



Wensley Road and Lesford Road, Reading

5 Year Landscape Management Plan

Client: Glenman
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View across existing site

1.0 Introduction

This 5 Year Landscape Management Plan (LMP) has been prepared by HTA Design LLP for the Wensley Road and Lesford Road Project, Reading, on behalf of Glenman for the delivery of the project.

This LMP sets out the design objectives, management responsibilities and maintenance schedules for all landscaped areas within the park.



2.0 Landscape Proposals

The Wensley Road project represents a rare opportunity to dramatically change and improve the existing central open space and associated play areas. The open space runs through the middle of the existing Wensley estate. New houses and the existing blocks fronting onto the accessible greenspace..

The landscape strategy for Wensley aims to greatly improve the biodiversity of the site. We will greatly improve the landscape biodiversity on the site through a large variety of new tree planting. Additional species rich grassland, wildflower meadows and extensive bulb planting is proposed throughout the park thus providing a highly attractive green and biodiverse park with new integrated accessible path networks and play facilities.

2.1 Proposed planting typologies

The landscape proposal include the following planting typologies;

- Proposed parkland trees of native species and their cultivars.
- Proposed woodland edge
- Ecological rich meadow grassland
- Wildflower meadow comprising primarily native species
- Seasonal bulb planting.
- Retained short mown amenity grassland
- Retained existing trees.

Refer to Planting Plans schedule in Appendix C for further details.

3.0 Management Responsibilities

The proposals and operations contained within this report are intended to cover the first **five year period** following implementation to ensure successful establishment and sustainable management of the landscape.

The initial phase of maintenance for common areas of landscape will be undertaken under the landscape construction contract and will be for a period of 12 months following certification of Practical Completion (PC) of the works. This maintenance period will run concurrently with the defects rectification period wherein the installing contractor will be liable for resolving any failures or defects in accordance with the specification. Typically this will be for a 12 month period following PC, Once this period has ended the responsibility for the ongoing aftercare of the common areas across the remainder of the application site will at this point transfer to Reading Borough Council.

3.1 Developer

- Reading Borough Council will be responsible for ongoing maintenance of the park following the end of the 36 month contractor maintenance period.

3.2 Landscape Contractor

- Maintain all non-private areas of soft landscaping until handover to Reading Borough Council and replace any failed trees, shrubs, or grass that occurs during the rectification period.

3.3 Landscape Architect

- Undertake site audits of the soft landscaping for the main contractor up to completion and handover to the landowner; and attend site inspection, if required by the Local Planning Authority, at the close of the defects liability period when responsibility of maintenance is passed to Reading Borough Council.

3.4 Reading Borough Council

- Maintain the hard and soft landscaping of all non-private and non-adopted open space areas;
- Maintain all communal/ estate boundaries; and
- Replace any failed trees, shrubs, or grass that occurs during the period set through the appropriate planning condition.

3.5 Arboricultural Consultant

- Undertake a condition survey of the trees following any concerns raised by Reading Borough Council.

3.5 Local Planning Authority

- Organise the review of the LMP through the Developer should it be required.

4.0 Typical Maintenance Objectives

Management and maintenance is fundamental to the successful creation of places, where landscapes take time to thrive and mature. Careful management of the landscaped areas within the development will ensure the establishment of a flourishing, attractive and durable landscape for residents, visitors and wildlife.

The LMP addresses a **period of 5-years** from completion of the development and defects liability periods associated with the onsite hard and soft landscape areas. As such management prescriptions address both the continued establishment of new planting and longer term management and maintenance.

- Publicly accessible landscaped areas within the site shall be maintained to establishment in a healthy, weed and litter free condition, in accordance with this LMP. Highways and land within the curtilage of private dwellings including gardens and driveways are excluded from the scope of this document.
- Maintenance visits are to be carried out to BS 4428:1989 and BS 7370, in accordance with Appendix B of this document to meet all maintenance objectives and ensure successful establishment of new planting
Maintenance visits shall be made as follows:
 - o Growing season (March to September): As required to achieve this plan.
 - o October to November: As required to achieve this plan.
 - o Other times: As required to achieve this plan.
- Other structures such as play equipment and bark mulch safety surface will be subject to a different maintenance program and number of visits.
- Appendix B of this document outlines soft landscape and play equipment maintenance tasks and frequency in greater detail, and takes precedence over the above.

