
MR AND MRS SINGH

**DEVELOPMENT AT
177 UPPER WOODCOTE ROAD
CAVERSHAM
READING
RG4 7JR**

**5 – YEAR POST PLANTING
MANAGEMENT / MAINTENANCE
SCHEDULE**

OCTOBER 2019



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**5 – YEAR POST PLANTING
MANAGEMENT / MAINTENANCE
SCHEDULE**

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1.0 INTRODUCTION

- 1.1 David Williams Landscape Consultancy Ltd (DWLC) were instructed by Mr and Mrs Singh (the client) in July 2019 to prepare a landscape scheme and a 5 year management / maintenance notes and schedule relating to development at No.177 Upper Woodcote Road, Caversham Reading RG4 7JR.
- 1.2 The landscape proposals plan (Drawing No.0385/L1) and this management / maintenance document has been prepared in order to discharge Planning Condition 4 of Planning Notice (Reference:190316) dated 14th June 2019.
- 1.3 The Landscape Proposals Plan indicates the following landscape proposals:
- Proposed tree planting as planted Standard trees;
 - Proposed shrub planting, primarily to front garden areas;
 - Proposed hedge planting, and;
 - Proposed grassed areas.
- 1.4 The landscape work will be implemented by the client during first available planting season (1st October 2019 to 31st March 2020 or 1st October 2020 to 31st March 2021) following completion of the development or individual property/plot is completed. Should the landscape works be undertaken outside the October to March period then all plant stock will be container grown, planted in accordance with the planting specification and weekly watering carried out until the end of the summer period or until weather conditions change and regular rainfall is forecast.
- 1.5 The client will be responsible for the maintenance (and replacement) of the landscape work until such time that the properties are sold and / or occupied by the house owner after which the responsibility for the maintenance will fall to the house owner / occupier.
- 1.6 Any trees or other plants which within 5 years of the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the next available planting season with other plants of a similar size, species, and quality as shown on drawing No.0385/L1 unless written consent is obtained from the Local Planning Authority to vary the landscape scheme.

2.0 GENERAL MANAGEMENT AND MAINTENANCE OPERATIONS

2.1 The following management and maintenance operations will be carried out for 5 years following the implementation of the planting scheme as shown on drawing No.0217/L1.

2.2 Maintenance operations will include:

Trees works:

- Check stakes and ties and adjust if necessary in summer and winter.
- Remove stakes when no longer required, i.e. after 3 years.
- Prune out damaged branches or deadwood, cutting back so as not to affect branch collar.
- Progressively raise canopies of new trees to provide clearance for vehicles and pedestrians.
- Tree works to be carried out to BS 3998 Recommendations for Tree Work, industry best practice with any works agreed with the Councils, if necessary.

Shrubs / Shrub Beds:

- Weed control measures to continue until canopy of shrubs is closed.
- Weeds are to be cleared by hand or by application of translocated herbicide, with inspections made regularly through the growing season.
- Prune back any badly damaged shrubs to sound growth.
- Cut back plants adjacent to paths and access ways where necessary, retaining a balanced shape.
- Clear litter and debris from planted areas and cut leggy growth hard back to promote bushy growth.
- Cut back shrubs on yearly basis or to maintain desired shape at times set on Table 1.0 in Section 3.0.

Watering:

- Trees to be watered on weekly basis at rate of 25 litres per tree at each operation during the growing season (April – October) for first two years. After which, during periods of dry weather apply sufficient water to maintain healthy growth.
- Allow 10 litres per m² to planting beds and 25 litres per tree at each operation.

Refirming Trees and Shrubs:

- Ensure that all trees and shrubs are firmly bedded in the ground after strong winds, frost heave or other disturbances.

Hedges:

- Prune hedge annually during winter period to shape and/or promote bushy growth.

- Leader not to be cut until desired height is reached.

Grass Areas:

- Remove litter, twigs and debris prior to first cut of each Spring (April to June).
- Mow lawn areas regularly, cutting to a height of 35mm, allowing minimum of 16 cuts per season.

Protection/Reinstatement:

- Regularly inspect all planting and grassed areas, e.g. once a month, for any pest damage or vandalism/damage caused by others.
- Any damaged plants or grass areas to be rectified by house owner in the next available season by replacement planting or reseeding/ turfing and protective measures if required.

- 2.3 The timing of the maintenance operations list above is shown on Table 1.0 set out in the next section, Section 3.0.

