

BBLA watering notes and markups on condition 30 - SuDS

2026-07-10

COURTYARD - Trees are set within permeable paving with structural root cells; refer to details dwg BAT-BBL-ZZ-ZZ-DR-L-50011/02. Raised planting beds and trees require watering manually via tap points or a bowser.
BEDFORD ROAD - Permeable paving with structural root cells are not connected, refer to detail dwg BAT-BBL-ZZ-ZZ-DR-L-50012 and 50013. Trees require watering manually via tap points or a bowser.
BATTLE STREET - Raised planters and small trees; refer to detail dwg BAT-BBL-ZZ-ZZ-DR-L-50011/04. Planting beds and small trees requires watering manually via tap points or a bowser.
SOFT LANDSCAPE – Lawns and Trees in ground, refer to detail dwg BAT-BBL-ZZ-ZZ-DR-L-50011/01. All trees and lawns require manual watering via tap points or a bowser.
PLANTERS ON PAVEMENT - Planters require watering manually via tap points or bowser.
SHARED ACCESS - Trees in permeable paving with structural root cells, are not connected, refer to details dwg BAT-BBL-ZZ-ZZ-DR-L-50011/03. Trees require watering manually via tap points or a bowser.

Reference key

T101

DR-L-50011

Tree Pit Type 1

Standard tree planting in soft landscape

Staked

Refer to drawing No.: BAT-BBL-ZZ-ZZ-DR-L-50011/01

T102

DR-L-50011

Tree Pit Type 2

Raised Concrete Planter & Root cells

Below ground anchored

Refer to drawing No.: BAT-BBL-ZZ-ZZ-DR-L-50011/02

T103

DR-L-50011

Tree Pit Type 3

Tree Grille & Root cells

Below ground anchored

Refer to drawing No.: BAT-BBL-ZZ-ZZ-DR-L-50011/03

T104

DR-L-50011

Tree Pit Type 4

Trees to Battle Street Frontages

Below ground anchored

Refer to drawing No.: BAT-BBL-ZZ-ZZ-DR-L-50011/04

T105

DR-L-50012

Tree Pit Type 5

Trees on Bedford Road

Tree Grille & Root cells on deterrent paving

Below ground anchored

Refer to drawing No.: BAT-BBL-ZZ-ZZ-DR-L-50012 and 50013

Extent of Tree Root Cells

Refer to tree pit drawings: BAT-BBL-ZZ-ZZ-DR-L-50011 and 50012

See next pages

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Project Title:
Proposed development at
Battle Street, Reading,
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Client:
Graham Construction

Drawing Title:
Landscape
Site-wide GA
Reference plan

Scale:	Date:	Drawn:	Checked:
1:200 @ A1	21.04.26	SO	OC
Drawing No:		Revision:	
BAT-BBL-ZZ-ZZ-DR-L-00001		P04	

Drawing Status:

Stage 4

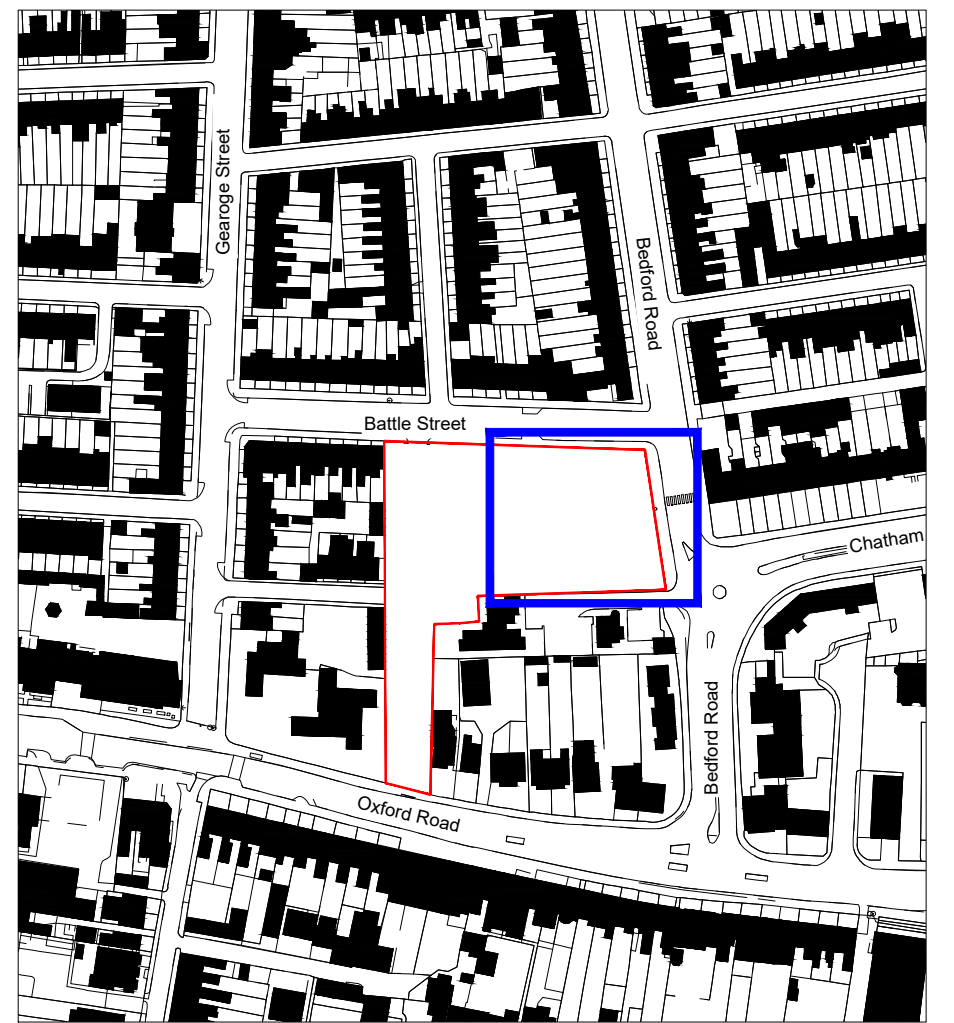
The following pages are plans, details and watering notes with information on how the tree pits are designed and how they can be irrigated.