5.0 Typical Maintenance Activities

Maintenance visits are to be carried out to BS 4428:1989 and BS 7370, in accordance with the following;

5.1 Soft Landscape

- Maintenance to be carried out in accordance with BS 8545:2014 and shall include watering to establishment, pruning, pest and disease control, weeding, adjusting tree guys, tree security checked, stakes, ties, topping up mulch and applying fertiliser, de-stoning, and mowing grass.
- Ornamental shrubs and herbaceous planting to receive targeted pruning with dead flower heads to be removed from herbaceous plants. Maintain a weed free area around each tree and shrub, across entire planting bed. Fork over beds to keep soil loose, with gentle cambers and no hollows. Do not reduce depth or effect of mulch.
- Perennial shrubs to have dead growth cut back in February or March each year to allow new growth to flourish. Care must be taken to avoid any damage to new growth or emerging shoots.
- Pruning to be in accordance with good horticultural and arboricultural practice:
 - o Removing branches: Do not damage or tear the stem or bark.
 - o Wounds: Keep as small as possible and cut cleanly back to sound wood.
 - o Cutting: Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.
 - o Larger branches: Prune neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide.
 - o Appearance: Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well-balanced natural appearance.
 - o Tools: Use clean sharp secateurs, hand saws or other approved tools. Trim off ragged edges of bark or wood with a sharp knife.
 - o Disease or infection: Give notice if detected.
 - o Growth retardants, fungicide or pruning sealant: Do not use unless instructed.
- Any plants which fail to thrive will be replaced in accordance with the following:
 - o Carefully move mulch to one side and dig over the soil, leaving it fit for replanting.
 - o Do not disturb roots of adjacent plants.
 - o Replacement plants to be as original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater.
 - o Apply slow release fertiliser to manufacturer’s recommendations.

- Biodegradable arisings, such as grass cuttings, tree roots, shrub and tree pruning will be removed to a recycling facility so that they can be composed.
- Amenity grass areas cut regularly to maintain a minimum height of 25mm and a maximum of height of 50mm. The cutting season is to extend from the first week of March to the last week of October each year. Before mowing: remove litter, rubbish and debris.
 - o Finish: Neat and even, without surface rutting, compaction or damage to grass.
 - o Edges: Leave neat and well defined. Neatly trim around obstructions.
 - o Adjoining hard areas: Sweep clear and remove arisings.
 - o Areas of bulb planting to be avoided during early lawn cuts.

5.2 New Tree Planting

All tree works shall be carried out carefully to avoid damage to the trees being treated, neighbouring trees, other vegetation, or artefacts either by equipment or falling branches/trees.

- Regular checks (allowance for 3 visits per annum – if required) to check guying support systems, tree stakes and ties, and adjusted / removed as necessary when these start to impede growth.
- Additional checks to ensure trees remain upright, firm, and well secured after major weather events.
- Pruning to be in accordance with good horticultural and arboricultural practice:
 - o To alleviate, as far as it is practical, any loss of daylight to dwellings and associated problems.
 - o To clear foliage to a sufficient height on the carriageway side to allow vehicles of statutory height to pass.
 - o To reduce, where possible, shadow caused by trees obscuring street lighting.
 - o To maintain trees in a safe and healthy condition.
 - o To enable trees to grow into the desired shape and form.
 - o To reduce the risk of tree-related subsidence damage to buildings by limiting trees’ foliage area and subsequent water demand.
- Hand watering to maintain healthy growth as required to ensure successful establishment and in accordance with the maintenance schedule.
- Any trees that fails is to be replaced with one of the original specification.
- All trees will be subject to a Five Year Tree Condition Survey to be undertaken by the Arboricultural Consultant. The Arboricultural Consultant shall be a member of the Arboricultural Association or Institute of Chartered Foresters.
- Emergency remedial works following storm or other damage in order to make trees safe.
- Removal of sucker / epicormic growth where necessary.
- Street trees should be removed for the following reasons:
 - o If the tree is dead, dying, diseased, dangerous or otherwise in a poor condition.
 - o As a result of an approved highway improvement scheme.
 - o As a result of an insurance claim where evidence has been presented implicating a tree and no other practical steps are available to resolve the problems.
-

6.0 Monitoring and Review

To ensure the Landscape LMP is successfully implemented it must be subject to an on-going process of monitoring and review. The previously mentioned management objectives and activities should be reviewed on completion of construction works should there have been any changes made to the final landscape design agreed during this period.

7.0 Appendices

8.1	A - Landscape General Arrangement
8.2	B - Typical 5 year Maintenance Schedule
83	C - Detailed Planting Schedules
84	D - Detailed Planting Plans

A Landscape General Arrangement



Phase 2 - Not included within this phase of works.



