Preliminary Landscape and Woodland Management and Maintenance Plan

Caversham Park

Contents

1. Objectives 1
2. Background Information 2
3. Preliminaries 3
4. General Maintenance Responsibilities 4
5. Existing Trees and Woodland 5
6. Amenity Grass Maintenance 8
7. Wildflower Meadow Establishment & Maintenance 9
8. Croquet Lawn Establishment & Maintenance 11
9. Cricket Pitch Maintenance 13
10. Shrub and Tree Planting 15
11. Hedgerows 18
12. Play Area 19
13. Maintenance Schedules 20

Appendices

Appendix 1.0 Lanscape Strategy Drawings
Appendix 2.0 Annual Management and Maintenance Schedule
Appendix 3.0 Wildflower Meadow Establishment and Maintenance
Appendix 4.0 Twenty-Year Management and Maintenance Schedule

1. Objectives

1.1. The Management Plan aims to prescribe effective landscape and habitat management at the site for the benefit of biodiversity and landscape amenity. To achieve these aims, the key overarching objectives of the plan are:

- Introduce and establish new habitats to benefit biodiversity;
- Introduce long-term management to achieve ongoing biodiversity benefits under the completed development.
- To ensure the successful planting operations, establishment, and continued healthy growth through to maturity of the trees, shrubs, orchard, wildflower meadows and grass areas.
- To achieve a clean, tidy condition and well manged appearance of all external areas
- To set out how a Woodland Management Plan will be produced to demonstrate how the structure and condition of existing woodland parcels to the south of the development at Caversham Park could be improved to enhance their longevity and resilience, whilst accommodating new public access. The key objectives of the future Woodland Management Plan are:

i) To improve the woodland parcels' structure, condition, biodiversity and resilience.
ii) To allow public access to and appreciation of the woodland, without conflicting with objective (i).
iii) To ensure safe public access through appropriate intervention, without harming the character or appearance of the woodland.

2. Background Information

2.1. Savills Urban Design was commissioned in 2021 to prepare the following documentation to accompany a planning application for development at Caversham Park, Caversham, Reading:

- Landscape Strategy
- Landscape and Visual Appraisal

2.2. The controlling authority is Reading Borough Council, which shall be consulted on any matters relating to existing trees and the approved Savills Urban Design detailed landscape proposals for the project.

2.3. It is understood that all trees within the curtilage of Caversham Park are afforded protection within area Tree Preservation Order no. 22/16 (RBC, December 2021).

2.4. There are five veteran trees within the site; three Lime toward the northwest, and two Cedar towards the southeast. They shall be retained within extensive areas of public open Space and not be detrimentally affected by the proposed development.

3. Preliminaries

3.1. Failures of Plants (Pre-practical Completion): The Contractor entirely at his own cost shall replace any trees, shrubs, or other plants other than those found to be missing or maliciously damaged.

3.2. Malicious Damage or Theft before Practical Completion: The Contractor at his own expense shall make all loss or damage arising from theft or malicious damage before practical completion of the entire project good.

3.3. Post Practical Completion: The Contractor shall carry out the maintenance of trees, shrubs, and grasslands after the date of practical completion until the responsibility is transferred to the new individual owner-occupiers or to the appointed Management Company.

3.4. Replacement of plants shall take place as many times as is necessary to maintain an appropriate cover of plants and to maintain the scheme as approved by the planning permission and within the correct season for the type of plant, tree, shrub, and grassland mix.

4. General Maintenance Responsibilities

4.1. Following installation and after transfer the landscape shall be the responsibility of and maintained in perpetuity by:

- Beechcroft Developments Ltd and/or their appointed Management Companies (should these be contracted out)
- Domestic Owners (Affordable Housing private gardens only)

4.2. The agreement for which shall be set up by the Developer, who shall confirm in writing to the Principal Planning Officer of Reading Borough Council when the maintenance agreement is completed and is operative.

4.3. Refer to Savills Urban Design drawing LA001 and LA002 for an overview of the landscape typologies.

4.4. The Developer shall ensure the periodic maintenance of all planted areas, other than any areas for which the appointed Management Company or Domestic Owners become responsible. Inspection checks shall be carried out at monthly intervals and the appropriate work carried out.

4.5. The Developer shall ensure that any landscape contractor employed by the developer shall carry out in all areas any shrub, tree, grass, and other plants replacements that may be necessary until the transfer of responsibility to the Management Company.

4.6. Once transferred, the Management Company shall be responsible for all periodic maintenance and replacement thereafter for all planted areas to which its management agreement relates, and shall ensure that any landscape contractor employed by it carries out periodic maintenance of all such areas following the general horticultural schedules below. Either inspection checks shall be carried out by a competent person, a member of the British Association of Landscape Industries (BALI) or the Landscape Institute (LI), acting for the Management Company, at minimum monthly intervals and the appropriate work carried out.

4.7. No existing trees, shrubs, or grass shall be removed or cut unless otherwise approved as part of the planning permission without specific instructions from the Contract Administrator and written agreement of the Local Planning Authority Tree Officer. Existing trees are to be retained, protected, and undisturbed throughout the contract as shown on the Landscape Strategy drawings unless approved otherwise pursuant to the planning permission.