3.0 MAINTENANCE TIMESCALES

3.1 Table 1.0 below indicates the appropriate period for carrying out the operations set out in Section 2.0.

Table 1.0												
Operation	Period/Time											
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Plant/Grass Inspections	•	•	•	•	•	•	•	•	•	•	•	•
Tree Works												
Ginkgo biloba		•	•								•	•
Shrub Pruning												
Alchemilla mollis	•	•								•	•	•
Cornus alba 'Sibirica Variegata'	•	•	•									•
Euonymus fortunei 'Darts Blanket'		•	•	•								
Hebe 'Majorie'		•	•	•								
Lavandula spica 'Hidcote'			•	•								
Spiraea japonica 'Firelight'			•									
Hedge Planting												
Photinia x fraseri 'Red Robin'		•	•									

Table 1.0 continued:												
Operation	Period/Time											
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Watering (growing season only)				•	•	•	•	•	•	•		
Refirming	•	•	•						•	•	•	•
Grass Areas		•x1	•x2/3	•x3/4	•x3/4	•x3/4	•x3/4	•x3/4	•x2/3		•x1	
Replanting	•	•	•							•	•	•
Key	•	= Time of operation										

Landscape Plan Drawing No.0385/L1 (at A3 size)

PLANTING NOTES

1. Plant material to conform to the National Plant Specification. All plant stock to originate from within the UK. Plant handling and planting operations to be in accordance with HTA 'Handling and Establishing Landscape Plants', (Parts I- III) and BS8545:2014 Trees: from nursely to independence in the landscape - Recommendations.
2. Topsoil to be fertile with maximum 35% clay content and 5% minimum organic content, pH 5.8 - 7.5 and to be free of perennial weeds, weed seeds and contamination. Maximum stone content 20% (20mm-I- particle size), maximum size of stones 50mm in any direction.
- Existing topsoil to be ameliorated and/or screened, if necessary; to achieve this specification.
- Imported topsoil to be to BS 3882: Multi - Purpose Grade, from an approved source, and to accord with the above specification.
3. Cultivation of all planting areas within the root protection areas (RPA) of existing trees beneath the canopies of existing trees is to be undertaken by hand using handheld tools only, taking care to avoid ground compaction or damage to tree roots. The use of tracked or wheeled machinery (including rotovators), must not be used and any time. Levels must not be raised (particularly by the addition / spreading of topsoil associated with any turfing or grass seeding works) or lowered, in any way unless specially approved by the Local Authority.

TREES:

4. Trees to be planted at correct depth in square pits 2 to 3 times width of root ball / root spread and at shallow depth same as depth of root ball / root spread with spiked bottom full depth of fork (but not cultivated) to relieve any compaction and assist drainage backfilled with local topsoil mixed with 80 litres of peat free organic tree planting compost and 125g 'Sierrablen Flora' slow release fertiliser, supported by 1 no. 100mm x 3000mm softwood timber stake and 1 No. adjustable tree tie.
5. All trees are to be fitted with 'Greenleaf "Root-rain Urban" irrigation pipe and inlet, or similar approved, size as appropriate. All trees within 3m of existing or proposed footpaths or hard surfaced areas are to be planted with tree root barriers e.g. 'Greenleaf' Root 600 / 1000 placed between the tree and footpath / hard surfaced area. Root barrier to be 300mm deep adjoining hard surfaces but full depth adjoining services.
6. No trees are to be planted within 3m of sewers or services (or other easement recommended by the relevant statutory undertaker) without the use of tree root barriers, e.g. 'Greenleaf' Reroot 600 /100 placed between the tree and services. The Contractor is to ascertain the location of all sewers and services prior to carrying out any tree planting.

PLANTING BEDS:

7. Planting beds to have a minimum depth of 450mm topsoil over 150mm broken up ground with all stones over 50mm removed. Soil conditioner: Sanitized and stabilised compost to BSI PAS 100. Apply 50mm depth even coverage and incorporate into topsoil during cultivation operations, to a minimum depth of 150mm. Compost to be Compost Association certified, or from an approved supplier conforming to this specification. If no local supplies are available alternative organic peat free compost may be specified, subject to the Landscape Architect's approval.
8. Hedgerow plants to be planted in pits 150mm wider and deeper than root spread backfilled with excavated topsoil/compost, mixed with 'Sierrablen Flora' slow release fertiliser, quantity in accordance with manufacturer's recommendations. Hedge plants to be planted in staggered rows 500 mm apart at centres specified in schedule.
9. All planting beds (apart from marginal plants) to be mulched with matured coniferous bark, with an even particle size between 15 - 65mm, to a minimum depth of 75mm over weed free soil after completion of all planting and watering operations. Bark mulch is to be free from pests, diseases, fungus and weeds; and with no fines or dust. Source and sample of bark mulch to be approved.