B Typical 5 year Maintenance Schedule

MAINTENANCE 5-YEAR SCHEDULE

No.	Items	First Year	Second Year	Third Year	Fourth Year	Fifth Year	In Perpetuity Guidance
1.0	Proposed Tree Planting						
1.1	Maintain minimum clear stem height: 2100mm (not applicable for mutlistem trees) Any trees overhanging adopted highway including footways to have minimum 2750mm clear stem height.	Annual, as required and at a suitable time of year for tree species	Annual, as required and at a suitable time of year for tree species	Annual, as required and at a suitable time of year for tree species	Annual, as required and at a suitable time of year for tree species	Annual, as required and at a suitable time of year for tree species	Annual, as required
1.2	Check protection against damage	Twice a year	Twice a year	Twice a year	Twice a year	Twice a year	Annual
1.3	Check tree guying and ties	Twice a year and additionally after strong storms	Twice a year and additionally after strong storms	Twice a year and additionally after strong storms	Remove guys and ties if trees are stable	Remove guys and ties if trees are stable	n/a
1.4	Fertilizer	-	-	-	-	Once a year	n/a
1.5	Removing basal and epicormic growth and dead wood	Once a year	Once a year	Once a year	Once a year	Once a year	Once a year
1.6	Mulching	Top up mulch	Top up mulch	Top up mulch	-	-	-
1.7	Refirming after heavy frost or wind	6 times a year, and additionally after strong storms or strong frost	Twice a year and additionally after strong storms or strong frost	Twice a year and additionally after strong storms or strong frost	-	-	n/a
1.8	Tree work (Crown)	Once a year in Autumn/Winter	Once a year in Autumn/Winter	Once a year in Autumn/Winter	Once a year in Autumn/Winter	Once a year in Autumn/Winter	Once a year in Autumn/Winter
1.9	Weed control	Twice a year	Twice a year	Twice a year	Twice a year	Twice a year	Twice a year
1.10	Watering	Min. once per week during growing season or with greater frequency as necessary to ensure successful establishment	Min. once per week during growing season or with greater frequency as necessary to ensure successful establishment	As necessary to ensure successful establishment	As necessary	As necessary	As necessary
3.0	Proposed Ornamental Mixed Shrub and Herbaceous Planting, including specimen shrubs						
3.1	Fertilizer	Once a year	Once a year	Once a year	Once a year	Once a year	Every 2nd year
3.2	Mulching groundcover plants	Once a year in spring	Once a year in spring	Once a year in spring	Once a year in spring	Once a year in spring	Once a year in spring
3.3	Pruning groundcover plants	Target pruning - twice a year in spring and late summer	Target pruning - twice a year in spring and late summer	Target pruning - twice a year in spring and late summer	Target pruning - twice a year in spring and late summer	Target pruning - twice a year in spring and late summer	Target pruning - twice a year in spring and late summer
3.4	Pruning deciduous shrubs and remove dead and damaged wood	Target pruning - once a year in winter or spring	Target pruning - once a year in winter or spring	Target pruning - once a year in winter or spring	Target pruning - once a year in winter or spring	Target pruning - once a year in winter or spring	Target pruning - once a year in winter or spring
3.5	Pruning evergreen shrubs and remove dead and damaged wood	Target pruning - once a year after flowering	Target pruning - once a year after flowering	Target pruning - once a year after flowering	Target pruning - once a year after flowering	Target pruning - once a year after flowering	Target pruning - once a year after flowering
3.6	Remove dead flower heads	Within flowering season - twice a year	Within flowering season - twice a year	Within flowering season - twice a year	Within flowering season - twice a year	Within flowering season - twice a year	Within flowering season - twice a year
3.7	Pruning herbaceous plants	End of flowering season	End of flowering season	End of flowering season	End of flowering season	End of flowering season	End of flowering season
3.8	Remove dead or damaged foliage from evergreen ornamental grasses and ferns	Once a year in spring	Once a year in spring	Once a year in spring	Once a year in spring	Once a year in spring	Once a year in spring
3.9	Cutting back deciduous ornamental grasses	Early spring, before new growth emerges	Early spring, before new growth emerges	Early spring, before new growth emerges	Early spring, before new growth emerges	Early spring, before new growth emerges	Early spring, before new growth emerges
3.1	Cutting back deciduous ferns	Winter, when all fronds have died back	Winter, when all fronds have died back	Winter, when all fronds have died back	Winter, when all fronds have died back	Winter, when all fronds have died back	Winter, when all fronds have died back
3.1	Bulbs within Mixed Shrub and Herbaceous Planting	Leave undisturbed from early spring. Cut back dead foliage and remove arisings 6 weeks after flowers have faded and foliage dried.	Leave undisturbed from early spring. Cut back dead foliage and remove arisings 6 weeks after flowers have faded and foliage dried.	Leave undisturbed from early spring. Cut back dead foliage and remove arisings 6 weeks after flowers have faded and foliage dried.	Leave undisturbed from early spring. Cut back dead foliage and remove arisings 6 weeks after flowers have faded and foliage dried.	Leave undisturbed from early spring. Cut back dead foliage and remove arisings 6 weeks after flowers have faded and foliage dried.	Cut back and remove arisings in late spring
4.0	General Items	First Year	Second Year	Third Year	Fourth Year	Fifth Year	In Perpetuity Guidance
4.1	Weed control	10 times a year	10 times a year	8 times a year	8 times a year	8 times a year	8 times a year
4.2	Watering	As necessary to ensure successful establishment	As necessary to ensure successful establishment	As necessary	As necessary	As necessary	As necessary
5.0	Site Furniture\Play Equipment						
5.1	Visual routine inspection	Every week	Every week	Every week	Every week	Every week	Every week
5.2	Oil / grease equipment	Every 2 weeks	Every 2 weeks	Every 2 weeks	Every 2 weeks	Every 2 weeks	Every 2 weeks
5.3	Operational Inspection - check for corrosion or other deterioration, wear and vandalism.	Every 2 months	Every 2 months	Every 2 months	Every 2 months	Every 2 months	Every 2 months
5.4	Main Inspection by specialist	Annually	Annually	Annually	Annually	Annually	Annually