4.8. The Management Company is responsible for litter picking across all communal and publicly accessible areas of the site.

5. Existing Trees and Woodland

Woodland Survey

5.1. The woodland parcels shall be surveyed to identify areas where non-native species should be removed and where potential footpath routes through the woodland could be delivered where they will have the least impact upon established/dominant canopy trees.

Visual Tree Assessment (VTA)

5.2. Prior to the provision of formal public access, all trees within falling distance of proposed footpath routes shall be entered into a regime of Visual Tree Assessment1. Trees directly adjacent to footpaths shall then be inspected on an annual basis thereafter. This will be necessary to ensure that any tree related hazards are identified and remedial works are completed as appropriate (if required).

General

5.3. All works shall be undertaken following the British Standard BS3998:2010 Tree Work Recommendations, by recognised tree contracting companies from the Arboricultural Association's list of registered contractors. All work shall be undertaken at the appropriate time and with the consent of the Management Company and Local Planning Authority if necessary.

5.4. The existing woodland areas offer significant biodiversity and amenity value, valued and used by the local community. The majority of the wood is to be managed as low intervention forest with trees thinned and selectively felled to allow greater structural diversity.

5.5. Trees with features suitable for bats shall be fully assessed prior to the commencement of works.

5.6. Minor pruning of dead or damaged wood shall be carried out annually. All wounds shall not be treated with a sealant as per BS3998:2010 Tree Works Recommendations. All trees within Caversham Park are afforded protection within Tree Preservation Order no. 22/16. Therefore all proposed tree works, other than the removal of deadwood must be submitted to and approved by Reading Brough Council prior to being undertaken.

5.7. Approval shall be obtained from the Local Planning Authority before undertaking work on trees covered by Tree Preservation Orders before any work is carried out.

Deadwood and Hazardous Tree Removal

5.8. Following VTA inspections, any identified remedial works shall be carried out, with priority given to the removal of hazardous trees or deadwood. Works shall be completed in accordance with BS3998:2010 by a competent tree contractor, to ensure that cuts are performed correctly and positioned to avoid future structural defects or physiological issues, facilitate growth and maintain aesthetic value.

[1] The Body Language of Trees, Mattheck and Breloer, 1994

5.9. Where practicable, dead trees shall be retained as standing monoliths to preserve their ecological value and contribution to biodiversity. Where trees or understory are to be felled their stumps shall be left in situ; either to allow them to regenerate (coppice), or to allow them to decay naturally. Both options shall help improve the woodland's structure and biodiversity.

5.10. If large branches or entire trees need to be dismantled it is recommended that a rigging system be used where possible to reduce the risk of damage to surrounding structures and also to reduce ground compaction and deterioration during works. It is preferable if contactors are certificated with NPTC Unit CS41 Dismantling and Rigging.

Works to Maintain and Encourage Public Access

5.11. Proposed footpath routes to enable public access shall be designed to avoid all high value trees, whose maintenance, as a result of introducing the path would be detrimental to its value. Pruning work shall therefore be restricted to the lifting of canopies adjacent to footpaths to maintain c.2.4m vertical ground clearance. Crown lifting works shall be undertaken in accordance with section 7.6 of BS3998:2010. Again, this work shall be undertaken by a competent tree contractor, to ensure that cuts are performed correctly and positioned to avoid future structural defects or physiological issues, facilitate growth and maintain aesthetic value.

Removal of Litter and Existing Debris

5.12. Any litter and existing debris shall be removed prior to the provision of public access. Litter shall then be removed on a regular basis thereafter should it accumulate to ensure the woodland parcels remain an attractive and inviting area to walk through.

Monitoring Ash Dieback

5.13. Ash within the woodland parcels shall be inspected for signs of Ash dieback (*Hymenoscyphus fraxineus*) owing to its presence in the area. In accordance with current advice2, those trees and regenerative saplings which are significantly affected shall be felled with all arisings burnt onsite. Trees with minor infections shall be retained and monitored on an annual basis.

5.14. Nationally, it is anticipated that a small proportion of Ash trees (c.1-5%) will naturally show some resistance to the pathogen, and those shall be retained; the intention is to eventually allow for the natural regeneration of tolerant saplings. Therefore, Ash shall only be removed from the woodland if they are significantly affected or if they are in hazardous condition.

[2] Forestry Commission – Operations Note 46, 2018

Clearance of Non-Native Species and Restocking

5.15. Non-native shrubs such as Cherry Laurel and Rhododendron shall be removed from the woodland. Additional native trees and shrubs in keeping with the woodland's composition shall be planted during the next planting season following any removal works. This will help improve the structure of the woodland parcels' understory and principal canopy layer. Final stocking densities will be determined by available planting space, however as a guide new plantings should be introduced at 5m spacings. Natural regeneration shall also be promoted where opportunities arise.

5.16. The planting of native trees and shrubs shall ideally be carried out between November and March, during periods when the ground is not frozen or waterlogged. Topsoil shall be added to the immediate area of the planting as required, up to a depth of 50cm. Where practicable, trees shall be of British provenance, sourced from an approved wildlife plant supplier.

5.17. Tree guards or shelters shall be used to protect new tree planting from potential grazing damage (e.g. Rabbits and Deer) and weed control and watering shall be undertaken to promote their establishment.

