



Kier Reading LLP

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# **READING GATEWAY**

Landscape Management Plan





**Kier Reading LLP**

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## **READING GATEWAY**

Landscape Management Plan

**TYPE OF DOCUMENT (VERSION) CONFIDENTIAL**

**PROJECT NO. 62241015**

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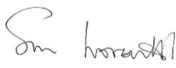
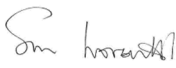
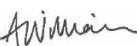
**DATE: OCTOBER 2018**

WSP  
4th Floor  
6 Devonshire Square  
London  
EC2M 4YE  
Phone: +44 20 7337 1700  
Fax: +44 20 7337 1701  
WSP.com

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# QUALITY CONTROL

| Issue/<br>revision | First issue                                                                         | Revision 1                                                                          | Rev 2                                                                                | Rev 3 |
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| Prepared by        | Susan Lowenthal                                                                     | Susan Lowenthal                                                                     | Susan Lowenthal                                                                      |       |
| Signature          |    |    |    |       |
| Checked by         | Andrew Williams                                                                     | Andrew Williams                                                                     | Andrew Williams                                                                      |       |
| Signature          |    |    |    |       |
| Authorised by      | Andrew Williams                                                                     | Andrew Williams                                                                     | Andrew Williams                                                                      |       |
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# CONTENTS

|            |                                                                 |           |
|------------|-----------------------------------------------------------------|-----------|
| <b>1</b>   | <b>INTRODUCTION</b>                                             | <b>1</b>  |
| <b>1.1</b> | <b>PLANNING APPLICATIONS</b>                                    | <b>1</b>  |
| <b>2</b>   | <b>LANDSCAPE MANAGEMENT PLAN</b>                                | <b>2</b>  |
| <b>3</b>   | <b>MANAGEMENT REQUIREMENTS</b>                                  | <b>3</b>  |
| <b>3.1</b> | <b>GENERAL</b>                                                  | <b>3</b>  |
| <b>3.2</b> | <b>GRASS CUTTING (WILDLIFE MEADOW MIX)</b>                      | <b>3</b>  |
| <b>3.3</b> | <b>GRASS CUTTING (VERGE / AMENITY MIX)</b>                      | <b>3</b>  |
| <b>3.4</b> | <b>GRASS CUTTING (WETLAND MIX)</b>                              | <b>3</b>  |
| <b>3.5</b> | <b>BULBS</b>                                                    | <b>3</b>  |
| <b>3.6</b> | <b>WEED CONTROL</b>                                             | <b>3</b>  |
| <b>3.7</b> | <b>PRUNING - INDIVIDUAL TREES AND SHRUB BEDS (ALL AREAS)</b>    | <b>4</b>  |
| <b>3.8</b> | <b>CUTTING BACK INDIVIDUAL TREES AND SHRUB BEDS (ALL AREAS)</b> | <b>4</b>  |
| <b>3.9</b> | <b>ECOLOGICAL OBJECTIVES</b>                                    | <b>4</b>  |
| <b>4</b>   | <b>MANAGEMENT PLAN TABLES</b>                                   | <b>5</b>  |
| <b>5</b>   | <b>MAINTENANCE SCHEDULE</b>                                     | <b>14</b> |
|            | <b>INTRODUCTION</b>                                             | <b>14</b> |
|            | <b>PROGRAMMING AND MONITORING</b>                               | <b>14</b> |

## TABLES

|                                                           |    |
|-----------------------------------------------------------|----|
| Table 1 – Management Objectives and Activities            | 5  |
| Table 2 - Ecological Management Objectives and Activities | 13 |
| Table 3 – Maintenance Schedule                            | 15 |
| Table 4 – Annual Programme                                | 17 |

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## ***APPENDICES***

Appendix A

APPENDIX TITLE

# EXECUTIVE SUMMARY

This document has been prepared as a planning requirement to provide a Landscape Management Plan to ensure that the interests of the character and appearance of the Reading Gateway, Worton Grange development continue to be maintained in accordance with Reading Council policy for a period of 5 years establishment period post completion and for a further 5 years beyond the establishment phases (Years 6 to 10).



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**Contact name Susan Lowenthal**

Contact details 020 3116 9373 | [susan.lowenthal@wsp.com](mailto:susan.lowenthal@wsp.com)



# 1 INTRODUCTION

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This document has been prepared in response to a requirement to provide a Landscape Management Plan in support of the mitigation strategy for the proposed Reading Gateway.

