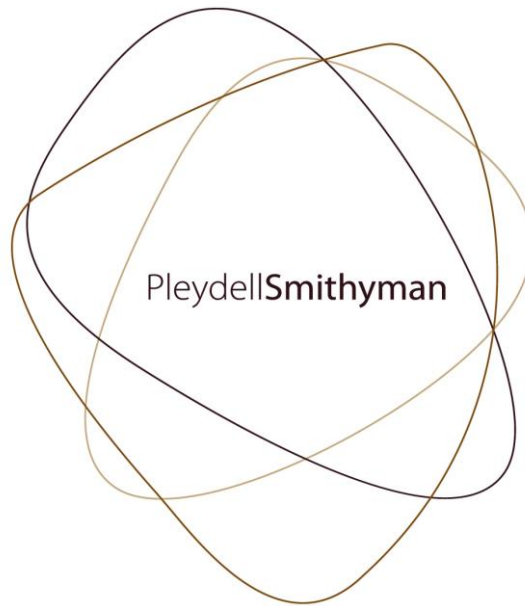




**HARE HATCH - SHEEPLANDS GARDEN CENTRE,
HAREHATCH, READING**

LANDSCAPE & ECOLOGY MANAGEMENT PLAN

**Prepared for
HARE HATCH - SHEEPLANDS GARDEN CENTRE**

REV A

**APRIL 2026
Prepared By:**

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HARE HATCH SHEEPLANDS
LEMP REV A

Report Prepared For
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Hare Hatch,
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LANDSCAPE & ECOLOGY MANAGEMENT
PLAN on land at
Hare Hatch Sheeplands Garden Centre,
London Rd,
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1. INTRODUCTION

1.1 Purpose

- 1.1.1 This management plan has been prepared by Pleydell Smithyman Ltd Environmental Design and Business Consultants of Ironbridge, Shropshire on behalf of the landowner Hare Hatch – Sheeplands Garden Centre.
- 1.1.2 This document forms a Landscape & Ecology Management Plan (LEMP) associated with land at Hare Hatch – Sheeplands Garden Centre. This document covers all phases of the scheme.
- 1.1.3 The purpose of the LEMP is to provide a document for the future enhancement, management and to aid in the establishment of, a maintenance regime for the landscaped areas associated with the planning application for the development of the site for a garden centre shop, farm shop and café with associated roads, car parking, storage, allotments, recreation field, garden and play area.

1.2 Site Description

- 1.2.1 The site is located off London Rd (A3032), Hare Hatch, Reading, in an area known locally as the 'Floral Mile'. The site has a frontage onto the Bath Road (A4), with access to the site from London Road. The central grid reference for the site is SU 80076 77813.
- 1.2.2 To the north of the site (on the opposite side of the A4) is Squires Garden Centre (with a Sainsbury Local). To the west of the site is Farol Ltd, garden machinery equipment suppliers on the opposite side of London Road. To the northeast is the Berkshire Gardner (previously known as Ladds Garden Village).
- 1.2.3 To the south of the site sits a residential property, Primrose Cottage, Primrose Nursery. Primrose Nursery has a series of small industrial units.
- 1.2.4 To the east of the site are several residential properties which face onto the Bath Road, including Wakefield Cottages, stables, and open fields, which are located to the immediate east of the site.
- 1.2.5 The site is located approximately 10km from Reading to the east, 8km to the west of Maidenhead and 2.25km northeast of Twyford/Ruscombe and 1.4km southeast of Wargrave.
- 1.2.6 The site is approximately 3.57 hectares. The description of the site as set out in the planning application is as follows:

"Full application for the proposed redevelopment of existing mixed-use site to a new garden centre with associated play area, allotments, reconfigured parking and servicing, landscaping and other associated infrastructure; replacement café; demolition of existing glasshouses; and retention of existing farm shop, site office/toilet block."

1.3 Ecology

- 1.3.1 The Preliminary Ecological Assessment (PEA), prepared by Pleydell Smithyman Limited, states that the site is not subject to any statutory or non-statutory ecological designations (SSSI or Local Wildlife Site for example) and hosts no priority habitats.

