
ROYLE BERKSHIRE DEVELOPMENTS LTD

**DEVELOPMENT AT
No. 99 LONDON ROAD,
READING
RG1 4PL**

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

FEBRUARY 2025



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David Williams Landscape Consultancy Ltd
Dyers
East Putford
Holsworthy
Devon
EX22 7UG

Tel: 01409 240278
Mob: 0782 6270 368
E-Mail: david.williams@dwlc.co.uk

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Contents

- 1.0 Introduction
- 2.0 Maintenance Notes
- 3.0 Maintenance Timescales (Schedule)
- 4.0 Landscape Plan – Drawing No.0545/L1B (at A3 size)

1.0 INTRODUCTION

- 1.1 David Williams Landscape Consultancy Ltd (DWLC) were instructed by Royle Berkshire Developments Ltd (the client) in February 2025 to prepare a landscape scheme and a 5 year management / maintenance notes and schedule relating to development at 99 London Road, Reading RG1 4PL.
- 1.2 The Landscape Proposals Plan (Drawing No.0545/L1B) and this management / maintenance document has been prepared in order to discharge Planning Condition 6 and 7 of Planning Notice (Reference: 231844) dated 7th November 2024.
- 1.3 The Landscape Proposals Plan indicates the proposed shrub and hedge planting, to front garden areas.
- 1.4 The landscape work will be implemented by the client during first available planting season (1st October 2025 to 31st March 2026 or 1st October 2026 to 31st March 2027) following completion of the development. Should the landscape works be undertaken outside the October to March period then all plant stock will be container grown, planted in accordance with the planting specification and weekly watering carried out as specified until the end of the summer period or until weather conditions change and regular rainfall is forecast.
- 1.5 The client will be responsible for the maintenance (and replacement) of the landscape work until such time that the properties are sold and / or occupied by the house owner after which the responsibility for the maintenance will fall to the house owner / occupier.
- 1.6 Any trees or other plants which within 5 years of the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the next available planting season with other plants of a similar size, species, and quality as shown on drawing No.0545/L1B unless written consent is obtained from the Local Planning Authority to vary the landscape scheme.

2.0 GENERAL MANAGEMENT AND MAINTENANCE OPERATIONS

2.1 The following management and maintenance operations will be carried out for 5 years following the implementation of the planting scheme as shown on drawing No.0545/L1B.

2.2 Maintenance operations will include:

Shrubs / Shrub Beds:

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

Watering:

- Trees to be watered on weekly basis during growing season (April – October) for first two years. Watering to be from above and via pipe to ensure soaking of ground until field capacity of the soils is reached. After which, during periods of dry weather apply sufficient water to maintain healthy growth.
- Allow, at each operation, watering to field capacity.

Re-firming of Shrubs:

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

Hedges:

- Prune hedge annually during winter period to shape and/or promote bushy growth.
- Leader not to be cut until desired height is reached.

Protection/Reinstatement:

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

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

3.0 MAINTENANCE TIMESCALES

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

Table 1.0												
Operation	Period/Time											
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Plant Inspections	•	•	•	•	•	•	•	•	•	•	•	•
Shrub Pruning												
Alchemilla mollis								•	•			
Euphorbia griffithii 'Fireglow'							•	•				
Hebe 'Majorie'			•	•								
Hedera helix 'Glacier'	•	•										
Lavandula angustifolia 'Hidcote'			•	•								
Skimmia japonica 'Rubella'			•	•	•							
Stachys byzantina								•				
Watering (growing season only)												
Re-firming	•	•	•						•	•	•	•
Replanting	•	•	•							•	•	•
Key												
	•	= Time of operation										

Landscape Plan - Drawing No.0545 / L1B (at A3 size)