

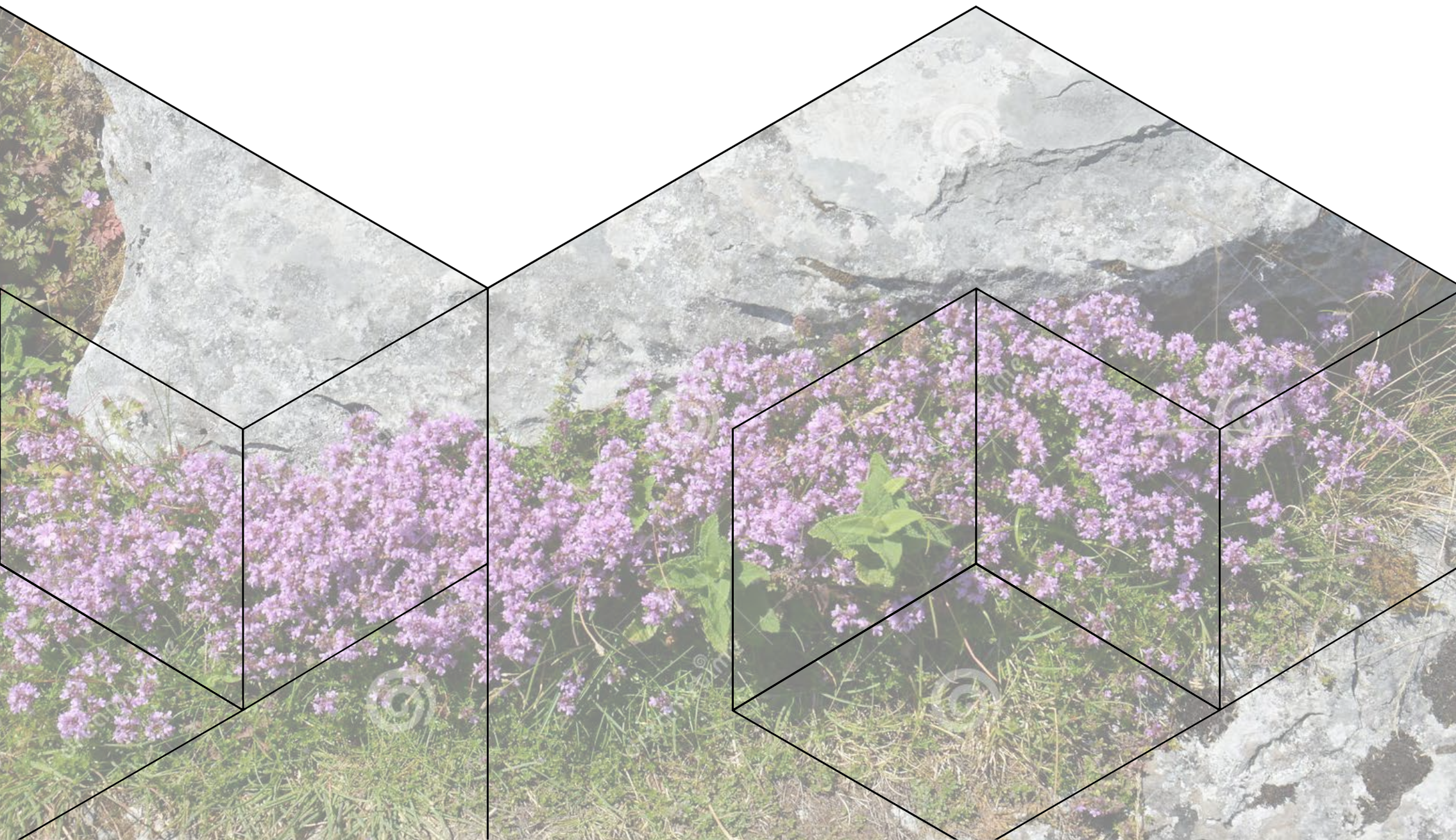
15 Woods Road, Reading RG4 6NA

Soft & Hard Landscaping with Planting & Implementation Programme, Con 05

Issue 3

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Ref 915-Con05



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Details of hard and soft landscaping

INTRODUCTION

This Outline 5 Year Landscape Management Plan has been produced to accompany the Landscape scheme in connection with the proposed development of 15 Woods Road, Caversham, Reading RG4 6NA (known here after as the 'Site'). The landscape scheme is shown on Proposed Site Plan Drawings as part of the conditions applications.

The Site is located to the East of Caversham and to the North East of Reading town centre. The Site is set within a suburban residential area, and contains a two storey residential property with adjacent hard & soft landscaping.

The design proposals include: extensive alteration and extension of existing dwelling, including new porch, side, rear and first floor extension and external cladding and single garage to the rear, including new landscaping and parking

Along with the landscape scheme, and 5 Year Landscape implementation programme (see Section 5), will form supplementary information to be submitted to Reading Borough Council (RBC) as part of set of documents to help a positive determination of condition 5 for application 240605.

SECTION 1 - Existing Site: -

DEMOLITION & ENABLING WORKS:

- Demolition: Existing buildings to be partially demolished as approved plans, surrounding pathways to be removed
- Means of compound enclosure: Site to be enclosed with hoarding, heras or similar, to be confirmed by the appointed contractor to create a secured compound. Removable sections provided to allow for emergency vehicle access.
- Hard standing base: to be provided on appointment of contractor, to be porous to allow for free drainage. Top soil removed to allow for levelling of the area, to be stored locally and distributed on completion as part of the landscaping scheme.
- Signage: Temporary site signage to be displayed on the site hoarding and visible at the front site entrance.
- The landscaping scheme shall where reasonably practicable retain and enhance the existing boundary hedgerows which presently demarcate the site.