This applies to Application No. 151944, Worton Grange Imperial Way Reading, Condition 65, and the Worton Grange Unit D Application No 162257, Condition 20, both of which cover Landscape Maintenance and Aftercare.

## 1.1 PLANNING APPLICATIONS

The Landscape Management Plan will apply to the landscape planting plans, schedules and construction details approved by Reading Borough Council.

## 2 LANDSCAPE MANAGEMENT PLAN

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- 2.1.1. This Management Plan extends over a 10-year period, the first 5 years of which would form an establishment period for all soft landscape works as part of the construction contract: it would extend to cover all plant material that perishes or fails to thrive, requiring replacement with identical stock or alternatives to be agreed with Kier Reading LLP's overseeing representative.
- 2.1.2. This document outlines the management techniques for the proposed planting types for years 1 to 5 and 6 to 10 in order that the proposed landscape measures mature in conformity with the design objectives for the proposed Reading Gateway site.
- 2.1.3. The following identifies the types of grassland to be managed:
  - i Wildlife Meadow Mix
  - i Amenity / Verge Mix
  - i Wetland Mix
- 2.1.4. Wetland Mix The following identifies the types of planting to be managed:
  - i Individual Trees
  - i Native Species Hedge Mix
  - i Ornamental Hedge
  - i Native Shrub Planting (Medium/Large)
  - i Ornamental Shrub Planting (Medium/Large)
  - i Native Ground Cover
  - i Ornamental Ground Cover
  - i Bulb Planting

## 3 MANAGEMENT REQUIREMENTS

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### 3.1 GENERAL

3.1.1. The following section sets out the basic management requirements, which should be read in conjunction with the tables below:

- i Table 1 – Landscape Management Objectives and Activities
- i Table 2 – Ecological Management Objectives and Activities
- i Table 2 – Maintenance Schedule, and
- i Table 3 – Annual Programme

3.1.2. All works undertaken will be in accordance with current 'best practice' guidance.

### 3.2 GRASS CUTTING (WILDLIFE MEADOW MIX)

3.2.1. Wildflower Meadow area will be cut to a height not exceeding 100mm in September. Clippings / arisings will be collected and removed off site. Grass cutting will be undertaken when ground and weather conditions are suitable.

### 3.3 GRASS CUTTING (VERGE / AMENITY MIX)

3.3.1. The Verge / Amenity Mix areas will be cut to a height not exceeding 75mm in early Spring, and subsequently by not less than 5 additional annual cuts to a height not exceeding 50mm between spring and autumn.

### 3.4 GRASS CUTTING (WETLAND MIX)

3.4.1. The Wetland Mix area will be cut to a height not exceeding 100mm in September. Clippings / arisings will be collected and removed off site. Grass cutting will be undertaken when ground and weather conditions are suitable

### 3.5 BULBS

3.5.1. Bulb foliage within ornamental planting areas shall be cut down when leaves have died back naturally: not earlier than six weeks after flowering and normally early June for Narcissus spp. Arisings shall be raked up and removed off site.

### 3.6 WEED CONTROL

3.6.1. The use of herbicide will generally be limited to the treatment of noxious and notifiable weeds as defined under the Weeds Act 1959 and the Wildlife and Countryside Act 1981 as outlined below.

3.6.2. All works utilising chemicals will be undertaken with reference to relevant legislation and best practice (refer to Appendix A). Personnel will be registered in the British Agrochemical Standards Inspection Scheme (BASIS) and hold a BASIS Certificate of Competence. All spray operators will hold the National Proficiency Testing Council (NPTC) qualification for the equipment to be used or work under the direct personal supervision of a qualified operator.

3.6.3. The use of herbicides will be preceded by a COSHH risk assessment, considering all potential risks and effects on the environment and to human health.

3.6.4. The only pesticides approved under the Control of Pesticides Regulations 1986 (COPR), as amended by the Control of Pesticides (Amendment) Regulation 1997 or, for products containing more recently available active ingredients, the Plant Protection Products Regulations 1995 (as amended) (PPPR) and the Plant Protection Products (Basic Conditions) Regulations 1997 will be permitted.

3.6.5. All herbicide will be applied in concentrations and adopting safeguards in full accordance with the manufacturer's instructions.

### **Total Weed Control**

- 3.6.6. Where total weed control is undertaken in paved areas, spraying will only be permitted during favourable weather conditions, including low wind speed, and with the use of recommended guards in accordance with the manufacturer's recommendations to safeguard against damage as a result of spray drift.

