



e3p

Biodiversity Metric Report

The George and Dragon, Reading

Reference: 81-070-R1-2

Date: March 2023



BIODIVERSITY METRIC REPORT

The George and Dragon
Reading

Prepared for:

Green King Brewing and Retailing Limited

Report Ref: 81-070-R1-2

Date Issued: 29/03/2023

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QUALITY ASSURANCE

PROJECT NUMBER	81-070		
VERSION	Version 1	Version 2	
REMARKS	Final	Updated Landscape plans	
DATE	November 2022	March 2023	
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EXECUTIVE SUMMARY

Site Address	The George and Dragon, 162 Bath Road, Reading, RG30 2HA
Co-ordinates	E 468208, N 172166
Site Area	Approximately 0.24 ha
Current Site Use	The site comprised the former George and Dragon pub with an associated carpark, dense scrub, scattered trees and amenity grassland. The surrounding habitat is residential housing with residential gardens and roads.
Proposed Development	Development proposals include the construction of a drive-through fast-food restaurant with an outdoor seating area and carpark with areas of retained grassland and scrub.
Results	The biodiversity metric results show a gain of 0.39 habitat units. A 77.41% gain in habitat units will be incurred on-site as a result of development.
Conclusions and Recommendations	It is recommended that a 30 year habitat management is produced to secure the net gains on site.



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1. INTRODUCTION

1.1. BACKGROUND

E3P has been instructed by Green King Brewing and Retailing Ltd to undertake a Biodiversity Metric Calculation at The George and Dragon, Reading hereafter referred to as “the site”. Suggestions have been made within the report as to how to achieve a net gain in habitat units.

This report has been prepared by Marcus Hogg BSc (Hons) MSc, QCIEEM, Consultant Ecologist at E3P, who has three years professional experience as an ecological consultant. Marcus has undertaken multiple Preliminary Ecological Appraisals and condition assessments for various projects across the UK. Marcus has participated in internal training for Biodiversity Net Gain calculations.

This report should be read in conjunction with '81-070 Biodiversity Metric 3.1 Auditing and Accounting for Biodiversity Calculation Tool – George and Dragon, Reading.xl'.

1.2. PREVIOUS SURVEYS

RSK Biocensus undertook a Preliminary Ecological Appraisal (PEA) and Preliminary Bat Roost Assessment (PRA) on 26th July 2022 (report reference: The George and Dragon Preliminary Ecological Appraisal and Bat Roost Assessment Report, Project number: 2484266). During the PEA survey, the site was found to comprise a building, hardstanding, scattered trees, hazel scrub and other neutral grassland.

1.3. SITE LOCATION

The site is located within a predominantly residential area in south-west Reading. The site comprised the former George and Dragon pub, an area of hardstanding comprising the pub carpark and amenity grassland, dense scrub and scattered trees. Bath Road defines the southern boundary of the site, while Morlands Avenue and an area of public amenity grassland encompasses the north and west. Residential housing borders the site to the north-east and east.

Approximately 100 m to the north is King’s Academy Prospect with Prospect Park 350 m north-east of the site. Approximately 550 m to the west is Calcot Park Golf Course and 800 m south of the site is a railway line.

Please refer to Figure 1.1 for the approximate site location.



FIGURE 1.1 APPROXIMATE SITE LOCATION



1.4. OBJECTIVES

The objectives of the Biodiversity Metric are to:

- ✿ Identify percentage change in on-site habitat.
- ✿ Identify the number of habitat units lost/gained on-site; and
- ✿ Determine the need for a conservation offset payment or off-site habitat creation.

The findings of the calculation are detailed within this report, along with recommendations.



2. METHODOLOGY

2.1. BIODIVERSITY METRIC

Department for Environment, Food and Rural Affairs' (DEFRA) Biodiversity Metric 3.1 2022 version was used to undertake the metric calculation. The metric was undertaken following guidance as detailed within The Biodiversity Metric 3.1 User Guide (Natural England, 2022), the Biodiversity Metric 3.1 Technical Supplement (Natural England, 2022) and the Biodiversity Metric 3.1 – Summary of Changes (2022).

