



Phase 3a (Plots AB and D), Station Hill, Reading

Ecological Management Plan

March 2026

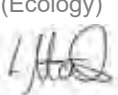
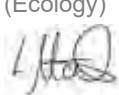
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This document has been prepared and checked in accordance with
 Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS EN ISO 45001:2018)

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Comments

Comments

Comments

Revision	Status
Pnn Preliminary (shared; non-contractual)	S1 Coordination
Cnn Contractual	S2 Information
	S3 Review & Comment
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We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

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1. Introduction

- 1.1 Waterman Infrastructure & Environment Ltd (Waterman) was commissioned by Cast Consultancy on behalf of SH Reading Master LLP (hereafter referred to as the 'Applicant') to prepare an Ecological Management Plan (EMP) for Phase 3a (Plots AB and D) of the wider Station Hill Development located in Reading City Centre (hereafter also referred to as the 'Site').

Site History and Development Proposals

- 1.2 The wider Station Hill Development occupies an area of approximately 2.5ha located to the south of Reading Mainline Station bound by Friar Street, Greyfriars Road, Station Hill and properties on Station Road and Merchant's Place. It has been subject to a number of previous planning applications which included for the demolition of all existing buildings and structures, except the NCP car park, and replacement with a commercial and residential led scheme (Planning References 130436, 151426 and 151427). These applications were granted consent in 2015 and 2016 (hereafter the 2016 Consented Scheme).
- 1.3 Since acquiring the Station Hill Development site in 2018, the Applicant has submitted Section 73 Applications and Reserved Matters Applications in relation to Phase 1 (Plots E and F) of the 2016 Consented Scheme (Planning References 190441, 190442, 190465, 190466), which were granted consent in December 2019, and a new hybrid application for the remaining phases of the Station Hill Development (planning reference 192032). The hybrid application was submitted in December 2019 with Phase 2 (Plot G) submitted in detail and Phase 3a (Plots AB and D) submitted in outline. The hybrid application proposed the demolition of all existing buildings and structures and replacement with a commercial and residential led scheme. This hybrid application received planning consent in July 2021 and replaces the 2016 Consented Scheme for the area to the north of Garrard Street.

Aims and Objectives

- 1.4 This EMP has been prepared to provide information to discharge Condition 99 of the Hybrid Planning Consent in respect of Phase 3a. This states:

Details of habitat mitigation works and timetable for their provision shall be submitted to the Local Planning Authority for approval concurrently with the submission of Reserved Matters in respect of Scale, Layout, or Appearance for each Plot in Phase 3.

The Details shall include a report detailing the following habitat mitigation works for each Plot:

- A. Locations and specifications for Bat roosting and habitat enhancements*
- B. Locations and specifications for bird nesting habitats for Black Redstarts, Swifts and Peregrine Falcons*
- C. Details of integration with the ground level planting scheme (demonstrating how it has been designed to maximise its benefit to wildlife within the context of the scheme).*
- D. Green and Brown Roofs which shall cover 25% of the roof area of each Plot.*

The habitat mitigation works shall be provided in accordance with the approved Details and timetable and retained and maintained as approved at all times thereafter.

- 1.5 This EMP has also been prepared to allow credits under LE05 to be awarded as part of a BREEAM 2018 New Construction Ecology Assessment for the Site (i.e. Phase 3a). To this end, the EMP has been developed in accordance with the BREEAM 2018 New Construction Guidance and BS 42020:2013 Section 11.1 and covers:

- At least the first five years after project completion;

- Actions and responsibilities of relevant individuals prior to handover;
- The ecological value and condition of the Site at handover and how it is expected to develop and change over time;
- Identification of opportunities for ongoing alignment with activities beyond the development project, which supports the aims of BREEAM's Strategic Ecology Framework;
- Identification and guidance to trigger appropriate remedial actions to address previously unforeseen impacts; and
- Clearly defined and allocated roles and responsibilities for delivering the plan.

1.6 This EMP may need to be updated following the outcome of additional bat surveys (paragraph 3.2) and on review of monitoring requirements set out within Section 10.

2. Relevant Planning Policy and BAPs

Planning Policy

National Planning Policy Framework, 2025

- 2.1 The National Planning Policy Framework (NPPF) was published in 2012 and last updated in 7th February 2025¹. Section 15 (outlined below) of the NPPF, 'Conserving and Enhancing the Natural Environment', is of relevance to this report. No significant changes to Section 15 are noted between the 2021² and 2025 update. The Government Circular 06/2005³ - Biodiversity and Geological Conservation: Statutory Obligations and Their Impact within the Planning System, remains valid and is still referenced within the NPPF.
- 2.2 The NPPF encourages the planning system to contribute to and enhance the natural and local environment. This should be achieved by:
- *"Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
 - *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
 - *maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
 - *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;*
 - *preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
 - *Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate".*
- 2.3 The NPPF also stipulates that Local Planning Authorities (LPAs), when determining planning applications, should apply the following principles:
- *"If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
 - *development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special*

¹ Department for Levelling Up, Housing and Communities (2023): National Planning Policy Framework.

² Ministry of Housing, Communities and Local Government. (2021): National Planning Policy Framework

³ Department of Communities and Local Government (2005): Circular 06/05: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System.

scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

- development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*
- development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity."*

National Planning Practice Guidance, 2024

- 2.4 The Government's National Planning Practice Guidance (NPPG)⁴ is intended to provide guidance to local planning authorities and developers on the implementation of the planning policies set out within the NPPF. The guidance of most relevance to ecology and biodiversity is the Natural Environment Chapter (published 2019), which explains key issues in implementing policy to protect biodiversity, including local requirements.

Reading Local Plan

- 2.5 Reading Borough Council New Local Plan⁵ was adopted in November 2019 and sets out our planning policies for development in Reading up to 2036. The following policies relate to the Site and/or biodiversity and nature conservation.

- 2.6 Policy EN12: 'Biodiversity and The Green Network' states:

a) *'The identified Green Network, the key elements of which are shown on the Proposals Map, shall be maintained, protected, consolidated, extended and enhanced. Permission will not be granted for development that negatively affects the sites with identified interest or fragments the overall network. The Green Network comprises:*

- Sites with identified biodiversity interest - Local Wildlife Sites, Local Nature Reserves, Biodiversity Opportunity Areas, protected and priority species and their habitats, Priority and Biodiversity Action Plan habitats, and the River Thames and all its tributaries (including the River Kennet and the Kennet & Avon Canal); and*
- Areas with potential for biodiversity value and which stitch the Green Network together – designated Local Green Space and open green spaces, and existing and potential Green Links.*

New development shall demonstrate how the location and type of green space, landscaping and water features provided within a scheme have been arranged such that they maintain or link into the existing Green Network and contribute to its consolidation. Such features should be designed to maximise the opportunities for enhancing this network. All new development should maximise opportunities to create new assets and links into areas where opportunities are as yet unidentified on the Proposals Map.

b) *On all sites, development should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible. Development should:*

- Protect and wherever possible enhance features of biodiversity interest on and adjacent to the application site, incorporating and integrating them into development proposals wherever practicable; and*

⁴ Department for Communities and Local Government (2024): National Planning Practice Guidance. DCLG, London.

⁵ Reading Borough Council (2019) *Reading Borough Local Plan*. Adopted November 2019

- Provide new tree planting, wildlife friendly landscaping and ecological enhancements (such as wildlife ponds, bird and bat boxes) wherever practicable.

In exceptional circumstances where the need for development clearly outweighs the need to protect the value of the site, and it is demonstrated that the impacts cannot be: 1) avoided; 2) mitigated or; 3) compensated for on-site; then new development will provide off-site compensation to ensure that there is “no net loss” of biodiversity. Provision of off-site compensation shall be calculated in accordance with nationally or locally recognised guidance and metrics. It should not replace existing alternative habitats, and should be provided prior to development.’

2.7 Policy EN14: ‘Trees, Hedges and Woodlands’ states:

‘Individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading’s vegetation cover will be extended. The quality of waterside vegetation will be maintained or enhanced.

New development shall make provision for tree retention and planting within the application site, particularly on the street frontage, or off-site in appropriate situations, to improve the level of tree coverage within the Borough, to maintain and enhance the character and appearance of the area in which a site is located, to provide for biodiversity and to contribute to measures to reduce carbon and adapt to climate change. Measures must be in place to ensure that these trees are adequately maintained.’