SECTION 2 - Soft Landscaping see drawing 915-90-00-Landscape Strategy Plan

2.1 Details of Positions and Species Mix

2.1.1 Location of plant species are indicated on drawing 915-90-00 - Landscape Strategy Plan

2.1.2 The proposed species mix is outlined in Table 1 below.

Table 1: Species Mix				
Shrubs and Grondcover	Spread	Height	Spec	Density
Shrub planting mixture of:				
Set out groups (groups of 3,5 or 7 generally) of plants randomly. As noted (as Shrub planting) as noted below on the density coloum.				Approx. 2 sq.m
Cytisus scoparius (N)	0.8m	0.8m	3Lt Container	20%
Rosa arvensis (N)	0.5m	0.5m	3Lt Container	20%
Rosmarius Officinalls (Rosemary)	0.5m	0.25m	3Lt Container	10%
Stachys officinalis (N)	0.6m	0.25m	3Lt Container	20%
Verbena macdougali	0.3m	0.8m	3Lt Container	10%
Rosa pimpinellifolia (N)	0.8m	0.8m	3Lt Container	20%

For shrubs and groundcover see Appendix 1

Mixed Native Hedging			
Planting strip set out centrally within planting bed 2 double staggered rows 650mm apart. 500mm between plants. Hedge to be planted at and maintained to height of approx. 1500mm including, Hedge planting mixture of:			
Dogwood	0.6	1.2-1.5m	25%
Beech	0.6	1.2-1.5m	25%
Blackthorn	0.6	1.2-1.5m	25%
Hawthorn	0.6	1.2-1.5m	25%

Trees	No	Spread	Height	Spec	Girth	Density
Silver Birch, Betula pendula (multi-stem)	1	as plan	3m	Root balled (min)	10-12cm	As Plan (T1)
Rowan, Sorbus Aucuparia	1	as plan	3m	Root balled (min)	10-12cm	As Plan (T2)
Crab Apple, Malus sylvestris	1	as plan	3m	Root balled (min)	10-12cm	As Plan (T3)

2.2 Plant Sources

- 2.2.1 Plant supply shall be obtained from a nursery that are members of the Horticultural Trades Association Nursery Certification Scheme and approved by the project and local authority landscape architect.
- 2.2.2 All planting stock shall be of local provenance or if unavailable national provenance. Origin and provenance have the meaning given in the National Plant Specification and grown in the UK.

2.3 Plant Implementation

- 2.3.1 Plant handling and planting operations shall be undertaken in accordance with Horticultural Trades Association "Handling and Establishing Landscape Plants" (Parts I-III).
- 2.3.2 Topsoil for the landscape planting works shall be obtained from site material and imported soils to make up any deficiency. Imported topsoil shall be fertile with maximum 35% clay content and 5% minimum organic content, pH levels between 5.8 - 7.5 and free of perennial weeds, weed seeds and contamination. Existing soil to be ameliorated and/or screened, if necessary, to achieve this specification. Imported topsoil shall be to BS3882: Multi Purpose Grade, from an approved local source and to accord with the above specification.

2.4 Timetable for Implementation

- 2.4.1. The Landscape implementation shall be undertaken by the end of the next available planting season and during the following periods:
- Deciduous trees and shrubs: Late October to late March.
- Container grown plants: At any time if ground and weather conditions are favourable.
- SECTION 3 - Boundary Treatments

Boundary treatments are as noted on drawing 915-90-00- Landscape Strategy Plan,

- The landscaping scheme shall where reasonably practicable retain and enhance the existing boundary hedgerows which presently demarcate the site. Where practical where continuation of the hedge will allow.
- All fencing around external boundary of the site will be as noted on Landscape Strategy Plan.

SECTION 4 - Hard Landscaping

Surface treatments, type, position and scale are as noted on drawing 915-90-00- Landscape Strategy Plan

SECTION 5 - 5 Year Implementation programme

5.1 This Management Plan has been prepared to provide information upon completion of the landscape scheme. The strategy broadly outlines the steps to be carried out in the aftercare period and their timing within the overall programme. These include, as appropriate:

- Timing and pattern of vegetation establishment;
- Cultivation practices;
- Secondary treatments;
- Management of soil, fertility, weeds etc.;
- Watering.

5.2. OBJECTIVES

5.2.1. The proposed landscape scheme aims to provide an attractive environment and setting for the new dwelling to blend in with the wider local landscape setting.

5.2.2. The soft landscape scheme comprises:

- Existing Vegetation;
- Specimen tree planting;
- Hedgerow planting;
- Areas of lawn.
- Areas Footpaths and Hard Standing Areas

- Shrubs and ground cover planting;

5.2.3. The maintenance requirements of each landscape component are described in more detail in Section 4. Schedules A to G, located within each section and list the timing of key annual operations for specific landscape areas.