5.5	Bolt and fixings Inspection	-	-	-	-	-
6.0	Hard Landscape, Gates and Railings					
6.1	Visual routine inspection	Every week	Every week	Every week	Every week	Every week
6.2	Oil / grease hinges to gates	Twice per year or as necessary	Twice per year or as necessary	As necessary	As necessary	As necessary
6.3	Leaf removal	Remove leaf arrisings in late autumn/ winter	Remove leaf arrisings in late autumn/ winter	Remove leaf arrisings in late autumn/ winter	Remove leaf arrisings in late autumn/ winter	Remove leaf arrisings in late autumn/ winter
6.4	Clean paving of algae/moss	Clean as necessary to prevent slippery surfaces. Clean and brush hard surfaces annually to remove build-up.	Clean as necessary to prevent slippery surfaces. Clean and brush hard surfaces annually to remove build-up.	Clean as necessary to prevent slippery surfaces. Clean and brush hard surfaces annually to remove build-up.	Clean as necessary to prevent slippery surfaces. Clean and brush hard surfaces annually to remove build-up.	Clean as necessary to prevent slippery surfaces. Clean and brush hard surfaces annually to remove build-up.
6.5	Weed removal	Remove weeds from paving and along edges annually	Remove weeds from paving and along edges annually	Remove weeds from paving and along edges annually	Remove weeds from paving and along edges annually	Remove weeds from paving and along edges annually
7.0	Generally					
7.1	Remove defective plants and replant.	Once per year. Timed to allow replacement within planting season	Once per year. Timed to allow replacement within planting season	Once per year. Timed to allow replacement within planting season	If necessary	If necessary
7.2	Take corrective measures: i.e. thinning out, dividing, relocate individual plants to accommodate growth, add plants if required	Annually in the Autumn	Annually in the Autumn	Annually in the Autumn	Annually in the Autumn	Annually in the Autumn
7.3	Pest and disease control	Twice a year	Twice a year	Twice a year	Twice a year	Twice a year
7.4	Snow removal from establishing shrubs	As required after heavy snow fall	As required after heavy snow fall	As required after heavy snow fall	If necessary	If necessary
7.5	Litter removal	Every 2 weeks	Every 2 weeks	Every 2 weeks	Every 2 weeks	Every 2 weeks

Year 10 - two or three main structural bolts shall be removed to enable inspection for excessive corrosion, where this process shall be repeated annually thereafter
Every week
As necessary to allow smooth opening of gates
Remove leaf arrisings in late autumn/ winter
Annually in Winter
Annually
If necessary
Annually in the Autumn
Twice a year
If necessary
Every 2 weeks

C Proposed Planting Schedule

Schedule

Trees					
Abbreviation	Species	Specification	Girth	Density	Number
CbFF	Carpinus betulus 'Frans Fontaine'	Semi-Mature :Clear Stem min. 2.2: Airpot	25-30cm	Counted	15 -
PaP	Prunus avium 'Plena'	Semi-Mature :Clear Stem min. 2.2m: Airpot	25-30cm	Counted	34 -
Bn	Betula nigra	Clear Stem min. 2m :Multi-Stemmed :3 stems: Airpot		Counted	12 -
AcS	Acer campestre 'streetwise'	Semi-Mature :Clear Stem min. 2.2m: Airpot	25-30cm	Counted	15 -
TtB	Tilia tomentosa 'Brabant'	Semi-Mature :Clear Stem min. 2.2m: Airpot	25-30cm	Counted	13 -
CERCAFP	Cercis canadensis 'Forest Pansy'	Semi-Mature :Clear Stem min. 200 :Multi-Stemmed :3 Stems:Airpot		Counted	1 No.
Qr	Quercus robur	Semi-Mature :Clear Stem min. 2m	25-30cm	Counted	1 No.
Bpe	Betula pendula	Clear Stem min. 2m	18-20cm	Counted	33 -

Shrubs

Abbreviation	Species	Pot Size	Density	Number
Pt	Pachysandra terminalis	P9	7/m²	4543 -

Herbaceous

Abbreviation	Species	Pot Size	Density	Number
PsH	Polystichum setiferum 'Herrenhausen'	2L	3/m²	750 -
Adiv	Aster divaricatus	P9	3/m²	4 No.
AvW	Aquilegia vulgaris 'William Guinness'	P9	5/m²	14 No.
As	Asplenium scolopendrium	2L	3/m²	8 No.
HAKMAAL	Hakonechloa macra 'Alboaura'	P9	7/m²	51 No.