## **3.7 PRUNING - INDIVIDUAL TREES AND SHRUB BEDS (ALL AREAS)**

### **General**

- 3.7.1. All pruning will be undertaken in accordance with good horticultural practice, using secateurs and handsaws. Pruning works will be carried out to retain the natural appearance of the individual plant species.

### **Cleaning Through the Beds**

- 3.7.2. Dead wood along with any broken or damaged branches will be removed off site.

### **Removal of Stakes and Ties from Individual Trees**

- 3.7.3. All remaining stakes and ties from plants, where they are no longer required, and will be removed off site to be recycled.
- 3.7.4. Not required

## **3.8 CUTTING BACK INDIVIDUAL TREES AND SHRUB BEDS (ALL AREAS)**

### **General**

- 3.8.1. No cutting back will be carried out during the bird-nesting season between the start of March to end of August inclusive.
- 3.8.2. No pruning should take place during or immediately before bud burst or leaf fall.

### **Operations**

- 3.8.3. The frequency of cutting back will be subject to annual monitoring. Shrubs will generally be cut down to a minimum of 150mm above ground level for the first time. If cut back previously, cuts will be undertaken at the previous point of cutting, with the cuts positioned outside the branch collar ensuring that the final wound surface is smooth and angled to allow water run-off.

### **Arisings from Thinning of Native Tree and Shrub Beds**

- 3.8.4. Arisings will generally be chipped and dispersed within planting areas.

## **3.9 ECOLOGICAL OBJECTIVES**

### **General**

- 3.9.1. Management will be undertaken with a view to safeguarding ecological interest with the proposed hedges and trees and encouraging ecological interests via the proposed planting. This will involve regular review of opportunities to secure habitat enhancements via such measures as hibernacula/ habitat piles.

## 4 MANAGEMENT PLAN TABLES

The following table sets out the desired objectives and the necessary activities to establish and manage the landscape types in order to fulfil the stated objectives. The table should be read in conjunction with Section 3 Management Requirements and Section 5 Maintenance Schedule

**Table 1 – Management Objectives and Activities**

| Landscape Types       | Objective                                                                              | Management Period Years 1-5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | On-going Activities Years 6 - 10                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------|----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| INDIVIDUAL TREES (IT) | To provide intermittent screening, visual interest and ecological benefit to the site. | <p>To be inspected annually during the growing season. Check for damaged, dead or diseased trees, remove trees where sufficient damage has occurred to jeopardise long term survival of the tree and replace in the next planting season following identification.</p> <p>All weeds from around the base of the trees to be removed to a radius of 500mm in wildflower areas. Weeds are to be hand-pulled where feasible, otherwise spot-treated with non-residual herbicide.</p> <p>Inspect trees for damage, re-firm trees and check staking and tree ties, replace where necessary.</p> <p>Remove stakes and tree ties Year 5 if tree has reached required establishment (if present).</p> <p>Cut back and remove any epicormic growth.</p> <p>Where disease is identified treat with appropriate pesticide.</p> | <p>Undertake annual walkover inspection of trees.</p> <p>Prune to remove any deadwood and enhance growth.</p> <p>All weeds from around the base of the trees to be removed to a radius of 500mm in wildflower areas. Weeds are to be hand-pulled where feasible, otherwise spot-treated with non-residual herbicide.</p> <p>Remove and replace failed trees.</p> <p>Re-mulch trees in soft ground as needed annually in March to maintain 75mm depth.</p> |

| Landscape Types       | Objective                                                                                                                                                              | Management Period Years 1-5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | On-going Activities Years 6 - 10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                       |                                                                                                                                                                        | <p>Re-mulch trees in soft ground as needed annually in March to maintain 75mm depth.</p> <p>Regular watering (approx. weekly) of a sufficient amount during the first two growing seasons (Apr-Oct) following planting, thereafter watering as necessary in following years. As a guide, 14-16cm girth trees will need 35 litres of water weekly and 16-18cm girth will need 80 litres, adjusting for weather conditions.</p>                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| NATIVE HEDGE MIX (H1) | A mixed native species hedge suited to the location with the aim of providing a link to existing planting and a strong linear screen appropriate to the wider setting. | <p>Inspect at the beginning of the growing season in Years 4 and 5 to ensure that other species to the base of the hedge remain clear and do not stifle its growth. If required, trim in Year 5 to control competition.</p> <p>Spot treatment of planted areas with non-residual herbicide to eradicate noxious/notifiable weeds.</p> <p>Other weeds to be removed by hand, where feasible, otherwise spot treated as above.</p> <p>Check for damaged dead or diseased stock, replace stock where sufficient damage has occurred to jeopardise long term survival of the hedge (during first available planting season).</p> <p>Prune to remove any deadwood, retain required form and enhance new growth.</p> <p>Where disease is identified treat with an appropriate pesticide.</p> | <p>Undertake annual inspection of proposed hedge as part of annual walkover inspection.</p> <p>Spot treatment with non-residual herbicide to eradicate noxious/notifiable weed species.</p> <p>Other weeds to be removed by hand, where feasible, otherwise spot treated as above.</p> <p>Remove failed shrubs if their loss would reduce the effectiveness or density of the established planting. Replace if necessary to maintain effectiveness or density.</p> <p>Prune to remove any deadwood, retain required form and enhance new growth.</p> <p>Fertilise Hedge annually in spring with organic fertilizer (e.g. Greenvale Plant Food).</p> |