This metric was calculated by Consultant Ecologist Marcus Hogg BSc (Hons) MSc QCIEEM. Marcus has performed numerous condition assessments on sites across the UK and has undertaken training courses in Biodiversity Net Gain calculations.

The report has been reviewed by Associate Director, Celia Barlow, BSc (Hons) MSc MEnvSc CEnv MCIEEM. Celia has undertaken a number of online training courses with CIEEM including 'Calculating and Using Biodiversity Units with Metric 2.0' and 'Biodiversity Net Gain Through Development'. Celia has also completed Condition Assessments on a number of sites across the UK and holds a Level 3 Field Identification Skills Certificate (FISC).

2.2. ON-SITE HABITAT BASELINE DATA

The baseline data used to inform the condition assessment was collected by Consultant Ecologist Marcus Hogg on 10th November 2022 during a site walkover. The Biodiversity Metric 3.1 Habitat Condition Assessment Sheets with Instructions (Natural England 2022) were used to undertake the condition assessment.

On-site baseline habitats were measured off the Phase 1 Habitat Plan using QGIS. Root protection areas were taken from the Arboricultural Impact Assessment (E3P, 2023). Please see Appendix I for the Phase 1 Habitat Plan.

Phase 1 habitat types were translated into UKHab habitat types using the metrics Technical Data Translation Tool.

2.3. POST DEVELOPMENT HABITAT CREATION

The Landscape Plans were used to measure habitat creation areas on-site (Branching Out Two Ltd, 2023). Areas of proposed, retained and enhanced habitat have been detailed. Areas of proposed trees were measured using the urban tree calculator.

Please see Appendix II for the Proposed Site Plan.

2.4. LIMITATIONS

Some areas on the site are double counted, including scattered trees and areas of habitat, where overlap is shown. This means areas of habitat pre- and post-development do not total to the same area.



3. RESULTS

3.1. ON-SITE BASELINE CONDITION ASSESSMENT RESULTS

Habitats on site were found to be buildings, hardstanding, dense scrub, scattered trees and amenity grassland (See Appendix II). Table 3.1 shows the details of the habitat condition assessment used for input into the metric calculation tool.

TABLE 3.1 HABITAT BASELINE CONDITION ASSESSMENT RESULTS

HABITAT TYPE (PH1)	HABITAT TYPE (UKHAB)	AREA (HA)	CONDITION ASSESSMENT	DESCRIPTION
BUILDINGS AND HARDSTANDING	Urban – Developed Land; Sealed Surface	0.1602	N/A	N/A
SCATTERED TREES	Urban – Urban Tree (T1, T2, T3, T4, T5, T6, T7, T8, G2)	0.0369	Moderate	Passes 4 of 6 condition assessment criteria (Urban-Urban Tree): - Tree is native species. - The tree canopy is predominantly continuous. - No evidence of ill health or damage. - More than 20% of canopy oversailing vegetation.
DENSE SCRUB	Heathland and Scrub – Hazel Scrub	0.0186	Poor	Passes 2 of 5 condition assessment criteria (Scrub): - Habitat representative of UKHab definition. - Varied age range.
AMENITY GRASSLAND	Grassland – Modified Grassland	0.0679	Poor	The habitat fails the criteria for 6-8 species per m2, therefore, the habitat can only achieve poor condition.

3.2. HABITAT CREATION CONDITION ASSESSMENT

A number of habitats are proposed within the landscape plans. Table 3.2 shows the details of the target condition assessment and total areas of habitat creation. It has been assumed that there will be no significant delay in the creation of the proposed habitat features, as such the delay in starting habitat creation has been set to zero.