SECTION 4 - Hard Landscaping



Paved private amenity

Marshall's, Fairstone Granite Eclipse, Light or similar

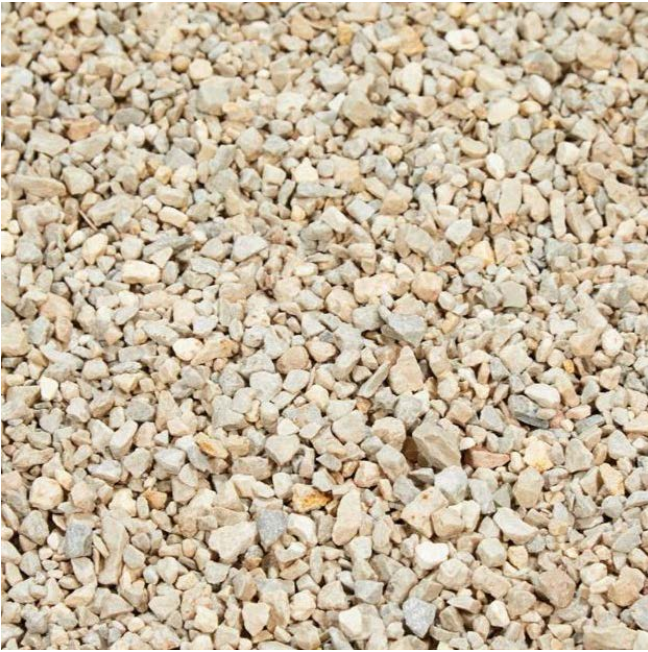
Non permeable



Permeable Tegular Paving

Marshall's, Drivesett Tegula Priora, Pennant Grey

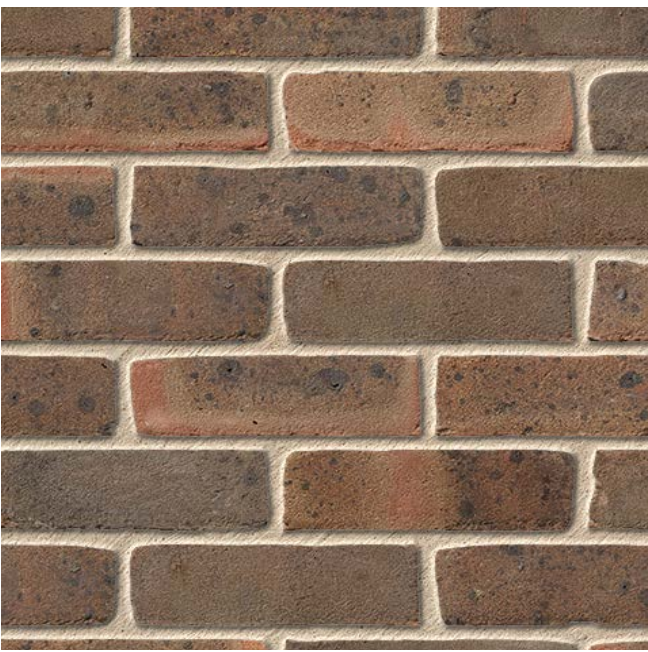
Permeable



Gravel Margin

Cotswold Chippings - 10mm, Buff

Permeable



Garden Walls

- Ibstock Crowborough Multicoloured Stock or to match proposed building materials

Details of hard and soft landscaping

5.3. LANDSCAPE MANAGEMENT

The management of the proposed landscape scheme covers an initial 5-year aftercare period (The landowner will assume responsibility pre & post this time period). Each of the areas described are identified on Drawings '915-A-90-00 - Landscape Strategy Plan', and Schedules A-G list the timing of the key annual operations. It is recommended that the management requirements & operations continue after this initial 5 year period.

General requirements for each landscape feature and habitat type are provided below:

5.3.1. SITE WIDE MANAGEMENT

Refer to "Schedule A" for timing of Site Wide key annual operations

5.3.1.1. Collect and remove from Site all extraneous rubbish not arising from the contract work and detrimental to the appearance of the Site.

5.3.1.2. Collect fallen leaves from lawns, planting beds, hedgerows and native woodland areas and remove from Site for recycling.

Schedule A: Site Wide														
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D
1	Litter Pick	Monthly	x	x	x	x	x	x	x	x	x	x	x	x
2	Removal of fallen Leaves	Twice a year										x		x

5.3.2. EXISTING TREES AND VEGETATION

Refer to "Schedule B" for timing of Existing Trees and Vegetation key annual operations

5.3.2.1. No existng trees on site.

5.3.2.2. Generally existing vegetation is limited to contain overgrown grassed areas to the front and rear gardens.

5.3.2.3. Through the development of the design proposals a number of existing areas of vegetation will be required to be removed. However, where possible vegetation will be retained.

5.3.2.4. n/a

5.3.2.5. All retained vegetation on Site is to be protected throughout any adjacent maintenance works:

5.3.2.6. Existing vegetation shall be regularly inspected for damage and disease each season.

5.3.2.7. n/a

5.3.2.8. Existing vegetation should not be left to cause obstruction/hazard or obscure sight lines for pedestrians, cyclists or vehicles.

5.3.2.9. Existing vegetation shall be kept free of litter and weeds. Cut ground vegetation layer (weeds and grasses) to achieve tidy appearance. Cut to 100mm twice within growing season and remove arising from Site.

Schedule B: Existing Trees and Vegetation													
Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D
1 Tree inspection for damage and disease	Twice a year							**				**	
2 Weed Control to all hedgerows & lawns	Three visits from March to October				x		x			x			
3 Pruning (subject to Site assessment)	Annually												x

5.3.3. SPECIMEN TREE PLANTING

Refer to "Schedule C" for timing of Specimen Tree Planting key annual operations

Schedule C: Proposed Specimen Trees														
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D
1	Tree inspection for damage and disease	Annually							x					
2	Assessment of dead/missing trees	Annually									x			
3	Replace dead/missing trees	Annually												x
4	Weed Control to all tree surrounds	Monthly from March to October			x	x	x	x	x	x	x	x		
5	Watering	Weekly from April to October (for first x3 growing seasons)				x	x	x	x	x	x	x		
6	Spray Crown	As instructed in spells of dry weather during the evening (First two years after planting only)				x	x	x	x	x	x			
7	Re-firming	Monthly	x	x	x	x	x	x	x	x	x	x	x	x
8	Pest & disease control	When required	x	x	x	x	x	x	x	x	x	x	x	x
9	Check tree support (adjust & replace as required)	Monthly	x	x	x	x	x	x	x	x	x	x	x	x
10	General pruning (subject to species)	As instructed											x	
11	Fertilizer	One application annually			x	x								
12	Mulching - topping up	Twice a year				x					x			

5.3.3.1. Water newly planted trees thoroughly during drought periods. As a guide:

- Watering should be weekly for the first 3 growing seasons (April-Oct) approx. 25 litres per tree at each watering - increasing or decreasing according to the weather. Trees of the stock size proposed (10-12cm girth) require approx. 20-25L at the weekly visits specified in Schedule C.
- Ensure trees are well irrigated in dry conditions and soil moisture is appropriate to species planted;
- Carry out crown spraying during evening hours if required.

5.3.3.2. Check stability of trees, especially after severe winds and firm as necessary (at least 4 inspections per year).

- Replace loose, broken or decayed stakes to original specification.
- If longer than half of clear tree stem height, cut to this height in spring. Re-tie to tree firmly but not tightly with a single tie.
- Adjust, re-fix or replace loose or defective ties, allowing for growth and to prevent chafing. Where chafing has occurred, reposition or replace ties to prevent further chafing.
- Stakes should be no higher than one third of the height of a tree.
- Stakes and ties shall be removed after 3-5 growing seasons once the tree is established. Fill stake holes with lightly compacted soil.