1.4 Background

1.4.1 Planning

Planning Approval 214108 requires that certain conditions will apply to the planning approval. Those relevant to this LEMP are:

Condition 3 – Phasing:

The development hereby permitted shall not commence until a scheme for the phasing of demolition and construction has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed scheme of phasing. Such details should include the delivery and first use of the recreational field, woodland planting, play area and allotments/demonstration gardens as well as associated access, parking, and cycle facilities. Any temporary structures required for the relocation of existing uses during construction should also be set out.

Reason: to ensure appropriate phased development of the site.

Relevant policies: Core Strategy policies CP1, CP3, CP11 and CP12.

(PSL Note: This condition is to be discharged through the issue of Phased Site Plans and Phased Landscape Layouts as described in clause 1.5.1.)

Condition 4 – Species Enhancements:

Prior to the commencement of the development hereby permitted a strategy for species specific biodiversity enhancements to the site shall be submitted to and approved in writing by the local planning authority. This strategy shall be prepared by a suitably qualified ecologist and appropriate to the local ecological context. Once approved the strategy shall be implemented in full and before the main garden centre building (excluding the new café) is brought into use unless otherwise agreed by the local authority in writing.

Reason: to ensure that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance) and complies with Planning Policies for Wildlife including CP7 of the Wokingham Borough Core Strategy (2010), and the National Planning Policy Framework which requires consideration of the potential biodiversity gains that can be secured within developments.

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(PSL Note: This condition is to be discharged through the issue of drawing RSE_10426_BIAP_0226_V2R1 Fig.2) as described in clause 1.5.1, 1.5.3 below and as shown in Appendix A. The enhancements have been incorporated into the Landscape Strategy.)

Condition 5 – Landscaping:

Prior to the commencement of each phase of the development hereby permitted, details of hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority.

Hard landscaping details shall include, as appropriate, car parking layout, pedestrian and cycle access and circulation to the A4 (including any directional signage), hard surfacing materials and minor structures (e.g. furniture, play equipment, refuse, ancillary sheds, signs, external services, etc) and areas assigned for external storage of materials, plant, machinery, containers, equipment and any items for retail sale. Soft landscaping details shall include a planting plan, specifications, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

The scheme of landscaping shall be in line with the submitted and demonstrate habitat and hedgerow biodiversity net gain of at least 10%.

All hard and soft landscape works, including the woodland planting in the northwestern corner of the site, shall be carried out in accordance with the phasing details approved under Condition 3 of this permission. 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.

Reason: In the interests of visual amenity and to secure a net gain for biodiversity,

Relevant policy: NPPF paragraph 174, Core Strategy Policy CP3 and Managing Development Delivery Local Plan policies CCo3 and TB21.

(PSL Note: This condition is to be discharged through the issue of Phased Site Plans and Phased Landscape Layouts as described in clause 1.5.1.)

Condition 6 – Landscape Management Plan:

Prior to the commencement of each phase of the development hereby permitted, a landscape management plan, including management responsibilities, and maintenance schedules for all landscape areas relevant to that phase as appropriate, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall demonstrate how habitats required to deliver a biodiversity net gain for the development will be maintained in the condition required to deliver the gain and shall be carried out, in accordance with the phasing details approved under Condition 3 is brought into use and maintained as approved.

*Reason: To ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved and to secure a net gain for biodiversity,
Relevant policy: NPPF paragraph 174, Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CCo3 and TB21.*

Condition 8 - Construction method statement and management plan

Prior to the commencement of each phase of the development hereby permitted, including any works of demolition, a Construction Method Statement for that phase shall be submitted to and approved in writing by the local planning authority. The Statement shall provide for:

- a) The parking of vehicles of site operatives and visitors
- b) Loading and unloading of plant and materials
- c) Storage of plant and materials used in constructing the development
- d) Wheel washing facilities
- e) Measures to control the emission of dust and dirt during construction
- f) A scheme for recycling/disposing of waste resulting from demolition and construction works
- g) Mitigation measures for protected species and species of principal importance (badgers, hedgehogs, birds and reptiles)

The approved Statement shall be adhered to throughout the construction period of that Phase.