Coppicing

5.18. Multi-stemmed Hazel within the understorey shall be entered into a cyclical regime of coppicing, i.e. felling c.1/3 of the understorey components every 5 years and allowing them to regenerate. Arisings from coppicing works shall be retained within each woodland parcel as brash piles to provide habitat benefits.

5.19. All trees on site should be visually checked annually. These checks should be staggered so that the trees are inspected at different times in the year. If any tree displays signs of decline, distress or damage then a competent person should be instructed to carry out a tree inspection where necessary. A comprehensive inspection of all the trees on site should be carried out by a competent person at a maximum interval of every three years.

Ivy Infestation

5.20. Heavy Ivy infestation is not recommended in development situations, where wind risk may be a concern. The form of the tree can also be affected, and it is therefore proposed to remove any dense infestation of Ivy if evident or to simply sever any ivy stems at the base of the tree during the maintenance period.

Soil Improvement

5.21. Soil improvement shall be included where required. Soil can be improved at any time of the year; however, the soil type will dictate the best time. Usually for lighter soils late autumn or winter is suitable, providing the soil isn't too wet. Heavier, clay soils is recommended to be improved March or April.

5.22. Digging or walking on wet soil shall be avoided and work shall be undertaken on walking boards to prevent damage and compaction of the soil structure. Areas where soil improvement is required shall be thoroughly dug over to relieve compaction. Clay soils might require double digging to break up the clay layer underneath the top layer. A thick layer of organic matter shall be spread over the surface and dug over again to work it into the surface. For clay soils the recommended layer of soil improver about 75mm deep. Sandy soils require about 30mm, chalky soils need about 50mm of organic matter. A variety of different materials can be used as soil improver: Natural, peat free soil improvers; Manure (well-rotted for at least a year); Compost; Leaf mould and Mulch.

6. Amenity Grass Maintenance

6.1. Other than in private gardens, grass shall be cut during the growing season (generally April-October) using a sharp cutter to leave about 30-35mm of growth and remove arisings from the site.

6.2. Areas of grass which include naturalised bulbs should have mowing delayed until 6 weeks after flowering.

6.3. Grass shall be cut at intervals of not more than 10-14 days depending on growing conditions. Arisings shall be collected and removed from the site. A dressing of prepared fine fishmeal shall be applied at the rate of 60gms/m squared after the second mowing and the arisings of the cut following are to be allowed to fly.

6.4. Grassed edges to planted areas shall be trimmed to maintain a clear smooth edge to planted beds; elsewhere edges shall be trimmed but not against trees.

6.5. Turf shall be spiked annually in October.

6.6. Should bare patches of grass develop, the area shall be cultivated to 150mm and then seeded with amenity grass seed. Area shall be cross-sown in two directions at right angles to each other, (half the seed is used in each direction) at the rate of 35 gm per square meter and the ground lightly raked over on a still dry day when the top 25mm of soil is dry. Use ‘A22 Low maintenance’ mix as supplied by Germinal Seeds Ltd, or similar and approved by Local Planning Authority. Germinal Seeds Ltd tel: 01522 868714.

6.7. Additional watering may be required to areas underneath where there have previously been conifer hedge/trees.

6.8. Large weeds such as ragwort or thistle may be hand removed or spot treated using systemic weedkiller. Herbicide shall be applied by a suitably qualified contractor and used on a calm day to avoid drift.

7. Wildflower Meadow Establishment & Maintenance

7.1. All wildflower areas shall be maintained by the Developer and, once transferred, the appointed Management Company.

Existing Habitat Features

7.2. During the ecological surveys undertaken at the site to date, the areas in which the meadow grassland is to be located has been recorded to comprise regularly managed modified grassland and an orchard.

New Habitat Features

7.3. A variety of new ecologically diverse habitats shall be created under the proposals, including enhancement of the orchard and grassland areas towards the north of the site with sowing of a wildflower mix to create a meadow grassland. These areas of meadow grassland shall be subject to ongoing management activities and shall provide ecological benefits within the development.

Creation / Initial Management.

7.4. New areas of wildflower meadow shall be created within the development upon completion of groundworks. These shall be seeded with Emorsgate EM4F 'Wild Flower for Clay Soils' to ensure a diverse sward is provided to benefit a wide range of faunal species.

7.5. Prior to seeding, these areas shall be treated with a non-selective, non-persistent herbicide (such as Glyphosate) if required to reduce any colonising plants or scrub regrowth. Any surface vegetation shall then be dug in using a rotavator, followed by harrowing or raking to produce a medium tilth, and rolling or treading to produce a firm surface. The use of Glyphsate around existing trees shall

7.6. These areas shall then be seeded with Emorsgate EM4F. The seed shall be surface sown and can be applied by machine or broadcast by hand at the rate specified by the supplier. The seed shall be firmed in following sowing with a roller or by treading to give good soil / seed contact. Sowing shall not be carried out during periods when the ground is dry, waterlogged or frozen and is ideally undertaken in autumn or spring.

7.7. Depending on weather conditions, regular watering of the wildflower meadow shall be undertaken for the first two weeks. Following this, watering shall be undertaken during any prolonged dry spells.