Bulbs

Abbreviation	Species	Bulb Size	Density	Number
Gn	Galanthus nivalis	5	75/m²	689 No.

Grasses

Abbreviation	Species	Pot Size	Density	Number
DcG	Deschampsia cespitosa 'Goldtau'	2L	5/m²	47 No.
Cb	Calamagrostis brachytricha	2L	3/m²	28 No.
Lsy	Luzula sylvatica	P9	7/m²	2100 -

Grass Areas

Seed Mix Name	Seed Mix Supplier	Density	Weight
EG22c	Emorsgate Seeds	25g/m²	13567 g

Hedges

Abbreviation	Species	Specification	Density	Coverage	Number of Plants
Cmo	Crataegus monogyna	BR	6/m	50% Coverage	953 -
Ps	Prunus spinosa	BR	6/m	10% Coverage	205 -
Ac	Acer campestre	BR	6/m	10% Coverage	205 -
Rca	Rosa canina	BR	6/m	10% Coverage	205 -
Ppa	Prunus padus	BR	6/m	10% Coverage	205 -
Ca	Corylus avellana	BR	6/m	10% Coverage	205 -

C Proposed Planting Schedule - Central Play Space

Schedule

Trees						
Abbreviation	Species	Density	Girth	Height	Specification	Number
Bpe	Betula pendula	Counted	18-20cm		Clear Stem min. 2m	61 -
Qr	Quercus robur	Counted	25-30cm		Semi-Mature :Clear Stem min. 2m	7 -
Cc	Cercis canadensis	Counted	18-20cm		Standard :Clear Stem min. 2m	12 -
Qpe	Quercus petraea	Counted	25-30cm		Clear Stem min. 2m	3 -
Cca	Cercis canadensis	Counted		3.0-3.5m	3 Stems :Clear Stem min. 2m	3 No.
Ps	Pinus sylvestris	Counted	25-30cm		Semi-Mature :Clear Stem min. 2m	3 No.

Shrubs

Abbreviation	Species	Density	Pot Size	Number
HaA	Hydrangea arborescens 'Annabelle'	Counted	10L	18 -
Ef	Euonymus fortunei	Counted	7L	17 -
Sa	Salix caprea	Counted	5L	2 -
JcB	Juniperus communis 'Blue Carpet'	2/m²	3L	23 -

Herbaceous

Abbreviation	Species	Pot Size	Density	Number
PsH	Polystichum setiferum 'Herrenhausen'	2L	3/m²	725 -
AvW	Aquilegia vulgaris 'William Guinness'	P9	5/m²	27 -
Adiv	Aster divaricatus	P9	3/m²	19 -
Ms	Myosotis sylvatica	P9	12/m²	58 -
As	Asplenium scolopendrium	2L	3/m²	19 -