2.8 Policy CR11: ‘Station/River Major Opportunity Area’ states *inter alia*:

‘Development in the Station/River Major Opportunity Area will:

- v) *Provide additional areas of open space where possible, with green infrastructure, including a direct landscaped link between the station and the River Thames;’*

Station Hill South Planning and Urban Design Brief

2.9 The Station Hill Planning and Urban Design Brief⁶ acknowledges that the ecology of the area is mainly limited to black redstarts, which are known to nest in the area. Design principle 8 states:

“Developments should demonstrate positive yield in terms of environmental and ecological benefits...”;

“Development should meet the requirements of the local Biodiversity Action Plan (BAP)”; and

“Building tall buildings can also yield potential ecological and environmental benefits by integrating vertical landscaping, roof gardens or vegetation within the architecture. Further consideration will be expected as part of any application for taller buildings.”

Biodiversity Action Plans

UK Post-2010 Biodiversity Framework

2.10 The Environment Departments of all four governments in the UK work together through the Four Countries Biodiversity Group. Together they have agreed, and Ministers have signed, a framework of priorities for UK-level work for the Convention on Biological Diversity. Published on 17th July 2012, the ‘UK Post-2010 Biodiversity Framework’⁷ covers the period from 2011 to 2020. This now supersedes the UK Biodiversity Action Plan (UK BAP)⁸. However, many of the tools developed under UK BAP remain of use, for example, background information about the lists of priority habitats and species. The lists of

⁶ Reading Borough Council (2007). *Station Hill South Planning and Urban Design Brief*.

⁷ JNCC and DEFRA (on behalf of the Four Countries’ Biodiversity Group). 2012. UK Post-2010 Biodiversity Framework. July 2012. Available from: <http://jncc.defra.gov.uk/page-6189>.

⁸ HMSO (1994) Biodiversity: The UK Action Plan

priority species and habitats agreed under UK BAP still form the basis of much biodiversity work in the countries.

- 2.11 Although the UK Post-2010 Biodiversity Framework does not confer any statutory legal protection, in practice many of the species listed already receive statutory legal protection under UK and / or European legislation. In addition, the majority of Priority national (English) BAP habitats and species are now those listed as Habitats of Principal Importance (HoPI) and Species of Principal Importance (SoPI) in England listed under S41 of the NERC Act 2006. For the purpose of this report, HoPI and SoPI listed under S41 of the NERC Act are referred to as having superseded the UK BAP. All public bodies have a legal obligation or 'biodiversity duty' under Section 40 of the NERC Act 2006 to conserve biodiversity by having particular regard to those species and habitats listed under Section 41.
- 2.12 The following SoPI listed under S41 of the NERC Act 2006 are considered to be of relevance to this report due to the Site's location, baseline conditions (refer to Section 3 below) and the proposed mitigation and enhancement measures:
- Soprano pipistrelle *Pipistrellus pygmaeus*.

Local Biodiversity Action Plan

- 2.13 At a local level, the Site is covered by The Reading Biodiversity Action Plan (RBAP)⁹. The RBAP sets out a methodology to protect, conserve and enhance Reading's diversity of wildlife. Based on the results of the Preliminary Ecology Appraisal¹⁰ (PEA) and subsequent recommendation for enhancement measures (**Appendix A**), the following Habitat Action Plans (HAPs) and Species Action Plans (SAPs) listed on the RBAP are considered to be of potential value on and/or immediately adjacent to the Site:
- Urban 1 (Man-made site and structures);
 - Bats;
 - Black redstart; and
 - Swifts.

⁹ The Reading Biodiversity Action Plan. [Reading Biodiversity Action Plan, March 2021](#) Access in September 2021.

¹⁰ Ecology by Design (2026) *Preliminary Ecological Appraisal: Station Hill, Reading*. Ref: EBD05007.

3. Baseline and Future Site Conditions

Baseline Conditions

- 3.1 The most recent PEA which encompassed Plots AB and D of the Station Hill Development, was undertaken in January 2026¹¹ by Ecology By Design Ltd. Whilst this PEA has not been appended to this EMP further detail can be provided by Ecology By Design Ltd on request. As part of the PEA the following ecological assessments of relevance to the Site were undertaken:
- Ecological data search;
 - UK Habitat (UKHab) Classification Survey;
 - Daytime Bat Walkover (DBW);
 - Preliminary Roost Assessment (PRA); and
 - Ground Level Tree Assessment (GLTA).
- 3.2 As this EMP has been produced to discharge Condition 99 of the Hybrid Planning Consent in respect of Phase 3a as well as allow credits under LE05 to be awarded as part of a BREEAM 2018 New Construction Ecology Assessment, rather than support a new planning application for the Site, no further update surveys or assessments are required to inform this EMP. However, as the PEA recommended additional bat surveys to fully confirm the presence/absence of roosting bats (that can only be undertaken between May to August/September) should roosting bats be identified this EMP may need to be updated.
- 3.3 The Site is located at Ordnance Survey Grid Reference SU 71294 73752 and the January 2026 UKHab survey found the Site to comprise predominantly hardstanding with one building. Two parcels of sparsely vegetated land were located to the north and west of the Site, and species recorded include nettle *Urtica dioica*, bramble *Rubus fruticosus* agg., willowherb *Epilobium* sp., buddelia *Buddleia davidii*, cotoneaster *Cotoneaster* sp., ivy *Hedera helix*, white campion *Silene latifolia*, fleabane *Erigeron* sp., pendulous sedge *Carex pendula*, and ragwort *Jacobaea vulgaris*. One parcel of introduced shrub present along the southern boundary of the new car park in the eastern portion of the Site. Three trees were also identified along the western portion of the Site, an evergreen oak and two silver birches.
- 3.4 The building on Site was assessed to be of Low suitability for roosting bats.

Future Conditions

- 3.5 The proposed soft landscaping (both at ground and roof level) incorporates both north-south and east-west green links of varying growth heights which will provide texture and a contoured topography across the Site.
- 3.6 Once fully established, this planting could provide nesting habitat for birds and create a range of micro-habitats for invertebrates which utilise different sward heights at different stages during their life-cycle. In addition, the plant species composition comprises species will have varying flowering periods, which span from early Spring to Autumn. This is particularly beneficial to invertebrate species because it will provide an extended pollen and nectar source throughout the year. Once the soft landscaping is fully established, it will support an invertebrate community which will provide foraging opportunities for birds, bats and other wildlife.
- 3.7 The landscape proposals for the Site will incorporate both native and non-native species. Given the Site's highly urbanised surroundings and those habitats previously present, it is considered that in addition to

¹¹ Ecology by Design (2026) *Preliminary Ecological Appraisal: Station Hill, Reading*. Ref: EBD05007.

the planting of native species, the non-native species to be planted would also be of benefit to biodiversity and contribute to enhancing the ecological value of the Site. Non-native plant species would provide nesting and foraging habitat for birds, whilst nectar producing species would provide foraging habitat for invertebrates which in turn would become a foraging resource for birds and bats in the local area.

- 3.8 Notwithstanding the above, given that the areas of semi-natural habitats at the Site will be newly created as part of the Phase 3a development, the ecological value and condition of the Site will change over the development's life. As the areas of semi-natural habitats become established and those management and maintenance prescriptions detailed within this EMP are implemented, the ecological value and condition of the Site will gradually increase over time until they reach their 'target condition', at which point the ecological value and condition will be maintained (or increase further as the habitats become more mature) through continued implementation of the management and maintenance prescriptions and any required remediation measures.
- 3.9 Whilst it is assessed that the soft landscaping and provision of artificial bird, bat and insect boxes will enhance the Site for biodiversity, there also exists the potential to enhance the ecological value of the Site further through appropriate management. This will provide opportunities for a range of S41 and RBAP species such as those listed within Section 2 above.
- 3.10 The Site itself is situated within a highly urbanised environment with no existing connectivity to habitats of ecological value within the local area. Such sites present within the local area include: Forbury Gardens, approximately 350m south-east; the River Thames, approximately 390m north-east, with Christchurch and Hills Meadows beyond this; King's Meadow, approximately 450m north-east; Kennet and Avon Canal and River Kennet Local Wildlife Site (LWS), approximately 600m south-east; Holy Brook LWS, approximately 900m south; and Cow Lane Depot LWS, approximately 700m west of the Site.
- 3.11 The semi-natural habitats to be created on Site at both roof and ground / podium level will provide a 'stepping stone' to allow for an enhancement of faunal species movement. This 'stepping stone' effect will be enhanced further through the development of the previous phases of the Station Hill Development where further roof and ground / podium level planting has been provided, as well as any other future development which may occur within the local area. This is considered to meet the aims of the BREEAM Strategic Ecological Framework.
- 3.12 Specific management and monitoring prescriptions are as set out within Sections 5 – 10 below. However, the following general requirements will also be implemented at the Site by the Landscape Contractor:
- All landscape maintenance work is to be carried out to a high and consistent standard and undertaken by a suitably experienced landscape contractor;
 - Maintenance visits shall typically be undertaken once monthly between November and March and twice monthly between April and October, or as required to fulfil the objectives of this schedule, with the requirements for additional maintenance visits determined by the suitably experienced landscape contractor following regular on-Site inspections. The Contractor shall:
 - Keep planting areas neat and clean in appearance at all times, weed and litter free, and allow specified species to develop free from unnecessary competition;
 - Prevent damage to and protect as necessary existing paving, buildings, fittings, and utilities;
 - Ensure all areas of hard surfacing are left in a clean condition, free from any soil, mud, leaves, cuttings and plant prunings; and
 - Ensure that the works themselves do not cause inconvenience or danger to users/visitors.
 - The use of any pesticides (insecticides, fungicides and slug pellets) is discouraged and herbicides should be avoided as far as practicable. Any pesticides used shall be non-residual contact pesticides

and chemical applications shall only be undertaken in suitable weather conditions as described by the manufacturers. No chemicals shall be used in close proximity to water or drains;

- Peat free composts, biodegradable mulches and soil conditioners shall be used;
- Should fertiliser be required to maintain the health of particular plant species, fertiliser application will be kept to a minimum and will be in accordance with the advice of the supplier.

