

Nine Mile Ride - Finchampstead

Detailed Specification in respect of the Open Space

March | 2024



Artist's impression

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1.0 Introduction

1.1 Background and Context

Clifton Emery design have been commissioned by Elivia Homes Ltd. to produce a Detailed Specification in respect of the Open Space, for residential development at Nine Mile Ride, Finchampstead, Wokingham.

Outline consent for the development of up to 32 dwellings was granted at appeal in December 2022 (APP/X0360/W/22/3295631). The Reserved Matters Application seeks permission for 26 homes in accordance with the parameters established by the outline planning application.

This document discharges both Clauses 3 and 7 of the S106 agreement, put in place at the Outline Planning stage.

Clause 3 (Open spaces) - states to submit to the Council for its written approval (such approval not to be unreasonably withheld or delayed) a Detailed Specification in respect of the Open Space prior to the Reserved Matters Application.

Clause 7 (Open spaces) - states to allow access to relevant Open Space (free of charge but on a permissive basis only) to members of the public each day for the purpose of recreation and play subject to reasonable regulations (unless the Council agrees otherwise in writing).

The proposed scheme incorporates various landscape interventions, inclusive of landscape buffers, retained woodland, tree lined streets and formal Public Open Space.

1.2 Report Structure

This Detailed Specification in respect of the Open Space seeks to provide the necessary information for the effective delivery of the Formal Public Open Space (POS), and provide long term safeguarding and management details.

The report is structure is as follows:

- Section 1: offers an introduction to the scheme and the purpose of this report
- Section 2: describes the scheme proposals and details the Formal POS provision.
- Section 3: provides an overview of design specifications, overarching implementation requirements and protection measures.
- Section 4: provides guidance on the ongoing maintenance requirements and details of the maintenance scheme.
- Section 5: sets out the ongoing management arrangements and approach to the long term upkeep.

The report is to be read alongside all landscape plans and documentation submitted as part of the reserved matters application.