*Reason: In the interests of highway safety and convenience and neighbour amenities.
Relevant policy: Core Strategy policies CP3 & CP6.*

1.5 Landscape Design Concept

- 1.5.1 This LEMP is supported by a Preliminary Ecological Appraisal, Biodiversity Impact Assessment, and a Landscape Strategy.

Mo7.188(c). D.009D Landscape Strategy Plan
RSE_10426_BIAP_0226_V2R1 April 2026 BIA Proposed Habitat Plan Fig. 2

All as prepared by Pleydell Smithyman Limited (with input from Nick Sanderson BSc (Hons) MSc MCIEEM who is a qualified Ecologist), and an Arboricultural Impact Assessment prepared by Mark Welby, which should all be read in conjunction with this document.

- 1.5.2 The site is currently extensively landscaped up to the existing boundaries. As part of the proposed works, landscaping on the site will be enhanced, including additional tree and shrub planting to soften the appearance of the car parking, and improve views into and out of the site.

- 1.5.3 In order to discharge condition 4 & 8 and in line with the biodiversity enhancements shown on the ecologists drawing, RSE_10426_BIAP_0226_V2R1

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April 2026 BIA Proposed Habitat Plan Fig. 2 and the Landscape Strategy Plan Mo7.188(c). D.009D, a species rich hedgerow will be planted along the boundary of the informal recreation field, and an area of existing scrub will be allowed to continue to develop in the SW corner of the field. These features will both provide opportunities to increase biodiversity on the site by enhancing existing habitats for hedgehogs, bats, birds, and reptiles by providing additional nesting, foraging, and resting sites.

- 1.5.4 A wildflower meadow will be added to the south-eastern and south-western corners of the informal recreational field through which will be mown paths.
- 1.5.4 The proposed garden area will include tree, shrub, and herbaceous planting of natural and semi-ornamental species to provide colour and seasonal interest.
- 1.5.5 A native species woodland belt will be added to the northeast of the proposed gardens and play area to provide screening to adjacent users.
- 1.5.6 To the north-eastern corner of the site, a sustainable native tree & shrub woodland will be planted using species that can be coppiced and the applicant understands their carbon capture benefits and is aware of how to manage them.
- 1.5.7 Seven existing trees are proposed to be removed, only two of which require removal to facilitate the proposed development. The remaining trees are to be removed as good practice due to their poor quality or location, regardless of this proposal. All trees to be removed are of low or poor quality and value.

1.6 Ecological Enhancements

Proposals to increase biodiversity of the fauna include the erection/construction of:

- 1.6.1 Bird boxes should be a combination of open boxes & hole boxes, to provide opportunities for a range of species. These should be placed on trees that are to be retained and erected between 2m & 4m above the ground level. Where possible the entrance hole should face between north and east so that it is out of the prevailing & direct sunlight. The nest boxes should be erected in the autumn to give any birds time to find them & investigate them prior to the next breeding season. The nest boxes should be checked and cleaned annually between October and January and any previous nesting material removed and the boxes checked for damage and repaired or replaced as necessary. Insecticide spray should not be used as it could be toxic to birds.
- 1.6.2 Bat boxes should be a combination of Schwegler 2F with a double fronted panel, and Kent bat boxes. Three bat boxes should be installed per tree (with at least one of each type per tree). The bat boxes should face in different directions and be placed at a height of approximately 3m, to provide different microclimates and opportunities for a range of different bat species.
- 1.6.3 It is recommended that approximately 5 No. bird boxes and 3 bat boxes are installed across the site. These should all be positioned on mature trees around the periphery of the site away from public and working areas.

- 1.6.4 Log Piles – Where trees, limbs or deadwood are to be removed it is recommended that they remain on site and are used to create log piles that are beneficial to invertebrates, small mammals and amphibians. These should also be created in the Informal Recreation Field in locations away from public areas and footpaths. Ideally smaller twigs/branches should be laid on the ground at the base of the pile with larger logs laid on top perpendicular to the layer beneath. Brush and wood chippings can be included during the construction of log piles to provide smaller cracks and crevices.
- 1.6.5 Hedgehog Hibernacula should be Hoglio hedgehog homes or similar as recommended by the British Hedgehog Preservation Society. It is recommended that approximately hedgehog hibernacula are installed across the site and placed in a quiet, shady location close to hedgerows around the periphery of the Informal Recreation Field.

