Landscape Management Plan

Land at Weldale Street, Reading

Client: Crossmark

June 2025

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Summary

Crossmark Developments Ltd (“the client”) is seeking to discharge planning conditions in relation to the full planning permission (ref 170326) by Reading Borough Council for the residential development. The area to be developed is in Reading, north of Chatham Street and is an irregular-shaped former retail site.

A series of planning conditions were imposed on the permissions , one of which highlighted the need for a Landscape Management Plan, as detailed in Condition 26 of 170326. Details of this condition are given in section 2.1.

As well as the specific enhancements provided by this plan, there will be a variety of incidental benefits for other wildlife such as small mammals and invertebrates.

1. Introduction

1.1. Planning conditions

The planning permission granted by Reading Borough Council were accompanied by a series of conditions, one of which deals directly with the need for a Landscape Management Plan in. accordance with Condition 28 of 170326.

1.2. Objectives

To provide specific details for the management of the landscape aspects of the site, associated with the revised landscaping scheme, to ensure these features remain available for at least the next 10 years.

The short term goals of this strategy will be achieved upon completion of the development, providing all requirements have been incorporated appropriately, and put in place the principles for the long term management of the site over a period of at least ten years.

2. Management Plan and Maintenance schedule

2.1. Whole Site

- The external areas of the site will be managed as a whole by a Management Company, who will be responsible for implementing and resourcing the management plan and long-term management of the site including monitoring and annually reviewing the management strategy.

- Any dead, dying or diseased trees and plants species planted on site will need to be replaced on a like for like basis in the next planting season.

- All planting installed within shallow planting beds above a concrete podium slab is to be regularly irrigated to ensure the planting substrate never dries out completely, and to ensure the good establishment and long term health of the planting.

2.2. Schedule of Management for Specific Areas

Public and Private Landscape Areas

Tree planting is shown on drawings 1903-MWA-00-XX-DR-L-1900 and WDS-MWA-XX-XX-DR-L-2900. Proposed perennial and shrub planting, grass seeding, hedges and climbers are shown on drawings 1903-MWA-00-XX-DR-L-1901-1904 and WDS-MWA-XX-XX-DR-L-2901-2903.

3.2.1 Tree planting

Trees will be planted within the central spine route, open space to the south, within the parking court, and the development courtyards. The first three years of maintenance will require watering as set out below, checking and adjustment of tree ties, and the removal of stakes when the trees have outgrown them. Mulch around the base of the trees will also be topped up to 50mm depth during the first three years.

For reference, approximate watering amounts (adjusting for weather)
16-18cm tree – 80 litres weekly during the growing season (Apr-Oct)
20-25cm tree – 100 litres weekly during the growing season
35-40cm tree – 150 litres weekly during the growing season
for the first 3 years at least then as required in following years.

Further maintenance will comprise annual inspection of the tree planting, and carrying out any required works to any damaged or diseased trees by a professional arborist. Watering should be carried out if required during prolonged periods of drought, to the previously set out quantities. A suitable balanced NPK slow release fertiliser e.g. Sierrablen Flora should be applied to the mulch surrounding the tree in spring, at the manufacturer's recommended rate (use the lowest suggested rate).

Trees in podium deck areas: Trees in podium deck areas will be reliant on artificial irrigation and the application of fertilizer for their long term health. Therefore, the manual watering and fertilizer applications set out above should be continued beyond the establishment phase. Monitor soil moisture levels and inspect trees for signs of drought stress at least weekly during the spring and summer months.

Replacement of planting failures: Losses due to drought, disease, vandalism or any other reason should be replaced with the same species/variety, to the same specification as the landscape drawings, in the next planting season. If one particular species has suffered particular losses, replacing with an alternative species could be considered; however any proposed replacement must be approved by the landscape architect and local planning authority.

3.2.2 Garden Hedges

The proposed hedges create defensible boundaries to the ground/lower ground floor apartments, and will be planted formally as single species hedges. Following initial planting, an initial formative prune should be carried out to promote dense growth and neaten the hedge's appearance. Subsequently the hedges should be trimmed to the desired height and form annually, in late September. Hedge cutting should be avoided in the main bird nesting season, between March and August, without consultation with a suitably qualified ecologist. Watering would be necessary during prolonged periods of dry weather. A suitable balanced NPK slow release fertiliser e.g. Sierrablen Flora should be applied to the base of the hedge in spring, at the manufacturer's recommended rate (use the lowest suggested rate).

The hedges should be watered regularly during the first 12 months after planting to ensure successful establishment – during the growing season, water to field capacity every 1-2 weeks or as required, depending on weather.

Hedges in podium deck areas: Hedges in podium deck areas will be reliant on artificial irrigation and the application of fertilizer for their long term health. Therefore, the manual watering and fertilizer applications set out above should be continued beyond the establishment phase. Monitor soil moisture levels and inspect hedges for signs of drought stress at least weekly during the spring and summer months.

Replacement of planting failures: Losses due to drought, disease, vandalism or any other reason should be replaced with the same species/variety, to the same specification as the landscape drawings, in the next planting season. If one particular species has suffered particular losses, replacing with an alternative species could be considered; however any proposed replacement must be approved by the landscape architect and local planning authority.

3.2.3 Green Wall and Climber Planting

Regular trimming is required to correct over-vigorous growth of climbers, or to train and tie in away from doors and paths. Long stems are to be tied in horizontally to encourage lateral growth and full coverage of supports.

The proposed cable support system allows a range of self-clinging, scrambling, and twining climbers to be grown. These climbers should be tied in horizontally initially, and then encouraged to cover the supports (and the wall) entirely through successive tying in and pruning back of growth tips to encourage branching. On achieving full coverage, maintenance will comprise of checking the integrity of the support structure (adjusting the tightness of steel cables as required), and trimming back stray growth from paths and railings. Wisteria should be pruned in late winter, reducing the length of last season's stems to 5 or 6 buds from the main stem, and removing all light, whippy growth, all damaged growth, and any growth that obstructs paths etc. Further pruning may be carried out in summer on a similar basis, cutting new stems back to 5 or 6 leaves from the main stem and removing growth that obstructs paths etc.

