

NB: Species within planting mixes to be planted in groups or 3, 5, and 7's in random positions ensuring that contrasting blocks are provided.

All frontage hedges to be positioned 0.5m back of highway boundary with a 0.5m bark mulch to the front. Tree planting to be located minimum 1m from kerb edge and 2m from highway boundary where possible.

150mm min gravel strip with timber edge to be installed along the southern boundary where planting is not possible. 30mm decorative gravel to be agreed with Bellway before installation and laid over geotextile membrane.

N.B. All planting proposals including tree planting have been developed in order to create high quality environment and gain planning consent for the development. All tree species have been reviewed in line with NHCBC guidance (2017) and in the absence of any building foundation depths or detailed soil analysis information for the site. Where possible only low and moderate water demand species are proposed in close proximity to new buildings. A number of varied cultivars of these species as well as ornamental species that have a smaller overall mature height (which are not currently assessed within NHCBC guidance (2017)) are proposed to provide variety in the scheme and engineers's should consider these locations & species. Where necessary new building foundation depths shall be designed to accommodate the approved tree species, site specific soil shrinkage and tree water demand in line with NHCBC standards (2017) (Chapter 4.2 - Building Near Trees). Planting plans have been prepared for planning purposes and in the absence of fully detailed ground investigations, geological or hydrological surveys and planting design or species choice may be subject to change - suitability should be confirmed on site by the landscape contractor. Detailed site specific soil analysis and suitable site drainage should be checked by landscape contractor to ensure planting can be implemented in accordance with approved drawings prior to implementation.

			
TITLE			
99-113 Caversham Road, Reading Landscape Plan			
CLIENT			
Bellway Homes Ltd			
SCALE	DATE	DRAWN	CHK'D
1:200@A1	JUL 2022	CW	CW
DRAWING NUMBER		REVISION	
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