| Landscape Types       | Objective                                                                                                                                       | Management Period Years 1-5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | On-going Activities Years 6 - 10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                       |                                                                                                                                                 | <p>Re-mulch annually in March to maintain 75mm depth.</p> <p>Water as necessary in the first year to ensure establishment and survival of planting.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>Re-mulch as needed annually in March to maintain 75mm depth.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| ORNAMENTAL HEDGE (H2) | A single species ornamental hedge appropriate for the location with the aim of providing a strong linear screen and formal feel to the setting. | <p>Inspect at the beginning of the growing season in Years 4 and 5 to ensure that other species to the base of the hedge remain clear and do not stifle its growth. If required, strim in Year 5 to control competition.</p> <p>Spot treat hedge with non-residual herbicide to eradicate noxious/notifiable weeds.</p> <p>Other weeds to be removed by hand, where feasible, otherwise spot treated as above.</p> <p>Check for damaged or diseased stock, replace stock where sufficient damage has occurred to jeopardise long term survival of the hedge (during first available planting season).</p> <p>Prune to remove any deadwood, retain required form and enhance new growth.</p> <p>Where disease is identified treat with an appropriate pesticide.</p> <p>Re-mulch annually in March to maintain 75mm depth.</p> <p>Water as necessary in the first year to ensure establishment and survival of planting.</p> | <p>Undertake annual inspection of proposed hedge as part of annual walkover inspection.</p> <p>Spot treatment with non-residual herbicide to eradicate noxious/notifiable weed species.</p> <p>Other weeds to be removed by hand, where feasible, otherwise spot treated as above.</p> <p>Remove failed shrubs if their loss would reduce the effectiveness or density of the established planting. Replace if necessary.</p> <p>Prune to remove any deadwood, retain required form and enhance new growth.</p> <p>Fertilise Hedge annually in spring with organic fertilizer (e.g. Greenvale Plant Food).</p> <p>Re-mulch as needed annually in March to maintain 75mm depth.</p> |

| Landscape Types                 | Objective                                                                                                                         | Management Period Years 1-5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | On-going Activities Years 6 - 10                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NATIVE SHRUB PLANTING (NSP)     | A mix of native species suited to the location with the aim of providing screening and visual variety appropriate to the setting. | <p>Inspect at the beginning of the growing season in Years 4 and 5 to ensure that other adjacent species remain clear and do not stifle growth. If required, strim in Year 5 to control competition.</p> <p>Spot treat planted areas with non-residual herbicide to eradicate noxious/ notifiable weed species if present on site.</p> <p>Other weeds to be removed by hand, where feasible, otherwise spot treat as above.</p> <p>Check for damaged, dead or diseased stock, replace stock where sufficient damage has occurred to impact effectiveness of bed (during first available planting season).</p> <p>Where disease is identified treat with appropriate pesticide.</p> <p>Re-mulch annually in March to maintain 75mm depth.</p> <p>Water as necessary in the first year to ensure establishment and survival of planting.</p> | <p>Undertake annual inspection of proposed beds as part of annual walkover inspection.</p> <p>Spot treat planted areas with non-residual herbicide to eradicate noxious/notifiable weed species.</p> <p>Other weeds to be removed by hand, where feasible, otherwise spot treat as above.</p> <p>Remove and replace failed shrubs.</p> <p>Fertilise Shrubs annually in spring with organic fertilizer (e.g. Greenvale Plant Food).</p> <p>Re-mulch as needed annually in March to maintain 75mm depth.</p> |
| ORNAMENTAL SHRUB PLANTING (OSP) | A mix of ornamental species with the aim of providing screening and a formal feel to the planting aesthetic.                      | <p>Inspect at the beginning of the growing season in Years 4 and 5 to ensure that other adjacent species remain clear and do not stifle growth. If required, strim in Year 5 to control competition.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>Undertake annual inspection of proposed beds as part of annual walkover inspection.</p> <p>Spot treat with non-residual herbicide to eradicate noxious/notifiable weed species.</p>                                                                                                                                                                                                                                                                                                                     |

