PROPERTY LETS READING (PLR) LTD

DEVELOPMENT AT
No. 58 KINGS ROAD,
READING
RG1 3AA

5 – YEAR POST PLANTING MANAGEMENT / MAINTENANCE SCHEDULE

NOVEMBER 2025

David Williams
Landscape
Consultancy

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MANAGEMENT / MAINTENANCE
SCHEDULE

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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1.0 INTRODUCTION

1.1 David Williams Landscape Consultancy Ltd (DWLC) were instructed by Property Lets Reading (PLR) Ltd (trading as Euro Link) [the client] in April 2025 to prepare a landscape scheme and a 5 year management / maintenance notes and schedule relating to development at No.58 Kings Road, Reading RG1 3AA.

1.2 The Landscape Proposals Plan (Drawing No.0548/L1E) and this management / maintenance document has been prepared in order to discharge Planning Condition 13 of Planning Notice (Reference: 231334) dated 29th April 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 November 2026 to 31st March 2027 or 1st November 2027 to 31st March 2028) following completion of the development. Should the landscape works be undertaken outside the November 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 implementation and ongoing maintenance (and replacement) of the landscape work.

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.0548/L1E 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 / growing seasons following the implementation of the planting scheme as shown on drawing No.0548/L1E and for Green Roof areas refer to the Material Green Roof Plan, drawing No. 9436-118 Rev 02.

2.2 Maintenance operations will include:

General Planting Areas:

Specimen 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:

- All shrubs and hedges to be watered every two weeks during growing season (April – October) for first three growing seasons. 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.

Grassed (Garden) Areas:

- Remove litter, twigs and debris prior to first cut of each Spring (April to June).
- Mow lawn areas regularly, cutting to a height of 35mm, allowing minimum of 16 cuts per season.

Protection/Reinstatement:

- Regularly inspect all planting and grassed 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 the client in the next available season by replacement planting and protective measures if required.

Green Roof Areas:

General Operations:

- All maintenance actions at roof level must comply with appropriate health and safety regulations and particularly those dealing with working at height.

Inspection and Cleaning:

- Undertake annual inspections and interventions as necessary including inspections of roof waterproofing and structural integrity (by a roof professional) and inspections of ecological performance (coverage, pollinator activity, biodiversity value) and adapt maintenance methods accordingly.
- Maintain a written log of inspections and interventions / changes to planting and maintenance regime.

Fire Safety:

- Fire breaks kept clean and clear of vegetation annually also see below for cleaning operations.

Green Roof Areas: Spring – March to May period activities.

General:

- Undertake any major or significant repairs, reseeding, or replanting works during this period.

Inspection and Cleaning:

- Remove accumulated debris (leaves, litter, twigs etc) from the roof surface, drainage outlets and gutters.
- Inspect substrate depth and check for erosion or damage to waterproofing layer.

Plant Health:

- Apply a slow release, low-nitrogen fertiliser once annually in spring.
- Remove invasive weeds such as grasses, brambles, or self-seeded saplings as required.
- During three growing seasons whilst roof continues to establishes, monitor plant growth and add plug planting and carry out overseeding to achieve the required cover.

Irrigation

- Test and repair the irrigation system (if installed) in preparation for summer.

Green Roof Areas: Summer – June to August period activities.

Watering generally:

- For the first 6-8 weeks after installation irrigate the roof to aid establishment, subject to natural rainfall during that time. Water in such a way as to enable the vegetation to establish without dying or washing seed.
- Thereafter monitor the roof for the first year and water to aid establishment, in response to local conditions. Once established the vegetation should be monitored – see above.
- Inspect all green roofs every 4 to 6 weeks during dry weather and irrigate / water during periods of extended drought i.e. a period of more than 6 weeks without rainfall or if plants show signs of stress (e.g.) yellowing, wilting, or die-back).

Plant Health

- Remove invasive weeds such as grasses, brambles, or self-seeded saplings as required.
- Monitor for pests or disease activity (e.g. aphids, vine weevil) and treat if necessary.

Green Roof Areas: Autumn – September to November period activities.

Inspection and Cleaning:

- Remove fallen leaves and organic matter to prevent drainage blockages and excess nutrient build-up.
- Inspect drainage outlets, roof edges and flashings.