TABLE 3.2 HABITAT CREATION CONDITION ASSESSMENT RESULTS

HABITAT TYPE (LANDSCAPE PLAN)	HABITAT TYPE (UKHAB)	AREA (HA)	TARGET CONDITION	DESCRIPTION/ TARGET TIME TO CONDITION
BUILDINGS	Urban; Developed Land; Sealed Surface	0.1950	N/A	N/A
HARDSTANDING / HARDWORKS				
WILDFLOWERS	Grassland; Other Neutral Grassland	0.0081	Poor	Target time to condition will be 2 Years The habitat is likely to pass 2 of 5 condition assessment criteria (Grassland – Medium-High Distinctiveness) - Cover of bracken is less than 20%. - There is an absence of non-native species.
INTRODUCED SHRUB	Urban- Introduced Shrub	0.0070	N/A	N/A
NATIVE SCRUB PLANTING	Heathland and Shrub- Mixed Scrub	0.0319	Poor	Time to target condition will be 1 year. The habitat is likely to pass the following criterion: There is an absence of invasive non-native species.
GRASS	Grassland- Modified Grassland	0.006	Poor	Fails essential Criterion – 6-8species per m2.
SCATTERED TREES	Urban: Urban Tree	0.2564 (7x medium)	Poor	Target time to condition will be 10 Years: The trees are likely to pass the following condition assessment criteria (Urban – Urban Trees) - Tree is native species. - No evidence of ill health or damage.



3.3. STRATEGIC SIGNIFICANCE

The strategic significance was defined as 'Area not in local strategy, no local strategy'. The site lies outside of the Biodiversity Opportunity Area outlined in the Reading Borough Council Biodiversity Action Plan which is approximately 800 m south of the site. The site predominantly comprises buildings and hardstanding with some scattered trees, amenity grassland and dense scrub. Due to the developed nature of the site, it is expected to hold little value for local wildlife. Residential housing surrounding the site is likely to have limited ecological value.

3.4. BIODIVERSITY UNIT RESULT

The headline results of the metric show a gain of 0.39 habitat units as a result of development. Table 3.3 shows the headline results detailed within the Biodiversity Metric.

TABLE 3.3 HEADLINE RESULTS

HEADLINE	CATEGORY	RESULT
TOTAL NET UNIT CHANGE	Habitat Units	0.39
	Hedgerow Units	0.00
	River Units	N/A
TOTAL NET % CHANGE	Habitat Units	+ 77.41%
	Hedgerow Units	0.00
	River Units	N/A

The trading rules of the metric have been satisfied within the metric as habitats lost have been 'traded up'.



4. CONCLUSIONS AND RECOMMENDATIONS

A total gain of 0.39 habitat units will be achieved as a result of the development based on the proposed landscape plans.

It is recommended that a 30 year habitat management is produced to secure the net gains on site.



5. REFERENCES

-  Branching Out Two Ltd (2023). Proposed Landscape Plans. Ge&DR01.
-  RSK (2022). The George and Dragon Preliminary Ecological Appraisal. (Project number: 2484266)
-  National Planning Policy Framework (2021). Ministry of Housing, Communities and Local Government.
-  Natural England Joint Publication JP039. (2022). Biodiversity Metric 3.1 -Summary of Changes.
-  Natural England Joint Publication JP039. (2022). The Biodiversity Metric 3.1. Auditing and Accounting for Biodiversity, Technical Supplement.
-  Natural England Joint Publication JP039. (2022). The Biodiversity Metric 3.1. Auditing and Accounting for Biodiversity, User Guide.
-  Natural England. (2022). The Biodiversity Metric 3.1. Auditing and Accounting for Biodiversity, Condition Assessment Sheets.

END OF REPORT



APPENDIX I

PHASE 1 HABITAT PLAN

Key:

— Site boundary

● Scattered trees

A Amenity grassland

■ Buildings

▤ Dense scrub

■ Hardstanding

Notes

Issue: 1	Revision: 1	Date: 16/11/2022	Drawn: CB2	Authorised: MH
Client: Greene King Brewing and Retailing Limited			Job No. 81-070	Date: 16/11/2022
			Drawing No. 81-070-001	Scale: 1:750 @A4
Job title: George and Dragon, Reading			Drawing title: Phase 1 Habitat Plan	