The plants should be watered regularly during the first 12 months after planting to ensure successful establishment – during the growing season, water to field capacity every 1-2 weeks or as required, depending on weather.

Planting in in podium deck areas will be reliant on artificial irrigation and the application of fertilizer for their long term health. Therefore, the manual watering and fertilizer applications set out above should be continued beyond the establishment phase. Monitor soil moisture levels and inspect for signs of drought stress at least weekly during the spring and summer months.

Replacement of planting failures: Losses due to drought, disease, vandalism or any other reason should be replaced with the same species/variety, to the same specification as the landscape drawings, in the next planting season.

3.2.4 Ornamental Planting

Planting beds to are to be planted with a range of ornamental shrubs and perennials which will provide seasonal flowers, seed-heads and berries.

The planting is generally drought tolerant, but should be watered regularly during the first 12 months after planting to ensure successful establishment – during the growing season, water thoroughly every 1-2 weeks or as required, depending on weather. Subsequently, watering would be necessary during exceptionally prolonged periods of dry weather or if plants are showing signs of stress. A suitable balanced NPK slow release fertiliser e.g. Sierrablen Flora should be applied in spring, at the manufacturer's recommended rate (use the lowest suggested rate).

Shrubs will not require pruning except to maintain an appropriate size and form, except for Hydrangea and Caryopteris which benefit from pruning to a low woody framework during late winter. Perennial flowers and seed heads will be left until early spring and then cut back. Deciduous grasses will hold their flower spikes throughout winter and will be cut back in early spring before new growth appears. Evergreen grass flower spikes will be left over winter, dead flowers and leaves can be combed out in late winter. Foliage will be removed if tatty. Replenish mulch on an annual basis until the planting forms complete coverage.

Planting in podium deck areas: Planting in podium deck areas will be reliant on artificial irrigation and the application of fertilizer for their long term health. Therefore, the manual watering and fertilizer applications set out above should be continued beyond the establishment phase. Monitor soil moisture levels and inspect plants for signs of drought stress at least weekly during the spring and summer months.

Replacement of planting failures: Losses due to drought, disease, vandalism or any other reason should be replaced with the same species/variety, to the same specification as the landscape drawings, in the next planting season. If one particular species has suffered particular losses, replacing with an alternative species could be considered; however any proposed replacement must be approved by the landscape architect and local planning authority.

3.2.5 Lawn Areas

Amenity grass areas will be sown with general purpose amenity grass seed. Mowing should commence as soon as the height of the sward reaches 75mm, with an initial cut height of 40mm. Subsequently the lawns and grass areas would be mown regularly from March to October or as required to maintain a neat appearance, at a cutting height of 25mm. Arisings should be removed when the grass is growing strongly resulting in heavy clippings, or is wet, but may otherwise left in situ. Irrigation should be provided as required during the first year to ensure successful establishment.

Litter will be removed from the areas as seen before mowing. Perennial weeds should be hand weeded or spot treated with suitable herbicide as seen, avoiding spray drift onto adjacent grass and planting. Damaged turf should be reseeded or, in prominent areas, turfed, taking care to marry in to the existing sward surface, and relieving any underlying compaction caused by wheel ruts etc.

Turf and grass laid or sown in spring will require irrigation during dry weather, as required to ensure successful establishment. Turf and grass installed in early autumn should have sufficient time to establish during the winter months.

3.2.6 Green and Blue Roof Areas

General Maintenance Actions

Green and Blue Roof systems must be the subject of sixth monthly inspections and maintenance in accordance with the recommendations made in BS6229:2018, Chapter 7 to ensure continued satisfactory performance.

All maintenance actions carried out at roof level must be in full compliance with the appropriate health and safety regulations, and particularly those specifically dealing with working at height. BS 4428:1989 - Code of practice for general landscape operations (excluding hard surfaces) and BS7370- 4:1993 Grounds maintenance - Part 4: Recommendations for maintenance of soft landscape (other than amenity turf) provide guidelines for maintenance actions.

Irrigation is required for the initial establishment of green roof for a period of 6 - 8 weeks depending on natural rainfall during this time. However, once vegetation cover is achieved, irrigation can be reduced.

All green roofs will need watering in periods of extended drought i.e. more than 6 weeks without any rain.

Care should be taken not to overwater green roofs, as this may harm the plants or overload the roof.

Extensive Green Roof Areas (including sedum roof to Substation):

Irrigation: Post-establishment, irrigation is not generally required for extensive green roofs. However, the facility to water should be in place, in case of periods extended drought.

Fertilisation: Extensive green roofs typically have low nutrient requirements. If required, they can be fertilised on an annual basis, each spring, using a slow-release fertiliser.

Plant management: Removal of undesirable plant species and fallen leaves should take place twice each year. General: Drainage outlets (including inspection chambers) and shingle/gravel perimeters to be cleared of vegetation, twice yearly.

Intensive Roof Maintenance - 200mm + Medium Nutrition Substrates And Top Soils

Refer to the previous sections on Tree, Hedge, Ornamental Planting and Amenity Grass for specific management actions, and irrigation requirements. Undesirable vegetation should be removed from at least twice yearly. Failed plants should be replaced.

General: Drainage outlets (including inspection chambers) to be checked and cleared of vegetation, twice yearly. Where excessive substrate settlement has occurred, this should be replenished.

Blue Roof Maintenance

Inspection: Restrictor chambers; orifices & roof outlets.

Filtration: Particle filter cleaning/ replacement as required.

General: Observation or general roof condition and report of any remedial works required.

Hard Landscaping

NB: Refer to the Play Area Management Plan for maintenance and inspection regime for play area & equipment (document reference WDS-MWA-XX-XX-RP-L-0101).

3.2.7 Paving

Carry out regular visual inspection of surfaces. Carry out appropriate rectification work on worn slippery surfaces, or broken paving elements. All replacement paving units and edgings to match the original specification for the units. Remove litter or leaves from paving where this presents a potential slipping hazard. Spillages of food, graffiti, or other substances to be removed from surfaces as seen. Spot treat weeds in paving with an appropriate herbicide, avoiding spray drift onto adjacent planting areas.