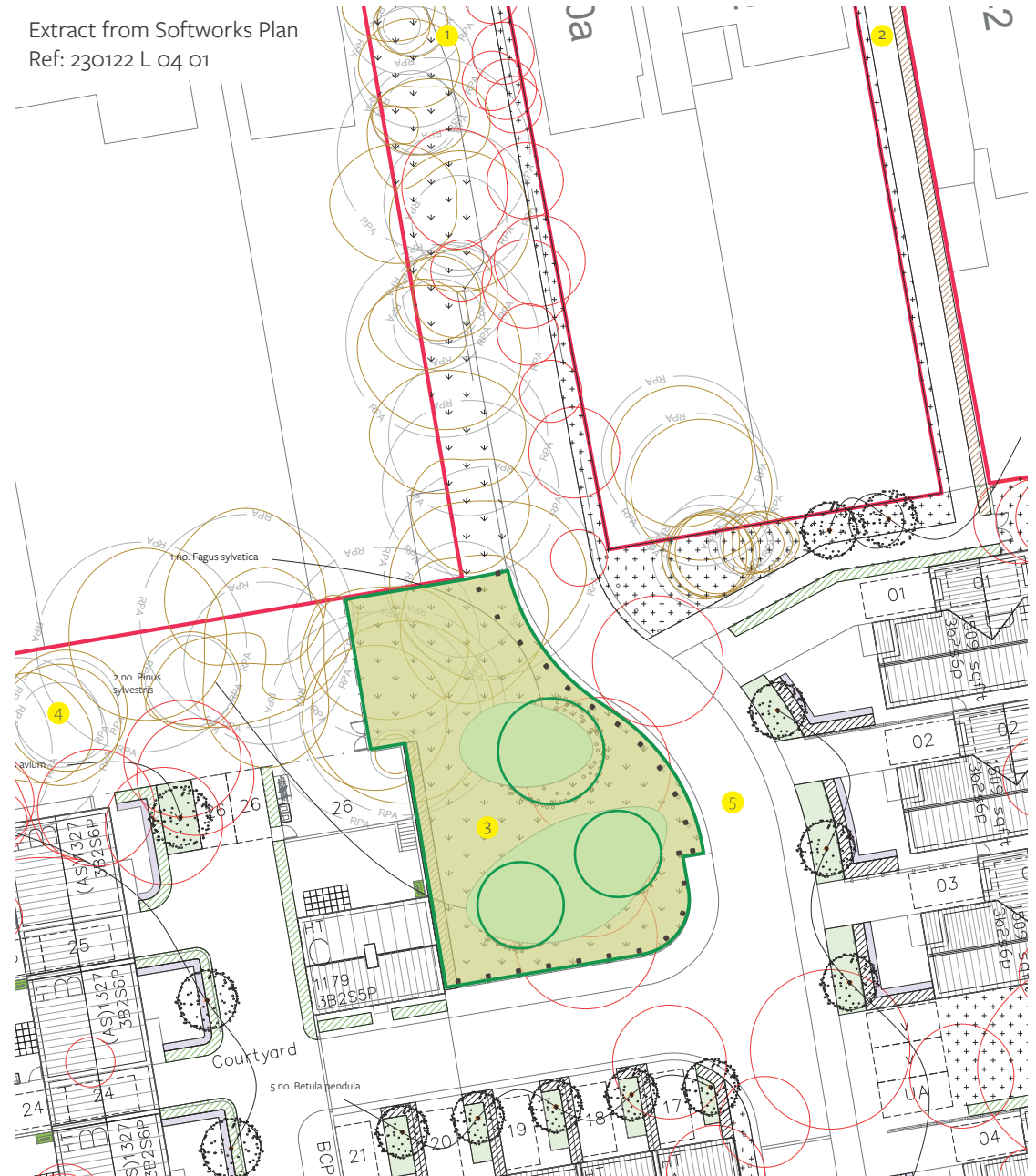
Extract from Softworks Plan
Ref: 230122 L 04 01

The landscape design strives to create an environment that is in-keeping with the wider context, and local landscape character - assimilating the proposed development into the surroundings.

The area of formal open space is located at the site's entrance and includes native tree species, typically found in the locality. The arrival space aims to create an impactful entrance to the site, mimicking the character of the surrounding / existing landscape.

Wildflower seed mixes have been proposed as an understorey to help create an attractive space, which provides foraging and habitat areas for wildlife.

- Area of formal open space
- Proposed trees - within formal open space area
- Flowering lawn
- Woodland (understorey) wildflower seeded areas
- Existing boundary trees to be retained
- Existing boundary trees to be removed
- Timber bollards
- ① Vehicular access
- ② Pedestrian access
- ③ Formal POS
- ④ Retained buffer landscape, including boundary trees
- ⑤ Tree lined primary street



2.0 Scheme Description

2.1 Site and Scheme Description

The overall site area is approximately 1.9 ha (4.7 acres) and is located on the southern side of Nine Mile Ride and accessed from an individual road. Nine Mile Ride is one of numerous straight tree lined routes or 'rides' that are a feature of the area and originate from historic hunting rides through the Royal Forest.

The scheme proposes 26 homes, associated infrastructure, and landscaping, and provides a variety of house types (2 - 4 bedroom properties), to cater for a range of needs.

The site is broadly rectangular in shape, with the southern end of the site largely made up of existing woodland.

Housing types have been arranged to reinforce the character of the local area, which has a mix array of types, forms, densities and arrangements. To the east and west along Nine Mile Ride and along Heath Ride detached houses feature large setbacks and driveways with numerous mature trees. Whilst to the north and south, short terraces of houses and semi-detached homes area featured.

The site is in close proximity to local facilities on Finchampstead Road and Nine Mile Ride. Local facilities include Nine Mile Ride Primary School, doctors surgery, a convenience store, veterinary practice and restaurants / takeaways. There is also a nursery and preschool, hairdressers and community centre in the wider area. California Country Park is 2km to the north west.