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0 10 20 30 40 50 m

APPENDIX II PHOTOGRAPHS OF THE SITE

HABITAT	PHOTOGRAPH
HARDSTANDING	
BUILDINGS	
AMENITY GRASSLAND	



HABITAT	PHOTOGRAPH
DENSE SCRUB	
SCATTERED TREES	
WALL COTONEASTER	



APPENDIX III

LANDSCAPE PLAN

BRANCHING OUT TWO LIMITED		Branching Out TWO LTD Branching Out Two Ltd Sunrise House Hully Road Macclesfield SK10 2LP TEL : 01625 505919 FAX : 01625 626208 E-MAIL : enquiries@branchingouttwo.co.uk		
PLANT LIST				
BED	SPECIES	POT SIZE	PLANT SIZE	NO
		LITRES	CM	
BED 1 – 7.4m²	CORNUS SANGUINEA	3	40–80	15
BED 2 – 4.4m²	ROSA CANINA	3	30–40	15
BED 3 – 5.6m²	SENCIO SUNSHINE	2	30–40	15
BED 4 – 6.9m²	ROSA ARVENSIS	2	30–40	18
BED 5 – 8.6m²	SALIX LANATA	2	20–30	27
BED 6 – 6.1m²	LOINCERA NITIDA	2	20–40	23
BED 7 – 1.7m²	FATSIA JAPONICA	3	30–40	8
BED 8 – 3.3m²	CEANOTHUS BLUE MOUND	3	30–40	10
BED 9 – 2m²	CHOISYA AZTEC PEARL	2	30–40	11
BED 10 – 10.6m²	LAVENDER HIDCOTE	3	20–30	36
BED 11 – 5.6m²	EVONYMUS OVATUS AUREA	2	30–40	39
BED 12 – 1.6m²	SALIX REPENS	2	20–30	8
BED 13 – 5.7m²	PHOTINA RED ROBIN	3	30–40	39
BED 14 – 5.3m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 15 – 5.8m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 16 – 5.4m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 17 – 5.4m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 18 – 9.6m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 19 – 8.6m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 20 – 8.1m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 21 – 10m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 22 – 12.5m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 23 – 10.3m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 24 – 6.7m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 25 – 11.6m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 26 – 4.7m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 27 – 11m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 28 – 15.4m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 29 – 2.9m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 30 – 5.6m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 31 – 9.2m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 32 – 3.4m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 33 – 3.3m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 34 – 9.6m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 35 – 9.7m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 36 – 11m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 37 – 6m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 38 – 4m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 39 – 2.9m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 40 – 5.8m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 41 – 7.4m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 42 – 6.8m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 43 – 8.2m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 44 – 7.3m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 45 – 8.2m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 46 – 17.2m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 47 – 13.7m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 48 – 12.8m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 49 – 16.2m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED
BED 50 – 7.5m²	REFER TO SEPARATE SCHEDULE	FOR SPECIES	TYPE AND	MIX PR BED

NATIVE HEDGE:

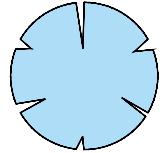
ACER CAMPESTRE	45No.
CRATAEGUS MONOGYNA	55No.
CORYLUS AVELLANA	40No.
ROSA NITIDA	40No.
ILEX AQUIFOLIUM	35No.
EVONYMUS EUROPAES	40No.
ALNUS GLUTINOSA	45No.

NEW SHRUB PLANTING FOR BEDS 14 TO 50
NEW NATIVE SCRUB PLANTING AS SCHEDULE
BELOW.