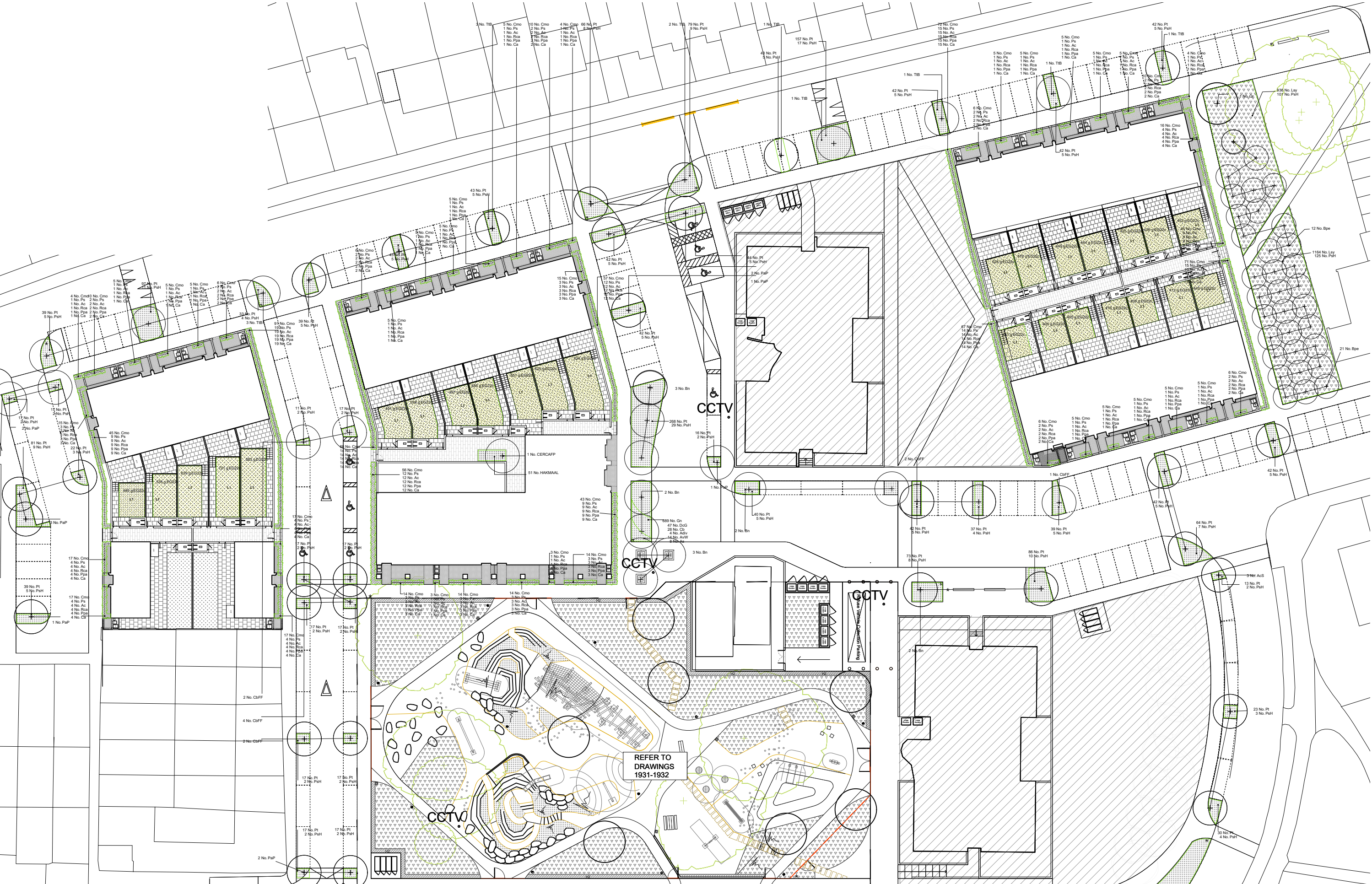
Grasses

Abbreviation	Species	Density	Pot Size	Number
Lsy	Luzula sylvatica	7/m²	P9	6712 -
DcG	Deschampsia cespitosa 'Goldtau'	5/m²	2L	157 -
Cb	Calamagrostis brachytricha	3/m²	2L	99 -