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Rev:	Date:	Description:	Drwn:	Chk:
P01	02.02.26	Tender issue	SO	OC
P02	12.06.26	Updates to cross referencing	EC	OC



Site location NTS

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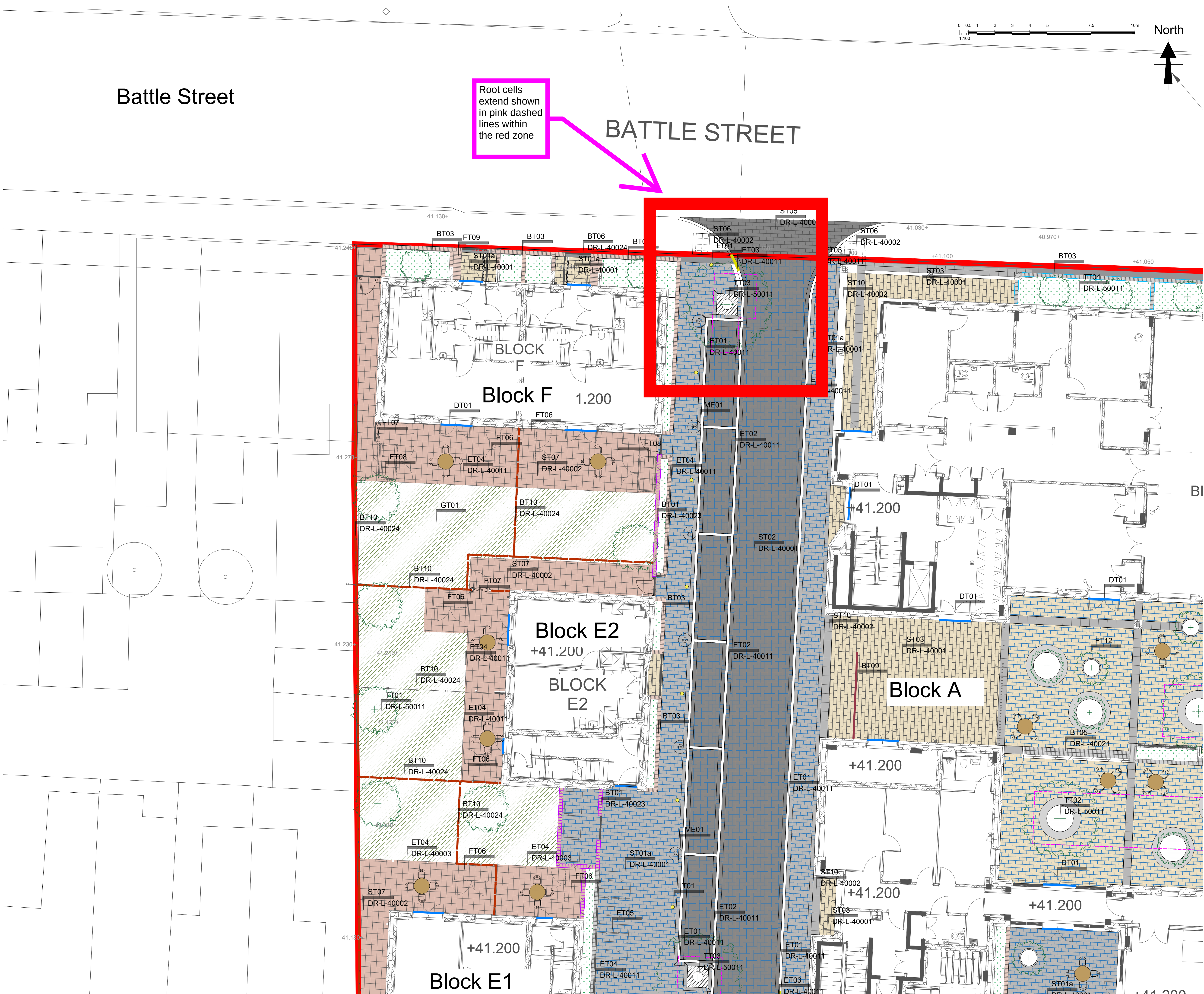
Drawing Title:
Landscape
General Arrangement plan
1 of 4

