

2 LESFORD ROAD READING

SOFT LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN



ZYNTAX CHARTERED
ARCHITECTS

Written by:	SF
Checked by:	JS
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1.0 Objectives

- 1.1. To ensure the successful planting operations, establishment and continued healthy growth through to maturity of the trees, shrubs and grass.
- 1.2. To achieve a clean, tidy condition and appearance of all external areas.

2.0 Background Information

- 2.1. ACD Environmental were commissioned in 2017 to prepare the following documentation:
 - Soft Landscape Proposals
 - Soft Landscape Specification
- 2.2. The controlling authority are Reading Borough Council, who should be consulted on any matters relating to existing trees and the approved ACD detailed landscape proposals for the project.

Reading Borough Council

Bridge Street

Reading

RG1 2LU

3.0 Preliminaries

- 3.1. Failures of Plants (Pre-practical Completion): the Contractor entirely at his own cost shall replace any trees, shrubs or other plants other than those found to be missing or maliciously damaged.
- 3.2. Malicious Damage or Theft prior to Practical Completion: the Contractor at his own expense shall make all loss or damage arising from theft or malicious damage prior to practical completion of the entire project good.
- 3.3. Post Practical Completion: the Contractor will carry out the maintenance of trees, shrubs and grasslands after the date of practical completion until the responsibility is transferred to the new owners.
- 3.4. Replacement of plants shall take place as many times as is necessary in order to maintain a complete cover of plants and to maintain the scheme as designed by the Architect, and within the correct season for the type of plant, tree, shrub and grassland mix.

4.0 General Maintenance

- 4.1. Following installation and after transfer the landscape shall be the responsibility of and maintained in perpetuity by:

- Domestic Owners,

The agreement for which shall be set up by the Developer, who shall confirm in writing to the Principal Planning Officer of Reading Borough Council when the maintenance agreement is completed and is operative

The Developer shall ensure that any landscape contractor employed by the developer shall carry out the periodic maintenance of all planted areas. Inspection checks shall be carried out at monthly intervals and the appropriate work carried out.

- 4.2. The Developer shall ensure that any landscape contractor employed by the developer shall carry out in all areas any shrub, tree, grass and other plants replacements that may be necessary until transfer of responsibility to the domestic owners.
- 4.3. Domestic owners shall be responsible for all periodic maintenance and replacement thereafter for all planted areas.

5.0 Shrub and Tree Planting

- 5.1. Domestic owners will maintain all shrubs and trees.
- 5.2. All tree works are to be undertaken by an Arboricultural Association approved contractor to British Standard BS3998:2010 Tree Work Recommendations.
- 5.3. Formative tree pruning is to be undertaken until a permanent structurally sound scaffold system of branches typical of the species and appropriate to the site circumstances is produced.
- 5.4. Post-planting management and maintenance of trees shall be in accordance with BS8545:2014 section 11 Trees: from nursery to independence in the landscape-recommendations.
- 5.5. A formal assessment of young tree health and development shall be undertaken annually. This assessment shall include foliar appearance, leaf size and leaf canopy density, extension growth and incremental girth development. Trees shall also be assessed continually throughout the year on an ad hoc basis. Wherever practicable the performance of young trees shall be assessed by testing leaf fluorescence and leaf chlorophyll content.
- 5.6. The density of planting will require that all weeding is carried out by hand, using the appropriate tools. All resultant material should be removed from site.
- 5.7. Domestic owners are responsible for litter picking in all areas.
- 5.8. All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time. Stakes shall likewise be checked for firmness and all tree and plant ties inspected and made good if required.
- 5.9. All stakes and ties shall be removed as soon as the developing root system is strong enough to support the tree, this is usually after two full growing seasons.

- 5.10. All grilles, grids, guards and other protective furniture shall be inspected annually and removed as soon as it is no longer needed to protect the tree or where it is causing damage to the tree.
- 5.11. The soil around newly planted trees shall be regularly inspected for soil capping or compaction and remedial action taken if needed.
- 5.12. All trees shall be checked regularly for mammal, human or other external damage and remedial action taken where necessary.
- 5.13. Minor pruning of dead or damaged wood shall be carried out annually. All wounds must not be treated with a sealant as per BS3998:2010 Tree Works Recommendations. On substantial trees, the Local Planning Authorities Tree Officer must be consulted for any necessary approvals.
- 5.14. All plants shall be watered as may be required to maintain healthy growth following planting, during the maintenance period and subsequently in cases of extreme drought.

Trees – 5Ltr's per tree,

Shrubs 1Ltr each,

Watering to commence following 10 consecutive days of no rainfall, during the months of June to August. Following watering, a weekly assessment/watering should be carried out until the onset of natural rainfall.

Any failures due to drought shall be replaced by the domestic owners at their own cost.

- 5.15. All planted areas shall be given an application of an approved top dressing at the rate of 40g/m² in May. This should be in slow release form e.g. Enmag or similar. This should be worked lightly into the soil, without disturbing the roots, before the bark mulch is re-spread. Unless specific nutritional deficiencies are identified, no fertiliser shall be applied to newly planted trees in the first season. If visual inspection points to nutrient deficiency further investigation of causes will be necessary. Remedial action may include addition fertiliser application, pH testing, assessment of organic content and levels of compaction.
- 5.16. Shrubs shall be maintained in a balanced shape and shall be annually pruned to allow for this. Any growth which will obscure windows, signs or sight-lines shall be removed. Once established, any support canes shall be removed from the shrubs. Trailing and climbing material shall be assisted in its growth by securing growing leaders where necessary.
- 5.17. The bark mulch should be maintained at an even spread, 75mm deep, of consistent thickness, to ensure that it is effective as a weed suppressant and moisture conserver. Following any maintenance operations and on a bi-annual basis, the mulch shall be supplemented to allow for any material which may have been lost.
- 5.18. No plant substitutions to be made without the prior written agreement of the Local Authority Landscape Section.

6.0 Maintenance Schedules

Weekly

- All plants shall be watered following 10 days without rain. Then weekly until natural rainfall during June – August.
- Area to be kept litter free.

Monthly

- Weed control shall be allowed for at monthly intervals. All areas to be weeded by hand.
- All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time. Stakes shall likewise be checked for firmness and tree ties checked.

Bi-Annual/ Annual

- The bark mulch should be topped up bi-annually
- After two years tree stakes and ties are usually ready to be removed.

Annual

- Replacement of any failed trees or shrubs will be allowed for annually to ensure that the planting areas are fully stocked at all times.
- An application of a residual weed killer shall be allowed for on shrub areas.
- Minor pruning of dead or damaged wood shall be allowed for annually.
- All planted areas and trees shall be given an application of an approved top dressing in May.
- Shrubs shall be maintained in a balanced shape and prevented from obscuring signs, windows and encroaching on paths.
- Check for invasive species as mentioned earlier and remove from site.
- Undertake a formal assessment of young tree health and development.

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Head Office

Rodbourne Rail Business Centre
Grange Lane
Malmesbury
SN16 0ES
Tel: 01666 825646

Surrey Office

Courtyard House
Mill Lane
Godalming
GU7 1EY
Tel: 01483 425714

Hampshire Office

Suite 6
Crescent House
Yonge Close
Eastleigh
SO50 9SX
Tel: 02382 026300

Cambridgeshire Office

9 Brownlow Road
Cambridge
CB4 3NG
Tel: 07825 868654

Email: mail@acdenv.co.uk

Website: www.acdenvironmental.co.uk

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