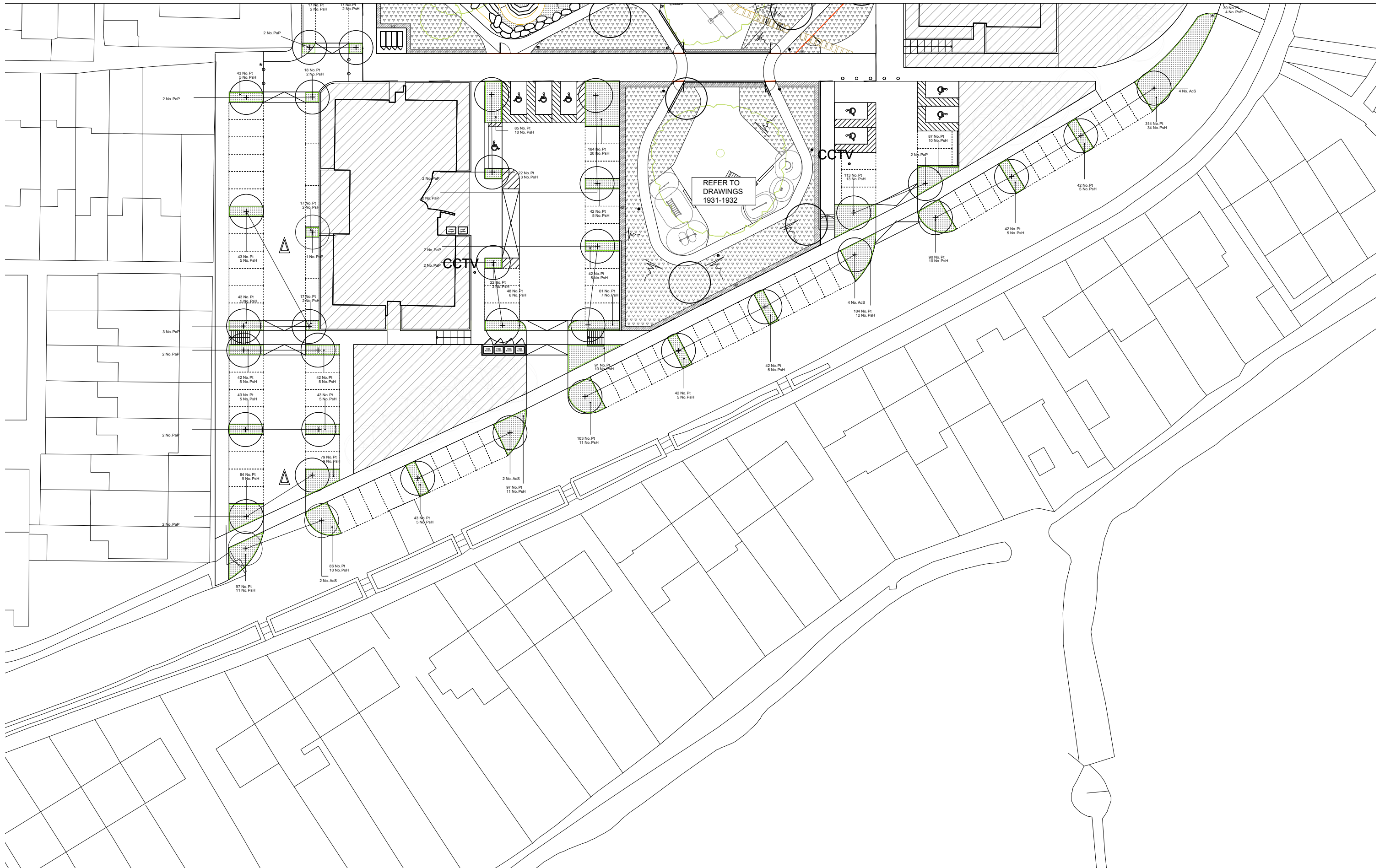
Hedges

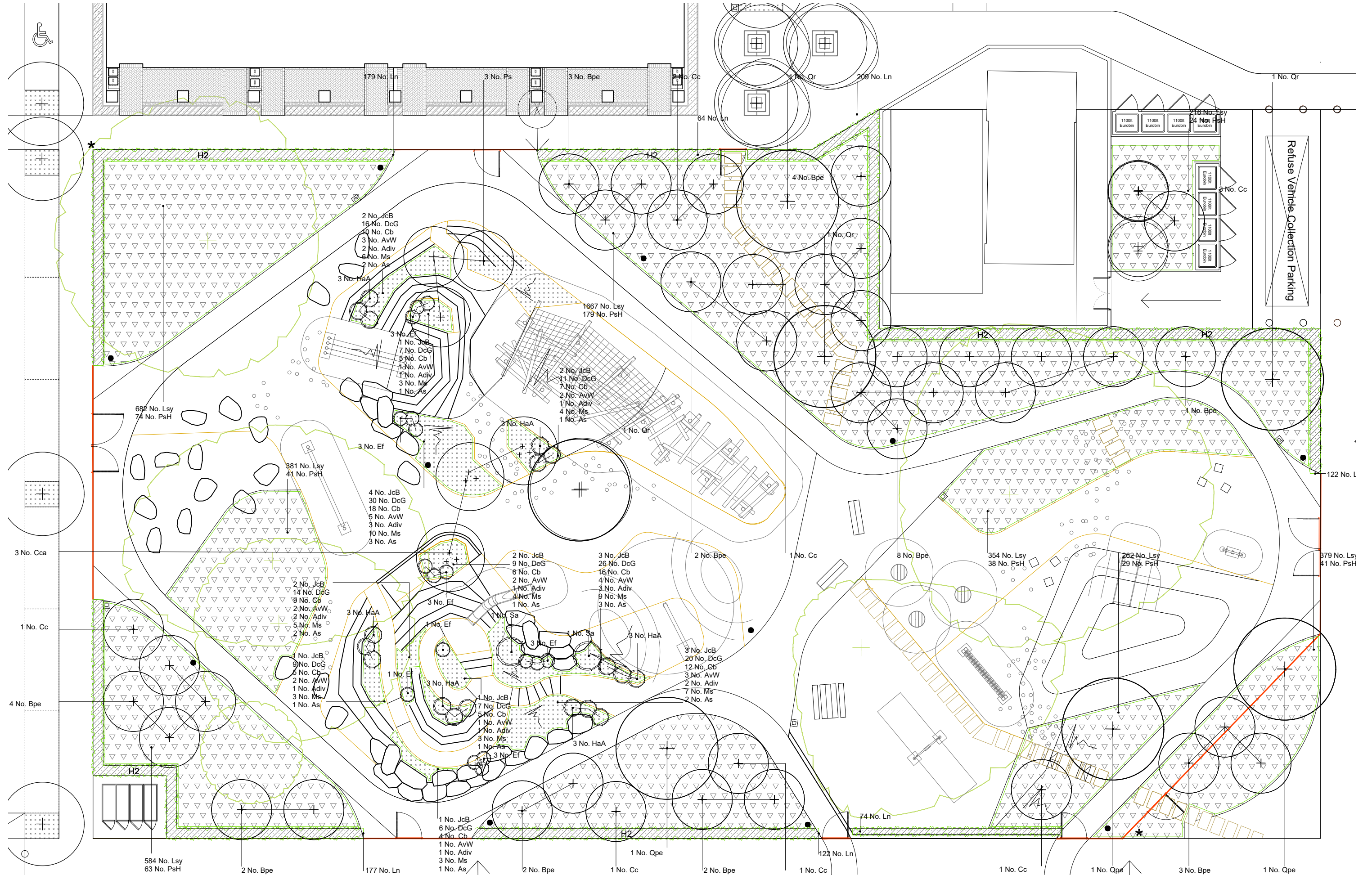
Abbreviation	Species	Specification	Density	Number of Plants
Ln	Lonicera nitida	6 plants per linear meter. Double Staggered row. :C	6/m	1636 -

