equipment should be immobilised or cordoned off with a warning noticed attached. Check each item against a checklist (as provided by manufacturer for play equipment item) and record each visit on a spreadsheet, including any actions. Note – Inspection to be undertaken by suitably qualified/competent professional.

Establishment Years 0–5			
Ref	Management Categories	Timing	Maintenance Task and Method
	Playground equipment continued from above	Monthly	<ul style="list-style-type: none"> Perform operational inspection of all items of equipment, fences and gates to check the operation and stability. Checks to include: <ul style="list-style-type: none"> all working parts and oil and grease bearings as necessary; all ropes, chains and shackles; anti slip surfaces e.g. on step treads; that structures and foundations are secure; for trip hazards and obstructions in surrounding area; finger traps; wooden items for splinters and cracks; metal items for corrosion and sharp edges; plastic/polythene items for brittleness and sharp edges. If parts found to be unsafe and cannot be immediately corrected the equipment should be removed or immobilised and cordoned off with a warning noticed attached. Check each item against a check list and record each visit and required actions on a spreadsheet. Inspect superficial appearance of equipment and street furniture – as required, sand down and re-paint or re-stain equipment, seats, bins and fences to specification provided by supplier.
		Annual	<ul style="list-style-type: none"> Annual technical inspection of all play areas to establish overall level of safety of the equipment (whilst an annual inspection is not mandatory a risk assessment is required by law under the Health and Safety Regulations) – to be carried out by RPII (Register of Play Inspectors International) trained and certified inspectors or manufacturers inspection engineers. Ensure the play space meets the relevant standards (EN1176) and will note any faults or failures and suggest appropriate remedial action and identify risks. Assess all elements of site design safety, ancillary items, equipment and surfacing including an operational inspection of all to check the operation and stability. Checks to include: <ul style="list-style-type: none"> all working parts and oil and grease bearings as necessary; all ropes, chains and shackles; anti slip surfaces e.g. on step treads; that structures and foundations are secure; for trip hazards and obstructions in surrounding area; finger traps; wooden items for splinters and cracks; metal items for corrosion and sharp edges; plastic/polythene items for brittleness and sharp edges. If parts found to be unsafe and cannot be immediately corrected the equipment should be removed or immobilised and cordoned off with a warning noticed attached. Check each item against a checklist (as provided by manufacturer for play equipment item) and record each visit and required actions on a spreadsheet, including corresponding actions and any remedial actions undertaken. Includes a non–dismantling inspection of all equipment where recommended. To be supported by a detailed technical report highlighting any action required. If parts are found to be unsafe and cannot be repaired the equipment should be removed or immobilised and cordoned off with a warning notice attached.

Establishment Years 0–5			
Ref	Management Categories	Timing	Maintenance Task and Method
6.1.10	SuDS Basins and Rain Gardens	Monthly	<ul style="list-style-type: none"> Inspect inlets, outlets and overflows for blockages, and clear if required Inspect banksides, structures, pipework etc for evidence of physical damage. During the first year, inspect inlets and facility surface for silt accumulation. Control invasive plants and naturally occurring weed within the marginal planting areas. Remove waste from site and dispose of responsibly.
		Annually	<ul style="list-style-type: none"> Check mechanical devices associated with the SuDS basins, report faults or failures and suggest appropriate remedial action. As necessary, remove sediment from devices associated with the SuDS basin.
6.1.11	Ecological Habitats	Annually	<ul style="list-style-type: none"> Check the condition of bat and bird boxes
		Biennially	<ul style="list-style-type: none"> Monitor and clean hedgehog houses (where not in active use)

6.2 Landscape Management Review

The below table sets out how the review processes:

Monitoring and Review			
Ref	Management Categories	Timing	Maintenance Task and Method
6.2.1	Landscape and Habitat Management	As necessary	<ul style="list-style-type: none"> Monitor comments/suggestions from residents and other users – feedback comments to client/ owner and respond as instructed and incorporate into LEMP as required. Respond to comments from client/ owner and incorporate into LEMP as required.
6.2.2	Habitat Management – annual monitoring report	Annual	<ul style="list-style-type: none"> Review of habitat conditions (including grassland, hedgerows, shrub, scrub and trees) and species to be undertaken by a qualified ecological professional. The review and report will be used to determine whether or not objectives for the site and component features have been met. Once the review has been completed a monitoring report is to be produced. Any amendments set out within the report to be incorporated within this LEMP following discussions with the client/ owner.
6.2.3	LEMP Review	Every 5 years	<ul style="list-style-type: none"> Suitably experienced professional to undertake a review of habitat / landscape establishment and quality, respond to review and incorporate into LEMP as required.

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