| Landscape Types           | Objective                                                                                                                                                   | Management Period Years 1-5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | On-going Activities Years 6 - 10                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                           |                                                                                                                                                             | <p>Spot treat planted areas with non-residual herbicide to eradicate noxious/ notifiable weeds.</p> <p>Other weeds to be removed by hand, where feasible, otherwise spot treat as above.</p> <p>Check for damaged dead or diseased stock, replace stock where sufficient damage has occurred to impact effectiveness of bed (during first available planting season).</p> <p>Where disease is identified treat with appropriate pesticide.</p> <p>Re-mulch annually in March to maintain 75mm depth.</p> <p>Water as necessary in the first year to ensure establishment and survival of planting.</p> | <p>Other weeds to be removed by hand, where feasible, otherwise spot treat as above.</p> <p>Remove and replace failed shrubs.</p> <p>Fertilise Shrubs annually in spring with organic fertiliser (e.g. Greenvale Plant Food).</p> <p>Re-mulch as needed annually in March to maintain 75mm depth.</p>                                                                                                             |
| NATIVE GROUND COVER (NGC) | A mix of native species suited to the location with the aim of providing visual variety appropriate to the setting, whilst helping to suppress weed growth. | <p>Inspect at the beginning of the growing season in Years 4 and 5 to ensure that other adjacent species remain clear and do not stifle growth. If required, trim in Year 5 to control competition.</p> <p>Spot treat planted areas with non-residual herbicide to eradicate noxious/notifiable weed species if present on site.</p> <p>Other weeds to be removed by hand, where feasible, otherwise spot treat as above.</p>                                                                                                                                                                          | <p>Undertake annual inspection of proposed beds as part of annual walkover inspection.</p> <p>Spot treat with non-residual herbicide to eradicate noxious/notifiable weed species.</p> <p>Other weeds to be removed by hand, where feasible, otherwise spot treat as above.</p> <p>Remove and replace failed shrubs.</p> <p>Fertilise annually in spring with organic fertilizer (e.g. Greenvale Plant Food).</p> |

| Landscape Types               | Objective                                                                                                                    | Management Period Years 1-5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | On-going Activities Years 6 - 10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                               |                                                                                                                              | <p>Check for damaged dead or diseased stock, replace stock where sufficient damage has occurred to impact effectiveness of bed (during first available planting season).</p> <p>Where disease is identified treat with appropriate pesticide.</p> <p>Re-mulch annually in March to maintain 75mm depth.</p> <p>Water as necessary in the first year to ensure establishment and survival of planting.</p>                                                                                                                                                                                                                                                       | <p>Re-mulch as needed annually in March to maintain 75mm depth.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| ORNAMENTAL GROUND COVER (OGC) | A mix of ornamental species with the aim of providing a formal feel to the planting, whilst helping to suppress weed growth. | <p>Inspect at the beginning of the growing season in Years 4 and 5 to ensure that other adjacent species remain clear and do not stifle growth. If required, strim in Year 5 to control competition.</p> <p>Hand-pull coarse weeds if possible in spring in preference to chemical treatment as above.</p> <p>Spot treat planted areas with non-residual herbicide to eradicate noxious/notifiable weeds.</p> <p>Check for damaged dead or diseased stock, replace stock where sufficient damage has occurred to impact effectiveness of bed (during first available planting season).</p> <p>Where disease is identified treat with appropriate pesticide.</p> | <p>Undertake annual inspection of proposed beds as part of annual walkover inspection.</p> <p>Hand-pull coarse weeds if possible in spring in preference to chemical treatment as above.</p> <p>Spot treat with non-residual herbicide to eradicate noxious/notifiable weed species.</p> <p>Remove and replace failed shrubs.</p> <p>Fertilise Ground Cover plants annually in spring with organic fertiliser (e.g. Greenvale Plant Food).</p> <p>Re-mulch as needed annually in March to maintain 75mm depth.</p> |