System check:

- Review irrigation system (if installed) and prepare for winter shutdown.

Plant Health:

- Reseed or replant areas where vegetation has thinned during the summer.

Green Roof Areas: Winter – December to February period activities.

- Minimise access to roof to prevent damage to frozen or dormant vegetation.
- Inspector and ensure that drainage outlets remain clear after storms and periods of heavy rain.
- Check for pooling water, frost damage, or signs of stress to the roof structure.
- Schedule any major or significant repairs, reseeding, or replanting works for the spring period.

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/Grass Inspections	●	●	●	●	●	●	●	●	●	●	●	●
Shrub Pruning												
Alchemilla mollis								●	●			
Berberis darwinii						●	●					
Buddleja davidii 'Black Knight'		●	●	●								
Euonymus fortunei 'Darts Blanket'		●	●	●								
Euonymus fortune 'Silver Queen'		●	●	●								
Hebe 'Great Orme'		●	●	●								
Hebe pinguifolia 'Pagei'		●	●	●								
Hedera helix 'Hibernica'	●	●										
Lonicera pileata			●	●		●	●					
Skimmia japonica 'Rubella'			●	●	●							
Stachys byzantina			●					●			●	
Hedge Pruning												
Escallonia 'Red Hedger'								●	●	●		
Watering (growing season only)				●	●	●	●	●	●	●		
Re-firming	●	●	●						●	●	●	●
Grass Areas		●x1	●x2/3	●x3/4	●x3/4	●x3/4	●x3/4	●x3/4	●x2/3		●x1	
Replanting	●	●	●							●	●	●
Key	●	= Time of operation										

Landscape Plan - Drawing No.0548 / L1E (at A3 size)

PLANTING NOTES

1. Implementation of soft landscape proposals to be undertaken following completion of main construction works during the 1st available planting season (November to March).

2. Plant material to conform to the National Plant Specification. All plant stock to originate from within the UK. All plant stock, plant handling and planting to be undertaken in accordance with the following British Standard Specifications and Codes of Practice:

- BS 3936:1992 Part1 Nursery Stock – Specification for trees and shrubs;
- BS 3936:1981 Part10 Nursery Stock – Specification for ground cover plants;
- BS 4428:1989 – Code of Practice for General Landscape Operations (excluding hard surfaces);
- BS 8545:2014 – Trees from Nursery to Independence in the landscape – Recommendations; and
- The Code of Practice 2002 (HTA).

3. Topsoil to be fertile with maximum 35% clay content and 5% minimum organic content, pH 5.8 - 7.5 and to be free of perennial weeds, weed seeds and contamination. Maximum stone content 20% (20mm in particle size), maximum size of stones 50mm in any direction.
- Existing topsoil to be ameliorated and/or screened, if necessary; to achieve this specification.
- Imported topsoil to be to BS 3882: Multi-Purpose Grade, from an approved source, and to accord with the above specification.

4. All construction works and cultivation of all planting areas within the root protection areas of existing trees beneath the canopies of existing trees is to be undertaken by hand using hand held tools only, taking care to avoid ground compaction or damage to tree roots. The use of tracked or wheeled machinery (including rotovators), must not be used and any time. Levels must not be raised (particularly by the addition / spreading of topsoil associated with any turfing or grass seeding works) or lowered, in any way unless specially approved by the Local Authority.

5. No substitutes to the approved size and species of plants as shown on the plan will be made without prior written approval from the Local Planning Authority.

6. The Contractor is to ascertain the location of all sewers and services prior to carrying out any planting to avoid these routes or existing services.

PLANTING BEDS:

7. Planting beds to have a minimum depth of 450mm topsoil over 150mm broken up ground with all stones over 50mm removed. Soil conditioner: Sanitized and stabilised compost to BSI PAS 100. Apply 50mm depth even coverage and incorporate into topsoil during cultivation operations, to a minimum depth of 150mm. Compost to be Compost Association certified, or from an approved supplier conforming to this specification. If no local supplies are available alternative organic peat free compost may be specified, subject to the Landscape Architect's approval.

