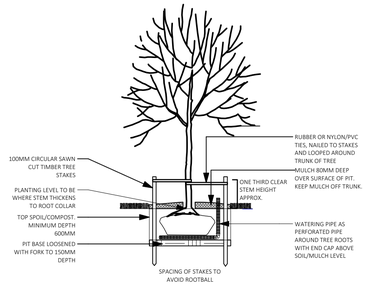
Management and Establishment.
All landscaped areas are subject to a 60 month defect liability period.
Trees to be subject to a 60 month defect liability period.
Any defects to be made good on a like for like size and species specified basis in the next appropriate planting season.

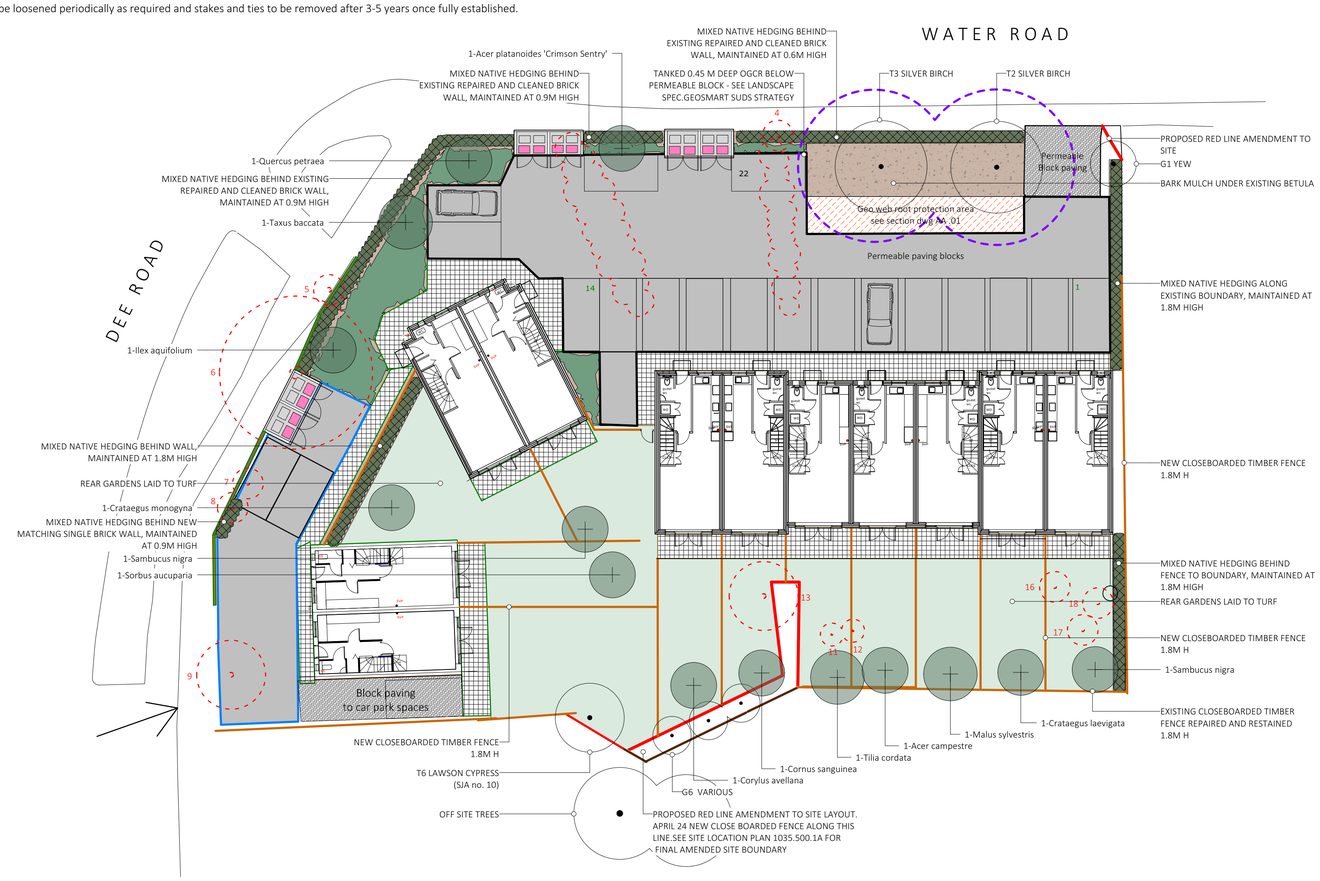
Maintenance guidelines for domestic home owners to be issued upon practical completion.
Trees to be planted with stake, tie & watering tube & watered regularly by developer until hand-over to domestic home owner. Trees planted on Water Road and Dee Road frontage to be planted with root barriers, as per the manufacturers instructions.