| Landscape Types                                                       | Objective                                                                                   | Management Period Years 1-5                                                                                                                                                                                                                                                                                                                                                  | On-going Activities Years 6 - 10                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                       |                                                                                             | <p>Fertilise Ground Cover plants annually in spring with organic fertiliser (e.g. Greenvale Plant Food).</p> <p>Re-mulch annually in March to maintain 75mm depth.</p> <p>Water as necessary in the first year to ensure establishment and survival of planting.</p>                                                                                                         |                                                                                                                                                                                                                                                                                            |
| BULB PLANTING                                                         | To provide seasonal variety and visual interest.                                            | Bulb foliage to be cut down when leaves have died back naturally - normally early June for Narcissus spp. and arisings removed off site.                                                                                                                                                                                                                                     | Bulb foliage to be cut down when leaves have died back naturally - normally early June for Narcissus spp. and arisings removed off site.                                                                                                                                                   |
| GRASSLAND                                                             |                                                                                             |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                            |
| Wildflower Meadow Mix – Emorsgate EM4 – Meadow Mixture for Clay Soils | To provide enhancement to local biodiversity and create aesthetic interest within the site. | <p>Cut late summer cut (post flowering).</p> <p>Spot treat with non-residual herbicide to eradicate noxious/notifiable weed species if required.</p> <p>Hand-pull coarse weeds if possible, in preference to chemical treatment, otherwise spot treat as above.</p> <p>Monitor success of establishment annually; undertake over-seeding if required during next season.</p> | <p>Cut in late July / early August once wildflowers have seeded.</p> <p>Spot treat with non-residual herbicide to eradicate noxious/notifiable weed species if required.</p> <p>Hand-pull coarse weeds if possible in preference to chemical treatment, otherwise spot treat as above.</p> |
| Wetland Mix for Pond Edges – Pro Flora 5                              | To provide enhancement to local biodiversity and create                                     | Cut late summer cut (post flowering).                                                                                                                                                                                                                                                                                                                                        | Cut in late July / early August once wildflowers have seeded.                                                                                                                                                                                                                              |

| Landscape Types                                                             | Objective                                                                                  | Management Period Years 1-5                                                                                                                                                                                                                                                                                                                                                                                                       | On-going Activities Years 6 - 10                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                             | aesthetic interest within the site.                                                        | <p>Hand-pull coarse weeds if possible in preference to chemical treatment, in spring before their roots make this difficult.</p> <p>Spot treat with non-residual herbicide to eradicate noxious/notifiable weed species if required.</p> <p>Monitor success of establishment annually; undertake over-seeding if required during next season.</p>                                                                                 | <p>Hand-pull coarse weeds if possible in preference to chemical treatment, in spring before their roots make this difficult.</p> <p>Spot treat with non-residual herbicide to eradicate noxious/notifiable weed species if required.</p>                                                                                                        |
| Amenity / Verge Mix –<br>Germinal – A18 Road<br>Verge and Embankment<br>Mix | To provide rapid ground cover to prevent gully erosion and loss of soil onto road surface. | <p>Cut: medium frequency at least 6 times a year during the growing season. First cut early spring to not less than 75mm, other cuts to 50mm.</p> <p>Spot treatment with non-residual herbicide to eradicate noxious/notifiable weed species if present on site. Coarse weeds to be removed by hand, where feasible.</p> <p>Monitor success of establishment annually; undertake over-seeding if required during next season.</p> | <p>Cut: medium frequency at least 6 times a year during the growing season. First cut early spring to not less than 75mm, other cuts to 50mm.</p> <p>Spot treatment with non-residual herbicide to eradicate noxious/notifiable weed species if present on site. Coarse weeds to be removed at regular site visits, by hand, where feasible</p> |

**Table 2 - Ecological Management Objectives and Activities**

| Ecological Type/Area                          | Objective                                                                                  | Management Period Years 1-5                                                                                                                                                                                                                                                                                                                                                                                      | On-going Activities Years 6 - 10 |
|-----------------------------------------------|--------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| Artificial Nests, Boxes and Wildlife Shelters | Provide nesting opportunities for birds, bats and hibernation opportunities for hedgehogs. | <p>Experienced operatives to inspect all bird boxes annually in December; remove any obstructions and abandoned nests, with arising's taken off site.</p> <p>Bird and bat boxes to be repaired as necessary.</p> <p>Bat Boxes to be protected and only handled by licenced operatives out of hibernation.</p> <p>Experienced operatives to inspect hedgehog hibernacula annually in March after hibernation.</p> | As years 1-5.                    |

## 5 MAINTENANCE SCHEDULE

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### INTRODUCTION

Table 4 below sets out the anticipated maintenance works and should be read in conjunction with the Management Requirements above. The schedule sets out the types of activity required to achieve the long term aims of the landscaping design for the scheme.