2.0 GENERAL MANAGEMENT

2.1 Aims

The aim of the Landscape Management Plan is:

- to create a visually pleasant and well managed site that is attractive, safe, and secure, both to staff and visitors.
- to protect and enhance the local character and visual amenity of the area.
- To secure the long-term success of the existing and created habitats which include street trees, ornamental shrub beds, neutral grassland, species-rich grasslands, woodland belts, and hedgerows.
- to enhance the site for wildlife and provide foraging, nesting, resting & hibernation opportunities for hedgehogs, bats, birds, and reptiles in particular.
- In line with the PEA and BIA, the development should aim to provide improvements resulting in an overall net gain in biodiversity, which will be achieved through appropriate management of habitats within the site.

2.2 Method

The site is divided into several landscape types that will be maintained by the Client who will control management operations throughout the year. They will review the operations through an annual review each summer.

All management be agreed and reviewed by the client.

2.3 Maintenance

Undertake the maintenance operations as defined in the maintenance sheets to meet the aims set out above.

2.4 Monitoring & Inspection

2.4.1 Purpose of regular inspections of the landscaped areas are to:

- determine optimum future maintenance activities.
- help establish ongoing amenity and biodiversity performance of the areas.

2.4.2 The client will arrange for inspections during routine maintenance visits plus a thorough annual visual inspection, or more frequently if instructed, by a suitably qualified ecologist, the client, and any appointed consultants. Routine and annual inspections should include and determine the extent and nature of:

- Vegetation coverage, growth and habitat establishment including plant diseases, damage, or death
- To record and remove invasive or notifiable and pernicious weed species before they establish
- Damage or defect to any surface and erosion of surfaces.
- Trip hazards and any health & safety concerns
- General appearance and condition

2.4.3 Monitoring responsibilities will be initially by the client, and all successors in title and their appointed consultants, managing agents and contractors.

2.5 Report to Client

A reporting, booking in and out procedure and proforma are to be agreed with the client prior to the commencement of any maintenance contract to ensure proper compliance with current O & M procedures on site and health and safety legislation.

2.6 Review

The client will recognise, acknowledge, and act upon any items arising from item 2.4 by amending the maintenance operations listed below, or by instructing agreed and discreet works packages to allow the management of the landscape to be current, applicable, and relevant to developing circumstances.

3.0 MAINTENANCE SPECIFICATION

3.1 General Operational Notes

3.1.1 Inspections: Prior to any maintenance works being undertaken, an annual inspection of the site is to be carried out by a suitably qualified persons such as a landscape architect and/or an ecologist, to assess the effects of the maintenance regime on the ecosystem, to record any invasive species establishing and to recommend adjustments to the maintenance regime as necessary to maintain the reens in a healthy bio-diverse environment. The findings are to be reported in accordance with the protocol set out in paragraph 2.4 above.

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- 3.1.2 **Planting:** Landscaped areas will be inspected annually in early September of each year and all plants that are missing, damaged, have died, or are failing to make satisfactory extension growth shall be replaced in the next planting season immediately following the inspection. Replacement plants shall, in all aspects, be the same as the original stock at the time of planting, except that it shall be an additional year older for each year that has elapsed since the original stock was first planted. Replacement planting will be undertaken in accordance with the planting conditions detailed within this document. All plants removed shall be composted on site if free from disease and pests. Diseased plants shall be removed off-site and disposed of at a suitably licensed facility. Following replacement planting, any stakes, ties, tubes, or guards shall be re-fixed/replaced to the original specification. Plants and planting areas shall be maintained and reviewed for 5 years after planting.