3.2.8 Fencing and Furniture, Waste Bins

Carry out regular visual inspection of timber and metalwork. Carry out appropriate rectification work on rough, splintered or sharp surfaces as soon as possible. Remove or over-paint graffiti as seen, and make good any defects in paintwork ensuring that new paint matches the originally specified finish. Follow maintenance inspections and instructions for all equipment and play features in accordance with the manufacturer's instructions. Waste bins are to be emptied as appropriate to avoid waste overspilling. Waste is to be removed from site by an approved contractor, and disposed of in full accordance with local waste disposal regulations.

Simplified Landscape Maintenance Summary

To be read in conjunction with the Landscape Management Plan and Planting Specification. All maintenance operations apply to ten year period unless otherwise stated.
Frequency / timings of visits indicative only: carry out required number of visits to maintain site in accordance with Planting Specification / Landscape Specification

	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec
Grass Areas:												
Mowing amenity grass areas				1-2x	2-4x	2-4x	2-4x	2-4x	2-4x	1-2x		
Fertiliser application (amenity grass only)				✓								
Weed removal - check and remove as seen				✓		✓		✓		✓		
Litter removal	Check	Check	Check	Check	Check	Check	Check	Check	Check	Check	Check	Check
Check for damaged turf, bumps and hollows etc and deal with promptly as seen				Check	Check	Check	Check	Check	Check	Check		
Flowering Lawn mowing - Yr. 1				1x	2x	2x	2x	2x	2x	1x		
Flowering Lawn mowing - Yr. 2-10					2x		1x	2x	2x	1x		
Perennials:												
Fertiliser application				✓								
Weed removal - check and remove as seen				✓		✓		✓		✓		
Lightly trim where growth falls onto lawns or paved areas									✓			
Trim standing dead growth to ground level		✓										
Divide and replant over-mature or dominant perennials		✓										
Lightly fork bare soil and replenish mulch		✓										
Watering - Yr. 1				1x	2x	2x	2x	2x	2x	1x		
Watering - Yr. 2-10					Check	Check	Check	Check	Check			
Shrubs:												
Fertiliser application				✓								
Weed removal - check and remove as seen				✓		✓		✓		✓		
Light pruning of ornamental / flowering shrubs		Late flowering species				Early flowering species						
Trimming of Topiary and Yew hedges					✓				✓			
Trimming of Box Balls					✓				✓			
Replenish mulch		✓										
Watering - Yr. 1 - 3				1x	2x	2x	2x	2x	2x	1x		
Watering - post establishment, podium deck				1x	2x	2x	2x	2x	2x	1x		
Hedges / shrub planting:												
Weed removal				Check	Check	Check	Check	Check	Check	Check		
Hedge trimming									✓			
Watering - Yr. 1 - 3				1x	2x	2x	2x	2x	2x	1x		
Watering - post establishment, podium deck				1x	2x	2x	2x	2x	2x	1x		
Green Wall / Climbing plants:												
Remove excess growth to keep paths, doorways and railings etc clear					Check			Check				
Re-attach stray growth, tie in horizontally					Check			Check				
Annual pruning in accordance with requirements of climber species		Wisteria		Clematis armandii								
Replenish mulch		✓										
Climbing wires and ties, check and tighten					Check			Check				
Watering - Yr. 1 - 3				1x	2x	2x	2x	2x	2x	1x		
Watering - post establishment, podium deck				1x	2x	2x	2x	2x	2x	1x		
Trees												
Fertiliser application				✓								
Check stakes, ties and guys and adjust as necessary		✓			✓			✓			✓	
Check trees and lightly prune as needed		✓										
Replenish mulch - Yr. 1-3		✓										
Watering - Yr. 1 - 3				1x	2x	2x	2x	2x	2x	1x		
Watering - post establishment, podium deck				1x	2x	2x	2x	2x	2x	1x		
Irrigation												
Check adequate water is being delivered to maintain sufficient soil moisture for plant health					Check	Check	Check	Check	Check			
Amend water delivery rate and monitor result; provide manual watering if required					If required	If required	If required	If required	If required			
Hard Landscape												
Litter and snow removal	Check	Check	Check	Check	Check	Check	Check	Check	Check	Check	Check	Check
Surfacing	Check	Check	Check	Check	Check	Check	Check	Check	Check	Check	Check	Check
Fencing & Furniture	Check	Check	Check	Check	Check	Check	Check	Check	Check	Check	Check	Check
Play Equipment - Routine visual inspection. Refer to WDS-MWA-XX-XX-RP-L-0101 for details	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly
Play Equipment - Operational inspection. Refer to WDS-MWA-XX-XX-RP-L-0101 for details	✓		✓		✓		✓		✓		✓	
Play Equipment - Annual inspection. Refer to WDS-MWA-XX-XX-RP-L-0101 for details			✓									
Green and Blue Roof Specific Actions												
Carry out 6 monthly inspection and maintenance as set out in the Management Plan and in accordance with BS6229:2018, Chapter 7				✓						✓		

1903-MWA-00-XX-SP-L-0900 Weldale Planting Specification

Rev. 02

09 October 2020

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Q
Paving/Planting/Fencing/Site furniture

Q31 External planting

To be read with Preliminaries/General conditions.

GENERAL INFORMATION/ REQUIREMENTS

112 SITE CLEARANCE GENERALLY

- General: Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.
- Stones: Remove those with any dimension exceeding 75 mm.
- Contamination: Remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life.
- Vegetation: Clear scrub to ground level by flail mowing and remove arisings; retain and protect trees indicated on drawings.
- Large roots: Grub up and dispose of without undue disturbance of soil and adjacent areas.
- Additional requirements: .

118 SOIL CONDITIONS

- Soil for cultivating and planting: Moist, friable and (except in aquatic/ marginal planting) not waterlogged.
- Frozen or snow covered soil: Give notice before planting. Provide additional root protection. Prevent planting pit sides and bases and backfill materials from freezing.

120 CLIMATIC CONDITIONS

- General: Carry out the work while soil and weather conditions are suitable.
  - Strong winds: Do not plant.