Scale:	Date:	Drawn:	Checked:
1:100 @ A1	12.06.26	SO	OC

Drawing No:	Revision:
BAT-BBL-ZZ-ZZ-DR-L-10001	P02

Drawing Status:

Stage 4



Battle Street

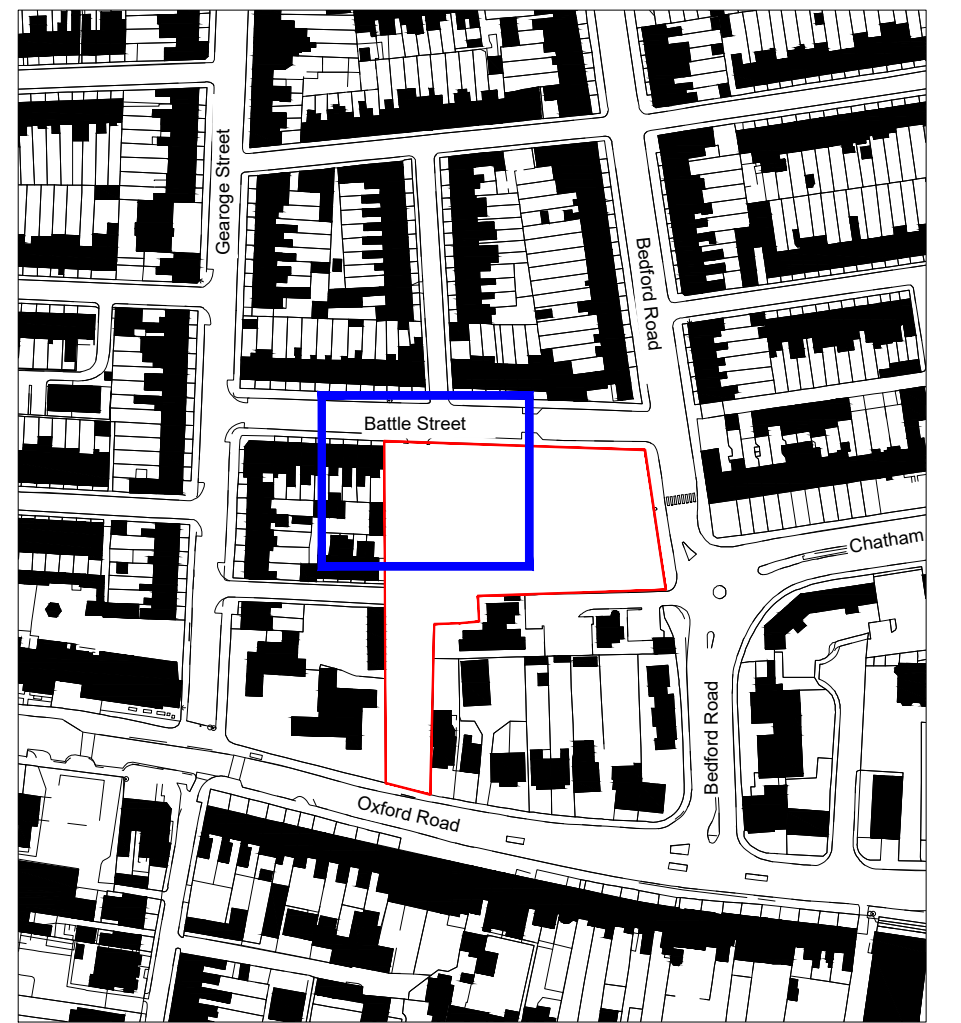
Root cells
extend shown
in pink dashed
lines within
the red zone

BATTLE STREET

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Rev:	Date:	Description:	Drwn:	Chk:
P01	02.02.26	Stage 4 issue	SO	OC
P02	21.04.26	Stage 4 issue - Rev clouds to tweaks from Feb. coordination	SO	OC
P03	12.06.26	Updates to cross referencing	EC	OC