Ongoing Management

7.8. Once established, the meadow requires minimal maintenance. Nevertheless, rotational cutting shall be undertaken comprising dividing the meadow into three areas and cutting the first area in the first year, the second in the second year and the third in the third year. This shall then be repeated for subsequent years to create a structurally diverse sward. Cutting shall also serve to prevent encroaching scrub from dominating, albeit small areas of scrub can be left undisturbed to provide additional opportunities for wildlife.

7.9. Arisings from cutting of the meadow areas shall be removed from the sward (subject to cuts being taken after seed-set has finished and seeds likely to have dropped) to prevent the build-up of nutrients and

smothering of new growth, thereby helping to promote a species-rich sward. Piles of cuttings can be created at the site margins to form additional wildlife opportunities, albeit these should be limited in number to ensure they do not supress large areas.

7.10. The diversity of the sward shall be monitored, and overseeding shall be undertaken with an appropriate seed mix, as required.

7.11. Management activity sheets for use by the appointed management personnel and a timetable are provided at Appendix 3.

Monitoring and Remedial Measures

7.12. Long-term monitoring of the newly established habitats shall be undertaken following establishment, to evaluate progress and to ensure appropriate management is being implemented at the site. Regular / routine monitoring of these areas shall be undertaken at least annually by the head gardener or appointed contractor, to ensure the habitats are developing as expected. The management company shall carry out required remediation measures as appropriate.

8. Croquet Lawn Establishment & Maintenance

8.1. Once laid out and completed in accordance with the planning permission, routine visual inspections of the croquet lawn shall be undertaken on a weekly basis by a competent person acting on behalf of the Developer, Management Company or chosen end user/club. Inspections are to be recorded which includes details of any vandalism, use of the facility, and weather conditions. Any litter that is present during the routine visual inspections is to be removed from the facility immediately.

Croquet Lawn Establishment

8.2. The croquet lawn shall be constructed by a specialist contractor, incorporating appropriate sub-base and drainage design to be agreed with the project landscape architect. This shall include:

- Each phase of the work must be offered for inspection before being covered up by the next operation.
- Appropriate hand or small machines operations are to be allowed for on areas too small for tractor work.
- All rubbish, stones, weed roots, and other debris collected during the work must be removed completely off the site.
- The operations set out give the contractor the opportunity to price for and to carry out a satisfactory job. Any diversions from these operations must be guaranteed to give similar satisfactory result and shall only be permitted after consultation with the client.
- All seeding must be carried out during the appropriate weather conditions, as agreed by the client.
- All equipment must be agreed with the client.
- Earthworks, drainage and sub-base construction to be subject to a detailed agreed specification
- Top soil shall be lightly harrowed and rolled flat to produce a level, fine, smooth formed seed bed with all surface stones exceeding 10 mm in any direction removed. All perennial weed roots shall be removed.
- Appropriate pre-seeding fertiliser shall be applied for the time of year
- Grass seed shall be sown at the prescribed rate using an efficient seed broadcaster. The seed quantity must be halved and applied in two equal sowings in transverse directions. (Grass seed mixture: 80% Chewings Fescue (Koket) with 20% Browntop Bent (Highland) or similar agreed)
- Seed shall be lightly harrowed 2 times in two directions crosswise into the immediate surface and rolled
- Areas shall be rolled 2 times with a light flat roller.

Turf Management

8.3. Once established, the following tasks shall be carried out:

- Greens shall be swish/drag brushed daily as required to remove dew.
- Greens shall be mown to 8-10mm weekly during the growing season, with the height of cut lowered by 2mm increments at weekly intervals until down to 5mm
- Greens shall be rolled with 110 - 250kg roller when required.
- Greens shall be scarified in two directions, overseeded and lightly top dressed as needed. Where areas of moss occur, moss killer shall be applied as required 7 days before scarifying.
- Any ditches shall be cleared of debris as required and edges of greens trimmed when required.

- Fertilizer shall be applied in the spring.

9. Cricket Pitch Maintenance

9.1. The Site already benefits from an existing cricket pitch, including a square and outfield within the area of parkland to the north of the house. This has not been in use for a number of years and has not been open to the public for use throughout its existence.

Cricket Square Maintenance

Spring Preparation

9.2. In March/April season, the cricket square shall be brushed to remove any debris, followed by a programme of rolling to resettle any upheaval caused by frost. Up to 22 slow rolls may be required, with no more than four passes per day, and only rolling every other day.

9.3. If there is any dead leaf debris present at the base of the grass sward, then this shall be removed by scarifying. The square shall then be topped with a mower set at 13 mm. On subsequent cuts, the height can gradually be reduced to a desired 12-18 mm. Any thin areas shall be overseeded and minor depressions should be top dressed with dry loam to maintain levels.

Playing Season General Maintenance

9.4. In mid April, a spring/summer fertiliser shall be applied at 2.5Kg/pitch. This shall be applied every four to six weeks until the end of July.

9.5. The square shall be mown at least once a week during the summer, but usually twice, with a height of cut maintained at 12 – 18mm.

Wicket Preparation

9.6. A week to 10 days before each match, the chosen wicket shall be thoroughly wartered to a depth of 75/100mm, allowed to dry for 36 hours and then rolled. The pitch shall be rolled every other day up to the match, with no more than 4 passes per day.