3.13 Implementation of the landscape works will be carried out in the appropriate season for each landscape element, when soil and weather conditions are suitable. This includes:

- Amenity grass/lawn seeding - April to early June or late August to October;
- Wildflower grass seeding - March to May or September to October;
- Bareroot stock – late October to late March;
- Rootballed trees - late October to late March;
- Container grown trees and shrubs - at any time;
- Container grown perennials and grasses - at any time;
- Herbaceous plants – September to October or March to April;
- Green and brown roof implementation – In accordance with manufacturer's specifications.

4. Roles and Responsibilities

- 4.1 Roles and responsibilities of relevant individuals for actions prior to handover and implementation and delivery of those management and maintenance prescriptions detailed within this EMP are set out within **Table 1** below:

Table 1: Roles and Responsibilities

Role	Responsibility
Monitoring and reporting during Site preparation and construction works	Principal Contractor
Implementation of soft landscape and ecological enhancement measures	Principal Contractor
Securing of funding to ensure long-term delivery of management	Applicant
Implementation of management and maintenance prescriptions	Landscape Contractor
Monitoring and reporting of management and maintenance prescriptions	Landscape Contractor
Design of any required remediation measures (including different planting and/or management operations)	Agreed between Landscape Contractor; Landscape Architect and Ecologist
Implementation of required remediation measures	Landscape Contractor / Client / Principal Contractor as relevant

5. Bird Nesting Habitats

- 5.1 This section provides information on the numbers, locations and specifications for bird nesting habitats to be incorporated within the Site.
- 5.2 It is understood that consultation regarding the bird nesting habitats to be provided, has not been undertaken in advance with Reading Borough Council (RBC).
- 5.3 The locations of the bird boxes (determined in consultation between Ecology By Design Ltd, Gensler and/or LDA Design) to be incorporated within the Site are provided within **Appendix A**. With due consideration to the CDM Regulations 2015, as this design work has been undertaken by others, it is incumbent on them to agree this detail with the projects Principal Designer.
- 5.4 The following artificial nesting sites will be provided:
- **Ibstock Eco-Habitat Swift Nest Box or similar (as agreed with an ecologist)** - Thirty single cavity swift boxes, deployed in threes, will be erected on buildings. It is understood that these boxes will be incorporated into the building itself at 7m+ above ground level. The boxes will be located on the easterly façades, with a clear adjacent airspace for the swifts to fly into.
 - **Schwegler 1HE, or similar (as agreed with an ecologist) for black redstarts** - Two black redstart brick boxes will be fixed to the side of planted podium at 2 to 5m above ground level.
- 5.5 It is understood that although specified as part of Condition 99 no peregrine falcon boxes will be provided as part of Phase 3a. The provision of peregrine falcon boxes was excluded as part of the design work undertaken by Ecology By Design due to the height of the buildings in Phase 3a and as a peregrine falcon box was provided as part of previous phases of the wider development.

Installation and Maintenance

- 5.6 The instructions for bird box installation as provided by the product supplier will be followed. However, the requirement for any additional installation / fixing methods/ measures and materials will be determined by the Principal Contractor during the construction process and implemented as necessary to ensure the boxes are as secure as is reasonably practicable and with due consideration to the CDM Regulations 2015.
- 5.7 Whilst the swift boxes will be maintenance free, the black redstart boxes have been put in locations where access for maintenance is possible. The black redstart boxes should be maintained over the winter months through the removal of old nests and cleaning to limit parasites. Damaged boxes will be repaired or replaced during the winter months as necessary over the five-year EMP period. Where not integrated into walls/facades, fixings shall be checked quarterly and immediately after high winds to ensure they are still firmly attached.
- 5.8 Vegetation management if required will ensure that clear access is provided to the entrances of those boxes.

Success Indicators

- 5.9 Usage of the boxes by nesting birds, including black redstart and swifts.

6. Bat Roosting Habitats

- 6.1 Bat boxes are to be incorporated within the Site to enhance roosting opportunities for bats in the local area. This section provides information on the numbers, locations and specifications for bat roosting habitats to be incorporated within the Site.
- 6.2 It is understood that consultation regarding the bat roosting habitats to be provided, has not been undertaken in advance with RBC as such this EMP may need to be updated.
- 6.3 The locations of the bat boxes (determined in consultation between Ecology By Design Ltd, Gensler and/or LDA Design) to be incorporated within the Site are provided within **Appendix A**. With due consideration to the CDM Regulations 2015, as this design work has been undertaken by others, it is incumbent on them to agree this detail with the projects Principal Designer.
- 6.4 The following artificial roosting sites will be provided:
- **Beaumaris Woodstone Bat Box, or similar** (as agreed with an ecologist) - Four bat boxes shall be located between the southern façade of Plot D and the stair wall. The boxes shall be integrated into the southern side of the stair wall at 3 to 5m above ground level.

Installation and Maintenance

- 6.5 The instructions for bat box instalment as provided by the product supplier will be followed. The bat boxers are maintenance free. Damaged boxes will be repaired or replaced as necessary over the five-year EMP period in consultation with a licenced ecologist.
- 6.6 Vegetation management if required will ensure that clear access is provided to the entrances of those boxes

Success Indicators

- 6.7 Uptake of the boxes by bats.

7. Invertebrate Habitat

- 7.1 Two 'bug hotels', **Salina Bee and Insect Hotel Black WoodStone** (or similar), will be included within the soft landscaping proposed within the ground level planting. The bug hotels will be installed at or near to ground level in a position that receives a combination of sun and shade. These features will provide foraging and sheltering habitat for invertebrates which in turn will create a foraging resource for bats and birds.
- 7.2 It is understood that consultation regarding the invertebrate habitats to be provided, has not been undertaken in advance with RBC as such this EMP may need to be updated.
- 7.3 The locations of the invertebrate habitats (determined in consultation between Ecology By Design Ltd, Gensler and/or LDA Design) to be incorporated within the Site are provided within **Appendix A**. With due consideration to the CDM Regulations 2015, as this design work has been undertaken by others, it is incumbent on them to agree this detail with the projects Principal Designer.

Installation and Maintenance

- 7.4 The instructions for bug hotel instalment as provided by the product supplier will be followed. The bug hotels should not require any specific management or maintenance other than periodic checks to confirm that they remain undamaged and fit for purpose. Damaged bug hotels will be repaired or replaced as necessary over the five-year EMP period.

Success Indicators

- 7.5 Uptake of the bug hotels by invertebrates.

8. Living Roofs

- 8.1 This section provides details of the green and brown roofs (brown roofs now known as biodiverse roofs) which is to be provided upon the newly constructed buildings, including its method of construction and on-going management for five years.
- 8.2 Both green and brown roofs provide habitat for invertebrates and birds located in areas which would otherwise have been devoid of green space¹². The green and brown roofs will be provided across the buildings within Phase 3a (Plots AB and D). The brown roof will comprise a BauderBiodiverse WB native wildflower blanket. This blanket provides 40 native wildflowers and herbs with less than 10% grass species. The green roof will comprise a BauderExtensive using Bauder Flora 5 Seed Mix. This seed mix comprises 28 wildflowers, 6 annuals, 2 grass and 2 sedum species.
- 8.3 It is understood that consultation regarding the living roofs has not been undertaken in advance with Reading Borough Council (RBC) as such this EMP may need to be updated.
- 8.4 The green and brown roof types (determined in consultation between Ecology By Design Ltd and Gensler) to be incorporated within the Site are provided within **Appendix B**. With due consideration to the CDM Regulations 2015, as this design work has been undertaken by others, it is incumbent on them to agree this detail with the projects Principal Designer.
- 8.5 The green and brown roofs have been designed to cover an area equal to or over 25% of the roof area of each Plot (AB and D) within the Phase 3a site. Further detail on the green and brown roofs can be provided by Gensler on request.
- 8.6 Management prescriptions for the green and brown roofs are set out below.