125 TIMES OF YEAR FOR PLANTING

- Deciduous trees and shrubs: Late October to late March.
- Conifers and evergreens: September/ October or April/ May.
- Herbaceous plants (including marginal): September/ October or March/ April.
- Container grown plants: At any time if ground and weather conditions are favourable.
  - Watering and weed control: Provide as necessary.
- Dried bulbs, corms and tubers: September/ October.
- Colchicum (crocus): July/ August.
- Green bulbs: After flowering in spring.
- Wildflower plugs: Late August to mid November or March/ April.
- Aquatic plants: May/ June or September/ October.

130 MECHANICAL TOOLS

- Restrictions: Do not use within 100 mm of tree and plant stems.

147 WATERING

- Quantity: Wet full depth of topsoil.
- Application: Even and without damaging or displacing plants or soil.
- Frequency: As necessary to ensure establishment and continued thriving of planting.
  For reference, approx watering amounts (adjusting for weather)
  16-18cm tree – 80 litres weekly during the growing season (Apr-Oct)
  20-25cm tree – 100 litres weekly during the growing season
  35-40cm tree – 150 litres weekly during the growing season
  for the first 3 years at least then as required in following years.

150 WATER RESTRICTIONS

- General: If water supply is or is likely to be restricted by emergency legislation, do not carry out planting until instructed. If planting has been carried out, obtain instructions on watering.

160 NOTICE

- Give notice before:
  - Setting out.
  - Applying herbicide.
  - Applying fertilizer.
  - Delivery of plants/ trees.
  - Planting shrubs.
  - Planting trees into previously dug pits.
  - Watering.
  - Visiting site during maintenance period.
- Period of notice: One week.

165 PREPARATION, PLANTING AND MULCHING MATERIALS

- General: Free from toxins, pathogens or other extraneous substances harmful to plant, animal or human life.
- Certification of source, analysis, suitability for purpose and absence of harmful substances: Submit.
  - Certified materials:
    - Composted animal manures;
    - Sanitized and stabilized compost; and
    - Spent mushroom compost.
  - Give notice before ordering or using.

200 PLANTS/ TREES - GENERAL

- Condition: Materially undamaged, sturdy, healthy and vigorous.
- Appearance: Of good shape and without elongated shoots.
- Hardiness: Grown in a suitable environment and hardened off.
- Health: Free from pests, diseases, discoloration, weeds and physiological disorders.
- Budded or grafted plants: Bottom worked.
- Root system and condition: Balanced with branch system.
  - Standard: The National Plant Specification.
- Species: True to name.
- Origin/ Provenance: As plant schedule.
  Definition: Origin and Provenance have the meaning given in the National Plant Specification.

215 PLANTS/ TREES - SPECIFICATION CRITERIA

- Name, forms, dimensions, provenance and other criteria: As scheduled and defined in the National Plant Specification.

216 PLANTS/ TREES - SPECIFICATION CRITERIA

- Name, forms, dimensions and other criteria: To the relevant part of BS 3936.

225 BULBS/ CORMS/ TUBERS
- Condition: Firm, entire, not dried out or shrivelled.
- Health: Free from pests, diseases and fungus.
- Handling: Remove from packaging immediately.
- Storage: Permitted only when necessary.
  - Location: Well ventilated, dark, covered, rodent proof container, away from exhausts and fruit.
  - Duration: Minimum period.
  - Temperature: 18-21°C.

235 CONTAINER GROWN PLANTS/ TREES
- Growing medium: With adequate nutrients for plants to thrive until permanently planted.
- Plants: Centred in containers, firmed and well watered.
- Root growth: Substantially filling containers, but not root bound, and in a condition conducive to successful transplanting.
- Hardiness: Grown in the open for at least two months before being supplied.
- Containers: With holes adequate for drainage when placed on any substrate commonly used under irrigation systems.

245 LABELLING AND INFORMATION
- General: Provide each plant/ tree or group of plants/ trees of a single species or cultivar with supplier's labelling for delivery to site, showing:
  - Full botanical name.
  - Total number.
  - Number of bundles.
  - Part bundles.
  - Supplier's name.
  - Employer's name and project reference.
  - Plant specification, in accordance with scheduled National Plant Specification categories.
- Additional information: Submit on request: .

246 LABELLING AND INFORMATION
- Standard: To BS 3936.

261 PLANT/ TREE SUBSTITUTION
- Plants/ trees unobtainable or known to be likely to be unobtainable at time of ordering: Submit alternatives, stating:
  - Price.
  - Difference from specified plants/ trees.
  - Justification for substitution e.g. evidence of lack of availability.
- Approval: Obtain from Landscape Architect before making any substitution to proposed species or variety. Changes to the approved planting scheme will require local planning authority approval.

265 PLANT HANDLING, STORAGE TRANSPORT AND PLANTING
- Standard: To HTA 'Handling and establishing landscape plants'.
- Frost: Protect plants from frost.
- Handling: Handle plants with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.
- Plant packaging: Coextruded polyethylene bags with black interior and white exterior.
- Packaging of bulk quantities: Pallets or bins sealed with polyethylene and shrink wrapped.
- Planting: Upright or well balanced with best side to front.

280 TREATMENT OF TREE WOUNDS
- Cutting: Keep wounds as small as possible.
  - Cut cleanly back to sound wood using sharp, clean tools.
  - Leave branch collars. Do not cut flush with stem or trunk.
  - Set cuts so that water will not collect on cut area.
- Fungicide/ Sealant: Do not apply unless instructed.

285 PROTECTION OF EXISTING GRASS
- General: Protect areas affected by planting operations using boards/ tarpaulins.
  - Excavated or imported material: Do not place directly on grass.
  - Duration: Minimum period.

290 SURPLUS MATERIAL
- Subsoil, stones, debris, wrapping material, canes, ties, temporary labelling, rubbish, prunings and other arisings: Remove.

PREPARATION OF PLANTING BEDS/ PLANTING MATERIALS

305 WEED CONTROL FOR INVASIVE NON-NATIVE WEEDS
- Locations: All planting areas.
- General: Prevent weeds from seeding and perennial weeds from becoming established, by hand weeding where possible, Landscape Architect to be advised if chemical control is found necessary.