2.2 Public Open Space Provision

The proposed development will deliver an area of formal open space located at the site entrance.

The scheme looks to provide a variety of landscape types, in the form of:

- Secure maintenance buffers
- Informal open space
- Formal open space

Please see drawing 230122 L 02 08 for locations.

This Detailed Specification in respect of the Open Space is specific to the area of formal open space, and seeks to provide:

- 3 proposed native trees (1 No. *Fagus sylvatica* and 2 No. *Pinus sylvestris*).
- 565sqm of flowering lawn (Emorsgate EL1 Flowering lawn mix).
- 135sqm of woodland (undertorey) wildflower seeded areas (Emorsgate EW1 Woodland Mixture).

Public Open Space provision is in accordance with, and discharges, Clause 7 of the S106 agreement set at Outline Planning. Access is allowed to the Open Space (free of charge, on a permissive basis) to members of the public. Each day the public will be able to access this space for the purpose of recreation and play - subject to reasonable regulations.

2.3 Planning Process

In accordance with the Local Planning Authority (LPA) requirements, the layout and specification of the site's soft and hard landscaping and this Detailed Specification in respect of the Open Space are to be submitted and approved in writing by the LPA, prior to the commencement of any development on the site.

As per the S106 agreement, the Formal POS will be delivered prior to first occupation.

3.0 Public Open Space Design and Specification

3.1 Landscape planting and seeding

A series of detailed landscape design documents have been produced by Clifton Emery design, that set out the landscape proposals in accordance with the design objectives for the development, please refer to the drawings submitted as part of the site's reserved matter application. All information will be submitted in accordance with the conditions for the development and will be implemented in accordance with the approved details.

3.2 Softworks Specification

Prior to the tendering process detailed Landscape Specifications will be confirmed, and will accompany the approved soft landscape schedule and specifications and provide a clear brief on installation and material standards.

Works relating to the defined area of public open space will be undertaken in accordance with overall development time-line and the following implementation guidance:

- All vegetation removal will be reviewed and undertaken by a suitable qualified Arboriculturalist.
- Planting and seeding of the landscaped areas will be undertaken in accordance with the approved drawings, specifications and development programme.
- Tree planting will be undertaken between November and March. If planting in the fall, allow at least four to six weeks before the ground freezes to give the roots enough time to become established. Planting outside of this time will be using containerised stock only and the optimum time for this would be autumn or spring.
- Seeding is best carried out from early September to late October, allowing wildflower seeds an exposure to frost, which

some need to germinate. Seeding may also be carried out from late March to early May.

- Planting will be subject to an initial 12 month contractual maintenance period; during this period the landscape contractor will be responsible for monitoring all planting, replacing planting failures and carrying out any maintenance works necessary to ensure continued thriving of stock. Any failed stock will be replaced either within the same planting season or the following planting season. After this time, and depending on any land transfer agreements, a management company appointed by Elivia Homes Ltd. will be in place to undertake the ongoing maintenance and management of the defined area of formal open space.
- During construction, site inspections will be undertaken by a suitably qualified landscape architect or registered Landscape Institute professional to ensure that areas of soft landscaping are delivered in accordance with the provided drawings and specifications. Inspection will include regular site visits to monitor the following:
 - Adequate tree stock protection.
 - Tree pit excavations.
 - The areas of wildflower meadow are adequately implemented and mowing timetables are understood.

3.3 Tree clearance

Tree clearance and relocation will be undertaken in accordance with the arboricultural guidance. Site supervision will be undertaken by an arboricultural consultant to ensure that all works conform to these plans and documentation, and that protection fencing is maintained at all times. No contractors, vehicles or construction materials will be permitted to enter or be stored within fenced zones.