Management

Aims and Objectives

- 8.7 To provide a habitat within an urban area for invertebrates in the long term, therefore supplying long-term foraging opportunities for the local populations of birds and bats.

Prescriptions for Living Roofs

- 8.8 Whilst the green and brown roofs will be designed to minimise maintenance, where possible, it is considered that some maintenance operations will be required. It is assumed that safe access provisions have been incorporated into the design of the roof by the architect.
- 8.9 For the first five years, two maintenance visits per year will be undertaken, ideally in spring and autumn.
- 8.10 Maintenance of the green and brown roofs will include:
- Removal of debris and dead vegetation from the roof surface, drainage outlets, guttering and inspection chambers (if required);
 - Ensure the drainage outlets are all free draining. Any issues affecting the drainage systems of the roof should be addressed;
 - Weeding and removal of any undesirable vegetation by hand. If weeding is required, this should be done in late winter or early spring; and
 - Clear and clean all perimeters and detailing surrounds.

¹² Johnston, J and Newton, J (2004) *Building Green: A Guide to Using Plants on Roofs, Walls and Pavements*.

- 8.11 Additional maintenance works, such as cutting/trimming of the vegetation may be required and should be carried out in accordance with the manufacturer's specification.
- 8.12 If a significant number of plants/seeds fail to establish these will be replaced following consultation and review of the suitability of the seed mix.
- 8.13 The green and brown roofs will also be watered during periods of drought to aid establishment as well as prevent loss in very dry conditions.
- 8.14 If breeding birds are found to be present on the green and brown roof, maintenance works outlined above will be undertaken outside the breeding bird season (March to August inclusive).

Success Indicators

- 8.15 The green and brown roofs would be healthy and species rich, providing suitable habitat for invertebrates and in turn, other species in the local area.

9. Ground / Podium / Roof Level Planting

- 9.1 This section provides details of the ground / podium level planting scheme, demonstrating how it has been designed to maximise its benefit to wildlife within the context of the scheme.
- 9.2 A summary of the indicative ground / podium level planting proposed included within the landscape scheme for the Site is as follows:
- Herbaceous planting;
 - Lawn;
 - Rain gardens;
 - Roof terraces; and
 - Tree planting.
- 9.3 The areas of soft landscaping to be provided at ground / podium level shall contain both native species and species of benefit to biodiversity in order to maximise ecological outcomes for the Site. Locations and specifications of the ground / podium level planting are provided within **Appendix C**.
- 9.4 Management objectives and prescriptions for individual habitat types are set out below. These are designed to ensure the suitable maintenance of the Site is undertaken to retain ecological value, whilst ensuring minimal damage and disturbance to the habitats and species they support. It is assumed that safe access provisions have been incorporated into the design of the ground / podium level planting by the landscape architect.

Management

Herbaceous Planting

Aims and Objectives

- 9.5 Herbaceous planting using both native and non-native species will be used. Although this habitat will primarily be for aesthetic purposes and management will focus on maintaining continuous shrub/plant cover with a neat and tidy appearance, it will still be of benefit to the Site's ecology. The planting will provide cover and a resource for pollinators in the long term, therefore supplying a long-term food source for birds and bats in the local area.

Prescriptions

- 9.6 The Landscape Contractor shall maintain the areas of evergreen and herbaceous planting, ensuring that:
- At the end of each growing season all plant failures are replaced;
 - Dead wood, damaged branches and snags are removed from the plants and soil is firmed around the base of the plants;
 - Beds are kept entirely free of weeds for the duration of the maintenance period, using hand weeding. Any perennial weeds shall be controlled by spot herbicide treatment, using appropriate herbicide;
 - Shrubs are pruned appropriate to the species and the design intention;
 - Spent flowers from perennial plants are removed through 'deadheading';
 - The biodegradable mulch is maintained at a depth of 75mm;
 - Any plants that have been stolen or maliciously damaged are identified and listed by the Landscape Contractor for replacement by the company occupying the Site; and
 - All shrub beds are watered as required during dry weather until established (3 years from planting).

Success Indicators

- 9.7 Areas of herbaceous planting will be dense and have aesthetic value with no evidence of disease or other impairment. Fruiting and flowering bodies should be present after a few years. Areas of perennial planting will establish quickly and show longevity. Self-seeding may also occur, evidence of foraging birds and invertebrates may also be present.

Lawn

Aims and Objectives

- 9.8 Management will focus on maintaining a neat and tidy appearance. Although limited, foraging opportunities for species such as birds and invertebrates as well as any bats in the local area would be provided.

Prescriptions

- 9.9 The Landscape Contractor shall maintain the amenity grass areas and carry out the following operations:
- During establishment, when the grass has first grown to 50mm high and before the first cut, it shall be rolled in two directions with a light roller;
 - When the grass has grown to a height of 75mm it shall be cut, avoiding root pulling, to half the original height and the cut grass removed from Site;
 - Further cuts shall be carried out at suitable intervals throughout the growing season to maintain the grass height at approximately 35mm and ensure that it does not exceed 50mm. Mowers shall have their height of cut adjusted so that at no time does 'scalping' take place;
 - A full cut of all grassed areas over the entire Site shall be undertaken during each visit;
 - All arisings shall be collected, removed and disposed of off-Site;
 - During appropriate weather conditions, each spring apply an approved spring / summer fertiliser in accordance with the manufacturer's instructions. The spring fertiliser dressing may be alternated with an autumn dressing with a low nitrogen and higher phosphorus ratio;
 - Any turf/ground shrinkage below finished approved levels during the period shall be made good with turf dressing compost;
 - Any areas of poor germination of grass from the first sowing, shall be lightly scarified and oversown using grass seeds from the same mix, during April – May or September – October, depending on the timing of the first sowing;
 - No damage is to be caused to the stem of any tree or shrub by nylon filament rotary cutters or trimmers;
 - All grassed areas shall be watered during dry weather until established (18 months from seeding);
 - Any areas of trampling, abrasion or scalping are to be repaired when required; and
 - Grass is not to be mown in wet or frosty conditions.

Success Indicators

- 9.10 The lawn will show good growth structure and form with no areas of bare ground, scalping or wash boarding present. Evidence of invertebrates and foraging birds utilising this habitat may also be present.

Rain Gardens

Aims and Objectives

- 9.11 Rain garden planting around the borders of the Development at street level will be implemented using both native and non-native species will be used. Although this habitat will primarily be for aesthetic and water run-off management purposes, and management will focus on maintaining continuous shrub/plant cover with a neat and tidy appearance, it will still be of benefit to the Site's ecology. The planting will provide cover and a resource for pollinators in the long term, therefore supplying a long-term food source for birds and bats in the local area.

Prescriptions

- 9.12 The Landscape Contractor shall maintain the areas of evergreen and herbaceous planting, ensuring that:
- At the end of each growing season all plant failures are replaced;
 - Dead wood, damaged branches and snags are removed from the plants and soil is firmed around the base of the plants;
 - Beds are kept entirely free of weeds for the duration of the maintenance period, using hand weeding. Any perennial weeds shall be controlled by spot herbicide treatment, using appropriate herbicide;
 - Shrubs are pruned appropriate to the species and the design intention;
 - Spent flowers from perennial plants are removed through 'deadheading';
 - The biodegradable mulch is maintained at a depth of 75mm;
 - Any plants that have been stolen or maliciously damaged are identified and listed by the Landscape Contractor for replacement by the company occupying the Site; and
 - All rain garden beds are watered as required during dry weather until established (3 years from planting).

Success Indicators

- 9.13 Areas of rain garden planting will be dense and have aesthetic value with no evidence of disease or other impairment. Fruiting and flowering bodies should be present after a few years. Areas of perennial planting will establish quickly and show longevity. Self-seeding may also occur, evidence of foraging birds and invertebrates may also be present.

Roof Terrace Planting

Aims and Objectives

- 9.14 Roof terrace planting using both native and non-native species will be used. Although this habitat will primarily be for aesthetic purposes and management will focus on maintaining continuous shrub/plant cover with a neat and tidy appearance, it will still be of benefit to the Site's ecology. The planting will provide cover and a resource for pollinators in the long term, therefore supplying a long-term food source for birds and bats in the local area.

Prescriptions

- 9.15 The Landscape Contractor shall maintain the areas of evergreen and herbaceous planting, ensuring that:
- At the end of each growing season all plant failures are replaced;
 - Dead wood, damaged branches and snags are removed from the plants and soil is firmed around the base of the plants;

- Beds are kept entirely free of weeds for the duration of the maintenance period, using hand weeding. Any perennial weeds shall be controlled by spot herbicide treatment, using appropriate herbicide;
- Shrubs are pruned appropriate to the species and the design intention;
- Spent flowers from perennial plants are removed through 'deadheading';
- The biodegradable mulch is maintained at a depth of 75mm;
- Any plants that have been stolen or maliciously damaged are identified and listed by the Landscape Contractor for replacement by the company occupying the Site; and
- All roof terrace beds are watered as required during dry weather until established (3 years from planting).