GRASS AREAS

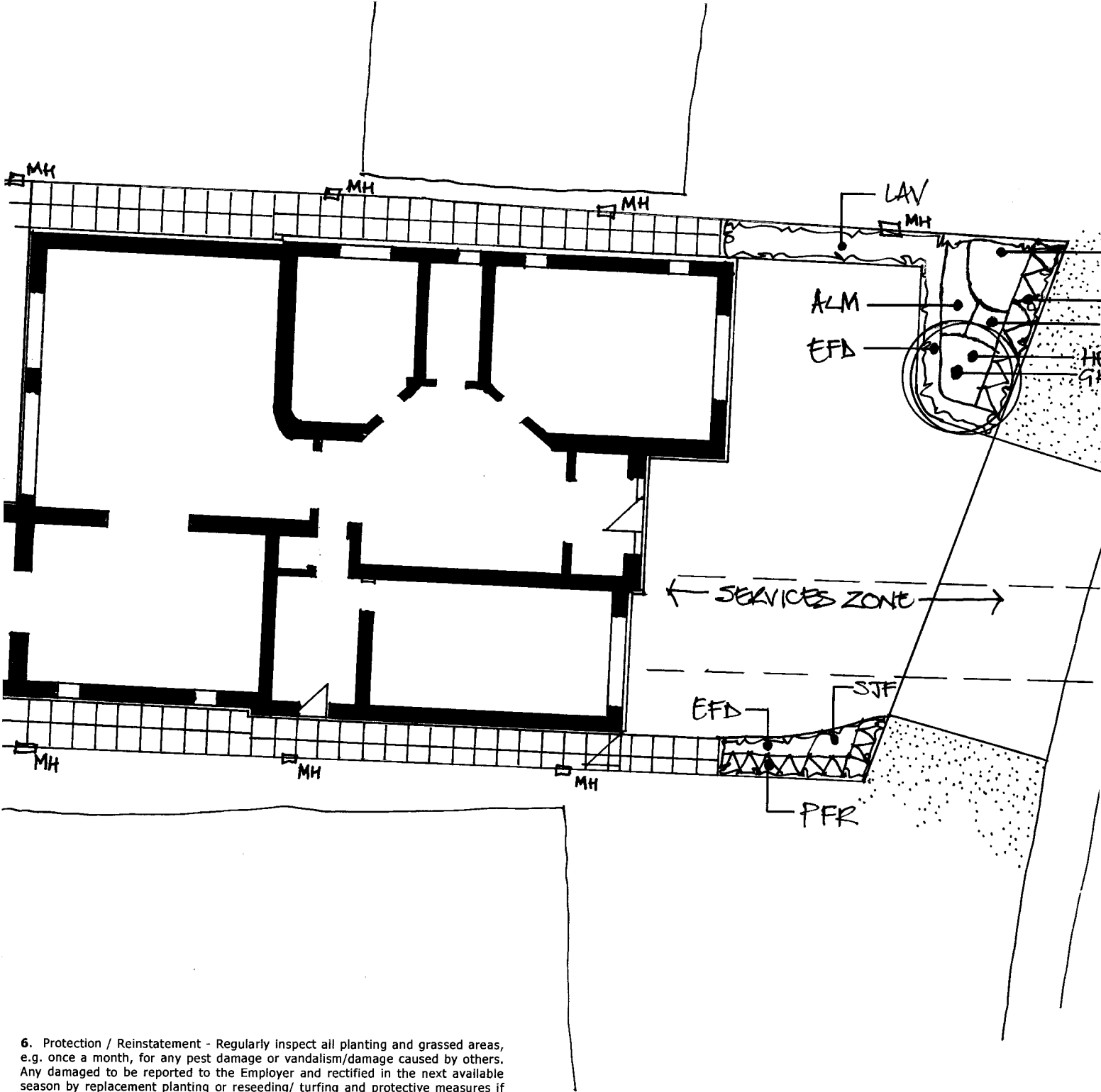
10. Grass areas are to have a minimum depth of 150mm topsoil brought to a fine tilth all stones over 40mm (25mm for lawns), in any direction removed. Areas should be uniformly firmed. Apply pre-seeding fertiliser (e.g. British Seed Houses BSH2), prior to grass seeding, in accordance with manufacturer's recommendations. Do not apply to wildflower areas.
- Grass seed mix to rear garden areas to be: GSS Cottage Lawn with micro clover mix, sown at a rate of 20g/msq in equal sowing in transverse directions.
- Turf to be good quality lawn turves, to conform to BS 3936: 1998, free from undesirable grasses and weeds. Turfing operations to be carried out in accordance with the NBS Landscape Specification, Q30 - Seeding/Turfing, Clauses 430 and 440, the dressing to joints to be finely screened compost sand / topsoil.