9.7. The wicket shall be raked and mown every other day, initially to 8mm and reducing to 4/5mm the day before the match. It shall then be rolled to consolidate the surface.

9.8. On the morning of matches the wicket shall be given a light rolling and final mow.

9.9. These operations shall be repeated throughout the playing season.

Post Summer Season Renovation

9.10. The following shall be undertaken in September:

- All grass shall be mown to approx. 2mm. To achieve this three or four passes of the square may be required.
- The square shall be scarified to a depth of at least 6mm in three directions. All arisings shall be removed after/during each scarify pass to leave a clean surface.

- A pre seed fertiliser shall be applied (6.9.6 or 5.5.10 or very similar) at a rate of at least 2.5Kg per pitch.
- A suitable amenity grass seed for cricket shall be applied at the rate of 4/5 kg per pitch. This seed should sit in the clean scarify lines.
- The pitch shall be top dressed with clay loam at the rate of approx 150/200kg per pitch, spread evenly through a top dresser and then drag matted in until the surface is flat and free of heaps of surplus loam.
- If no rain is imminent then watering shall be considered.
- As soon as grass has grown to no more than 50mm at the most, it shall be trimmed to approx 35mm using a rotary mower with a newly sharpened blade and collector.

9.11. At this time of the year the grass may need cutting every few days for up to a couple of weeks. During this time the height of cut shall be reduced to 19/25mm, never cutting of more than 25% at any one time.

Autumn/Winter Maintenance

9.12. At the end of October/ early November Casting worms shall be treated using Carbendizum and the pitch shall be fertilized using a controlled release product at 35Mg/m2.

9.13. A programme of monthly spiking shall take place between November and January, spiking to a depth of at least 100mm.

9.14. In early January a further application of fertiliser shall be applied at 2.5kg per pitch is generally.

9.15. At the end of Feb/early March, another treatment of Carbendizum is required to control the casting worms and another application of fertilizer at 35Mg/m2.

9.16. Regular mowing shall continue throughout winter, keeping the grass sward to a constant height of 19/25mm. This may mean as little as once a month.

Cricket Outfield Maintenance

9.17. The cricket outfield shall be mown to achieve a height of 12-17mm during the summer. Glass clippings shall be removed. When reducing mowing heights in spring, this shall be done gradually.

9.18. The outfield shall be aerated pre- and post-season using a solid tine aerator.

9.19. At the start of the summer season, the outfield shall be harrowed to clean out the dead growth. This shall be followed by a light rolling to leave a relatively flat, smooth surface.

9.20. A slow-release fertiliser shall also be applied at the start of the season at 35 g/m2.

10. Shrub and Tree Planting

10.1. Once transferred to the appointed Management Company/ies, it shall maintain all shrubs and trees beyond the boundaries of domestic ownership in perpetuity. The Developer shall maintain responsibility until such time as shrubs and trees (outside private gardens) in public/communal areas has been transferred to the appointed Management Company.

Tree Planting

10.2. Formative tree pruning shall be undertaken until a permanent structurally sound scaffold system of branches typical of the species and appropriate to the site circumstances is produced.

10.3. Post-planting management and maintenance of trees shall be following BS8545:2014 Section 11 Trees: from nursery to independence in the landscape-recommendations.

10.4. A formal assessment of young tree health and development shall be undertaken annually. This assessment shall include foliar appearance, leaf size and leaf canopy density, extension growth, and incremental girth development. Trees shall also be assessed continually throughout the year on an ad hoc basis. Wherever practicable the performance of young trees shall be assessed by testing leaf fluorescence and leaf chlorophyll content.

10.5. All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time. Stakes shall likewise be checked for firmness and all tree and plant ties inspected and made good if required.

10.6. All stakes and ties shall be removed as soon as the developing root system is strong enough to support the tree, this is usually after two full growing seasons.

10.7. All guards, and other protective furniture shall be inspected annually and removed as soon as it is no longer needed to protect the tree or where it is causing damage to the tree.

10.8. Wires or straps used in underground guying systems that could cause damage to the growing stem or structural roots shall be cut as soon as the tree is self-supporting.

10.9. The soil around newly planted trees shall be regularly inspected for soil capping or compaction and remedial action is taken if needed.

10.10. All trees shall receive a 1m diameter of weed free bark chip at its base after planting which can be topped up annually if required to retain moisture and suppress weed growth in the early part of the trees establishment.

10.11. Monthly inspection of young tree shall be undertaken for woolly aphid. At first appearance, spot treatment shall be undertaken, with organic insecticides where possible such as an insecticidal/horticultural soap which breaks down the protein shell of aphids but relatively harmless to beneficial insects. Repeat application may be required. For heavy infestations, the whole branch should be removed and disposed

of where feasible. Alternatively they shall be controlled using predatory insects such as ladybirds, lacewings and hoverflies.

10.12. Annual inspection shall also include mistletoe assessment. Any infected branches shall be completely removed at the base of the branch with an appropriate hand tool.

10.13. Any ivy shall be removed completely and dug out if possible.

10.14. All trees shall be checked regularly for mammal, human, or other external damage, and remedial action is taken where necessary.