4.0 LANDSCAPE MAINTENANCE SHEETS

LANDSCAPE MAINTENANCE SHEET 1 – Amenity Grass		
Design Intent & Management Aims		
To provide areas of short mown grassland as green edges to footpaths, the garden and play area and open grassed areas used for public amenity. Maintenance to: - Maintain an amenity character.		
Components		
Amenity grass		
Operations		
	Required Action	Typical frequency
Regular Maintenance	Remove all litter & debris & cart to licensed tip	Weekly
	Mow grass to maintain its amenity character, including removal of all cuttings; If Autumn sown – time of first cut is March, if Spring sown – time of first cut is 6 weeks after sowing or when grass reaches 75mm in height; Height of first cut: 25mm if there is sufficient material.	x12 during growing season
	Inspect vegetation coverage, growth & habitat establishment	Monthly for 6 first months, quarterly for the following 2 years, the half yearly
	Fertilise grass areas to maintain a healthy sward. General NPK slow release granular.	x3 annually
	Fill dips and hollows with topsoil and cultivate to provide fine tilth	Annually
	Reseed or re-turf bare or worn areas	Annually

LANDSCAPE MAINTENANCE SHEET 2 – EXISTING WILDFLOWER MEADOW

Design Intent & Management Aims:

To improve the existing wildflower meadow.

Biodiversity benefits: Native wildflower species will be encouraged to continue naturally colonise the meadow and to provide habitat for invertebrates, amphibians, insects, birds, and small mammals.

Components

Emorsgate Yellow Rattle Seeding

Operations

	Required Action	Typical frequency
Regular Maintenance	Remove all litter & debris & cart to licensed tip	Monthly or as required
	Inspect vegetation coverage, growth & habitat establishment & any issues, or suggested changes in frequency of maintenance activities, put forward to client as ad-hoc maintenance	First 6 months - Monthly, Following 2 years - quarterly Then on - biannually
	Mowing – manage as traditional hay meadow, mow in July and remove cuttings	x1 annually
	Mown footpaths – mow every 7-10 days March – October, cut to 25-40mm, remove cuttings	Fortnightly or as required
	Reseed/plant areas of poor vegetation growth	As required or if bare soil is exposed over more than 10% of sward. In Autumn
	Removal of invasive and pernicious weed species (including docks, balsam & brambles etc). Care to be taken to ensure invasive and notifiable species are not spread within or beyond the site, cart to licenced tip.	Monthly at start, then x2 annually

LANDSCAPE MAINTENANCE SHEET 3 – WILDFLOWER MIXES

Design Intent & Management Aims:

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To provide wildflower meadows to the base of hedgerows and shaded areas below tree & shrub planting.

Biodiversity benefits: Native wildflower species will be encouraged to naturally colonise the meadows and to provide habitat for invertebrates, amphibians, insects, birds and small mammals.

Components

Emorsgate Hedgerow Mixture EH1,
Emorsgate Meadow Mixture for Chalk & Limestone Soils EM6 (as set out in the planting schedules), .

Operations

	Required Action	Typical frequency
Regular Maintenance	Remove all litter & debris & cart to licensed tip	Monthly or as required
	Inspect vegetation coverage, growth & habitat establishment & any issues, or suggested changes in frequency of maintenance activities, put forward to client as ad-hoc maintenance	First 6 months - Monthly, Following 2 years - quarterly Then on - biannually
	<u>Meadows</u> - cut in July and September to 75mm height, remove cuttings;	x2 Annually
	<u>Hedgerow margins</u> – Yr 1 – cut in mid-late August and then twice a month until end October Yr 2 onwards - Cut on rotation every 2-3 years so that no more than half is cut each year remove cuttings	x5 Yr 1 x1 from Yr 2 every 2-3 yrs
	Reseed/plant areas of poor vegetation growth, amend species to better suit conditions if required, as advised by Landscape Architect/Ecologist	As required or if bare soil is exposed over more than 10% of sward. In Spring or Autumn
	Removal of invasive and pernicious weed species (including balsam & brambles). Care to be taken to ensure invasive and notifiable species are not spread within or beyond the site, cart to licenced tip.	Monthly at start, then x2 annually
Occasional Maintenance	Repair erosion or other damage by reseeding	As required
	Relevel uneven surfaces and reinstate design levels	As required
	Fill dips and hollows with nutrient poor topsoil and cultivate to provide fine tilth, reseed	Annually

LANDSCAPE MAINTENANCE SHEET 4 – SPECIMEN TREES

Design Intent & Management Aims:

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Carefully selected tree species planted in soft areas.