5.3.3.3. Maintain a 1m radius around each tree free from weeds is to be maintained (topped up twice a year as per Schedule C) which should help prevent weeds, and hand weeding should take place within this zone to avoid any harm from herbicides.

5.3.3.4. Re-firm trees after strong winds, frost heave and other disturbances. • Tread around the base until firmly bedded. • Collars in soil at base of tree stems created by tree movement shall be broken up by fork, avoiding damage to roots. Backfill with topsoil and re-firm.

5.3.3.5. Apply Multi-purpose plant food and soil improver fertiliser each season in March or April.

- Spread evenly. Carefully lift and replace any mulch materials. Apply at manufacturer's recommended rate.

5.3.3.6. Replace any trees that have failed with like for like (unless otherwise agreed in writing with LPA) between 1 November and 31 March.

5.3.3.7. Carry out annual check for signs of disease and undertake treatment as required.

5.3.3.8. In regards to newly planted trees, carry out pruning as and when necessary to maintain natural habit of the tree, in keeping with good horticultural practice. Before starting work agree which trees, are to be pruned. Avoid damage to neighbouring trees, plants and property.

- All works to be to BS 3998:2010 Recommendations for Tree Work, and Health & Safety Executive (HSE) 'Forestry and arboriculture safety leaflets'
- Cut branches as Arboricultural Association Leaflet 'Mature tree management'.
- Cut vertical branches similarly, with no more slope on the cut surface than is necessary to shed rainwater.
- Leave trees with a well-balanced natural appearance.
- Operatives must hold a Competence Certificate for Chain saw work.
- All tree work is to be carried out by an approved member of the Arboricultural Association.
- Use appropriate, well maintained and sharp tools

For final pruning cuts:

- Do not use chainsaws on branches of less than 50 mm diameter.
- When using handsaws, form a smooth cut surface.
- Do not use anvil type secateurs.
- Removing branches: Do not damage or tear the stem.
- Wounds: Keep as small as possible, cut cleanly back to sound wood leaving a smooth surface, and angled so that water will not collect on the cut area.
- Cut at a fork or at the main stem to avoid stumps wherever possible.
- Remove large branches in small sections and lower to ground with ropes and slings.

Details of hard and soft landscaping

- Dead branches and stubs: When removing, do not cut into live wood.
- Remove epicormic shoots and potentially weak forks that could fail in adverse weather conditions.

5.3.4. HEDGEROWS Refer to “Schedule D” for timing of Native Hedgerows key annual operations

Schedule	D: Hedgerow Planting													
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D
1	Assessment of dead/missing plants	Annually									x			
2	Replace dead/missing plants	Annually												x
3	Weed Control to all plants	Monthly from March to October			x	x	x	x	x	x	x	x		
4	Watering	Weekly from April to October				x	x	x	x	x	x	x		
5	Re-firming	Monthly	x	x	x	x	x	x	x	x	x	x	x	x
6	Pest & disease control	Once during growing season				x	x	x	x	x				
7	Check plant guards (adjust & replace as required)	Quaterly		x			x			x			x	
8	Formative pruning (NB. out of nesting season)	When required	x								x	x	x	X
9	Fertilizer	One application annually (in March or April)			x	x								

5.3.4.1. Water new planting thoroughly during drought periods. As a guide: Water weekly from April to October; Ensure full depth of topsoil is thoroughly wetted to aid plant establishment.

5.3.4.2. Plant guards or supports (if installed) are to be straightened and ties checked during each inspection (at least 4 inspections during the year) and adjust to avoid chaffing and other damage. Guards or supports (if installed) are to be removed at the appropriate time, typically during 4th or 5th year, dependant on the mammal population.

5.3.4.3. Until established, all plants will be kept free of competing weed growth by treatments of Glyphosate applied during the growing season (0.5m strip on each side of the hedgerow, 2 to 3 applications per year). Any weed growth within guards to be removed by hand during each visit.

5.3.4.4. Re-firm plants after strong winds, frost heave and other disturbances. Tread around the base until firmly bedded.

5.3.4.5. Apply Multi-purpose plant food and soil improver fertiliser each season in March or April. Spread evenly; Carefully lift and replace any mulch materials; Apply at manufacturer’s recommended rate.

5.3.4.6. Replace any plants that have failed (between 1 November and 31 March).

5.3.4.7. Carry out annual check for signs of disease and undertake treatment as required.

5.3.4.8. If required in planting areas, top up mulch (with same type) to 50mm thickness. Sweep and replace mulch spill on adjacent areas, if not contaminated with weeds and rubbish, return to planted area;

5.3.4.9. New hedgerows will be pruned for the first 2 to 3 years to

encourage dense bushy growth, in keeping with good horticultural practice. Allow to reach planned dimensions only by gradual degrees, depending on growth rate and habit.

5.3.4.10. Plant guards or supports (if installed) will be removed at appropriate time, typically during 4th or 5th year, dependant on the mammal population and size of plants.

5.3.5. LAWN AREAS Refer to “Schedule E” for timing of Lawn Areas key annual operations

Schedule E: Lawn Areas														
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D
	Weed Control	Twice a year			x						x			
		Two applications annually (in April or September)		x							x			
	Fertilizer application													
	Mowing	Weekly from March to October			x	x	x	x	x	x	x	x		
		Monthly from March to October			x	x	x	x	x	x	x	x		
	Trim/re-form edges													
	Thatch/moss removal	Annually			x									

5.3.5.1.

- Maintain grass areas in a manner appropriate to the intended use.
- Maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt.
- Prevent waterlogging and compaction.
- Repair damage from trampling, abrasion or scalping.
- Maintain grass areas so as to be reasonably free from moss, excessive thatch, weeds, frost heave, worm casts and mole hills.
- Edges to be kept neat and well defined, in clean straight lines or smooth flowing curves.
- Remove Litter and fallen leaves regularly to maintain a neat appearance.

5.3.5.2.