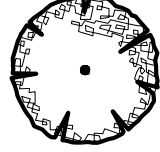
TOTAL AREA OF NATIVE SCRUB – 319m2
PLANTING DENSITY2No m2,PLANT IN RANDOM
7 TO 12 MIX SINGLE SPECIES.
TOTAL NUMBER ALL PLANTS 638No.
Inc A SPIRAL CLEAR RABBIT GUARD AND CANE

5%	ACER CAMPESTRE	100–120cm WHIPS	32No
5%	CORNUS SANGVINEA	100–120cm WHIPS	32No
5%	CORYLUS AVELLANA	60–80cm TRANSPLANT	32No
35%	CRATAEGUS MONOGYNA	60–80cm TRANSPLANT	222No
5%	MALUS SYLVESTRIS	60–80cm TRANSPLANT	32No
5%	PRUNUS AVIUM	60–80cm TRANSPLANT	32No
15%	PRUNUS SPINOSA	100–120cm WHIPS	96No
10%	ROSA CANINA	60–80cm TRANSPLANT	64No
5%	SAMBUCUS NIGRA	60–80cm TRANSPLANT	32No
10%	VIBURNUM OPULUS	100–120cm WHIPS	64No

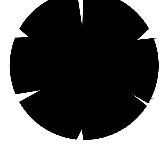
TREES 18–20cm R/B



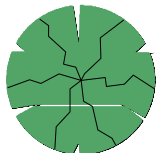
ACER CAMPESTRE 1No.



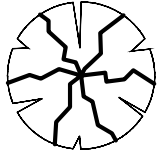
PRUNUS AVIUM PLENA 1No.



CARPINUS BETULUS 1No.



SORBUS AUCUPARIA 2No.



BETULA PENDULA 2No.

* DOUBLE STAKE & TIE TREES *

NOTE:

HEDGE PLANTS B/R STOCK, PLANT NOV–MARCH.
PLANT WITH A RABBIT GUARD AND CANE. WHEN
ESTABLISHED KEEP TO A HEIGHT OF 1.5m.
PLANT IN A DOUBLE ROW OF 5No. METRE.

LOG PILES:

CREATE 2No. LOG PILES WITH VARIOUS SIZED LOGS,
USE A MIXTURE OF HARD / SOFTWOODS. PLACE
SOME LEAF LITTER IN THE CENTRE. LOG PILE
APPROX 1.5m x 1m x 700mm HIGH.

LANDLIFE WILD FLOWERS:

A MIX OF 24No. WILD FLOWER SEED FOR WOODLAND
AND DENSE SHADE. SOWING RATE 3g/m², SOW
BETWEEN MARCH – NOVEMBER WHEN SOWN LIGHTLY
RAKE GROUND OVER.

HEDGEHOG HOUSE:

ALLOW FOR 2No. ARK WILDLIFE HEDGEHOG RETREATS,
SET NEAR THE 2No. NEW LOG PILES.

BAT BOXES:

ALLOW FOR 4No. BEAUMARIS WOOD STONE BAT
BOXES TO FIT ONTO VARIOUS SIDES OF THE NEW
BUILDING, 2No. BAT BOXES ON EXISTING TREES SET
4m ABOVE GROUND, AWAY FROM ANY ARTIFICIAL
LIGHT SOURCES, LEAVE A CLEAR FLIGHT PATH IN,
SHELTERED FROM STRONG WINDS, SUN FOR PART OF
THE DAY TO WARM IT UP.

BIRD BOXES:

USE APPROVED RSPB BOXES 2No. APEX WOODEN
CLASSIC ONES 32mm, 2No. 25mm HOUSE. ALLOW
FOR 1No. SWIFT BOX ON THE WALL ALLOW FOR 2No.
RSPB BURFORD BAT BOXES FOR THE BUILDING AND
EXISTING TREES. SET 4–5m UP, IN A CLEAR FLIGHT
PATH.

INSECT HOUSES / BEE HOUSES:

ALLOW FOR 3No. INSECT & DEWDROP BEE BIOME'S,
SET ON THE EXISTING & NEW TREES, NEAR THE LOG
PILES.



NATIVE MIXED HEDGE 60–90cm B/R PLANT
IN BLOCKS OF 10–12No. PLANTS. TOTAL
LENGTH 60m. 5No. PER LINEAR METRE,
STAGGERED DOUBLE ROW.

KEY



SHRUB BEDS.



PROPOSED TREES.



RETAIN GRASS OR NEW
IF DAMAGED 60m².



WILDFLOWER AREAS.



LOG PILES.

DETAILED PLANTING NOTES.

