



# Landscape Management Plan (version 2)

## Reading Retail Park

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### 1 Introduction

- 1.1 This Landscape Management Plan supports discharge of Condition 9 and provides appropriate prescriptive management and recommendations for on-going maintenance, including management actions, of the Landscaping Scheme at Reading Retail Park, Oxford Road, Reading,
- 1.2 This document corresponds directly to the landscaping scheme (ref. 14972-04 A) contained at **Document 1**. This scheme includes the planting of four additional trees within Reading Retail Park.

### 2 Maintenance Specification

#### *The Maintenance Period*

- 2.1 Maintenance should be undertaken for a period of 5 years, including a 12 month defects liability period following the installation of the landscaping. Any trees which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with a similar size and species.

#### *Specification for Tree Planting*

- 2.2 The Landscaping Scheme outlines that four heavy standard trees are proposed with Silva Cell 3X tree pits as shown on Landscaping Scheme 04 Rev B.
- 2.3 Such trees in closer proximity to adjacent paving where the risk of damage caused by future root growth could be an issue, the trees should be planted with a 450mm deep root barrier system adjacent to concrete edge to divert roots downwards to a level where they can safely establish without surface damage.
- 2.4 All trees to be supplied and maintained by the landscape contractor appointed by the developer in accordance with Section 8.4 "Root system development and management" within BS8545:2014 Trees: from nursery to independence in the landscape – Recommendations

#### *Watering and Quantity*

- 2.5 The timing of the year and the prevailing weather conditions should be taken into account in advance of watering the trees. The tree species and soil type should also influence the quantity and timing of watering.
- 2.6 As a general guide, watering should be done weekly during the first 3 growing seasons (April to October) with approximately 25 litres per tree, increasing or decreasing depending on weather conditions and soil moisture. However, the frequency of irrigation is more important than the volume of water given at any one time. Monitoring should take place if there are 10 consecutive days during the growing season at over 25 Celsius.

#### *Weed and Soil Control*



## Note continued

- 2.7 Maintaining a grass & weed-free area around the base of each tree should be achieved with any weeds discovered should be removed entirely, including roots.
- 2.8 The tree pit surface will comprise of flexible resin boundary rubber mulch to accommodate the increase in girth of trunks to mature size. This should also help limit the growth of weeds.
- 2.9 Any weeds that do grow should only be removed using methods that will cause no or minimal damage to the tree, its roots and any surrounding planting. This includes:
- Hand weeding or hoe and loosen the soil throughout the planting areas, taking care to avoid disturbing the roots of planted material.
  - Minimum removal of soil
  - Minimal disturbance to plants, bulbs and mulched surfaces
  - A foliar acting translocated or contact herbicide shall be applied to emergent weeds
  - The soil around newly planted trees should be regularly inspected for soil capping or compaction
  - On completion of maintenance, rake areas to a neat condition and maintain a tidy area around the trees

### *Trees, Stems, Stakes and Ties*

- 2.10 Trees shall be maintained in a straight and secure position in the ground and all stakes and ties shall be checked regularly, particularly after inclement weather. Operations should be carried out close to stems using hand tools only. Mechanical tools, including rotary cutters, should not be used within 200mm of a tree stem. All trees should be checked on a regular basis for mammal, human, other external damage, and pests and diseases
- 2.11 Trees should be inspected twice a year to ensure that the root system remains stable and firm in the ground and that ties are still effective and not causing damage. Any significant failures should be reported and remedial action should be taken as necessary.
- 2.12 Adjust fixing to suit stem growth and provide correct and uniform tension. Any stakes and ties that are found to be unfit for purpose should be adjusted, replaced or removed.
- 2.13 Remove stakes and ties once trees are established sufficiently to support themselves or 3 years post-establishment (whichever is the sooner). Remove fixing and fill holes with lightly compacted soil

### *Pruning of trees*

- 2.14 Maintenance work, including but not limited to the pruning of trees, shall be carried out outside of the bird nesting season and will accord with requirements of BS 3998 and Forestry and Arboriculture.
- 2.15 Trees shall be maintained with a well-balanced and natural appearance and any adjacent structures, plants and trees should be protected. Any pruning shall be cut back level with the source stem or root and suckers and basal growth shall be removed. For any chain saw work, operatives must hold a certificate of competence.



## Note continued

### 3 Programme of Implementation, Maintenance, Management, and Responsibilities

#### *Implementation Timetable*

- 3.1 The planting of trees should ideally be implemented during the dormant season, i.e. October to March as the soil is warm and damp from rain which is ideal for growth.
- 3.2 If the completion date does not allow implementation during these periods, there is a risk to the establishment of the landscaping due to lack of moisture and therefore the contractor must make special arrangements to ensure all new tree planting is well watered.
- 3.3 Seeding may alternatively take place in mid-spring, however watering is essential to prevent the ground from drying out and a strict watering regime must therefore be in place if seeding is scheduled from April onwards.
- 3.4 The development is due to start in June 2025 and be completed in December 2025. This draft timetable would allow tree planting to be undertaken in the dormant season (i.e. October to December).

#### **Maintenance and Monitoring Responsibilities**

- 3.5 A maintenance contractor in charge of the long-term maintenance of the trees to be planted and to implement this Landscape Management Plan should be appointed. The maintenance should be undertaken to a high standard and should accord with the latest standards.
- 3.6 The contractor should also undertake a regular review of the Landscape Management Plan.