D Proposed Planting Plans DR_1922 -1923

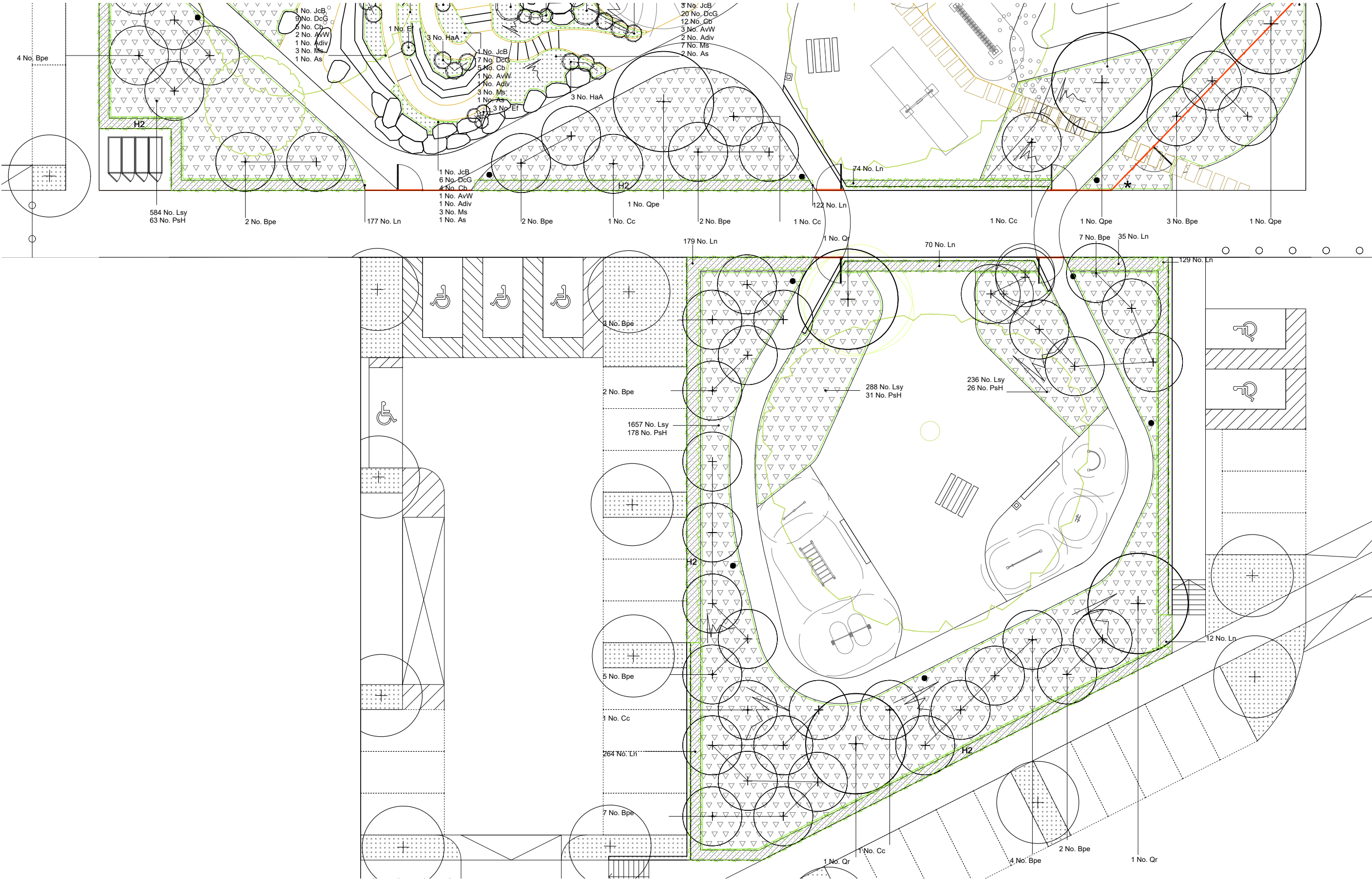


D Proposed Planting Plans DR_1922 -1923





D Proposed Planting Plans DR_1931 -1932



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