375 CULTIVATION
- Compacted topsoil: Break up to full depth.
- Cultivation: Loosen, aerate and break up soil into particles of 2-8 mm.
  - Depth: 150 mm.
  - Timing: Within a few days before planting.
  - Weather and ground conditions: Suitably dry.
- Surface: Leave regular and even.
- Levels: 25 mm above adjoining paving or kerbs.
- Undesirable material brought to the surface: Remove visible weeds, roots and large stones with any dimension exceeding 50 mm.
- Soil within root spread of trees and shrubs to be retained: Do not dig or cultivate.

PLANTING SHRUBS/ HERBACEOUS PLANTS/ BULBS

400 RANDOM PLANT LAYOUT TO PLANTING BEDS
- Spacing: As drawings / schedules.
- Density: As plant schedule.

405 SHRUB PLANTING PITS
- Timing: Excavate 1-2 days (maximum) before planting.
- Sizes: 150 mm wider than roots when fully spread and 200 mm deep.
- Pit bottom improvement Not required.
- Backfilling material: Reuse excavated material..

421 CLIMBING PLANTS

- Planting: 300 mm clear of supporting structure (e.g. wall/ fence) with roots spread outward.
  - Branches: Lightly secured to supports.
- Wall climber supports: Three strand stainless steel rope verticals and horizontals (c.3mm diameter) with stainless steel tensioners. Refer to drg. 0951.
  - Base height: 350mm.
  - Extent: As indicated on Site Planting Plans.
  - Centres: 250mm vertical centres, 500mm horizontal centres
  - Distance from wall: 80 mm.
- Fixings: Stainless steel wall mountings suitable for the weight and wind loading of the proposed climbers - for confirmation by project Engineer.
  - Centres: 500mm (horizontal) and min. 750mm (vertical).
- Post climbers: Tie in climbers to posts, supporting and guiding plants to twine around the posts upwards towards the cables at the top.

445 PLANTING BULBS/ CORMS/ TUBERS

- Depth: Top of bulb/ corm/ tuber at a depth of approximately twice its height, base in contact with bottom of hole.
- Backfilling: Finely broken soil. Lightly firm to existing ground level.
- Naturalized planting in existing grassed areas:
  - Scattering: Random. Plant bulbs/ corms/ tubers where they fall.
  - Planting: Neatly remove a plug of turf and replace after planting.

470A FORMAL HEDGES

- Shrubs for hedges: Consistent in species, cultivar and clone to ensure a uniform hedge. To ensure adequate drainage, install a drainage layer of clean angular stone surrounding a perforated UPVC drainage pipe to surface water drainage system as described on drawing MWA-16.03-912.
- Planting: In trenches large enough to take full spread of roots. Set out plants evenly as described on drawing MWA-16.03-900.

476 SHRUB, HERBACEOUS AND BULB BACKFILLING MATERIAL PLANTING BEDS

- Composition: Previously prepared mixture of topsoil excavated from pit and additional topsoil as required:
- Ameliorant/ Conditioner: Composted bark.
  - Application rate: 5 kg per m^3 of topsoil.
- Fertilizer: Slow release.
  - Application rate: To manufacturer's/ supplier's recommendations.

480 AFTER PLANTING

- Watering: Immediately after planting, thoroughly and without damaging or displacing plants or soil.
- Firming: Lightly firm soil around plants and fork and/ or rake soil, without damaging roots, to a fine tilth with gentle cambers and no hollows.
- Top dressing: Not required.
  - Depth: .

485 MULCHING PLANTING BEDS

- Material: Medium grade bark mulch.
  - Purity: Free of pests, disease, fungus and weeds.
  - Recycled content: Submit proposals.
- Preparation: Clear all weeds. Water soil thoroughly.
- Coverage: 50 mm depth.
- Finished level of mulch: 50 mm below adjacent grassed or paved areas.

PLANTING TREES

506 TREE PITS PLANTED ON EXISTING SUBSOIL

- Size: 75 mm deeper than root system and wide enough to accommodate roots when fully spread.
- Sloping ground: Maintain horizontal bases and vertical sides with no less than minimum depth throughout.
- Backfilling material: Use excavated material.
- Topsoil depth 300mm as Q28 316. Where underlying subsoil is found to be inadequate to support plant growth, or voids are created due to the removal of rubble or hard materials, replace with imported subsoil as Q28 342
- Accessories:
  - Perforated plastics irrigation/ ventilation pipe;
  - Root barrier; and
  - Underground guying to BS 4043, Q31 513.
- Tree pit surface: 50mm medium grade bark mulch.

507 TREE PITS PLANTED ON CONCRETE DECKS AND CONCRETE PLANTERS

- Size: 75 mm deeper than root system and wide enough to accommodate roots when fully spread.
- Sloping ground: Maintain horizontal bases and vertical sides with no less than minimum depth throughout.
- Backfilling material: Use excavated Bauder Intensive Substrate material as Q28 331.
- Accessories:
  - Perforated plastics irrigation/ ventilation pipe;
  - Root barrier; and
  - Underground guying to BS 4043, Q31 513.
- Tree pit surface: 50mm depth 8-16mm angular gravel.

510 TREE PIT ROOT BARRIERS

- Locations: As drawing 0950.
- Manufacturer: Contractor's choice.
  - Product reference: Contractor's choice.
- Depth of top of root barrier below finished soil level: Flush.
- Installation: With sides vertical.

510A TREE ROOT BARRIERS TO ADJACENT SERVICES

- Locations: Wherever an existing or proposed underground service route is within 3.0m of the installed rootball.
- Manufacturer: Contractor's choice.
  - Product reference: Contractor's choice.
- Depth of top of root barrier below finished soil level: 150mm min..
- Installation: To top, sides and bottom of service trench to be protected, ensuring that joints are overlapped by min. 300mm and sealed with root barrier tape.

513 TREE PIT GUYING

- Locations: All trees.
- Manufacturer: Platipus or similar approved.
  - Product reference: RF1RDMP Platipus Deadman Fixing System or similar.
- Type: Deadman Anchors and below-ground guys.