10.15. Minor pruning of dead or damaged wood shall be carried out annually. All wounds shall not be treated with a sealant as per BS3998:2010 Tree Works Recommendations. On substantial trees, the Local Planning Authorities Tree Officer must be consulted for any necessary approvals.

Watering

10.16. Watering: All plants shall be well watered immediately after planting operations. To be wet to the full depth of topsoil or wet to field capacity using either potable mains water, recycled or treated greywater. If there is any surface compaction the soil is to be loosened to direct water to the root zone, taking care not to damage or loosen plants. Watering operations are to be undertaken as many times as necessary to ensure the continued thriving of all planting materials. Any failures due to drought shall be replaced by the Management Company/ies at their own cost.

10.17. Water restrictions: If the water supply is, or is likely to be, restricted by emergency legislation, proposals shall be submitted for an alternative suitable source of water and instructions obtained from Beechcroft before proceeding.

10.18. Beyond year 3, watering shall also occur if there has been no rainfall for 10 days.

Fertiliser

10.19. All planted areas shall be given an application of an approved top dressing at the rate of 40g/m² in May. This should be in the slow-release form e.g. Enmag or similar. This should be worked lightly into the soil, without disturbing the roots, before the bark mulch is re-spread. Unless specific nutritional deficiencies are identified, no fertiliser shall be applied to newly planted trees in the first season. If visual inspection points to nutrient deficiency further investigation of causes will be undertaken. Remedial action may include additional fertiliser application, pH testing, assessment of organic content, and levels of compaction.

Shrubs

10.20. Shrubs shall be maintained in a balanced shape and shall be annually pruned to allow for this. Any growth which will obscure windows, signs, or sight-lines shall be removed. Once established, any support canes shall be removed from the shrubs. Trailing and climbing material shall be assisted in its growth by securing growing leaders where necessary.

Groundcover

10.21. Groundcover planting species have been specified so as not to exceed 600mm in height. However, should planting exceed expectations, this should be carefully cut down to below 600mm in height to avoid interference with visibility.

Mulch

10.22. Bark mulch shall be maintained at an even spread, 75mm deep, of consistent thickness, to ensure that it is effective as a weed suppressant and moisture conserver. Following any maintenance operations and on a bi-annual basis, the mulch shall be supplemented to allow for any material which may have been lost.

Plant substitutions

10.23. No plant substitutions shall be made without the prior written agreement from Beechcroft and the Local Planning Authority.

11. Hedgerows

11.1. Once transferred to the appointed Management Company/ies, it shall maintain all hedgerows beyond the boundaries of domestic ownership in perpetuity. The Developer shall maintain responsibility until such time as hedgerows (outside private gardens) in public/communal areas have been transferred to the appointed Management Company.

11.2. Hedge maintenance operations shall be carried out in line with general principles as outlined in the previous section, including clauses detailing litter removal, weeding, trimming, removal of dead plants, and reinstatement of plant materials.

11.3. Temporary Fencing: A 3 strand galvanised wire and tanalised softwood timber post fence, to BS1722 Part 3:1986 Fences, specification for strained wire fences, shall be erected to run through the centre of proposed free standing hedgerows. This is to manage site access until the hedges are fully established. After five years, when the hedges have been fully established these temporary fences shall be removed from the site.

11.4. Trimming of establishing hedges: Hedges shall be trimmed to a minimum until the hedge is close to the desired height. This is to enable the plants to put on as much growth as possible. The hedgerow shall then 'fill out' naturally. Pruning operations are to be undertaken in September.

11.5. Trimming of tapering established existing hedges: Hedges are to be carefully trimmed to maintain a neat and regular line and shape, with the width at the top less shall that at the base. Current growth is to be removed rather than old wood.

11.6. Trimming of established existing hedges: Hedges shall be carefully trimmed to maintain a neat and regular line and shape, with the width at the top less than that at the base. Current growth is to be removed rather than old wood.

11.7. Hedge Heights: Hedges shall be maintained in a neatly clipped form to a maximum height of 1.2m, and 1.8m adjacent to boundaries.

12. Play Area

12.1. A Local Area for Play is to be provided at the western side of the development. This shall include seating and a knee-rail, but no play equipment.

12.2. Weekly visual inspections of the fencing and seating shall be undertaken at the time of other maintenance visits in this area.

13. Maintenance Schedules

13.1. Maintenance schedules are provided at Appendices 2 and 3.

13.2. Every five years a suitably qualified person employed by the Management Company is to undertake a review of the condition, success, and long-term maintenance of the planting.

13.3. Any amendments to the landscape management plan required to ensure a good planting scheme should be submitted to the LPA for approval but no changes shall be undertaken to the landscape maintenance plan until the LPA has approved such changes in writing. The LPA may draw the Developer and/or managing company's attention to defects in the maintenance or failure to comply with the landscape management plan and require that the Management Company rectify these defects within a reasonable period of time or apply for a variation to the landscape management plan.