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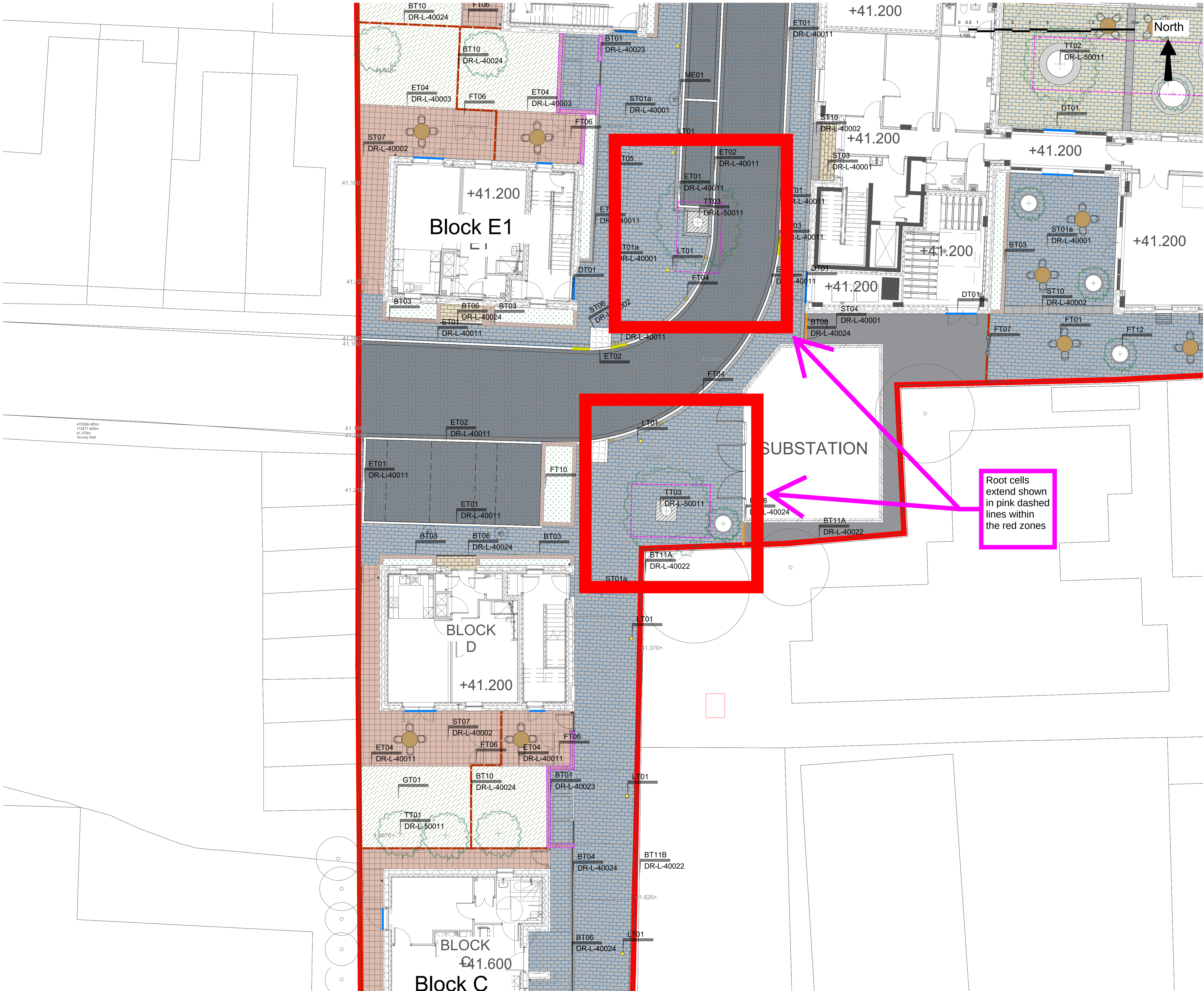
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Landscape
General Arrangement plan
2 of 4

Scale:	Date:	Drawn:	Checked:
1:100 @ A1	12.06.26	SO	OC

Drawing No:	Revision:
BAT - BBL - ZZ - ZZ - DR - L - 10001	P03

Drawing Status:

Stage 4



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Rev:	Date:	Description:	Drwn:	Chk:
P01	02.02.26	Stage 4 issue	SO	OC
P02	12.06.26	Updates to cross referencing	EC	OC

Site location NTS

North

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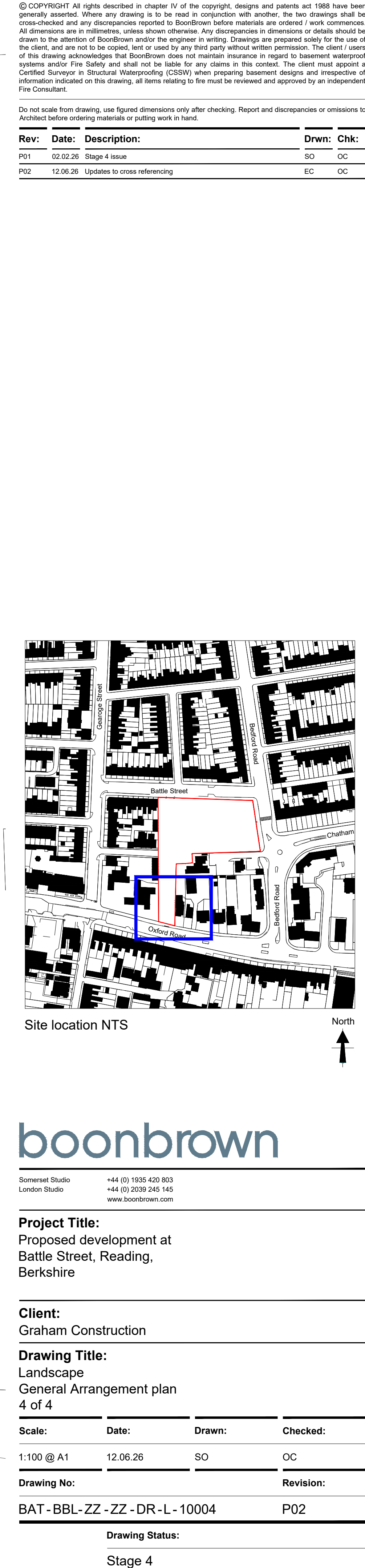
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Landscape
General Arrangement plan
3 of 4