Success Indicators

- 9.16 Areas of roof terrace planting will be dense and have aesthetic value with no evidence of disease or other impairment. Fruiting and flowering bodies should be present after a few years. Areas of perennial planting will establish quickly and show longevity. Evidence of foraging birds and invertebrates may also be present.

Tree Planting

Aims and Objectives

- 9.17 Management will focus on maintaining a neat and tidy appearance, encouraging tree growth whilst also providing habitats for species such as birds and invertebrates as well as any bats in the local area.

Prescriptions

- 9.18 The following management and monitoring prescriptions are proposed for the trees planted within Phase 3a:
- Trees to be staked or fitted with guards as necessary (size dependent), the stakes, guards and ties will be checked regularly and adjusted at least twice annually or as required;
 - Broken or damaged stakes and guards will be replaced and ties re-fixed. Stakes and guards will be removed as necessary when the tree is suitably established, but will remain in place for at least the first year;
 - Should new trees planted fail to establish these will be replaced and watering may be required during periods of prolonged drought;
 - To reduce excessive competition, mulching will be laid to a diameter of 0.5m around the base of planted trees to suppress weed growth and will be maintained to a depth of c.75mm;
 - Between April and September inspections will be undertaken with weeds removed by hand;
 - An appropriately qualified arboriculturalist or tree surgeon will be consulted prior to undertaking any major tree works on Site with annual inspections of all trees on Site or adjacent to areas of public access carried out by a trained arboriculturalist according to British Standards. Checks will be made for damage and disease, and pruning will be undertaken to maintain appropriate height clearances for safe pedestrian access (once established) as well as maintaining the health and structural stability of the trees; and
 - Formative tree works such as pruning will be undertaken during the winter months (September – February) outside of the breeding bird season. If this is not possible then a nesting bird check will be undertaken by a suitably qualified ecologist prior to works being undertaken to avoid disturbance to breeding birds. Should an active nest be found, works on the tree will be suspended until the young have fledged and left the nest.

9.19 Following a period of five years, prescriptions shall follow those set out for 'Retained Trees' below.

9.20 For established trees, the Contractor shall carry out the following operations:

- An appropriately qualified arboriculturalist or tree surgeon will be consulted prior to undertaking any major tree works on Site. The person(s) responsible for the management of the trees on Site should regularly commission a tree condition survey, and directly following heavy storms, by a suitably qualified and experienced arboriculturalist in order to manage the Health and Safety aspects of trees under their control, and discharge their reasonable Duty of Care under the 'Duty of Care' owed under the Occupiers' Liability Act 1984;
- Checks will be made for damage and disease. Pruning will be undertaken to remove dead, damaged or hazardous branches, whilst retaining and promoting natural growth form and maintaining the health and structural stability of the tree;
- Tree works to be undertaken outside the bird nesting season and in accordance with BS 3998:2010 and Arboricultural Association Guidance Note 10. If this is not possible then a suitably qualified ecologist would be consulted to enable the works to be undertaken;
- Following the undertaking of any tree works, arisings should be collected with brash and log piles created, which will be of benefit to faunal species.

Success Indicators

9.21 Trees should show good growth structure and form with no evidence of disease or other impairment. Evidence of breeding or foraging birds and invertebrates.

10. Monitoring and Remediation

Monitoring

Site Preparation and Construction

- 10.1 As part of monitoring arrangements, the Principal Contractor shall maintain a log containing any information of relevance to ecology during Site preparation and construction activities. This monitoring of compliance against relevant UK and EU legislation shall also be stipulated within a Site specific Construction Environmental Management Plan (CEMP) produced by the Principal Contractor. Such information should include:
- Roles and responsibilities of individuals;
 - Dates of when any vegetation/Site clearance and building demolition works were undertaken;
 - Whether nesting bird checks were required and carried out;
 - Whether any nesting birds (or other faunal species) were recorded during works;
 - What protection measures / steps were taken, including ecologist consultation and recommendations;
 - Outcomes of the protection measures implemented; and
 - Any other measures taken, such as in the event of a pollution incident.

Post-Construction

- 10.2 General condition monitoring of the areas of soft landscaping shall be undertaken and recorded by the Landscape Contractor appointed to undertake the management and maintenance operations. Periodic (quarterly), or as required, condition monitoring will be assessed against the success indicators stated within Sections 8 and 9 above, as well as the Landscape Contractor's professional judgement.
- 10.3 To aid in monitoring and reporting, a Site inspection form should also be completed following each maintenance visit. An example Site inspection form for use by the Landscape Contractor is provided in **Appendix D**.

Bird Bat and Invertebrate Box Monitoring

- 10.4 The general condition of the boxes, including ensuring that all fixings are still firmly attached, shall be monitored by the Landscape Contractor. Should any boxes need to be replaced due to damage, this should be undertaken by an appropriate individual in consultation with a suitably qualified ecologist.
- 10.5 To determine the successful uptake of the bird boxes, ongoing post-construction monitoring of the boxes shall be undertaken.
- 10.6 The swift, black redstart and bat boxes shall be monitored through the undertaking of a single visit during the mid to latter end of the breeding season (i.e. July – August) in years 1, 2, 3, 4 and 5 following construction / installation. The monitoring shall be undertaken by a suitably qualified and experienced ecological consultant (Natural England Class 2 licensed for the bat boxes) appointed by the Applicant.
- 10.7 An annual monitoring report would be produced and submitted to RBC following completion of the annual monitoring visits.

Remediation

- 10.8 Specific remediation measures cannot be provided until the findings of on-going monitoring as set out above are reviewed.

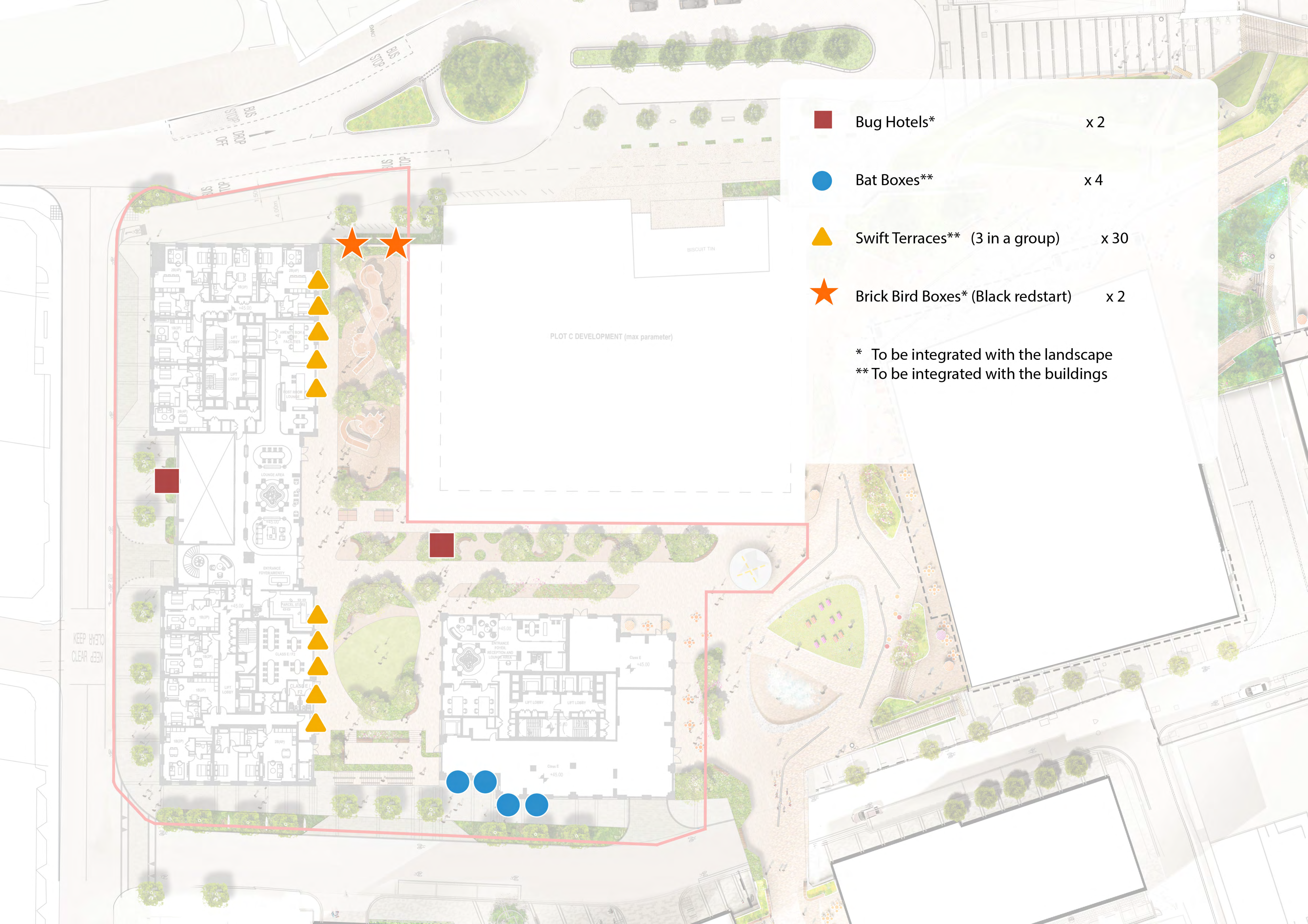
- 10.9 However, following the above monitoring visits, should a review of their findings show that contravention of UK and EU legislation is likely to occur, and / or the conservation aims and objectives of this EMP are not being met, remediation measures shall be set in place to overcome any such deviations following consultation with the ecologist and / or landscape architect as relevant.