### PROGRAMMING AND MONITORING

It is recognised that detailed requirements on a year on year basis can vary depending on climatic conditions over time and during any specific year. Detailed requirements will accordingly be reviewed and programmed on a three-yearly basis.

**Table 3 – Maintenance Schedule**

| Planting Type                                                          | Task                                                                                                                                                                             | Establishment Period in Contract |   |   |   |   | Number of Years from Handover |   |   |   |    |
|------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|---|---|---|---|-------------------------------|---|---|---|----|
|                                                                        |                                                                                                                                                                                  | 1                                | 2 | 3 | 4 | 5 | 6                             | 7 | 8 | 9 | 10 |
| Individual Trees (IT)                                                  | A - Check tree stakes and ties for tightness and overall condition. Adjust ties as required.                                                                                     |                                  | . | . | . | . |                               |   |   |   |    |
| All Individual Trees and Hedges and Shrubs (IT, H1, H2, NSP & OSP)     | B – Firming – straighten any plants to an upright position that have been subject to frost heave or wind rock and re-firm the ground                                             | .                                | . | . |   | . |                               | . |   | . |    |
|                                                                        | C – Prune as appropriate to encourage vigour and to remove dead, dying or diseased branches. Chip small arisings and create log piles on site with material over 150mm diameter. | .                                |   | . |   | . |                               |   |   | . |    |
|                                                                        | C2 – Replace dead, dying or diseased trees, hedge plants or shrubs in planting season following identification of loss.                                                          | .                                | . | . | . | . | .                             | . | . | . | .  |
|                                                                        | D – Re-mulch to a depth of 75mm annually in March.                                                                                                                               | .                                | . | . | . | . | .                             | . | . | . | .  |
|                                                                        | E – Review and remove tree stakes, guards and ties; dispose off-site (recycle) and backfill holes with topsoil.                                                                  |                                  |   |   |   | . |                               |   |   |   |    |
| Hedge Mixes (H1 & H2)                                                  | F - Cut grass adjacent to hedge (subject to monitoring).                                                                                                                         |                                  | . | . | . | . | .                             | . | . | . | .  |
|                                                                        | G - Trim as appropriate to encourage vigour                                                                                                                                      | .                                |   | . |   | . |                               |   | . |   | .  |
|                                                                        | H - Check stakes and ties for tightness and overall condition. Adjust ties as required.                                                                                          |                                  | . | . | . | . |                               |   |   |   |    |
| Wildflower Meadow Emorsgate EM4 Meadow Mixture for Clay Soils, and DLF | J - Cut grass to height of not more than 100mm                                                                                                                                   | .                                | . | . | . | . | .                             | . | . | . | .  |

|                                                                                    |                                                                                                            |   |   |   |   |   |   |   |   |   |   |
|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|---|---|---|---|---|---|---|---|---|---|
| Seeds Wetland Mix Pro<br>Flora 5 – Wet Loamy<br>Soils                              |                                                                                                            |   |   |   |   |   |   |   |   |   |   |
| Amenity / Verge Grass<br>Germinal Mix A18 Road<br>Verge and<br>Embankments Mixture | K – Cut grass to height of not less than 75mm                                                              | . | . | . | . | . | . | . | . | . | . |
|                                                                                    | L – Cut grass to height of not more than 50mm                                                              | . | . | . | . | . | . | . | . | . | . |
| Bulb Planting                                                                      | M – Remove dead foliage, removing arisings from site.                                                      | . | . | . | . | . | . | . | . | . | . |
| All                                                                                | N - Monitor and remove coarse weeds by hand pulling                                                        | . | . | . | . | . | . | . | . | . | . |
| All                                                                                | O - Monitor and remove / apply herbicide to control noxious weeds.                                         | . | . | . | . | . | . | . | . | . | . |
| All                                                                                | P – Water trees and Planting to ensure establishment                                                       | . | . | . | . | . |   |   |   |   |   |
| All                                                                                | Q – Water trees on a weekly basis                                                                          | . | . |   |   |   |   |   |   |   |   |
| All                                                                                | R - Leaf removal – remove by hand raking and remove from site.                                             | . | . | . | . | . | . | . | . | . | . |
| Artificial Nests, Boxes<br>and Wildlife Shelters                                   | S – Inspect bird and bat boxes– remove obstructions and remove arisings off site.                          | . | . | . | . | . | . | . | . | . | . |
|                                                                                    | T – Inspect hibernacula – remove obstructions, repair as necessary and remove arisings off site (recycle). | . | . | . | . | . | . | . | . | . | . |
|                                                                                    |                                                                                                            |   |   |   |   |   |   |   |   |   |   |

**Table 4 – Annual Programme**

This table provides guidance on the annual timing of tasks as identified within the programme.