575 SHORT DOUBLE STAKING FOR TREES IN SOUTHERN PLANTING BEDS ADJACENT TO CHATHAM STREET

- Staking: Drive stakes vertically at least 300 mm into bottom of pit on either side of tree position before planting.
  - Backfilling: Consolidate material around stakes.
- Height of stakes: Cut to approximately 600 mm above ground level.
- Cross bar: Wood, as stake.
  - Firmly fix on windward side of tree and as close as possible to stem.
- Ties: Cushioned expanding ties.
- Tying: Secure tree firmly but not rigidly to cross bar.

590 MULCHING TREES

- Material: Medium grade bark mulch.
  - Purity: Free of pests, disease, fungus and weeds.
  - Recycled content: Submit proposals.
- Preparation: Clear all weeds. Water soil thoroughly.
- Coverage: In a circular area of 500 mm radius measured from the tree stem.
- Finished level of mulch: 50 mm below adjacent grassed or paved areas.

PROTECTING/ MAINTAINING/ MAKING GOOD DEFECTS

710 MAINTENANCE

- Duration: Carry out the operations in the following clauses from completion of planting until practical completion.
- Frequency of maintenance visits: Submit proposals.

721 FAILURES OF PLANTING

- Defects due to materials or workmanship not in accordance with the Contract: Plants/ trees/ shrubs that have failed to thrive.
  - Rectification: Replace with equivalent plants/ trees/ shrubs.
- Defects due to theft or malicious damage after completion: Report to landscape architect / contract administrator.
  - Rectification: Replace with equivalent plants/ trees/ shrubs.
    Replacements: To match size of adjacent or nearby plants of same species or match original specification, whichever is the greater.
- Timing of making good: During the next suitable planting season.

730 PROTECTIVE FENCING

- Fencing type: Cleft chestnut pale fencing as section Q40.
  - Height: 1100 mm.
- Erection: On completion of planting.
- Removal: After planting is well established.

740 CLEANLINESS

- Soil and arisings: Remove from hard surfaces and grassed areas.
- General: Leave the works in a clean tidy condition at completion and after any maintenance operations.

750 PLANTING MAINTENANCE GENERALLY

- Weed control: Maintain weed free area around each tree and shrub.
  - Diameter (minimum): The larger of 1 m or the surface of original planting pit.
  - Keep planting beds clear of weeds: By use of approved non-residual herbicides.
- Planted areas: Fork over beds as necessary to keep soil loose, with gentle cambers and no hollows. Take care not to reduce depth or effect of mulch.
- Precautions: Ensure that trees and shrubs are not damaged by use of mowers, nylon filament rotary cutters and similar powered tools.
- Staking: Check condition of stakes, ties, guys and guards.
  - Broken or missing items: Replace.
  - Rubbing: Prevent.
  - Ties: Adjust to accommodate growth.
  - Damage to bark: Cut back neatly with sharp knife. Prevent further damage.
  - Frequency of checks: At each scheduled maintenance visit.
- Firming up: Gently firm loosened soil around trees/ shrubs. Straighten leaning trees/ shrubs.
- Trees: Spray crown when in leaf during warm weather.
  - Timing: After dusk.
- Watering: See Q35 157.

755 PLANTING MAINTENANCE - FERTILIZER

- Time of year: March or April.
- Fertilizer: Slow release.
  - Manufacturer: Contractor's choice.
  - Product reference: Contractor's choice.
- Application: Evenly spread, carefully incorporating below mulch materials.
- Application rate: To manufacturer's recommendations.

760 PLANTING MAINTENANCE - PRUNING

- General: Prune to promote healthy growth and natural shape.
  - Dead, dying, diseased wood and suckers: Remove.
  - Timing: As appropriate to the species.
  - Trees: Favour a single central leading shoot.
- Arisings: Remove.

780 MAINTENANCE INSTRUCTIONS

- General: Before end of the maintenance period, submit printed instructions recommending procedures to be established by the Employer for maintenance of the planting work for one full year: Provide a schedule of any ongoing maintenance problems experienced during the rectification period.

790 FINAL MULCHING

- Timing: At end of the maintenance period.
- Watering: Ensure that soil is thoroughly moistened prior to remulching, applying water where necessary.
- Planting beds: Remulch.
  Depth (minimum): 50 mm.
- Trees: Remulch.
  Depth (minimum): 50 mm.

Q35 Landscape maintenance

To be read with Preliminaries/ General conditions.

GENERALLY

110 NOTICE
- Give notice before:
  - Application of herbicide.
  - Application of fertilizer.
  - Watering.
  - Each site maintenance visit.
- Period of notice: 2 days.

157 WATERING
- Supply: Potable mains water.
- Quantity: Wet to field capacity .
- Application: Do not damage or loosen plants.
- Compacted soil: Loosen or scoop out, to direct water to rootzone.
- Frequency: As necessary for the continued thriving of all planting.
- For reference, approx watering amounts (adjusting for weather)
  16-18cm tree – 80 litres weekly during the growing season (Apr-Oct)
  20-25cm tree – 100 litres weekly during the growing season
  35-40cm tree – 150 litres weekly during the growing season
  for the first 3 years at least then as required in following years.

160 WATER RESTRICTIONS
- General: If water supply is, or is likely to be, restricted by emergency legislation, submit proposals for an alternative suitable source of water. Obtain instructions before proceeding.

175 DISPOSAL OF ARISINGS
- General: Unless specified otherwise, dispose of arisings as follows: Remove from site for recycling / disposal.

180 CHIPPING OR SHREDDING
- General: Not permitted on site.

190 LITTER
- Extraneous rubbish not arising from the contract work: Collect and remove from site.

197 CLEANLINESS
- Soil and arisings: Remove from hard surfaces.
- General: Leave the works in a clean, tidy condition at completion and after any maintenance operations.

GRASSED AREAS

210 MAINTENANCE OF GRASSED AREAS

- General: Maintain turf in a manner appropriate to the intended use.
- Soil and grass:
  - Condition: Maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt.
  - Waterlogging and compaction: Prevent.
  - Damage: Repair trampling, abrasion or scalping.
- Ornamental lawns: Maintain reasonably free from moss, excessive thatch, weeds, frost heave, worm casts and mole hills.
  - Edges: Neat and well defined, in clean straight lines or smooth flowing curves.
- Litter and fallen leaves: Remove regularly to maintain a neat appearance.