11. Conclusions

- 11.1 This EMP produced by Waterman sets out the ecological enhancement measures provided within Phase 3a of the Station Hill Development together with those monitoring and management operations required to maintain the desired outcomes.
- 11.2 This EMP may need to be updated following the outcome of additional bat surveys (paragraph 3.2) and on review of monitoring requirements set out within Section 10. In addition, updates may also be required if any revisions occur to the bird, bat and insect box location plans (**Appendix A**) and landscape plans (**Appendices B and C**).

Appendices

A. Bird, Bat and Insect Box Location Plan

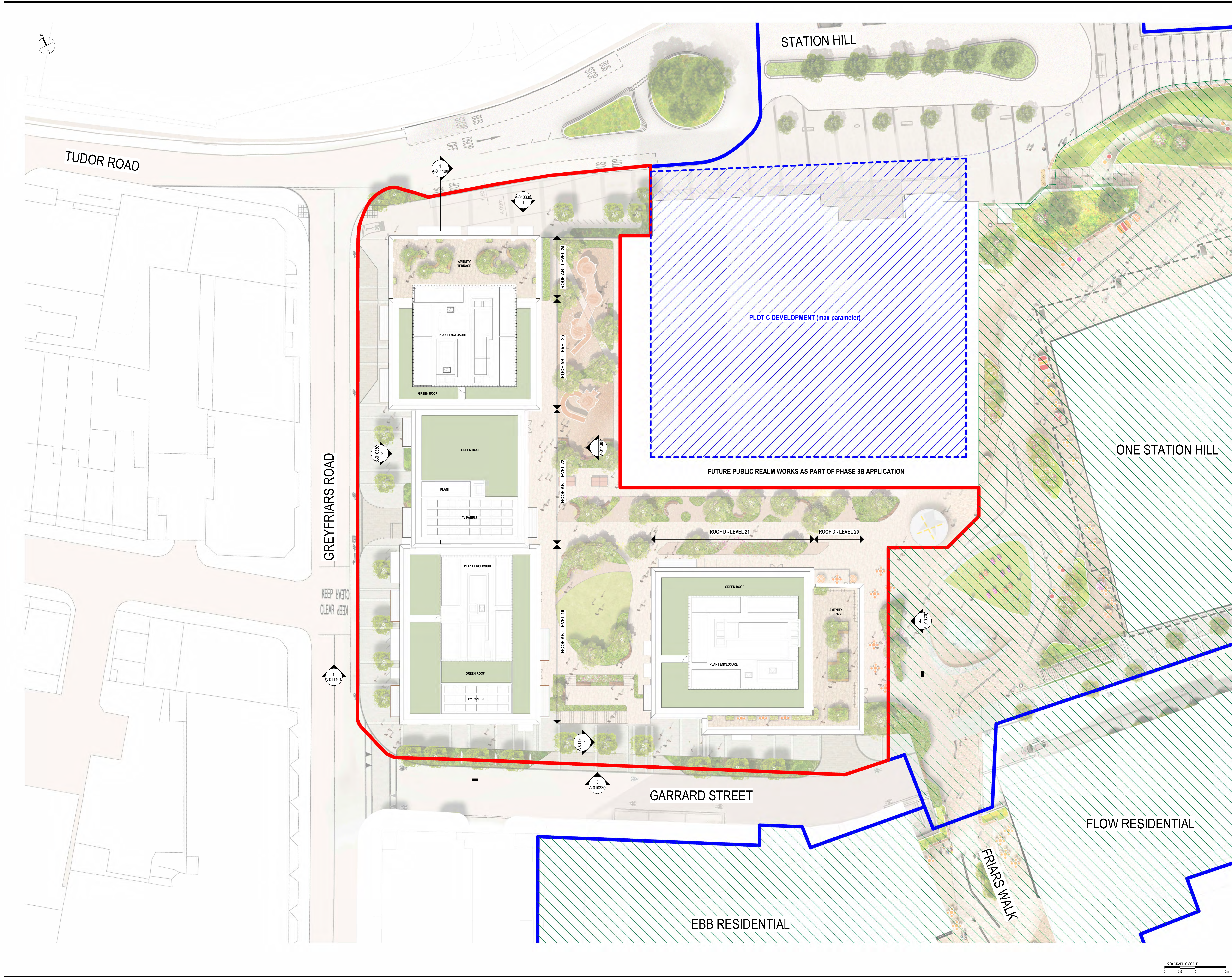


-  Bug Hotels* x 2
-  Bat Boxes** x 4
-  Swift Terraces** (3 in a group) x 30
-  Brick Bird Boxes* (Black redstart) x 2

* To be integrated with the landscape
** To be integrated with the buildings

B. Living Roof Plan

Appendices



NOTES:
Do not scale from drawings. All discrepancies to be reported to
Gensler architect immediately.
All dimensions to be verified by contractor on site prior to any works

Key Legend

- Application Boundary
- Ownership Boundary - North Site & South Site
- Development works approved and built in accordance with Phase 1 and Phase 2
- Plot C Max Parameter secured in outline (Ref: 192032). Subject to future Reserved Matters Application

rev	date	revision note	drawn	checked
P05	04.03.26	Final Review for Planning	DU	EF
P04	20.02.26	Draft Issue for Planning	AM	EF
P03	06.02.26	Draft Issue for Planning	MF	EF
P02	30.01.26	Draft Issue for Planning	MF	EF
P01	23.01.26	Draft Issue for Planning	MF	EF

Gensler

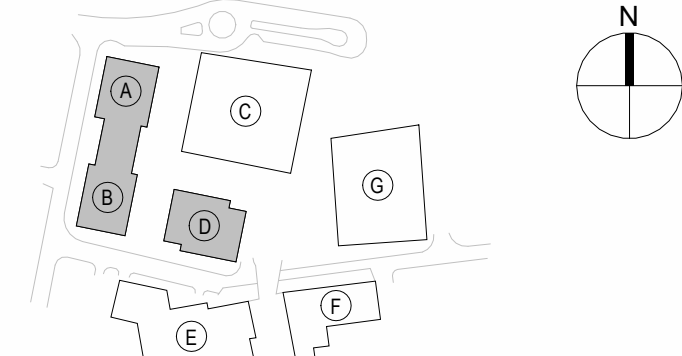
Moretown
London
E1W 1YV
England
United Kingdom

client

Lincoln mjt

Applicant:
SH Reading Master LLP
Charter Place
23-27 Seaton Place
Jersey

key plan



category
1 GENERAL ARRANGEMENT

study
010000-019999 PLANS TOWN PLANNING

title
PROPOSED GA PLAN - COMBINED
ROOF PLAN

project
Station Hill, phase 3A
(Plots A,B and D)

