

BAUHAUS

LANDSCAPE MANAGEMENT PLAN (5-YEAR)

Condition 3(e) Discharge Submission

Project: 362 Oxford Road, Reading

Prepared by: UK Bauhaus Ltd

1. PURPOSE

This document sets out the long-term management and maintenance strategy for all landscaped areas, including planting, trees, green roofs and green walls, in accordance with Condition 3(e).

2. MANAGEMENT RESPONSIBILITY

All landscape areas will be managed and maintained by UK Bauhaus Ltd (or an appointed specialist contractor acting on their behalf).

Responsibilities include:

- Soft landscaping maintenance
- Tree care and replacement
- Green wall and green roof maintenance
- Irrigation system monitoring and upkeep

3. LONG-TERM OBJECTIVES

The landscape strategy aims to:

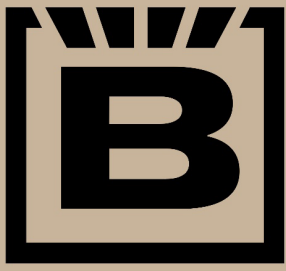
- Ensure successful establishment of all planting
- Promote biodiversity and habitat creation
- Maintain healthy growth of trees and vegetation
- Ensure long-term performance of green wall and green roof systems
- Provide a high-quality, sustainable external environment

4. IMPLEMENTATION

All planting will be carried out during the first planting season (November–March) following completion of construction works.

Soil will be improved using organic matter (including mushroom compost where appropriate), and all planting will be installed in accordance with best horticultural practice.

5. MAINTENANCE PROGRAMME (5 YEARS)



BAUHAUS

Year 1 – Establishment Phase

- Weekly watering during growing season
- Weed control at 4-week intervals
- Replacement of failed plants
- Monitoring of irrigation systems

Years 2–3 – Establishment & Growth

- Continued watering as required
- Seasonal pruning
- Monitoring plant health and establishment
- Replacement planting where necessary

Years 4–5 – Maturity Phase

- Reduced watering as plants establish
- Annual pruning and maintenance
- Ongoing monitoring and upkeep

6. DETAILED MAINTENANCE SCHEDULE

Watering – Weekly (Year 1), then as required

Weeding – Every 4 weeks during growing season

Mulching – Annually

Tree inspection – Twice yearly

Tree pruning – Annually (Nov–Feb)

Shrub pruning – After flowering

Replacement planting – As required

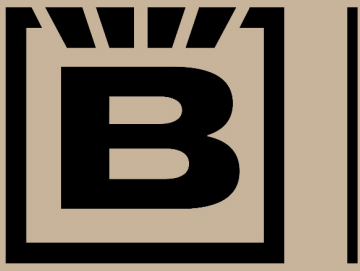
Irrigation checks – Monthly

Green wall maintenance – Twice yearly (specialist)

Green roof maintenance – Twice yearly

7. TREE PLANTING & MAINTENANCE

- Trees will be planted between November and March
- Soil to be enriched with appropriate fertiliser (e.g. bone meal)
- Trees to be staked and tied using rubber spacers
- Stakes to be removed after two years
- Trees to be watered weekly for the first two growing seasons (minimum 25 litres per watering)
- Root barriers to be installed where required near services or structures



BAUHAUS

8. SPECIALIST LANDSCAPE ELEMENTS

Green Walls

- Maintained by specialist contractor
- Irrigation system to be regularly monitored
- Replacement planting undertaken as required

Green Roofs

- Inspected twice yearly
- Removal of invasive or unwanted species
- Fertilisation and maintenance as required

9. SOIL & CONTAMINATION COMPLIANCE

All planting areas will incorporate imported clean subsoil and topsoil, with testing undertaken to confirm suitability in accordance with Condition 9 requirements.

10. REVIEW AND MONITORING

This Landscape Management Plan will be reviewed annually to ensure the successful establishment and long-term sustainability of all landscape elements. Adjustments will be made where necessary to maintain performance and biodiversity value.