- Maintenance of lawn areas to be carried out to BS 7370-3.
- Carry out maintenance appropriate to each category of turf, as follows:
 - To achieve maintenance objectives to BS 7370-3, table 6.
 - To a maintenance programme to BS 7370-3, clause 11.
- Using appropriate mowing methods to BS 7370-3, table 3.

5.3.5.3. Before mowing lawns remove litter, rubbish and debris. Finish to be neat and even, without surface rutting, compaction or damage to grass. Leave edges neat and well defined. Neatly trim around obstructions. Adjoining hard areas are to be swept clear and arisings removed. Maintain grass height: between 25 and 50 mm. Use Mulching mower to allow cut and drop of arisings.

5.3.5.4. Apply approved appropriate lawn fertiliser each Spring and Autumn: • Spread evenly. • Apply at manufacturer’s recommended rate.

5.3.6. FOOTPATHS AND HARD STANDING Refer to “Schedule F” for timing of Footpaths and Hard Standing key annual operations

Schedule F: Footpaths and Hard Standing Areas													
Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D
Litter collection, sweeping paths	When required	x	x	x	x	x	x	x	x	x	x	x	x
Weed killing, paving, tarmac	Annually				x	x	x						

5.3.6.1. All footpaths and hard standing areas are to be maintained free from litter and fallen leaves;

5.3.6.2. Any encroachment by weeds are to be strimmed back or treated using approved chemical means.

5.3.6.3. Spray all weeds on footpaths and hard standing with an appropriate herbicide a minimum of three times per year.

5.3.7. SHRUBS AND GROUND COVER Refer to “Schedule G” for timing of Native Hedgerows key annual operations

Schedule G: Shrubs and Ground Cover													
Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D
1 Assessment of dead/missing plants	Annually									x			
2 Replace dead/missing plants	Annually											x	
3 Weed Control to all plants	Monthly from March to October			x	x	x	x	x	x	x	x		
4 Watering	Weekly from April to October				x	x	x	x	x	x	x		
5 Re-firming	Monthly	x	x	x	x	x	x	x	x	x	x	x	x
6 Pest & disease control	Once during growing season				x	x	x	x	x				
7 Check plant guards (adjust & replace as required)	Quaterly		x			x			x			x	
8 Formative pruning	When required								x			x	
9 Fertilizer	One application annually (in March or April)			x	x								

5.3.7.1. Water new planting thoroughly during drought periods. As a guide:

- Water weekly from April to October.
- Ensure full depth of topsoil is thoroughly wetted to aid plant establishment.

5.3.7.2. Until established, all plants will be kept free of competing weed growth by treatments of Glyphosate applied during the growing season, 2 to 3 applications per year). or to be removed by hand during each visit.

5.3.7.3. Re-firm plants after strong winds, frost heave and other disturbances. Tread around the base until firmly bedded.

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- 5.3.7.4.
- Apply Multi-purpose plant food and soil improver fertiliser each season in March or April. Spread evenly.
 - Carefully lift and replace any mulch materials.
 - Apply at manufacturer’s recommended rate.
- 5.3.7.5. Replace any plants that have failed (between 1 November and 31 March).
- 5.3.7.6. Carry out annual check for signs of disease and undertake treatment as required.
- 5.3.7.7. If required in planting areas, top up mulch (with same type) to 50mm thickness. Sweep and replace mulch spill on adjacent areas, if not contaminated with weeds and rubbish, return to planted area;

SECTION 6 - Biodiversity - see drawing 915-90-00- Landscape Strategy Plan

- 6.1.1. The existing site contains overgrown grassed areas to the front and rear gardens and no trees. There is a small area of concrete paving to the rear and block paved driveway to the front. There is an established 2-3m native hedge along the eastern boundary to Orchard Grove.
- 6.1.2. The proposed landscape strategy includes many features to enhance and increase biodiversity within the Site and improve the value of the site for wildlife.
- 6.1.3. Tree planting within the Site will benefit nesting birds and foraging bats, amongst other species. Trees that produce fruits, such as Prunus and Sorbus species, will provide additional foraging habitat for birds within the locality. There are x3 proposed trees to the front of the site that would provide diversified value to local wildlife.
- 6.1.4. A majority mix of Native, flower rich species, including those that flower in the late and early seasons to enhance the biodiversity value of the site have been proposed. The inclusion of herb plants also provides nectar for an array of invertebrate species, including bees, butterflies and moths. A range of herb plants also ensures flowering throughout the seasons.
- 6.1.5. 1x Bird box will be integrated into the building, increasing the nesting opportunities for a range of bird species within the locality.
- 6.1.6. 1x bat box will be integrated into the building, increasing the nesting opportunities for bats within the locality.
- 6.1.7. 1x insect box will be integrated within the landscape encouraging a variety of insects and pollinators.
- 6.1.8. Hedgehog corridors or mammal gaps will be proposed along boundaries to allow small mammals such as hedgeogs to pass through. Gaps to be regularly inspected to ensure they remain unobstructed.
- Examples of mammal gap / hedgehog corridor signage to be fixed to fencing / walls in close proximity to gap in accordance with manufacturers instructions.