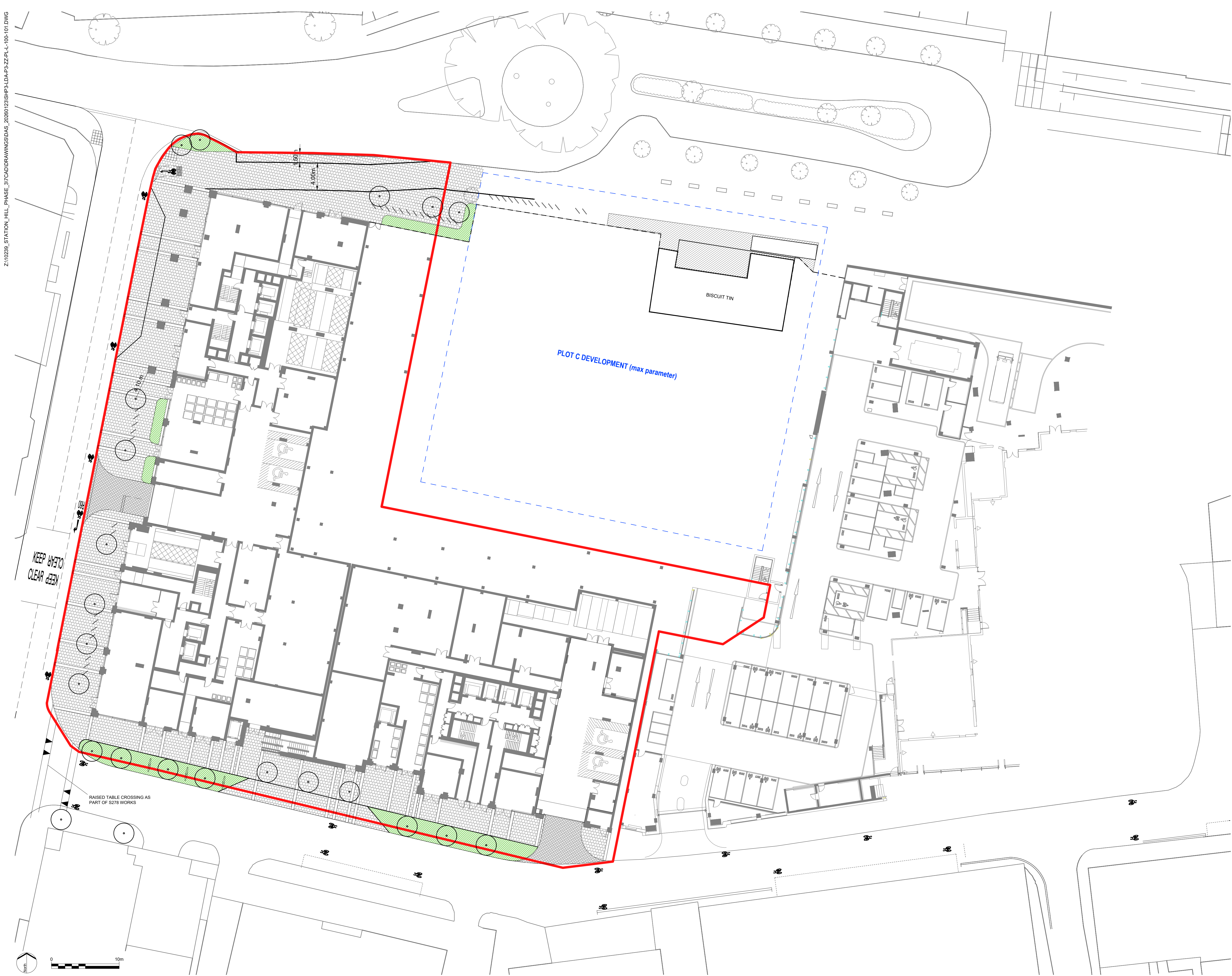
project number	drawn	checked
08.8531.000	MF	EF
scale	date of first issue	status
1:200@A0	23.01.2026	S0
project code	originator	functional
SHP3 - GEN - XX - RF - D - A-011290		

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C. Ground / Podium / Roof Terrace Level Planning Plans

Appendices

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LEGEND

KEY

GENERAL

- APPLICATION BOUNDARY
- LEVELS

HARDWORKS

- PAVING TYPE 01: 200X400X80MM RECONSTITUTED STONE FLAG PAVING TO MATCH PHASE 2 GARRARD STREET
- PAVING TYPE 02: 400MM WIDE X 400MM LONG X 80MM RECONSTITUTED STONE FLAG PAVING BANDS TO MATCH PHASE 2 GARRARD STREET
- PAVING TYPE 03 - VEHICULAR BLOCK PAVING TO GARRARD STREET CROSS-OVERS: 100X200X100MM STONE OR CONCRETE SETT PAVING, HERRINGBONE BOND

FURNITURE

- STAINLESS STEEL SHEFFIELD CYCLE RACKS
- WIND BAFFLES ON GARRARD STREET SOUTH OF BUILDING B TO MATCH THOSE ON GARRARD ST SOUTH OF ONE STATION HILL

SOFTWORKS

- PROPOSED HERBACEOUS PLANTING
- PROPOSED TREES

NOTES

- Information outside of red line boundary is shown for contextual purposes only and subject to a S278 agreement.
- Proposed levels and drainage are shown indicatively for concept coordination. Refer to engineers' drawings for all levels, drainage, build ups and services.
- Refer to Architect's drawings for balustrades and wall claddings.

GENERAL NOTES

- Do not scale drawing.
- This drawing must be read in conjunction with all consultants' relevant drawings and specifications.
- All setting out, levels and dimensions and sequence of construction to be agreed on site prior to ordering/manufacturing of materials.

REV.	DESCRIPTION	APP.	DATE
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LD&A DESIGN

PROJECT TITLE
STATION HILL PHASE 3

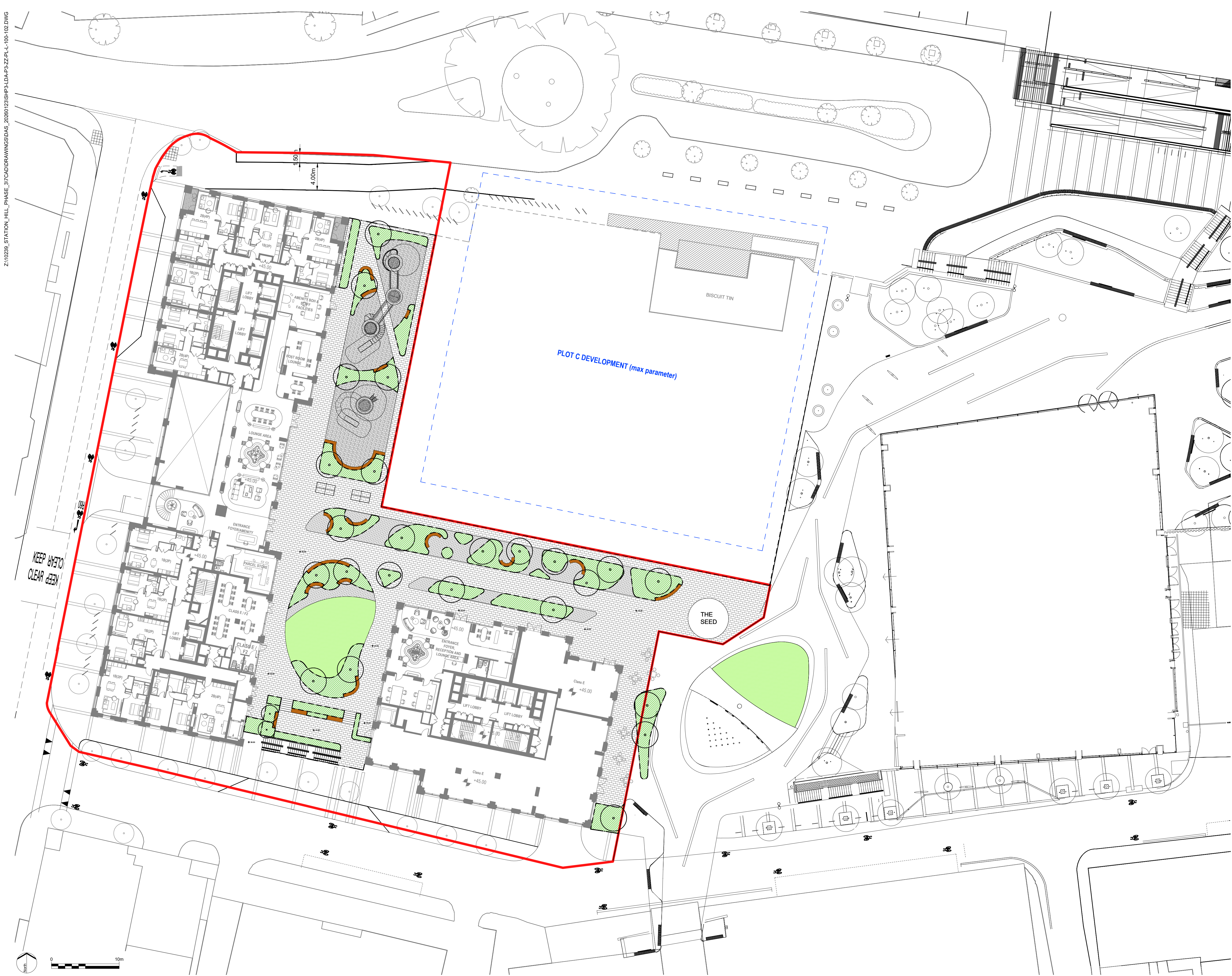
DRAWING TITLE
STREET LEVEL
GENERAL ARRANGEMENT

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DATE	MARCH 2026	DRAWN	YL
SCALE@A1	1:250	CHECKED	CI
STATUS	Draft	APPROVED	CI