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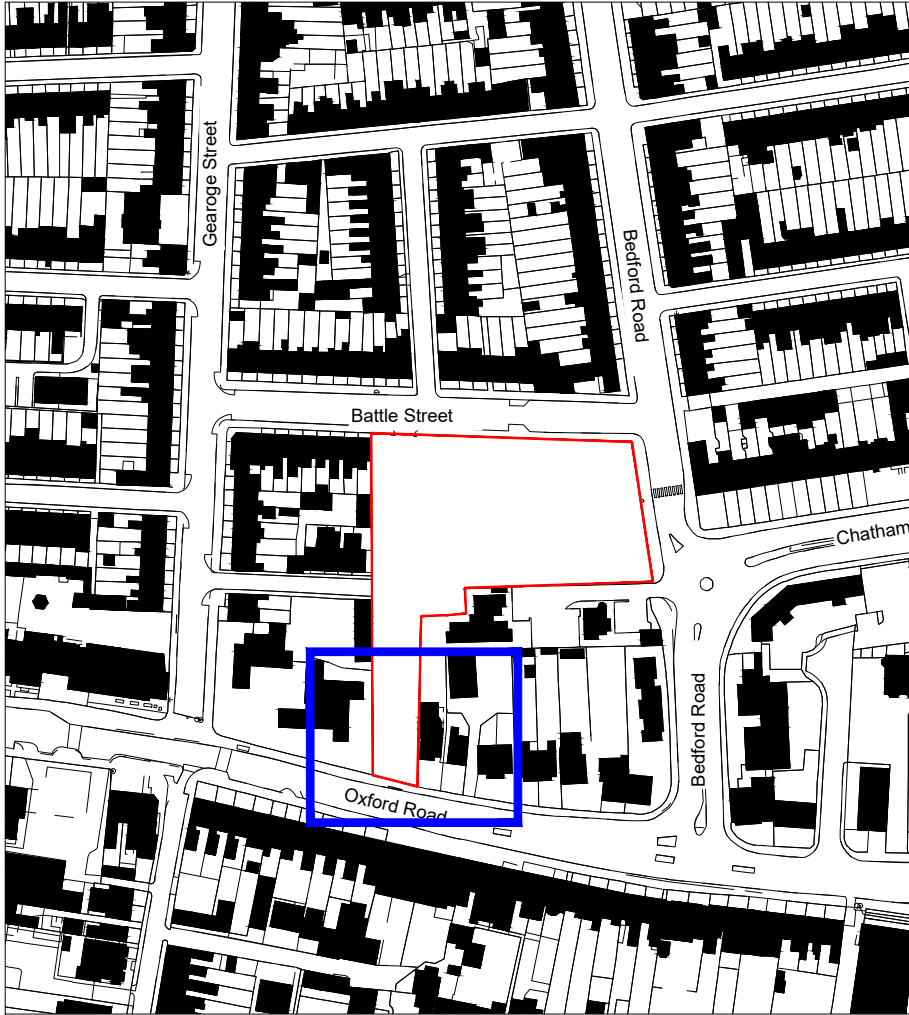
Revision:
P02