Appendix 1 Details of soft landscaping

Appendix 2 Drawings

Appendix 3 Detail Drawings



Hedgehog Highway Sign, Ark Wildlife

Hedgehog Highway Entrance Sign ENV002, Glendining Signs

Hedgehog Highway Sign, rspcaoandf.org

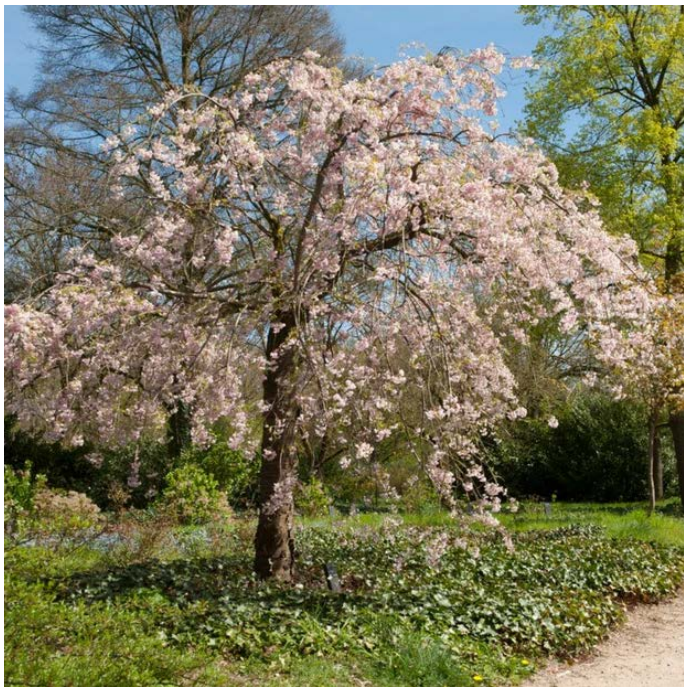
APPENDIX 1 - Proposed Tree types



T1. Silver Birch, *Betula pendula*
(multi-stem)



T2. Rowan, *Sorbus Aucuparia*



T3. Crab Apple, *Malus sylvestris*

Trees	No	Spread	Height	Spec	Girth	Density
Silver Birch, <i>Betula pendula</i> (multi-stem)	1	as plan	3m	Root balled (min)	10-12cm	As Plan (T1)
Rowan, <i>Sorbus Aucuparia</i>	1	as plan	3m	Root balled (min)	10-12cm	As Plan (T2)
Crab Apple, <i>Malus sylvestris</i>	1	as plan	3m	Root balled (min)	10-12cm	As Plan (T3)

APPENDIX 1 - Proposed Shrubbery & Hedging



Cytisus scoparius



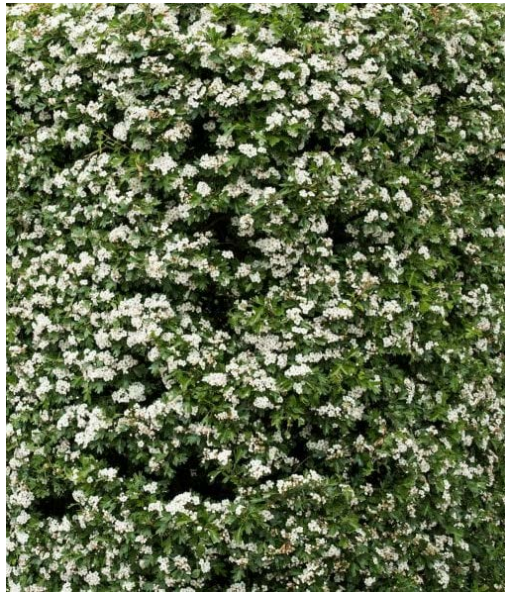
Rosa arvensis



Rosmarinus Officinalis (Rosemary)



Dogwood



Hawthorn



Stachys officinalis



Verbena macdougalii (Lavender)



Rosa pimpinellifolia



Beech



Blackthorn

LEGEND:

- Refer to '915-Landscaping Condition 05.pdf' for further detail.
- TREE SPECIFICATION**
- Trees are to be erect and true to type in regard to form
 - Trees are to be free from defects such as tight forks, rubbing braches, pests and disease.
 - New trees to be minimum 3m high and have a minimum girth of 100mm. Once planted tied to supporting stake.
 - Trees are to conform to BS: 3936: 1992 Part: 1 Nursery Stock: Specification for Trees and Shrubs and Industry Best Practice.
 - All ordinary nursery stock trees to be supported by a 50mm round stake, 1.25m long, driven to depth of 750mm.
 - Trees are to be thoroughly watered prior to planting.
- TREE PITS**
- Pits to be dug according to manufacturer recommendation.
 - Trees pits are to be dug one third larger than root balls with the sides and base loosened with a fork to aid future root penetration.
 - The location of drainage runs, soak-aways and inspection chambers are to be identified prior to planting where possible.
 - Planting pit locations are to be checked and inspected for both underground and above ground services such as gas, water, electric, telephone/communication cables etc.
 - If the ground is found to be susceptible to water-logging then an alternative location should be sought (depending on species being planted).
- PLANTING MEDIUM**
- The top 200mm of planting areas to be replaced with good quality top soil.
 - Large debris such as bricks or concrete to be removed.
 - Tree planting compost is to be mixed with material excavated from pit at a ratio of one-third compost to two-thirds original pit excavations.
 - Where excavations are of insufficient quantity the difference is to be made up of tree planting compost.
 - The addition of a water retaining polymer may help retain moisture in the root zone and the addition of mycorrhizal fungi is recommended to increase in root mass during the early phases following planting increases the ability of the tree to become established.
 - any imported top soil to be BS3882 2015.
- PLANTING**
- All plants to be watered in, with sufficient water to reach field capacity and ensure the rootballs are wetted, within 3 hours of planting.
 - All planted beds to be maintained weed free, healthy and tidy until handover.
 - Wire wrapping used to secure root-balled trees to be cut off in the pit and any hessian removed so as not to restrict free movement of roots in the pit.
 - Trees are to be planted at the previous planting depth at nursery.
 - Trees are to be planted by layering the soil over the roots and firming following this process until the nursery mark has been reached.
 - Good quality tree planting soil is required in all new tree pits and in the soft landscaped strips between parking bays.
 - Irrigation tubes of a size and type suitable for the size of tree being planted are to be placed around the root ball in accordance with manufacturer's specifications. Caps must be fitted to the end of the irrigation tube to prevent desiccation. It is recommended that tube be filled with gravel to reduce the potential of desiccation in the event of the loss of the cap.
 - Soil is to be left slightly raised around the outside of the pit to produce a well, to enable rainwater to become trapped inside and to filter down to the root zone.
 - Mulching around the base of the tree is to be to a depth of between 75mm to 100mm to prevent competition from weed growth.
 - Mulching must not be piled up the stem.
- MAINTENANCE**
- Trees to be guaranteed for 5 years. After the 5 years defects period any trees to be replaced to match existing or seek approval for alternative.
 - All planted beds to be maintained weed free, healthy and tidy until handover.
 - After 5 years the responsibility of the landscape management passes on to the owner.
 - All beds to incorporate slow release fertiliser to aid plant establishment.
 - The client is responsible for appointing a contractor with the appropriate experience and equipment to undertake watering and maintenance for two years.
 - New trees should be watered weekly for the first 3 growing seasons (April-Oct) approx. 25 litres per tree at each watering - increasing or decreasing according to the weather.
 - Trees are to be inspected annually, to remove weeds from around base, topping up of mulch, checking tree ties and adjusting as necessary, removal of post if required
 - Root barriers/deflectors are to be incorporated into all tree pits within paved areas up to min 300mm deep.
 - Any tree that fails/dies shall be replaced with a tree of the same type and specification.
- ADDITIONAL NOTES**
- All debris, excess soil etc. is to be to be removed from site and disposed of at an approved waste transfer site. Any disturbance or damage to surrounding areas is to be made good to the relevant specification.
 - For all wooden materials use tanalised wood (except where using hardwoods) and galvanised screws and nails.
- TRANSPORT OF PLANT MATERIALS**
- Roots are to be protected during transport.
 - Crowns and stems are to be protected from abrasions with vehicle sides.
 - Every effort is to be made to prevent desiccation during transport.
 - If containerised trees are to be used then plants are to be secured upright until time of planting
 - If rootballed or bare root trees are to be used then these are to be healed in to prevent desiccation.