Specimen tree planting provides a structure to the car park, framework along the footpaths, and structure and additional trees to existing hedgerows, offers immediate impact, shade, and screening.

Trees reinforce key thoroughfares whilst offering amenity, informal recreation, and ecological enhancement.

Maintenance to provide parkland tree character and to ensure trees remain in healthy, attractive, and safe condition.

Biodiversity benefits: to provide habitat for insects, birds, and small mammals.

Components

Native and ornamental tree species (as set out in the planting schedules).

Operations

	Required Action	Typical frequency
Regular Maintenance	Remove all litter & debris & cart to licensed tip	Monthly or as required
	Inspect trees for signs of stress, disease or damage and take appropriate remedial action. Straighten & refirm as required. Standard: good forestry practice.	Annually and/or as required
	Any losses or damage to trees to be noted and replaced for five years from scheme completion.	Annually and/or as required
	Carry out regular feeding throughout the growing season to promote healthy growth, taking care not to over feed.	x3 annually for first 5 years
	Remove weeds around tree bole by hand or using an approved non-herbicide treatment.	Annually
	Check and tighten tree supports	Annually and after major storm events
	Remove tree supports.	After 5 years.
	Water woodland plants.	As required – in dry spells
	Pruning: Dead or diseased branches.	Annually as required.

LANDSCAPE MAINTENANCE SHEET 5 – NATIVE TREE & SHRUB PLANTATIONS

Design Intent & Management Aims:

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Native tree & shrub species planted as carbon capture.

Native tree & shrub areas will also provide biodiversity, visual interest, screening, and security respectively and create an attractive setting for recreation. They will be managed to enhance both nature conservation and amenity value and to ensure trees and shrubs remain in healthy, attractive, and safe condition. Maintain a closed woodland within the native tree and shrub plantations.

Any maintenance work to be undertaken strictly outside the bird nesting season, multi-stemmed character to be maintained. Trees and shrubs are to be coppiced on rotation. Any crown lifting is only to be carried out if footpaths become obstructed or branches are a nuisance to car parks, lighting is obscured etc.

Biodiversity benefits: to provide habitat for invertebrates, amphibians, insects, birds, small mammals and foraging and commuting route for bats.

Components

Native tree and shrub species as set out in the planting schedules.

Operations

	Required Action	Typical frequency
Regular Maintenance	Remove all litter & debris & cart to licensed tip	Monthly or as required
	Inspect trees & shrubs for signs of stress, disease or damage and take appropriate remedial action. Straighten & refirm as required. Standard: good forestry practice.	Annually and/or as required
	Any losses or damage to trees and shrubs to be noted and replaced for five years from scheme completion.	Annually and/or as required
	Carry out regular feeding throughout the growing season to promote healthy growth, taking care not to over feed.	x3 annually for first 5 years
	Remove weeds around tree and shrub boles by hand or using an approved non-herbicide treatment.	Annually for first 5 years
	Check and tighten tree supports	Annually and after major storm events
	Remove tree supports.	After 5 years.
	Check & adjust rabbit guards as necessary and remove after 5 years	Monthly as required
	Water woodland plants.	As required – in dry spells
	Check plantation fencing and repair as necessary, remove after 5 years	Annually for first 5 years

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	Coppice hazel, goat willow, grey willow, and dogwood outside bird nesting season. Coppice shrubs every 15 years on a rotational basis so that 1/3 of the shrubs are coppiced every 5 years, to 300mm above GL	1/3 every 5 years September - late January
	Thin out to remove weak and promote strong, diverse canopy and structure to the planting. Standard: Good forestry practice.	Year 5

LANDSCAPE MAINTENANCE SHEET 6 – SHRUB BEDS

Design Intent & Management Aims:

Shrub planting to provide framework to public open space, provide screening and definition to planting areas, all round visual interest and ecological enhancement.

Biodiversity benefits: To provide habitats and food for native fauna.

Components

shrub species as set out in the planting schedules.