Drawing Status:
Stage 4



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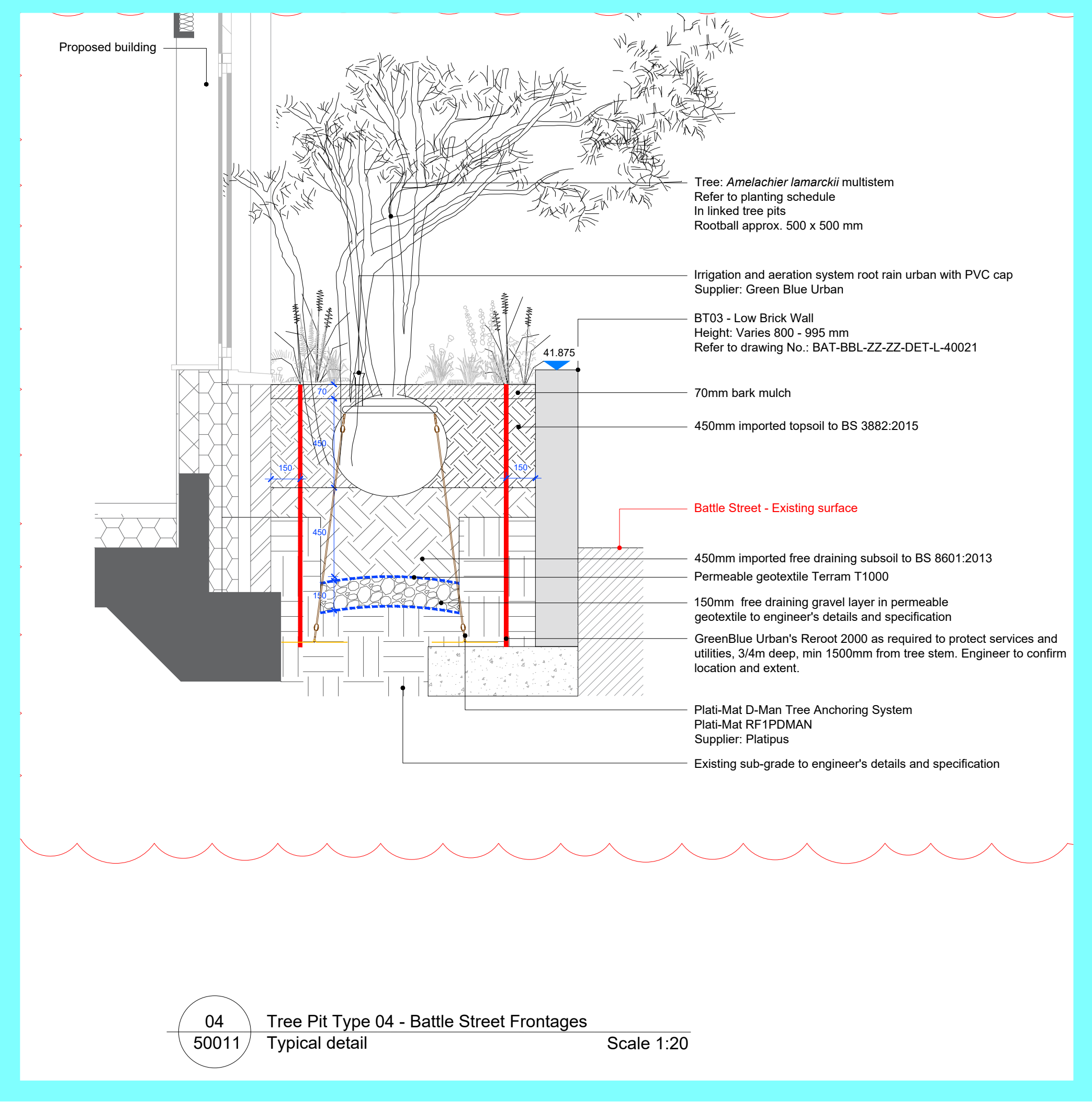
