

LANDSCAPE MANAGEMENT PLAN

Conversion of Listed Building to 3 Residential Flats

1 CHRISTCHURCH ROAD, READING, RG2 7AB

Prepared by:	Jarvs Property Partnership
Planning Reference:	<i>PL/26/0241</i>
Local Planning Authority:	Reading Borough Council
Policies:	CC7, EN12 and EN14 — Reading Borough Local Plan 2019
Document Version:	1.0 — June 2026

1. Introduction

This Landscape Management Plan (LMP) has been prepared by Jarvs Property Partnership in response to the planning condition attached to the above-referenced planning permission, which requires submission of a landscape management plan prior to occupation of the development.

The condition requires the plan to set out long-term design objectives, management responsibilities, timescales, and maintenance schedules for all landscape areas, other than privately owned domestic gardens. This document fulfils that requirement and is submitted to Reading Borough Council (RBC) for written approval.

The development involves the conversion of a listed building within a conservation area into three residential flats. The landscape areas subject to this LMP are those communal or external spaces that are not within the exclusive control of individual flat occupiers (i.e. excluding private garden or terrace areas allocated to specific dwellings).

2. Site Description and Context

2.1 Site Address and Setting

1 Christchurch Road, Reading RG2 7AB

The site is located within a designated conservation area in the Reading Borough. The building is Grade II listed. The site is bounded by brick walls to the three boundaries, with a tarmacked car park to the rear, and grasses garden with two trees to the front and side, situated within an established residential / mixed-use neighbourhood.

2.2 Landscape Areas Covered by This Plan

The following external landscape areas are subject to this LMP (refer to the accompanying landscape plan for spatial definition):

- Front forecourt / entrance area (communal access)
- Rear communal garden or courtyard area
- Side boundary treatments and planting strips (if applicable)
- Any soft landscaping visible from the public realm
- Hard-surfaced communal paths and access areas
- Boundary walls, railings and gates forming the curtilage of the listed building

Note: The privately allocated garden area forming part of one individual flat demise is excluded from this plan.

3. Policy Compliance

This LMP has been prepared having regard to the following policies of the Reading Borough Local Plan 2019:

Policy	Relevance to this LMP
CC7	Design and the Public Realm — requires development to be of high design quality that maintains and enhances the character and appearance of the area. This LMP ensures communal landscape areas are designed and maintained to a standard that contributes positively to the conservation area setting.

Policy	Relevance to this LMP
EN12	Biodiversity and the Green Network — requires proposals not to have a net negative impact on biodiversity. This LMP includes planting with ecological value, maintenance practices that support wildlife, and avoidance of pesticide regimes harmful to pollinators.
EN14	Trees, Hedges and Woodland — requires the retention and protection of existing trees and hedges where feasible and ensures new planting is of appropriate species and managed to achieve long-term canopy cover. Any trees within or adjacent to the site are managed in accordance with BS 3998:2010.

4. Long-Term Design Objectives

The overarching objectives for the landscape areas covered by this plan are:

- To maintain and enhance the character and appearance of the listed building and its setting within the conservation area, in a manner consistent with Policy CC7.
- To provide attractive, safe and accessible communal external spaces for residents.
- To retain and protect existing trees, hedgerows and significant planting features, in compliance with Policy EN14.
- To establish new planting that contributes to local biodiversity, the green network, and ecological connectivity, consistent with Policy EN12.
- To use species and materials appropriate to the historic and conservation context of the site.
- To ensure landscape areas are maintained in a condition that does not detract from the listed building or wider conservation area.
- To avoid hard-surfacing solutions that increase surface water run-off; where hard surfacing is required, to use permeable materials where practicable.
- To progressively improve the ecological value of the site over a minimum 10-year management period.

5. Management Responsibilities

5.1 Responsible Party

Responsibility for the implementation and ongoing management of the communal landscape areas rests with:

- Jarvs Property Partnership (as freeholder / managing agent), for the term of the management plan and thereafter.
- Individual flat leaseholders are not responsible for the communal areas covered by this plan. Their obligations are limited to any privately demised garden or terrace areas (excluded from this plan).

5.2 Management Mechanism

Communal landscape maintenance will be secured through the following mechanism:

- A service charge provision will be included within each flat's lease requiring proportionate contribution to communal maintenance costs.