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Operations		
	Required Action	Typical frequency
Regular Maintenance	All litter, debris and dead plants, pruning's etc. to be removed and carted to licensed tip	x12 annually
	Inspect shrubs for signs of stress, disease or damage and take appropriate remedial action. Straighten & refirm as required. Standard: good forestry practice.	Annually and/or as required
	Plant losses or damaged plants to be replaced with like during first 5 years from scheme Practical Completion	Annually as required
	Weeds - maintain weed-free shrub beds & 1.5m areas around specimen plants & refirm plants as necessary.	Monthly March – October (x8)
	Fertilizer - apply slow-release fertiliser at rate per manufacturer's instructions to promote healthy root and shoot growth	Annually March/April for first 5 years
	Prune Cornus spp to 300mm above ground level in either November or March from year 2	Annually from Yr 2
	Water	As required – in dry spells
	Pruning - prune out dead, dying or crossing branches	Annually and/or as required.
	Mulch - top up to 75mm and re-bury terram weed suppressant matting as necessary.	Annually October - February.

LANDSCAPE MAINTENANCE SHEET 7 – HEDGEROWS

Design Intent & Management Aims:

Located along boundaries providing dense continuous hedges as separation between roads, adjacent properties, and on-site land uses.

Maintenance: Once established hedges are to be maintained at 1.5m high and 1.0-2.0m wide but will be cut across the site on rotation. Objective to provide healthy, trimmed native hedgerow and foraging, resting and nesting sites for mammals, birds, reptiles, amphibians, bats and invertebrates.

Biodiversity benefits: to provide habitat for invertebrates, amphibians, reptiles, insects, birds, bats and small mammals including hedgehogs.

Components

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Native shrub species as set out in the planting schedules.		
Operations		
	Required Action	Typical frequency
Regular Maintenance	All litter, debris and dead plants, pruning's etc. to be removed and carted to licensed tip	x12 annually
	Inspect shrubs for signs of stress, disease or damage and take appropriate remedial action. Straighten & refirm as required. Standard: good forestry practice.	Annually and/or as required
	Plant losses or damaged plants to be replaced with like during first 5 years from scheme Practical Completion	Annually as required
	Weeds - maintain weed-free within hedge and 0.5m strips either side of hedge plants, refirm plants as necessary	Monthly (x8)
	Fertilizer - apply slow-release fertiliser at rate per manufacturer's instructions to promote healthy root and shoot growth	Annually for first 5 years
	Hedge Trimming - 1st cut once hedges reach 1m in height and maintain hedges at 1.5m high thereafter. No hedge cutting to be carried out in bird nesting season.	Annually between October & February
	Adjust rabbit guards as necessary and remove after 5years	Monthly as required
	Water	As required – in dry spells
	Pruning - prune out dead, dying or crossing branches	Annually and/or as required.
	Check post and wire fencing and repair as necessary	Annually

LANDSCAPE MAINTENANCE SHEET 8 – PAVED AREAS		
Design Intent & Management Aims:		
Car park, service areas, footpaths, seating areas, outdoor sales areas etc Maintenance: All hard areas to be kept clean, weed & debris free.		
Components		
Asphalt concrete, paving slabs, or modular paving, grasscrete		
Operations		
	Required Action	Typical frequency
Main	Sweep and litter pick all hard surfaces, including fallen leaves in autumn, cart to licenced tip.	weekly

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	Tarmac and paved surfaces - Wash surface to maintain clean stain free paving. Utilising non-corrosive detergents suited to the material and environment.	Annually and/or as required after storm events
	Grasscrete – top up low spots with topsoil & reseed with grass seed mix to original specification. Remove pernicious weeds by hand or using an approved non-herbicide treatment.	
	Chewing gum removal.	Annually
	Tarmac and paved surfaces - Power wash.	As required.
	Weed edges by hand or using an approved non-herbicide treatment.	X2 Annually or as required
	Any potholes, and uneven surfaces that may occur due to damage or wear & tear -report to client & repair as per laying instructions as soon as possible.	As required

LANDSCAPE MAINTENANCE SHEET 9 – FENCING

Design Intent & Management Aims:

To provide site security, play area, and to fence off plantations whilst the trees and shrubs are developing.