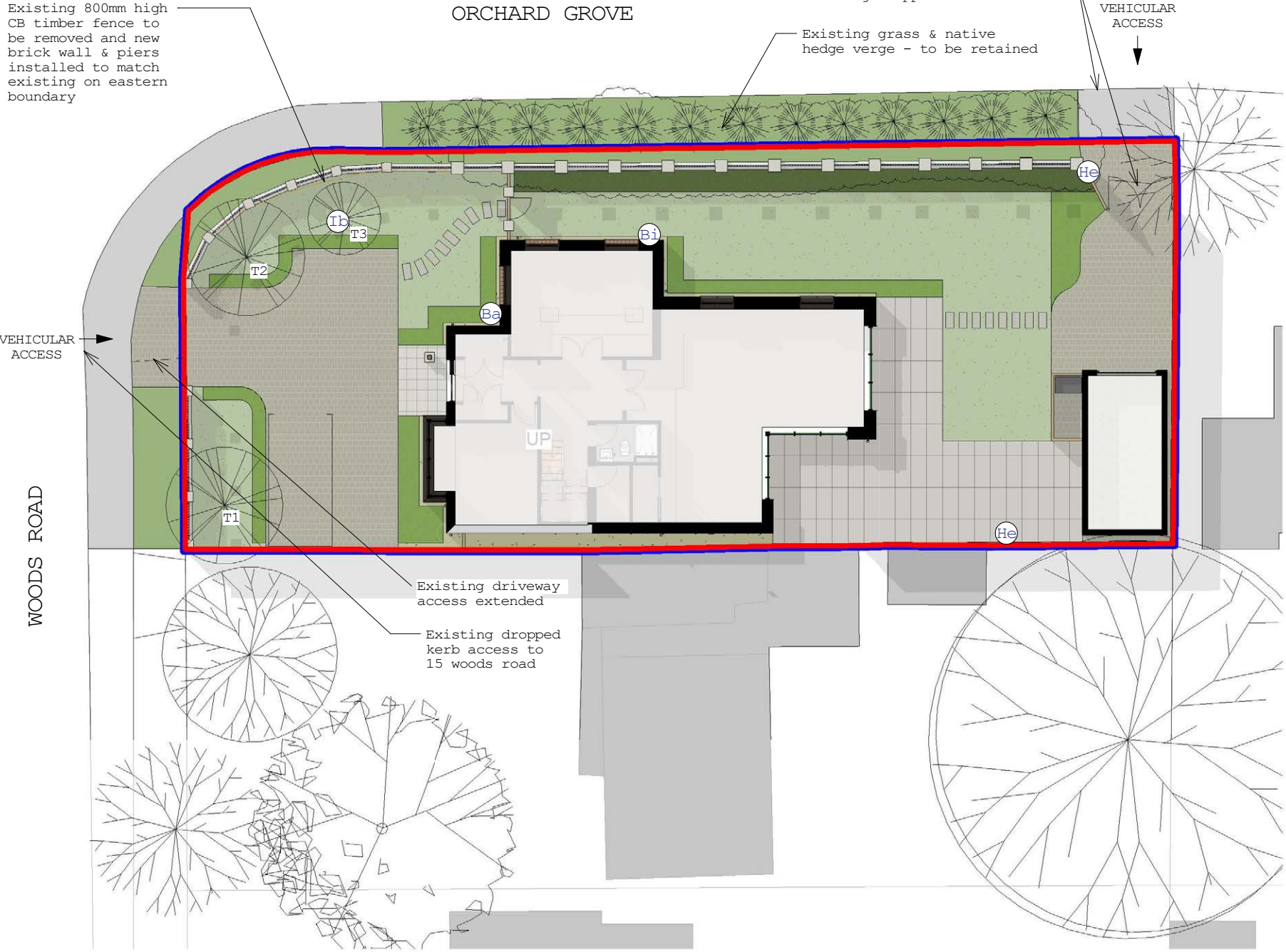
1 Landscape Strategy Plan

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APPENDIX 2 - Drawings

ORCHARD GROVE



LEGEND:

- Lawned garden amenity - New lawn with low growing native herbs, sown with Trifolium repens, Thymus pseudolanuginosus, Mentha requienii
- Shrub planting mixture: Planted strip with mix of domestic evergreen, herbaceous and wildflower planting & hedging
- Hedge planting mixture: Planted strip with mix of domestic, native hedging
- Paving - Type 1 Marshalls, Fairstone Granite Eclipse, Light or similar
- Paving- Type 2 Marshalls, Fairstone Granite Eclipse, Light or similar
- Road Surface - Type 1 Permeable tegular paving - Marshalls, Drivesett Tegula Priora, Pennant Grey or similar & approved
- Gravel margin
- Stepped stone walkway paving as Type 1 / 2
- 1.8m Close boarded timber fence (inc. 1.8m high gate to match)
- Brick wall with brick pier columns and infill railings - existing to be retained & repaired where required.
- ASHP
- Proposed new trees: (Mix of native tress and trees that produce fruits, such as Prunus and Sorbus species)
 - T1 - Silver Birch, Betula pendula (multi-stem)
 - T2 - Rowan, Sorbus Aucuparia
 - T3 - Crab Apple, Malus sylvestris
- Existing hedging to be retained. Fencing for the protection of the retained hedge shall be provided in accordance with BS5837:2012
- Bat Box - Integrated Schwegler 1FR Bat Tube or similar integrated product
- Bird Box - Integrated Vivara Pro WoodStone Swift Box or similar integrated product
- Insect block - Schwegler Reed Insect Block or similar
- Hedgehog Corridor / Mammal gap - min 130mm. Refer to '915-Landscaping Condition 05.pdf' for examples of mammal gap / hedgehog corridor signage. Signage to be fixed to fencing / walls in close proximity to gap in accordance with manufacturers instructions. Gaps to be regularly inspected to ensure they remain unobstructed.

REVISION	DATE	DESCRIPTION
P1	07.11.24	issue to planning
P2	17.01.25	issue to planning
P3	21.01.25	issue to planning

Collaborating with:
Simon Knight

Job: 915 Drawing: 90-00 Revision: P3

Project:
**15 Woods Road
Reading, RG4 6NA**

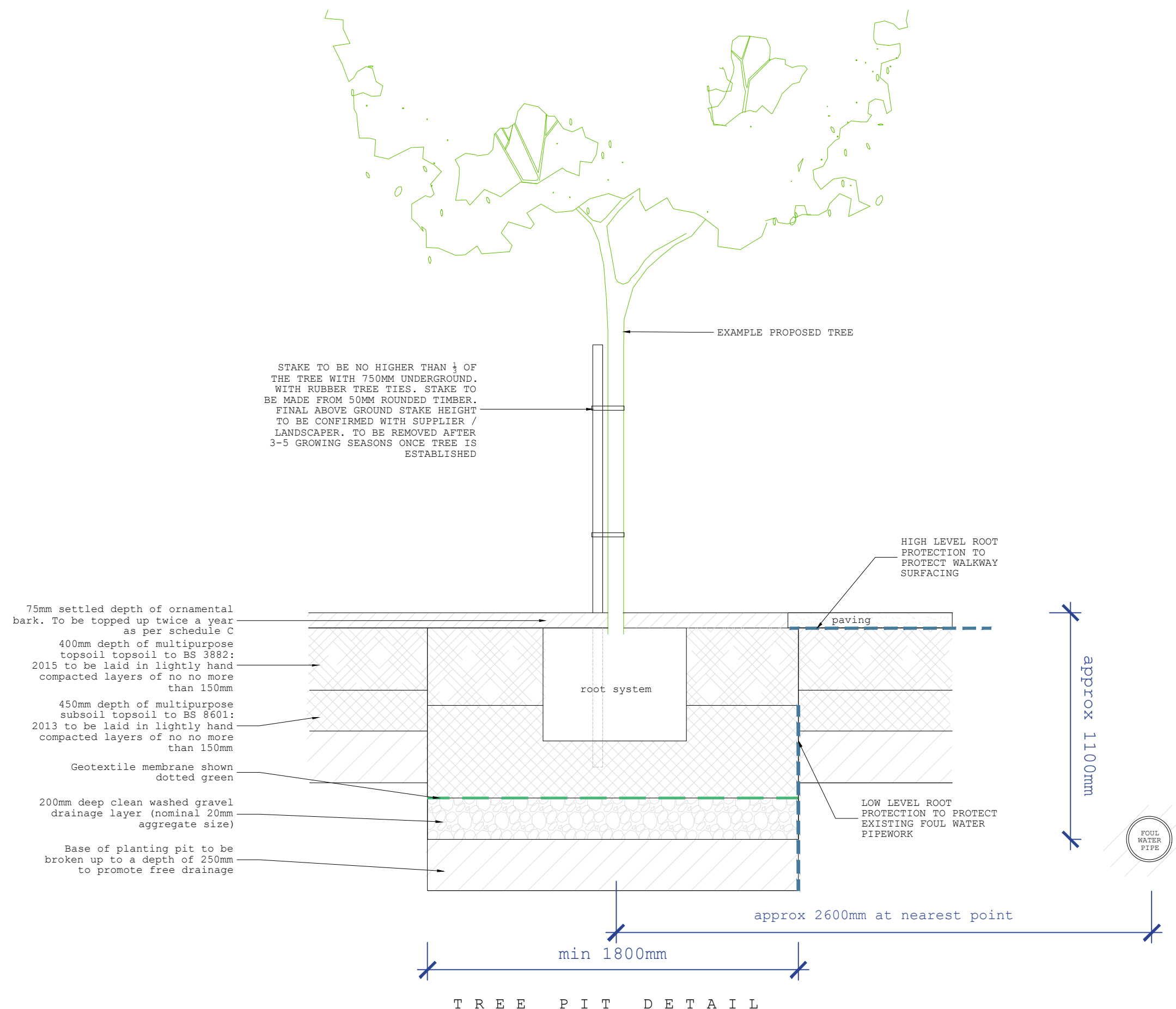
Drawing:
Landscape Strategy Plan

Date: 08.2024 Status: PRELIMINARY

Drawn By: DF Checked By: EM

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APPENDIX 3 - Detail Drawings



Tree Pit Detail

REVISION	DATE	DESCRIPTION
P1	07.11.24	issue to planning
P2	17.01.25	issue to planning
P3	21.01.25	issue to planning

Collaborating with:
Simon Knight

Job: 915 Drawing: Revision: p3

Project:
**15 Woods Road
Reading, RG4 6NA**

Drawing:

colony

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Date: **08.2024** Status: **PRELIMINARY**

Drawn By: **DF** Checked By: **EM**