- Jarvs Property Partnership, or a duly appointed managing agent, will contract appropriate landscape contractors to undertake maintenance works in accordance with the schedules set out in Section 7 of this plan.
- An annual landscape inspection will be carried out by a suitably qualified person (minimum RHS Level 3 or equivalent) to review condition and identify any remedial actions required.

5.3 Review and Reporting

An annual review report will be prepared and retained by Jarvs Property Partnership. This will document:

- Works undertaken during the preceding year.
- Condition assessment of landscape areas.
- Any deviations from the approved schedule and reasons for such.
- Proposed works for the forthcoming year.

Records will be made available to Reading Borough Council on reasonable request.

6. Timescales

The following timescales apply to the implementation and management of landscape works:

Phase / Milestone	Timescale
Submission of LMP to RBC	Prior to first occupation of any flat within the development.
LMP approval by RBC	Prior to first occupation (approval to be obtained before carrying out management works).
Initial planting / hard landscape implementation	To be completed prior to, or concurrently with, first occupation. Where weather or season precludes planting, no later than the first available planting season (October–March).
Establishment period	Years 1–3: enhanced monitoring and watering regime for new planting.
Ongoing management	Years 1–10: routine maintenance in accordance with schedules in Section 7.
Five-year review	A formal review of design objectives, species performance and ecological value to be undertaken at Year 5, with any amendments submitted to RBC if materially different from the approved plan.
Ten-year review	A comprehensive review at Year 10, with a revised LMP submitted to RBC for the following management period.
Long-term commitment	Management obligations will be maintained in perpetuity by the freeholder / successor in title. Any change of freeholder does not extinguish obligations under this plan.

7. Maintenance Schedules

The following maintenance schedules set out the principal operations to be carried out within the communal landscape areas. All works should be undertaken by suitably qualified contractors using methods appropriate to the historic and ecological sensitivity of the site.

7.1 Soft Landscape Maintenance Schedule

Task	Specification / Method	Frequency	Season / Timing	Responsible Party
Grass cutting (communal lawn areas)	Cut to 40–60mm height; clippings removed. Rotary or cylinder mower as appropriate. No cutting during nesting season (Mar–Aug) unless agreed with ecologist.	Every 2–3 weeks during growing season; monthly otherwise.	Mar – Oct (growing season); Nov – Feb as required.	Jarvs / Appointed contractor
Shrub bed maintenance	Pruning, deadheading, removal of dead/diseased material. No formal clipping into unnatural shapes. Mulch beds annually to suppress weeds and retain moisture.	3× per year minimum.	Spring (Apr), summer (Jul), autumn (Oct).	Jarvs / Appointed contractor
Hedge trimming	Trim to maintain agreed form. No cutting during nesting season (Mar–Aug). Hand-shears or selective mechanical trimming. Retain berried species untrimmed until fruiting complete.	1–2× per year.	Late Aug – Sept / Feb.	Jarvs / Appointed contractor
New planting establishment watering	Water thoroughly during dry periods. Minimum 20 litres per tree per week during establishment period.	As required — minimum weekly in dry conditions for Years 1–3.	Apr – Sept.	Jarvs / Appointed contractor
Failed planting replacement	Any tree, shrub or hedge plant that fails to establish shall be replaced in the following planting season with specimens of equivalent species and size to those approved.	As required, within 12 months of failure.	Oct – Mar (planting season).	Jarvs / Appointed contractor
Weed control	Hand-weeding preferred. No residual herbicides within 5m of	4× per year minimum.	Spring, summer, autumn, winter inspection.	Jarvs / Appointed contractor

Task	Specification / Method	Frequency	Season / Timing	Responsible Party
	boundary walls or listed structure. Spot treatment of invasive species only with approval.			
Tree inspections (EN14)	Annual visual inspection of all trees by competent arborist. Works carried out to BS 3998:2010. Any crown management to be proportionate and to retain canopy. No works to TPO or listed-building-setting trees without prior consent.	Annual inspection; works as required.	Oct – Feb preferred for structural assessment.	Qualified arborist appointed by Jarvs
Ecological / biodiversity monitoring (EN12)	Brief walkover survey to record species present, note any bat roost or nesting bird activity, and assess general ecological condition.	Annual.	May – July (peak season).	Jarvs (or qualified ecologist at Year 5 review)