3.4 Topsoil management

To ensure that all suitable topsoil from the site is protected and retained for future re-use on site or for use in a sustainable manner, a topsoil storage location plan and a topsoil handling guidance will be provided prior to the start of construction. Topsoil and subsoil will be stored separately. All topsoil handling will be undertaken as follows:

- If topsoil is to be stored on site, it is to be placed in wide rows no greater than 1.5 metres in height. Measures will be taken to ensure that topsoil is not contaminated by underlying materials.
- Notice will be given prior to moving topsoil and handling is to be kept to a minimum (in the driest condition possible). Topsoil will not be moved during or after heavy rainfall or when it is wetter than the plastic limit as defined by BS 3882:2015 Specification for topsoil and requirements for use.
- Soils will be stored and handled in accordance with Defra's Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (2009).

3.5 Hardworks Specification

Prior to the tendering process detailed Hardscape Specifications will be confirmed, and will accompany the approved general arrangement plans and provide a clear brief on installation and material standards.

Site inspections will be undertaken by a landscape architect/civil engineer to ensure compliance with this documentation, and in accordance with agreed samples.

4.0 Public Open Space Maintenance and Management

4.1 Public Open Space Maintenance Scheme Summary: ten-years post-construction

Refer to arboriculturalist / ecologist before undertaking any work on existing landscape features.

In the maintenance schedules set out below / overleaf the timing of operations are given by quarter to allow for a degree of flexibility and to account for year on year seasonal environmental changes. In general terms pruning or other works to established trees, which may contain breeding birds, should avoid the bird breeding season. This is from February to July.

Landscape Management Tables

General Landscape Maintenance

Task	Year 1				Year 2				Year 3				Year 4				Year 5				Years 6-10
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Tree & shrub planting	x			x																	
Mulch tree planting				x																	
Replacement planting as required				x			x				x				x				x	As required	
Watering (1st year) every 1-2 weeks	x	x	x	x																As required	
Watering (2nd year onwards) as required during dry weather						x	x			x	x			x	x						
Cut meadow areas and remove all arisings																					
Weed control		x	x	x		x	x	x		x	x	x		x	x	x		x	x	x	Twice a year
Pest and disease monitoring	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Re-firming plants		x		x		x		x		x		x		x		x		x		x	As necessary
Pruning		1x to suit				1x to suit				1x to suit				1x to suit				1x to suit			1x to suit species
Thinning & dividing suitable species																x					As necessary
Inspect timber bollards for damage and apply cleaning agent / protective oil	x	x	x	x		x		x		x		x		x		x		x		x	Review in line with manufacturers guidance
Removing litter		At each visit				At each visit				At each visit				At each visit				At each visit			At each visit
Key : Q1 Jan-Mar, Q2 Apr-Jun, Q3 Jul-Sep, Q4 Oct-Dec																					

Proposed Trees

Task	Year 1				Year 2				Year 3				Year 4				Year 5				Years 6-10
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Guying (where required - check/adjust after especially after strong winds)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	As necessary
Diseases (inspect & treat as necessary)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	As necessary
Informative pruning (leaving crown properly balanced) Removing all die back, diseased, broken or dead growth)				x				x				x				x				x	As years 1-5
Fertilising (April & September using an approved organic fertilizer at rates in accordance with manufacturer's recommendations)		x	x			x	x			x	x			x	x			x	x		As years 1-5
Watering (30 litres per tree 2x/week minimum during dry periods)	x	x	x	x		x	x			x	x			x	x			x	x		Only under extreme weather
Mulching (April – October)		x		x		x		x		x		x		x		x		x		x	As years 1-5
Firming in (especially after frost heave, strong winds & ground disturbance)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	As necessary
Key : Q1 Jan-Mar, Q2 Apr-Jun, Q3 Jul-Sep, Q4 Oct-Dec																					

Flowering Lawn (Emorsgate EL1 Flowering Lawn Seed Mix)