Appendices

Appendix 1.0
Landscape Strategy Drawings



- Existing trees retained
- Proposed trees
- Existing orchard managed and enhanced including additional traditional orchard tree planting
- Proposed private gardens (including patios)
- Proposed ornamental shrubs
- Existing semi-improved grass managed as wildflower meadow
- Existing/ proposed amenity grass
- Proposed bowling & croquet areas
- Reinstated historic path linking the remaining three paths leading south off the main terrace walk
- Pedestrian paths (hard surfacing): residents access only
- Pedestrian paths (hard surfacing): public access during daylight hours
- Reinstated/managed woodland paths (hoggin): residents access only
- Existing/proposed path (hoggin): public access during daylight hours
- Proposed path (mown grass)
- Existing pool managed to enhance biodiversity
- Existing ditch retained and managed
- Existing and proposed buildings
- Existing wall restored and scrub vegetation removed

TARGET NOTES:

1. Orchard area restored and planted.
2. Proposed local area for play.
3. Existing deciduous woodland managed to maintain its longevity, including the removal of non-native species and unsafe limbs/ trees. Opportunities will be taken to gradually expose the original Stephen Switzer terracing within the south-western woodland, allowing access and interpretation, and retaining the routes of the historic paths through the woodlands.
4. Existing young woodland/scrub area managed to enhance wildlife value and continue to provide a visual buffer.
5. Condition survey of the oversize urn at the west end of the fishpond to be comissioned and any recommended necessary works to be undertaken
6. Enhancements to 20th century pond garden, including new planting and seating.
7. Edwardian summer house to be refurbished.
8. Retention of largest satellite dish dating from BBC occupancy with interpretation board reflecting the importance of the corporation's important role at Caversham Park in WWII and later.
9. Potential reduction in tree height to allow views through to Caversham Park House, subject to agreeement with Reading Borough Council Natural Environment team.
10. Proposed seating area.

Caversham Park

on behalf of Beechcroft Developments Ltd

© Copyright Savills (UK) Ltd. Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.
Ordnance Survey © Crown Copyright 2022. All rights reserved. Licence number 100022432

C:\Users\athina.ioannidou\Box\UK Urban Design Projects\Beechcroft\455151-Caversham Park\B) Drawings\INDD\455151 Landscape strategy_A1-Feb 24 22/03/24

drawing no.	LA001	drawing	Landscape Strategy - Northern Area
revision	N(11.03.2024)	scale	1:1,000@A1
drawn by	AIL	checked by	RB
date	10.12.2021	job no.	455151

N

Urban Design Studio

savills



Existing trees retained

Proposed native trees planted in 'Brownian-style' clumps and shelter belts

Proposed native hedgerow

Existing semi-improved grass managed as wildflower meadow

Existing/ proposed amenity grass

Existing/proposed path (hoggin): public access during daylight hours

Proposed path (mown grass): public access during daylight hours

Existing pool managed to enhance biodiversity

Existing ditch retained and managed

Existing wall restored and scrub vegetation removed

TARGET NOTES:

(3) Existing deciduous woodland managed to maintain its longevity, including the removal of non-native species and unsafe limbs/trees. Opportunities will be taken to gradually expose the original Stephen Switzer terracing within the south-western woodland, allowing access and interpretation, and retaining the routes of the historic paths through the woodlands.

(5) Condition survey of the oversize urn at the west end of the fishpond to be comissioned and any recommended necessary works to be undertaken

(9) Potential reduction in tree height to allow views through to Caversham Park House, subject to agreeement with Reading Borough Council Natural Environment team.

(10) Proposed seating area.

Caversham Park

on behalf of Beechcroft Developments Ltd

© Copyright Savills (UK) Ltd. Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.
Ordnance Survey © Crown Copyright 2022. All rights reserved. Licence number 100022432

C:\Users\athina.ioannidou\Box\UK Urban Design Projects\Beechcroft\455151-Caversham Park\B) Drawings\INDD\455151 Landscape strategy_A1 15/06/23

drawing no.	LA002	drawing	Landscape Strategy - Southern Area
revision	F (14.06.2023)	scale	1:1,000@A1
drawn by	AIL	checked by	RB
date	24.02.2022	job no.	455151

N

Urban Design Studio

savills

Appendix 2.0
Annual Management and Maintenance Schedule

Annual Landscape Maintenance Matrix – Soft Landscaping														
		Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Tree Planting	Scheduled inspection	1	1	1	1	1	1	1	1	1	1	1	1	12
	Soil inspection around newly planted trees	1	1	1	1	1	1	1	1	1	1	1	1	12
	Assessment of young tree health/ pests and diseases						1							1
	Litter picking and remove litter/ debris	1	1	1	1	2	2	2	2	1	1	1	1	16
	Scheduled pruning and limb removal											1		1
	Fertilizer application to trees in hard landscape			1										1
	Autumn leaf removal										1	1		2
	Watering of young trees	As required during periods of low or no rainfall for 7 days												
	Invasive weed removal/ control	As required												
	Tree replacement	As required												
		Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Hedges	Scheduled inspection	1	1	1	1	2	2	2	2	1	1	1	1	12
	Remove litter/ debris	1	1	1	1	2	2	2	2	1	1	1	1	16
	Trimming		1	1	1	1	1	1	1	1	1			1
	Mulch/ compost application				1									1
	Watering during periods of low rainfall (first 2 years)	As required during periods of low or no rainfall for 7 days												
	Invasive weed control	As required												
	Plant replacement	As required												