7.2 Hard Landscape and Boundary Maintenance Schedule

Task	Specification / Method	Frequency	Season / Timing	Responsible Party
Communal path cleaning and inspection	Sweep, remove leaf litter, moss/algae treatment as required. Inspect for loose paving, hazards. Repair as needed. Materials to match approved scheme.	Monthly inspection; cleaning 4× per year.	Year-round; deep clean spring and autumn.	Jarvs / Appointed contractor
Boundary wall maintenance (historic masonry)	Annual inspection for pointing defects, vegetation growth in joints, structural movement. Repointing to use lime mortar mix appropriate to listed structure. No cement pointing. Works notified to	Annual inspection; repair as required.	Annual inspection — autumn preferred.	Jarvs (specialist masonry contractor as required)

Task	Specification / Method	Frequency	Season / Timing	Responsible Party
	RBC Conservation Officer if significant.			
Ironwork / railings and gates	Inspect for corrosion, mechanical failure, paint condition. Repaint / re-treat as required using materials consistent with conservation area guidance.	Annual inspection; repainting as needed (typically every 5–7 years).	Annual inspection — spring preferred.	Jarvs / Appointed contractor
Drainage and gullies	Clear leaf litter and debris from drainage gullies. Check permeable surfaces are not blocked. Ensure run-off does not damage listed building fabric.	2× per year minimum; after major storms.	Oct / Mar and as required.	Jarvs / Appointed contractor
External lighting (where applicable)	Inspect and test lighting. Replace failed lamps. Ensure light spillage is directed downward; no uplighting that would affect bat commuting routes.	Biannual inspection; replacement as required.	Spring and autumn inspections.	Jarvs / Appointed contractor

8. Ecological Considerations (Policy EN12)

In compliance with Policy EN12 (Biodiversity and the Green Network), the following measures are incorporated into the management regime:

- Planting species selection prioritises native and near-native species of known ecological value, providing nectar, berry, and structural habitat resources.
- No neonicotinoid pesticides or broad-spectrum herbicides will be used within the landscape areas.
- A section of the rear garden / courtyard will be managed as a low-mow or wildflower area to enhance invertebrate habitat.
- Any external lighting will be directed downward, avoiding illumination of boundary vegetation.
- Vegetation clearance will not be carried out during the bird nesting season (March to August inclusive) unless a nesting bird survey has confirmed no active nests are present.

9. Listed Building and Conservation Area Considerations

As the site involves a listed building within a conservation area, the following specific requirements are incorporated:

- All hard landscape materials (paving, edging, kerbs) must be of a natural or traditional character appropriate to the listed building setting, consistent with RBC conservation area guidance.
- Boundary walls forming part of, or attached to, the listed structure are not to be altered structurally without prior Listed Building Consent. Maintenance works such as repointing (using lime mortar) and vegetation removal from joints do not normally require consent but should be recorded.
- Any proposed changes to the landscape scheme that would materially alter the character of the setting (e.g. new hard standing, removal of significant trees) will be submitted to RBC for prior approval before works commence.
- The landscape manager will liaise with the RBC Conservation Officer as appropriate when undertaking works in proximity to listed fabric.

10. Plan Review and Amendment

This LMP will be reviewed as follows:

- An informal review will be undertaken annually as part of the annual inspection report (Section 5.3).
- A formal five-year review will be undertaken at Year 5 post-occupation. If this review identifies material changes to species, management approach, or layout, a revised LMP will be submitted to RBC for approval.
- A full ten-year review will result in a replacement LMP for the subsequent management period, to be submitted to RBC prior to expiry of this plan.
- Any amendments to this plan that are not minor or technical in nature must receive written approval from RBC prior to implementation.

11. Declaration

Jarvs Property Partnership confirms that this Landscape Management Plan has been prepared in good faith to fulfil the requirements of the planning condition as imposed by Reading Borough Council, and in compliance with Policies CC7, EN12 and EN14 of the Reading Borough Local Plan 2019.

The management obligations set out in this plan will be carried out in accordance with the approved details and for the period specified.

Signed:	On behalf of:
Name: Suki Dhanjal	Jarvs Property Partnership
Position: Director	For and on behalf of the Freeholder
Date: 02.10.2026	

Appendix: Reference to Landscape Plan

This Landscape Management Plan should be read in conjunction with the approved Landscape Plan (Drawing No. 0914-1.2 RevA) which shows the location, species and layout of all communal landscape areas referenced in this document.