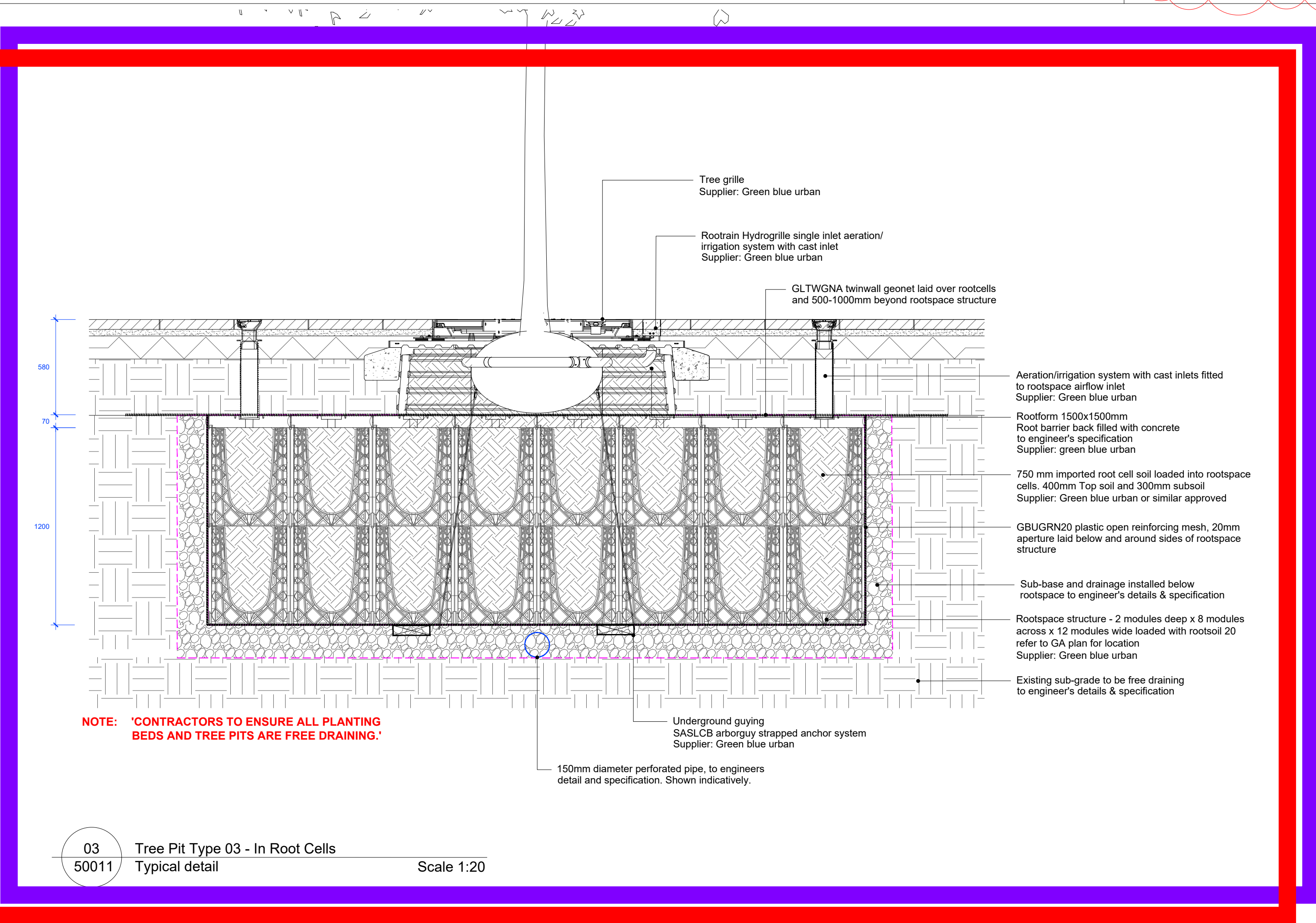
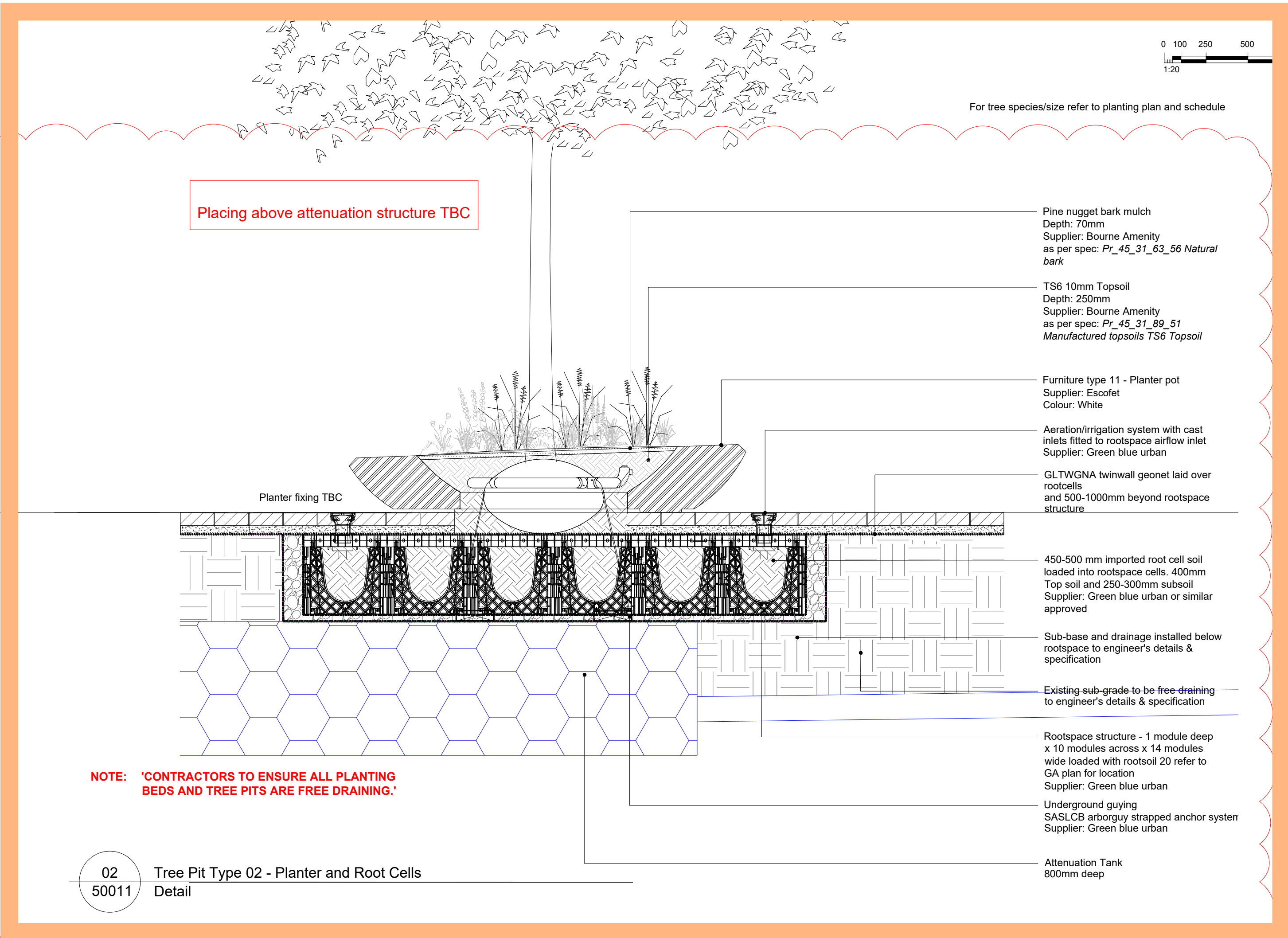