DWG. NO SHP3-LDA-P3-ZZ-PL-L-100-101

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.
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Sources: Ordnance Survey

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LEGEND

KEY

GENERAL

- APPLICATION BOUNDARY
- LEVELS

HARDWORKS

- RECONSTITUTED FLAG PAVING 200MM X 600MM; OATMEAL, INDIAN AND LIGHT GRANITE COLOUR; TEXTURED FINISH; MODAL
- PAVING TYPE 02 - RECONSTITUTED STONE SETTS, 100MM X 300MM, LIGHT GRANITE COLOUR; SMOOTH FINISH; MODAL
- PLAYGROUND SAFETY SURFACE

FURNITURE

- TIMBER BENCHES
- PINGPONG TABLES
- MOVABLE TABLE AND CHAIRS
- PLAY ELEMENTS

EDGE TYPES

- PLANTER EDGES
- BALUSTRADE

SOFTWORKS

- PROPOSED HERBACEOUS PLANTING
- LAWN
- PROPOSED TREES

- NOTES
- Information outside of red line boundary is shown for contextual purposes only and subject to a S278 agreement.
 - Proposed levels and drainage are shown indicatively for concept coordination. Refer to engineers' drawings for all levels, drainage, build ups and services.
 - Refer to Architect's drawings for balustrades and wall claddings.

- GENERAL NOTES
- Do not scale drawing.
 - This drawing must be read in conjunction with all consultants' relevant drawings and specifications.
 - All setting out, levels and dimensions and sequence of construction to be agreed on site prior to ordering/manufacturing of materials.

REV.	DESCRIPTION	APP.	DATE
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LDĀDESIGN

PROJECT TITLE
STATION HILL PHASE 3

DRAWING TITLE
PODIUM LEVEL
GENERAL ARRANGEMENT

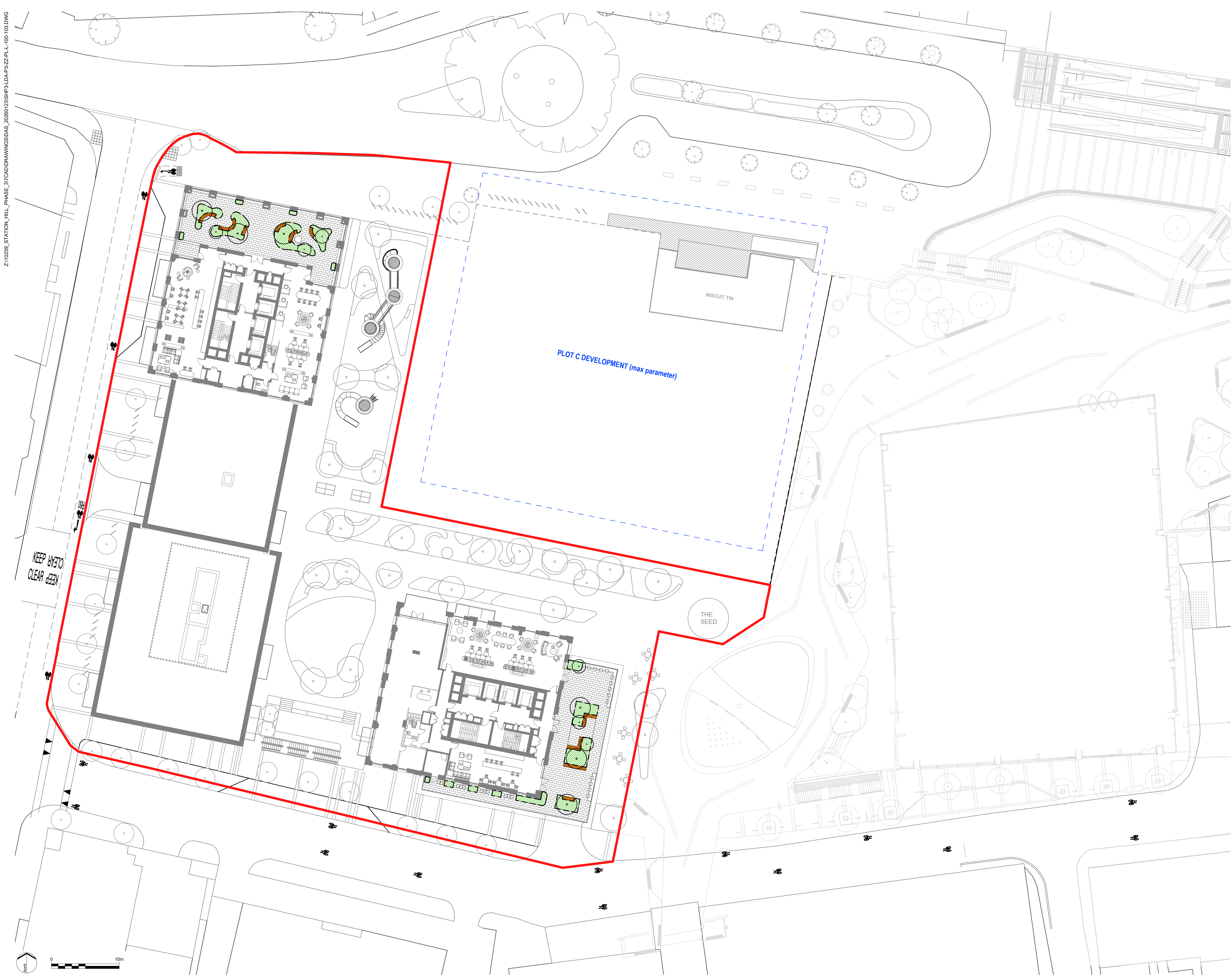
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DATE	MARCH 2026	DRAWN
SCALE@A1	1:250	CHECKED
STATUS	Draft	APPROVED

DWG. NO SHP3-LDA-P3-ZZ-PL-L-100-102

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

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Sources Ordnance Survey

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LEGEND

KEY

GENERAL

APPLICATION BOUNDARY

HARDWORKS

RECONSTITUTED FLAG PAVING 600MM X 600MM;
OATMEAL, INDIAN AND LIGHT GRANITE COLOUR;
TEXTURED FINISH, MODAL

FURNITURE

TIMBER BENCHES

MOVABLE TABLE AND CHAIRS

STOOL HEIGHT TABLE AND
STOOLS

EDGE TYPES

PLANTER EDGES

SOFTWORKS

PROPOSED HERBACEOUS
PLANTING

PROPOSED TREES

NOTES

- Information outside of red line boundary is shown for contextual purposes only and subject to a S278 agreement.
- Proposed levels and drainage are shown indicatively for concept coordination. Refer to engineers' drawings for all levels, drainage, build ups and services.
- Refer to Architect's drawings for balustrades and wall claddings.

GENERAL NOTES

- Do not scale drawing.
- This drawing must be read in conjunction with all consultants' relevant drawings and specifications.
- All setting out, levels and dimensions and sequence of construction to be agreed on site prior to ordering/manufacturing of materials.

REV. DESCRIPTION

APP. DATE

LDA DESIGN

PROJECT TITLE

STATION HILL PHASE 3

DRAWING TITLE

ROOF TERRACES
GENERAL ARRANGEMENT

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DATE	MARCH 2026	DRAWN YL
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STATUS	Draft	APPROVED CI

DWG. NO SHP3-LDA-P3-ZZ-PL-L-100-103

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

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Sources Ordnance Survey

D. Site Inspection Form

Maintenance Visit Report

Job: Station Hill, Reading: Phase 3a - Soft Landscape
Maintenance

Date:

Operatives present:

Time:

Weather:

Habitat Type:

Tasks Undertaken:

**Comments or
Recommendations:**

General
Requirements

Green and Brown
Roofs

Herbaceous Ground
Cover

Appendices

Phase 3a (Plots AB and D), Station Hill, Reading
Document Reference: WIE14788-100
14788100-WAT-XX-XX-RP-N-750001_C01_A0

Maintenance Visit Report

Lawn

Rain Gardens

Roof Terraces

New Tree Planting

Appendices

Phase 3a (Plots AB and D), Station Hill, Reading
Document Reference: WIE14788-100
14788100-WAT-XX-XX-RP-N-750001_C01_A0

We are Waterman, where every project matters

We deliver progressive, sustainability-driven environmental and engineering consultancy services across every sector. We think differently, and we're harnessing our collective expertise to deliver greener, healthier and well-connected communities, networks and built environments.

Based in strategic locations throughout the UK and Ireland, our team of specialists is at the forefront of tackling the climate emergency and forging a path to a Net Zero built environment.

UK & Ireland Office Locations