Not all tasks would be undertaken on an annual basis.

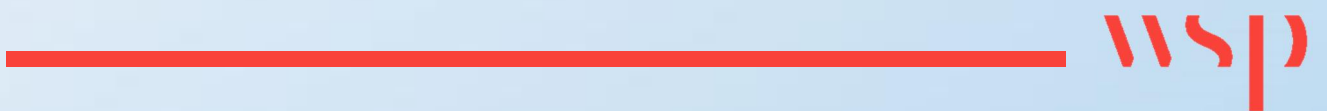
| January | February    | March             | April         | May        | June          | July       | August                    | September  | October                 | November | December |
|---------|-------------|-------------------|---------------|------------|---------------|------------|---------------------------|------------|-------------------------|----------|----------|
| C, C2   | C, C2, G, O | B, C2, D, K, N, T | L, N, O, P, Q | L, N, P, Q | L, M, N, P, Q | L, N, P, Q | F, G, L, N, O, J, P, Q, R | L, N, P, Q | A, C2, E, H, L, Q, P, R | C2, R    | S, C, C2 |

**Note:** We have used our reasonable endeavours to provide information that is correct and accurate and have discussed above the reasonable conclusions that can be reached based on the information available. Having issued the range of management activities recommended it is for the client to decide whether these are appropriate for the site and compliant with similar works carried out on comparable sites.



# Appendix A

BEST PRACTICE GUIDANCE / BS



## APPENDIX A

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### Best Practice Guidance / British Standards

The following is a list of advice publications, British Standards or “best practice” guidance notes deemed applicable to the undertaking of landscape works to which reference is required. This list is for guidance only, which the Site Operator may wish to update as required.

#### British Standards (Published by British Standards Institution)

|                    |                                                                              |
|--------------------|------------------------------------------------------------------------------|
| BS 1722            | Specification for fences (all parts).                                        |
| BS 3882: 2015      | Specification for Topsoil                                                    |
| BS 3936 Part1:1992 | Nursery stock (all parts).                                                   |
| BS 3998:2010       | Tree Work - Recommendations                                                  |
| BS 4428:1989       | Code of practice for general landscape operations (excluding hard surfaces). |
| BS 4043:1989       | Transplanting root-balled trees                                              |
| BS 5837:2012       | Trees in relation to design, demolition and construction. Recommendations    |
| BS 7370            | Grounds maintenance (all parts)                                              |
| BS 8545: 2014      | Trees: from nursery to independence in the landscape – Recommendations       |

### Arboricultural Association

D. Lonsdale 1983: A Definition of the Best Pruning Position; Arboricultural Research Note 48/83.  
D. Lonsdale 1993: Choosing the Time of Year to Prune Trees; Arboricultural Research Note 117/93.  
Stakes and Ties (1989); Arboricultural Research Note 77/89.  
Guidance Note 3: Planting and Managing Amenity Woodlands.

### HMSO / DEFRA

The Body Language of Trees: A Handbook for Failure Analysis, published by the Department of the Environment, Transport and the Regions.  
Weeds Act 1959.  
Wildlife and Countryside Act, 1981, as amended.  
The Control of Substances Hazardous to Health (COSHH) Regulations 2002, as amended  
The Control of Pesticides Regulations 1986 (COPR), as amended by the Control of Pesticides (Amendment) Regulations 1997.  
Regulation EC 396/2005 amending EC Directive 91/414/EEC.  
The Plant Protection Products Regulations 2011 (as amended).  
The Water Supply (Water Quality) Regulations 2010.  
The Control of Pollution Act 1974 & 1989 Amendments.  
Identification of Injurious Weeds (2011 DEFRA); MAFF - Leaflet to support Weeds Act 1959.  
Guidelines for the use of herbicides on weeds in or near watercourses and lakes (1996); MAFF.  
The safe use of pesticides for non-agricultural purposes (1995); HSC.



## **Horticultural Trades Association and the Joint Council for Landscape Industries**

National Plant Specification (1985), published by the Committee for Plant Supply and Establishment and the HTA.



4th Floor  
6 Devonshire Square  
London  
EC2M 4YE

**wsp.com**