Components

1.2m high Bowtop fencing, pedestrian & maintenance gates to play areas, post and 3 wire fences to hedgerows; post and 3 wire fences with rabbit-proof mesh to plantations; and maintenance & access gates.

Operations

	Required Action	Typical frequency
Regular Maintenance	Repairs to paintwork. Touch up scratches to match existing colour.	As required.
	Metal fencing & gates - Wash surface to maintain clean stain free fencing. Utilising non-corrosive detergents suited to the material and environment.	Twice annually.

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	All fencing - Check operation of gates, hinges, locks, and latches. Report damage to client & repair or replace if defective or damaged as instructed.	Annually
	All fencing - Check all posts & rails. Report damage to client & repair or replace if defective or damaged as instructed	Annually
	Post and wire fences associated with hedgerows - Check all fixings & wires - retighten as necessary & replace all missing, damaged, or corroded fixings.	Annually
	Post and wire fencing to plantations – Check all fixings, wires & rabbit proof mesh - retighten & refix as necessary & replace all missing, damaged, or corroded fixings and mesh.	Annually
	Weed along base by hand or using an approved non-herbicide treatment.	Twice annually

LANDSCAPE MAINTENANCE SHEET 10 – PLAY AREAS

Design Intent & Management Aims:

The play area is equipped to provide an exciting, safe play area for young children and will require periodic inspection and maintenance as required by RoSPA. RoSPA guidelines to be followed and equipment maintained as per manufacturer's instructions. All play equipment to be checked and maintained as per manufacturer's instructions and in accordance with BS EN 1176 & 1177, BS EN 7188.

Routine & Operational inspections can be carried out by playground managers or operators with evidence of basic training in playground inspection. Annual inspections must be carried out by a specialist not connected with playground operator or manager (such as: insurance company, playground manufacturers, commercial companies & safety organisations such as RoSPA).

Soft Landscape areas, fences, & paving, are to be maintained as per the other sheets.

Components

Play equipment, footpaths, trees, hedgerows, amenity grass and shrub planting, 1.2m high Bowtop fencing, pedestrian & maintenance gates.

Operations

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	Required Action	Typical frequency
Regular Maintenance	Routine Inspections: The play area shall be inspected weekly by a competent & appropriately trained person, as per RoSPA Guidelines and all faults recorded and reported to CMC.	Weekly
	Operational Inspections – detailed inspection particularly to check vandalism & certain minor wear. Record on simple sheet or in book. (Ref: RoSPA 'Routine Inspection of Playgrounds')	Quarterly
	Annual Inspection: by an independent specialist shall be undertaken in accordance with RoSPA Guidelines and BS 1176 & 1177 and recommendations acted upon as necessary within timescales given. To include detailed inspection of vandalism, minor & major wear & tear, long-term structural problems, changes in standard compliance and design practice, risk assessment etc	Annually.
	Chewing gum removal.	Annually.
	Appropriate maintenance and repairs shall be carried out and records kept, as per RoSPA guidelines and manufacturer's instructions. Repair faults and replace damaged/worn parts. Remove dangerous, unsafe or damaged parts. Make safe playground and adequately fence off any dangerous/unsafe equipment until repairs are made.	Make safe play area Immediately & repair /replace parts as soon as practically possible
LANDSCAPE MAINTENANCE SHEET 11 – EXISTING SCRUB		
Design Intent & Management Aims:		
Located within the informal recreation field. In the main this area is to remain undisturbed, but it will require occasional management to prevent the area from encroaching on the wildflower meadows and from successional development into woodland. Management to maintain existing habitat. <i>Biodiversity benefits:</i> to provide habitat for reptiles, amphibians, insects, birds, and small mammals.		
Components		
Existing native scrub dominated by bramble.		
Operations		
	Required Action	Typical frequency
al Main	Remove all litter & debris & cart to licensed tip	Monthly or as required

Remove all tree & shrub saplings by hand or careful mechanical means	Annually and/or as required
Cut back brambles encroaching on wildflower meadows and hedgerows.	Annually and/or as required
Remove pernicious or invasive species by hand or using an approved non-herbicide treatment.	Annually

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HARE HATCH SHEEPLANDS LEMP REV A

APPENDIX A – Drawings

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