220 GRASS CUTTING GENERALLY

- Before mowing: Remove litter, rubbish and debris.
- Finish: Neat and even, without surface rutting, compaction or damage to grass.
- Edges: Leave neat and well defined. Neatly trim around obstructions.
- Adjoining hard areas: Sweep clear and remove arisings.
- Drought or wet conditions: Obtain instructions.

226 TREE STEMS

- Precautions: Do not allow nylon filament rotary cutters and other mechanical tools closer than 100 mm to the stem of any tree.
  - Operations close to stems: Complete using hand tools.

250 LEAF REMOVAL

- Operations: Collect fallen leaves.
- Special requirements: Remove by hand raking.
- Disposal: Remove from site for recycling.

255 FIRST CUT OF LAWNS

- Height of initial growth: 75 mm.
- Preparation:
  - Debris and litter: Remove.
  - Stones and earth clods larger than 25 mm in any dimension: Remove
- Height of first cut: 40 mm.
- Mower type: Contractor's choice.
- Arisings: Remove.

260 MOWING LAWNS

- Grass height: Maintain between 25 and 50 mm.
- Arisings: Remove.

281 CUTTING FLOWERING LAWN AREAS

- Duration: Carry out the following operations from completion of seeding/ turfing until: [the end of the rectification period].
- Preparation: Before each cut remove all litter and debris.
- Height and frequency of cut in first growing season:
  - Time of first cut: [Late March, or as soon as grass is actively growing and ground conditions permit].
  - Height of first cut: [40 mm].
  - Height of subsequent cutting: [40 mm].
  - Frequency of subsequent cutting (minimum): [Every 7-10 days or as required to maintain a maximum height of 75mm].
  - Height of growth permitted (maximum): [50 mm].
- Height and frequency of cut in subsequent growing seasons:
  - Time of first cut: [Late April].
  - Height of first cut: [40 mm].
  - Height of subsequent cutting: [40 mm].
  - Frequency of subsequent cutting (minimum): [Every 2-3 weeks or as and when necessary to maintain a maximum height of 75mm except during July and early August, when cutting should be suspended for 4-6 weeks to allow seeding].
  - Height of growth permitted (maximum): [Mid-August to June: 75 mm, July to early August: 150mm].
- Bulb planting areas: Do not cut until bulb foliage has died down.
- Trimming: All edges.
  - Arisings: Remove.
- Watering: [When instructed].

320 LEVELLING HOLLOWS AND BUMPS IN TURF

- Standard: To BS 7370-3, clauses 12.4 and 12.5.

325 RELIEVING SURFACE COMPACTION IN TURF

- Standard: To BS 7370-3.
- Method: Spiking.
- Top dressing: Not required.
  - Depth: -.

351 FERTILIZER - SPRING APPLICATION

- Type: Slow release.
- Application rate: 60 g/m².
- Not to be used on rough / meadow grass areas

380 REINSTATEMENT OF DAMAGED LAWNS

- Damaged turf: Remove to a depth of 40 mm.
- Preparation: Cultivate substrate to a fine tilth.
- Reinstatement: Contractor's choice of returfing or topsoiling and reseeding:
  - Returfing: Quality and appearance to match existing.
  - Reseeding: Fill with fine topsoil to BS 3882 multi purpose class, free from stones, debris and weeds. Reseed with a seed mix to match existing grass in quality and appearance.
- Protection and watering: Provide as necessary to promote successful germination and/ or establishment.

FLOWER BEDS/ SEASONAL BEDDINGS

460A BEDS OF PERENNIALS
- Gaps in planting: Refill by replanting.
- Watering:
  - New plants: Before and after planting out.
  - Ongoing: As necessary for the continued thriving of all planting.
- Operations at the end of growing season (Nov-Dec):
  - Lightly Trim: Stems of herbaceous perennials where these are collapsing or fall onto paved areas. Leave grasses and standing growth untrimmed for winter interest.
  - Remove: Litter, weeds, debris and arisings.
  - Cultivate: Fork over the soil, taking care not to cause undue disturbance to plants. Operations in early spring (Feb-March):
  - Trim: Cut back dead growth of perennials and grasses to ground level.
  - Remove: Litter, debris and arisings.
  - Cultivate: Fork over the soil, taking care not to cause undue disturbance to plants.

470A FLOWER BEDS GENERALLY
- Operations:
  - Remove: Dead flower heads, fallen leaves, litter and debris.
  - Weeds: Prevent weed growth by maintaining full thickness of mulch, hand weeding, and spot treatment of persistent or troublesome weeds with systemic herbicide e.g. Roundup.
  - Trim: Clip grass edges.
- Fungicide: Not required.
- Insecticide: Not required.

SHRUBS/TREES/HEDGES

500 ESTABLISHMENT OF NEW PLANTING
- Duration: 1 year.
- Weed control:
  - Method: Keep planting beds clear of weeds by maintaining full thickness of mulch, hand weeding, and spot treatment of persistent or troublesome weeds with systemic herbicide e.g. Roundup.
  - Area: Maintain a weed free area around each tree and shrub, minimum diameter the larger of 1 m or the surface of the original planting pit.
- Soil condition: Fork over beds to keep soil loose, with gentle cambers and no hollows. Do not reduce depth or effect of mulch.
- Watering: As Q35 157.

502 ESTABLISHMENT OF NEW PLANTING - FERTILIZER
- Time of year: March or April.
- Type: Slow release.
- Spreading: Spread evenly. Carefully lift and replace any mulch materials.
  - Application rate: As manufacturer's recommendations.

515 TREE GUY WIRES
- Inspection/ Maintenance times: In spring.
- Operations:
  - Replace or resecure loose or missing guy wires.
  - Adjust to suit stem growth and to provide correct and uniform tension.
- Removal: When instructed.