Maintenance guidelines for domestic home owner to be issued upon practical completion and will include:
1. Weekly watering of trees and hedges particularly in the first two growing seasons. (A guide to the amount of water required: 12-14cmg trees 25ltrs per week - half into the pipe and half directly onto the ground).
2. Monthly weeding (more often as required) to maintain a tidy site and keep the mulched area at the base of trees and hedging clear of weeds.
3. Regular lawn cutting from March to November to maintain a healthy lawn. Weed and feed in Spring. Rake out thatch and spike to aerate in Autumn.
4. Annual maintenance hedge cutting in June / July. Water Road hedging under existing Silver Birch maintained at 0.6m high. Rest of Water Road//Dee Road boundary hedging maintained at 0.9m high. All other hedging maintained at 1.8m high.
5. Annual mulching of trees - spread 80mm depth of coarse wood chip mulch over surface of pit leaving a small gap so mulch is not in contact with the trunk of the tree.
6. Tree ties to be loosened periodically as required and stakes and ties to be removed after 3-5 years once fully established.



TREES PROPOSED		
Quantity	Species	Size
1	Acer campestre	12-14 CM
1	Acer platanoides 'Crimson Sentry'	12-14CM
1	Cornus sanguinea	1.5-2M MULTISTEM
1	Corylus avellana	2.0-2.5M
1	Crataegus laevigata	12-14 CM
1	Crataegus monogyna	12-14 CM
1	Ilex aquifolium	12-14 CM
1	Malus sylvestris	12-14 CM
1	Quercus petraea	12-14 CM
2	Sambucus nigra	1.5-2M MULTISTEM
1	Sorbus aucuparia	12-14 CM
1	Taxus baccata	12-14 CM
1	Tilia cordata	12-14 CM

HEDGING		
Species	Size	Rate
MIXED NATIVE HEDGING		
20% Acer campestre	60-80cm	Double staggered row at 5 plants per metre and 400mm row spacing
40% Crataegus monogyna	60-80cm	
10% Prunus spinosa	60-80cm	
10% Malus sylvestris	60-80cm	
10% Viburnum lantana	60-80cm	
10% Cornus sanguinea	60-80cm	



KEY

- PERMEABLE PAVING ON OGCR WITH TANKING MEMBRANE TO FALL TO COLLECTION SUB SURFACE PERF PIPEWORK TO Geosmart spec.
- PERMEABLE BLOCK PAVING WITH GEOWEB TO SILVER BIRCH RPA
- BARK MULCH AREA
- TOPSOIL AREAS LAID TO GRASS
- PROPOSED PLANTING AREAS
- 300 X 300 CONCRETE TERRACE PAVING OPEN JOINTED ON PERMEABLE BASE
- EXISTING TREE WITH CL REF
- BARRIER TO TPZ ON EXISTING TREES
- REMOVED TREE WITH SJA REF
- PROPOSED NEW TREES

For AIA and TPP see SJA trees strategy proposal SJA TPP 23085-041

N 0 1 2 3 M

revision	date	description	by
I	26/06/2024	additional labelling added	
H	25/06/2024	boundary line amended	
G	03/01/2024	car parking amended	

client
158 DEE ROAD + 2, 4, 6, 8 WATER ROAD READING

drawing title
Landscape Proposals

date	drawn by	scale
06/01/2022	HS	1:200 @ ISO A2

job/drawing no/revision: 16492 - P400-I
file name: FDF250624.vwx

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growth • design • maintenance

Revision J; For red site outline see 056_PR_220 PROPOSED BLOCK PLAN
Internal house layouts; refer to drawings for application reference PL26/0228 NMA:
Minor amendment for planning permission 161507/OUT, Agreed on 23 March 2026