PREPARED BY BRANCHING OUT TWO LIMITED.

• All tree, shrub planting and turfing to be carried
out in accordance with British Standards 3936 and 4428.

• Soil : Use imported and screened topsoil, it
should be free from weed and builders rubble, larger than
50mm in any direction.
Topsoil areas to be cultivated prior to planting.
Compaction by machine is not acceptable.
Specified Depths :
+ 450mm Ornamental Planting,
+ 300mm Structure Shrub beds,
+ 150mm for Turf and seeded area.
+ 900mm Tree Planting.

• Shrub Planting : All pot grown shrubs to be
planted in a 300 x 300mm prepared pit or one large enough
to take the plant's roots without damaging them.
Unless specified use pot grown stock, 2–3 litre pot size.
Plants to be firmed in well after planting, water well and
remove any dead or damaged branches.

• Tree Planting : All standard trees to be planted in
a 900 x 900mm pit, unless specified. Single or double staked
as required. NOTE: Larger trees to be double staked and
double tied.
Tree pits to be backfilled with tree and shrub compost and
imported topsoil. Firm in well after planting. Cane if required.

Bare Rooted Shrub / Tree planting.

• Plant bare rooted stock between November and March
depending on local conditions and availability. Shrub size to be
specified by landscape Architect. Silt plant shrubs with a slow
release fertiliser. Firm in well after planting. Cane if required.

• Turfing : Prepare with cultivator, area that is to be
turfed, remove any stones, debris. Hand rake and firm soil prior
to laying.
Use only a seed grown, amenity turf, to be laid with broken
joints, plank during and after laying. Water within 24 hours of
laying.
First cut when grass has reached 50–60mm. All cuttings
should be removed from site. The maximum height the grass
should be left after that before cutting is 100mm / 125mm.
Cut grass every 2 weeks during the growing season.

• Mulching: All planted areas to be covered with an
Ornamental dark mulch or similar to an overall depth of
75mm unless specified otherwise.
Water shrubs prior to mulching, care must be taken when
covering low ground cover shrubs.
Rake even over beds at end.

• Maintenance : All areas of tree and shrub planting
are to be subject to a 12 months defect liability period, or defects
period length specified by others.
At the end of this period any losses are to be replaced with a
stock of similar size and quality.
Water trees, shrubs and grass during drought periods for
the first 12 months, this must be done by the tenant / landlord.
Keep beds free from weeds, by hand cultivation or use of an
approved contact weed killer. Number of visits for weeding
in 12 months period – 4 / 5 no.
Check trees and shrubs for wind rock, check stakes and ties.
Remove any dead or damaged branches, prune if required.
Hand remove any litter that has collected in beds and take
away from site.
During periods of extreme drought, extra watering visits may
be required. This will be charged to the client at a pre-agreed
rate, as would extra grass cutting visits.
At end of 12 month period a site visit must be made to check
condition of site, replace any trees, shrubs. Top up bark mulch
in any places, to the previous depth of 50mm unless specified.

NOTE: The defects liability period may be requested to be extended
but this will depend on location and site requirement.

D BIN YARD AMENDED 31/03/23 JAA
D NATIVE SPECIES ADDED 28/03/23 JAA
C NEW TREES ADDED 28/03/23 JAA
B BED AREAS AMENDED 21/03/23 JAA

A ADDITIONAL TREE/HEDGES ADDED

REV DESCRIPTION

DRAWING DESCRIPTION

PROPOSED LANSCAPE PLANS

JOB TITLE

GEORGE & DRAGON
162 BATH STREET ROAD
READING RG30 2HA

CLIENT

GREENE KING

DRAWN BY PAUL

SCALE 1:200 @ A1

DATE Jan 2023

DRAWING NO.

Ge&Dr01

REVISION

E

CHECKED

Branching Out
TWO LTD

LANDSCAPE ARCHITECTS
COMMERCIAL AND PRIVATE LANDSCAPING
DESIGN AND CONSTRUCTION

Branching Out Two Limited
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Macclesfield
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