Annual Landscape Maintenance Matrix – Soft Landscaping														
		Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Shrub planting	Scheduled inspection	1	1	1	1	1	1	1	1	1	1	1	1	12
	Pruning where necessary	1	1	1									1	4
	Remove litter/ debris	1	1	1	1	2	2	2	2	1	1	1	1	16
	Mulch/ compost application			1										1
	Autumn leaf removal										1	1	1	3
	Dog fouling removal	As required												
	Watering during periods of low rainfall (first 2 years)	As required during periods or not rainfall for 7 days												
	Invasive weed removal/ control	As required												
	Plant replacement	As required												
		Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Herbaceous perennial planting	Scheduled inspection	1	1	1	1	1	1	1	1	1	1	1	1	12
	Remove litter/ debris	1	1	1	1	2	2	2	2	1	1	1	1	16
	Mulch/ compost application			1										1
	Cut back old stems											1		1
	Dog fouling removal	As required												
	Invasive weed removal/ control	As required												
	Plant replacement	As required												

		Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Amenity grass areas	Cut grass*				2	4	4	4	4	4	2			24
	Trim edges				2	4	4	4	4	4	2			24
	Scarifying											1		1
	Aeration and sand dressing											1		1
	Re-sow bare patches	As required												
	Remove pernicious weeds	As required												
	Irrigation during extensive dry periods	As required												

*First cut within areas of naturalised bulb planting to be six weeks after flowering

Appendix 3.0
Wildflower Meadow Establishment and Maintenance

Appendix 4.0
Twenty-Year Management and Maintenance Schedule

Item of work	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	YR 15	YR20
General												
Tidy up areas removing litter etc from planted and grass areas	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Treat pests and disease as necessary	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water all plant material and grass as necessary to maintain healthy growth	✓	✓	✓									
Check plant material is firmly planted and firm in where required.	✓	✓	✓									
Dead, dying or diseased wood to be pruned out	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Check shelter guards / rabbit protection and refirm / replace as required including removing weed growth from within. Consider removal at years 4 to 5.	✓	4x	4x	4x	2x	✓	✓	✓	✓	✓	✓	✓
Removal of diseased or dead plants with replacements as appropriate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Tree Planting												
Check, adjust, replace stakes and ties as necessary. Remove stakes after approximately 3 years if appropriate. Prune, water and feed as necessary	✓	✓	✓	✓	✓							
Remedial tree surgery as necessary to remove any dead, dying or diseased branches and to allow the tree to achieve full stature. All works to be carried out by an Arboricultural Association approved contractor in accordance with BS3998: Recommendations for Tree Work.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Item of work	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	YR 15	YR20
Semi mature trees may need corrective surgery to be carried out by an Arboricultural Association approved contractor in accordance with BS3998: Recommendations for Tree Work										✓	✓	✓
Woodland / Thicket / Native Hedge Planted Areas												
Keep areas clear of weed growth by herbicide treatment as appropriate from mid-April to late September.	4x	4x	4x	4x	2x	2x	2x	Once	Once	Once	Once	Once
Woodland mix planting to be managed to ultimately achieve a tree canopy with understorey. Woodland Edge mix to achieve age diversity. A gradual development of a diverse age structure should be established over a period of time by the use of a regime of selective thinning, pruning and coppicing.					1/3 of thicket plants			1/3 of thicket plants		1/3 of thicket plants	1/3 of thicket plants	1/3 of thicket plants
Remove branches that overhang footpaths or prevent access for grass cutting. Allow native hedges to achieve natural form with only lower branches removed.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Prune native hedges to heights stated on landscape drawings (approx. timing September) as required depending on establishment. Cut sides, tops and ends to straight and true lines.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shrub and Formal Hedge Planted Areas												
Keep ornamental shrub and formal hedge areas clear of weed growth by hand weeding or spot herbicide treatment.	12x	12x	12x	10x	10x	6x	6x	6x	6x	6x	6x	6x

Item of work	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	YR 15	YR20
Prune shrubs as necessary to prevent invasive species smothering less aggressive species and to prevent shrubs overhanging footpaths and other areas of hard paving.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Slow release fertilizer application as appropriate to ensure establishment of planting.	✓	✓	✓									
Prune formal hedges to height of no more than 1.2m (approx. timing May and September). Cut sides, tops and ends to straight and true lines.	✓	2x	2x	2x	2x	2x	2x	2x	2x	2x	2x	2x
Lightly cultivate all planted areas, breaking up soil evenly. Once only.	✓	✓	✓									
Edge up planted areas to maintain soil level 25mm below adjacent hard surfaces and kerbs. Any soil wash onto hard surfaces to be cleaned off.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Close Mown Grass Areas												
Grass cutting with edge trim (where required). Frequency of grass cutting operations to be commensurate with location and visual importance of grass area: Up to 18no. cuts per year	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shape grass edge as necessary with half-moon spade. 2 times per year.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Application of fertilizer and selective weed killer as appropriate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Existing Ponds												
Aquatic areas shall be maintained to achieve the original design objectives. Where necessary aggressive or pernicious weeds or woody plants shall be removed.	✓	✓	✓	✓	✓	✓	✓	✓	✓	Assess if dredging is required	Assess if dredging is required	Assess if dredging is required

Ruth Bishop
Director

+44 (0) 23 8071 3917
+44 (0) 7870 999 479
rbishop@savills.com