520 REFIRMING OF TREES AND SHRUBS

- Timing: After strong winds, frost heave and other disturbances.
- Refirming: Tread around the base until firmly bedded.
- Collars in soil at base of tree stems, created by tree movement: Break up by fork, avoiding damage to roots. Backfill with topsoil and refirm.

540 PRUNING GENERALLY

- Pruning: In accordance with good horticultural and arboricultural practice.
  - Removing branches: Do not damage or tear the stem or bark.
  - Wounds: Keep as small as possible and cut cleanly back to sound wood.
  - Cutting: Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.
  - Larger branches: Prune neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide.
- Appearance: Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well balanced natural appearance.
- Tools: Use clean sharp secateurs, hand saws or other approved tools. Trim off ragged edges of bark or wood with a sharp knife.
- Disease or infection: Give notice if detected.
- Growth retardants, fungicide or pruning sealant: Do not use unless instructed.

545 PRUNING OF EXCESSIVE OVERHANG

- Timing: As instructed.
- Operations: Remove growth encroaching onto grassed areas, paths, roads, signs, sightlines and road lighting luminaires.
- Special requirements: None.

556 PRUNING TREES AND SHRUBS

- Standard: To BS 3998:2010.
- Special requirements: None.

605A TRIMMING SLOWLY ESTABLISHING HEDGES

- Operations:
  - Timing: Trim sides of hedge in June and September to encourage bushy growth down to ground level. Trim top of hedge to a consistent height once the hedge has reached the planned height.
  - Form: Allow to reach planned dimensions only by gradual degrees, depending on growth rate and habit. Use string lines as guides. Avoid trimming top growth until planned height is reached.

620 REMOVAL OF DEAD PLANT MATERIAL

- Operations: At the end of the growing season, check all shrubs and remove all dead foliage, dead wood, and broken or damaged branches and stems.

625 CLIMBING PLANTS

- Pruning: Remove excess growth, to ensure that signs, light fittings, doors and windows are kept clear at all times.
- Insecure growth: Attach to supporting wires or structures using Plastics clips.
- Supporting structures: Check and repair as necessary.

630 DEAD AND DISEASED PLANTS

- Removal: As soon as possible.
- Replacement: Within 2 weeks.

635 REINSTATEMENT OF SHRUB/ HERBACEOUS AREAS

- Dead and damaged plants: Remove.
- Mulch/ matting materials:
  - Carefully move to one side and dig over the soil, leaving it fit for replanting.
- - Do not disturb roots of adjacent plants.
- Replacement plants:
  - Use pits and plants: To original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater.
  - Additional requirements: None.
- Dressing: Slow release fertilizer:
  - Type: Chemical.
  - Application rate: As manufacturer's recommendations.

645 WEED CONTROL GENERALLY

- Weed tolerance: Weed to clear ground every 2 weeks.
- Adjacent plants, trees and grass: Do not damage.

650 HAND WEEDING

- General: Remove weeds entirely, including roots.
- Disturbance: Remove the minimum quantity of soil, and disturb plants, bulbs and mulched surfaces as little as possible.
- Completion: Rake area to a neat, clean condition.
- Mulch: Reinstate to original depth.

657 HERBICIDE TO KILL REGROWTH

- Type: Suitable foliar acting herbicide to kill regrowth.
- Timing: Allow recommended period for herbicide to take effect before clearing dead weeds.

680 SOIL AERATION

- Compacted soil surfaces:
  - Prick up: To aerate the soil of root areas and break surface crust.
  - Size of lumps: Reduce to crumb and level off.
  - Damage: Do not damage plants and their roots.

685 SOIL LEVEL ADJUSTMENT

- Level of soil/mulch at edges of beds: Reduce to 50 mm below adjacent grass or hard surface.
  - Arisings (if any): Spread evenly over the bed.

690 MAINTENANCE OF LOOSE MULCH

- Thickness (minimum): 50 mm.
  - Top up: Annually.
- Mulch spill on adjacent areas: Remove weeds and rubbish and return to planted area.
- Weeding: Remove weeds growing on or in mulch by hand weeding.

695 FERTILIZING ESTABLISHED TREES AND SHRUBS

- Time of year: During April or May.
- Type of fertilizer: Slow release e.g. CL Sierrablen Flora or similar approved..
- Application: Spread evenly.
  - Rate: 60 g/m² or as advised by manufacturer.

696 FERTILIZING PODIUM DECK PLANTING ON LIGHTWEIGHT SUBSTRATE

- Time of year: During April or May.
- Type of fertilizer: Slow release e.g. CL Sierrablen Flora or similar approved..
- Application: Spread evenly.
  - Rate: 100 g/m² or as advised by manufacturer.

700 SNOW REMOVAL FROM SHRUBS/ TREES

- Standard: To BS 7370-4.
- Plants subject to snow removal: All evergreens.
- Timing: Within 24 hours of snowfall.

705 WINTER LEAF REMOVAL

- Operations: Take down temporary leaf fences. Collect accumulations of drifted leaves from the vicinity and from planting beds.
- Arisings: Remove to recycling facility.

HARD LANDSCAPE AREAS/FENCING

900 SNOW CLEARANCE

- Clearance: On reaching a depth of 5 mm.
- Deicing: To roads and car park.
  - Material: Rock salt to BS 3247.
  - Timing: When freezing precipitation is forecast.
  - Application rate: Spread evenly at a rate of 10 g/m².

910 HARD SURFACES AND GRAVEL AREAS

- Herbicide: Apply a suitable foliar acting or residual herbicide. Allow recommended period for herbicide to take effect before clearing arisings.
- Hard surfaces: Remove litter, leaves and other debris.
- Surface gutters and channels: Remove mud, silt and debris.
- Drainage gullies: Empty traps and flush clean.
- Gravel areas: Rake over. Remove weeds, litter, leaves and debris, and level off.
- Repairs to flexible bituminous pavings: In accordance with the original paving specification or BS 7370-2, clause 4.12.
- Stain removal: In accordance with BS 7370-2, table 4.

930 GRAFFITI REMOVAL

- Method: Pressure wash, or chemical poultice if ineffective.
- Subsequent treatment: Not required.
  - Finish: -.