Task	Year 1				Year 2				Year 3				Year 4				Year 5				Years 6-10
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Flowering Lawn Mixture (EL1) Most species sown are perennial and slow to germinate, there will not usually be any flowers until the 2nd year. Annual weeds in the first growing season can be controlled by topping or mowing. Once established to permit flowering, mowing can be relaxed from late June until end of July or August - cut when the sward gets untidy. Mowing should be suspended earlier in the year to allow cowslips to flower. Mow regularly as a lawn but to 25-40mm height. Arisings to be removed. When cutting leave 1m radius around tree trunks to prevent damage to trunk.		x	x	x		x	x			x	x			x	x			x	x		As years 2-5
Key : Q1 Jan-Mar, Q2 Apr-Jun, Q3 Jul-Sep, Q4 Oct-Dec																					

Meadow (Emorsgate EW1 Woodland Seed Mix)

Task	Year 1				Year 2				Year 3				Year 4				Year 5				Years 6-10
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Cutting Wildflower Meadows Generally When seeds have germinated and grasses reach 10cm tall the meadow should be cut to reduce unwanted weeds. Thistles and dock should be removed by hand. Cut every 6-8 weeks during the first year of establishment. Always remove cuttings and compost. After first year cut twice a year (late March/early April and end of August/September). When cutting leave 1m radius around tree trunks to prevent damage to trunk.		x	x	x	x		x			x		x		x		x		x		x	As years 2-5
Key : Q1 Jan-Mar, Q2 Apr-Jun, Q3 Jul-Sep, Q4 Oct-Dec																					

5.0 Public Open Space Ongoing Management Arrangements

5.1 Long Term Management

The aim of this Detailed Specification in respect of the Open Space has been to ensure the establishment of landscape features, coherent ecological networks, and an attractive and safe environment for residents of the development.

Long-term Implementation

It is intended that the interim site management will be carried out by a qualified management company on behalf of the developer. They will be responsible for implementing maintenance plans, which are to be reviewed and amended at the end of Year 5. It has been assumed that the management company will monitor and supervise the objectives outlined in this report, producing an annual report, to be issued to Elivia Homes Ltd. At Year 5 a report will be produced for Elivia Homes Ltd. to assess and address any changing needs for the future, should changes to management regimes be required.

5.2 Management Company

Elivia Homes Ltd. will arrange for the incorporation of a Resident's Management Company, which will be established through a reputable Managing Agent. The Company will be a private company limited by guarantee and not having share capital as defined by the Companies Act 2006.

This company would be subject to governance arrangements, which ensure that residents have influence over the management company, with the ability to re-appoint if required.

Following the 10 year establishment period, The Resident's Management Company will independently review management arrangements and documentation for the site's formal open space; and liaise with the local authorities as necessary.

The Managing Agent will undertake the maintenance regime of the open spaces, as defined elsewhere in this document, and there would be a charging schedule, to which each household will contribute. This would initially be determined by Elivia Homes Ltd. as the Subscriber as defined in the Articles of Association, and once the site is fully occupied then by the Directors of the Residents Management Company, who will be bound by the Plot Transfer to maintain the Open Spaces.

Elivia Homes Ltd. are responsible for ensuring that this Detailed Specification in respect of the Open Space is adhered to within the 10 year establishment period, with duties delegated to a Management Agent, when they are appointed.

5.3 Estimated Costs and Funding of Ongoing On-Site Management

In determining the estimated costs for the ongoing management and maintenance of the Public Open Space, Elivia Homes Ltd. have received guidance from an active landscape management contractor to ensure estimates are aligned with current market conditions.

Details of the proposed charges required to cover the costs outlined above, will be available once the Managing Agent has been appointed.

The Managing Agent will also be responsible for allocating funds annually for the eventual replacement of furniture and equipment, unless other means are identified.

Exeter
Hems House
84 Longbrook Street
Exeter, Devon, EX4 6AP

01392 368866
mail@cliftonemerydesign.co.uk

www.cliftonemerydesign.co.uk

CliftonEmerydesign