8. Hedgerow plants to be planted in pits 150mm wider and deeper than root spread backfilled with excavated topsoil/compost, mixed with 'Sierrablen Flora' slow release fertiliser, quantity in accordance with manufacturer's recommendations. Hedge plants to be planted in staggered rows 500 mm apart at centres specified in schedule.

9. All planting beds (apart from marginal plants) to be mulched with matured coniferous bark, with an even particle size between 15 - 65mm, to a minimum depth of 100mm over weed free soil after completion of all planting and watering operations. Bark mulch is to be free from pests, diseases, fungus and weeds; and with no fines or dust. Source and sample of bark mulch to be approved.

GRASSED AREAS

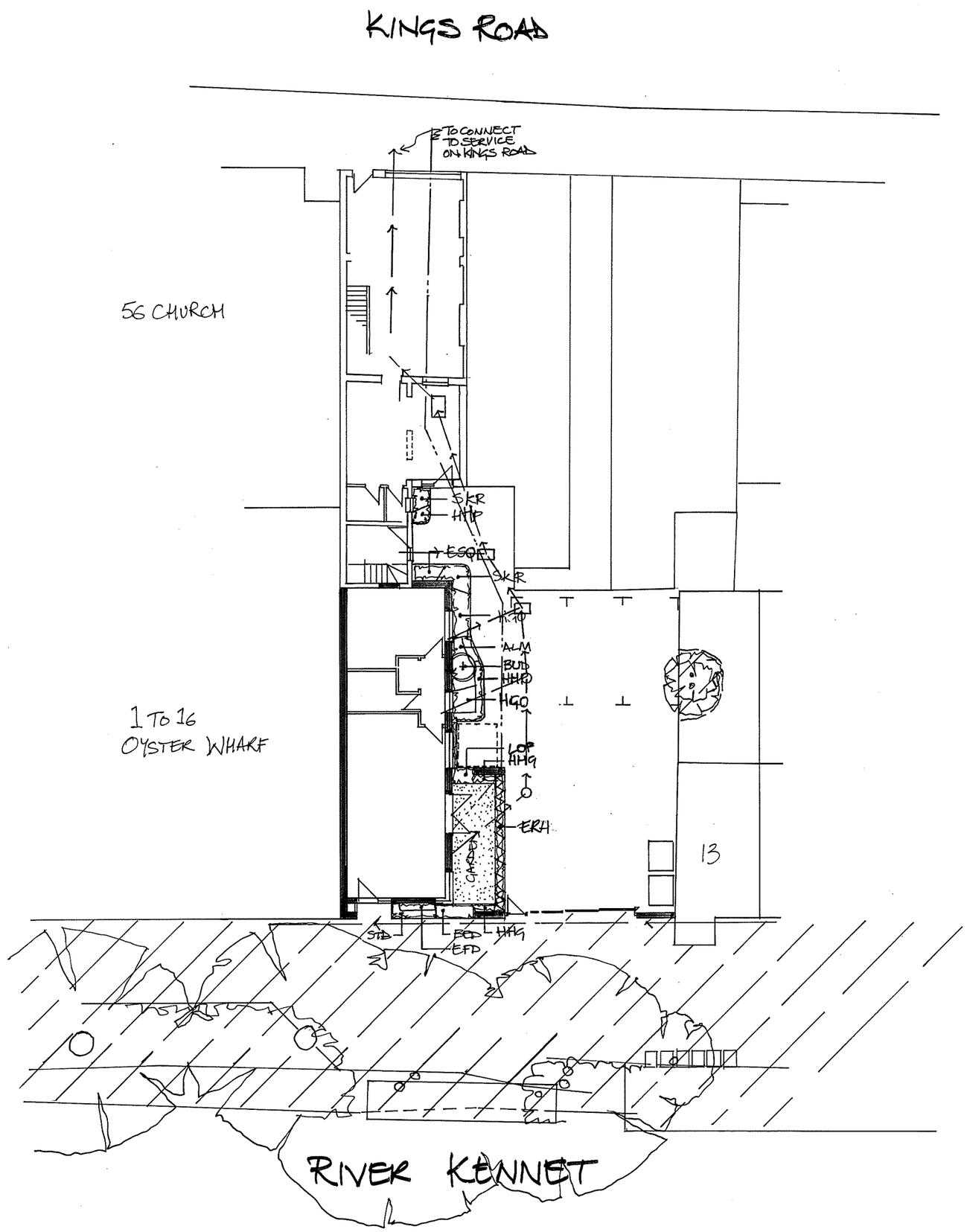
10. Grass areas are to have a minimum depth of 150mm topsoil brought to a fine tilth all stones over 40mm (25mm for lawns), in any direction removed. Areas should be uniformly firmed. Pre- seeding fertiliser, eg. British Seed Houses BSH2 to be applied prior to grass seeding in accordance with manufacturer's recommendations.
-Grass seed mix to general areas to be Grass Seed Store (GSS) - LS4 - Seed for Shade mix, sown at a rate of 35g/msq in equal sowing in transverse directions.
-Turf to be good quality lawn turves, to conform to BS 3936: 1998, free from undesirable grasses and weeds. Turfing operations to be carried out in accordance with the NBS Landscape Specification, Q30 - Seeding/Turfing, Clauses 430 and 440, dressing to joints to be finely screened compost! sand/topsoil.