ONGOING MANAGEMENT AND MAINTENANCE NOTES:

1. Maintenance operations to be carried out as specified until planting becomes established (year 5 after planting).
2. Trees - Check stakes and ties and adjust if necessary, in summer and winter. Remove stakes when no longer required, i.e. after 3 years. Prune out damaged branches or deadwood, cutting back so as not to affect branch collar. Progressively raise canopies of new trees to provide clearance for vehicles and pedestrians.
3. Shrubs - Weed control measures to continue until canopy of shrubs is closed. Weeds are to be cleared by hand or by application of translocated herbicide, with inspections made regularly through the growing season. Prune back any badly damaged shrubs to sound growth. Cut back plants adjacent to paths and access ways where necessary, retaining a balanced shape. Clear litter and debris from planted areas and cut leggy growth hard back to promote bushy growth.
4. Watering - Trees to be watered on weekly basis during growing season (April - October) at rate of 25L/tree at each operation for first two years. Watering to be from above and via pipe to ensure soaking of ground. After which, during periods of dry weather apply sufficient water to maintain healthy growth. Allow 10L/m2 to planting beds and 25L/tree at each operation.
5. Re - firming - Ensure that all trees and shrubs are firmly bedded in the ground after strong winds, frost heave or other disturbances.

PLANTING SCHEDULE

TREE PLANTING				
Abbr.	Species	Girth / Size (cm)		Centres
GKB	Ginkgo biloba	S' Std	10 – 12 cm	As Shown
SHRUBS / HERBACEOUS/GROUND COVER PLANTING				
Abbr.	Species	Type / Size (cm)		Centres
ALM	Alchemilla mollis	3-4L Pot	20 – 30 cm	300
CAS	Cornus alba 'Sibirica Variegata'	3L Pot	60 – 80 cm	750
EFD	Euonymus fortunei 'Darts Blanket'	2L Pot	20 – 30 cm	500
HEM	Hebe 'Majorie'	3L Pot	30 – 40 cm	600
LSH	Lavandula spica 'Hidcote'	2L Pot	30-40 cm	600
SJF	Spiraea japonica 'Firelight'	3L Pot	40 – 60 cm	600
HEDGE PLANTING – plant in 2 staggered rows 500mm apart at centres shown				
PFR	Photinia x fraseri 'Red Robin'	5L Pot	80 – 100 cm	750
NOTE:				
S' Std	= Selected Standard tree stock			
Pot	= Container grown plants			



Note: This drawing remains the property of David Williams Landscape Consultancy and should not be copied without prior written consent.

Revision	Date	Initial
A – Minor revision to planting proposals.	13-08-2019	DHW
B – Magnolia omitted replaced with Strawberry tree	16-08-2019	DHW
C – Minor corrections to plan	19-08-2019	DHW
D – Revised tree planting and pit specification	24-10-2019	DHW
E – Revised tree planting	30-10-2019	DHW

LEGEND

	PROPOSED TREE PLANTING
	PROPOSED SHRUB / GROUND COVER PLANTING
	PROPOSED HEDGEROW PLANTING
	PROPOSED GRASSED AREAS
	PROPOSED PAVED AREAS
	MAMMAL HOLES (Refer to Architects Plans for details)

Project:
DEVELOPMENT AT No.177 UPPER WOODCOTE ROAD, CAVERSHAM, READING RG4 7JR

Drawing Title:
LANDSCAPE PROPOSALS PLAN

Status: **PLANNING**

Date: 11-08-2019
Scale: 1:100 @ A2 size
Project No: **0385**

Drawn by: DHW
Drawing No: **L1**
Revision: **E**

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