ONGOING MANAGEMENT AND MAINTENANCE NOTES:

1. Refer to separate 5 – Year Maintenance Plan (DWLC Report - DWLC/0548/A5/L1B/DHW) for details.

PLANTING SCHEDULE

SHRUBS / HERBACEOUS/GROUND COVER PLANTING				
Abbr.	Species	Type/Size (cm)		Centres
ALM	Alchemilla mollis	3-4L Pot	20 – 30 cm	300
BED	Berberis darwinii	3 Lt Pot	40 – 60 cm	600
BUD	Buddleja davidii 'Black Knight'	10 – 15L Pot	80 – 100 cm	As Shown
EFD	Euonymus fortunei 'Darts Blanket'	2L Pot	20 – 30 cm	450
ESQ	Euonymus fortunei 'Silver Queen'	2L Pot	20 – 30 cm	450
HGO	Hebe 'Great Orme'	3L Pot	30 – 40 cm	600
HHP	Hebe pinguifolia 'Pagei'	2L Pot	20 – 30 cm	450
HHH	Hedera helix 'Hibernica'	1L Pot	20 – 30 cm	450
LOP	Lonicera pileata	3L Pot	30 – 40 cm	600
SKR	Skimmia japonica 'Rubella'	3L Pot	40 – 60 cm	500
STB	Stachys byzantina	1 – 2L Pot	15 – 20 cm	500
HEDGE PLANTING Planted in 2 rows 600mm apart and at staggered centres 500mm apart				
Abbr.	Species	Type/Size (cm)		Centres
ERH	Escallonia 'Red Hedger'	3L Pot	40 – 60 cm	600
NOTE:				
Pot	= Container grown plants			
TS 1+1	= Transplant / Years			



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Revision	Date	Initial
A – Minor changes to layout and proposed drainage routes added	23/09/2025	DHW
B – Minor correction to plant naming	01/10/2025	DHW
C – Further changes at the request of RBC	06/10/2025	DHW
D – Grass to garden added	29/10/2025	DHW
E – Minor change to frontage planting	20/11/2025	DHW

LEGEND

- EXISTING TREE / VEGETATION RETAINED
- ROOT PROTECTION AREA ALSO REFER TO TREE SURVEY / AMS REPORT
- PROPOSED SHRUB PLANTING
- PROPOSED HEDGEROW PLANTING
- PROPOSED GRASSED AREAS
- DRAINAGE / SERVICE ROUTES

Project:

DEVELOPMENT AT No.58 KINGS ROAD, READING RG1 3AA

Drawing Title:

LANDSCAPE PROPOSALS PLAN

Status: **PLANNING**

Date:	Scale:	Drawn by:
02-06-2025	1:100 @ A1 size 1:200 @ A3 size	DHW
Project No:	Drawing No:	Revision:
0548	**L1**	**E**

NORTH

David Williams Landscape Consultancy
Dyers
East Putford
Holsworthy
Devon
EX22 7UG
e: david.williams@dwlc.co.uk
t: (01409) 240 278 m: (07826) 270 368
www.dwlc.co.uk