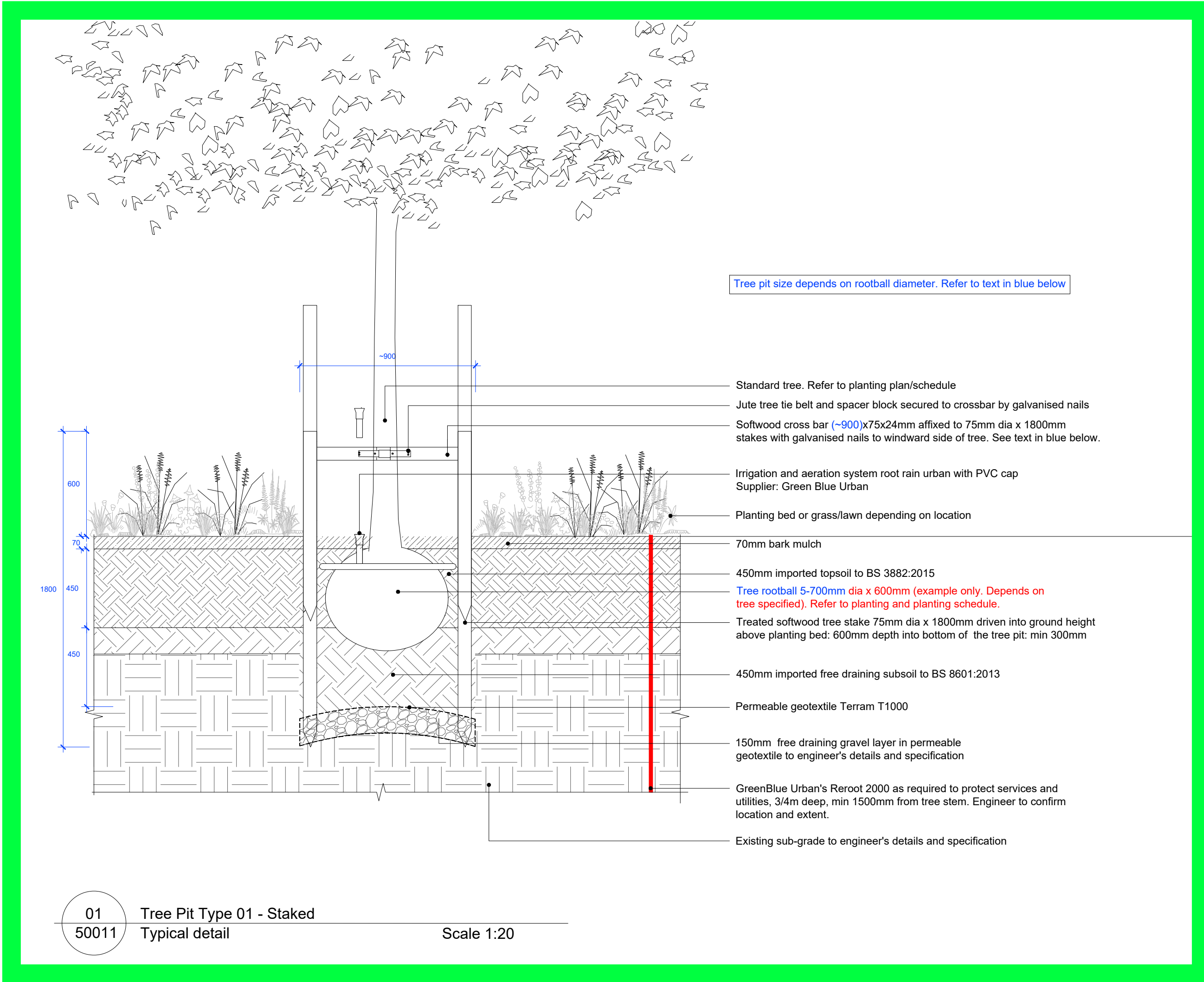
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Landscape
General Arrangement plan
4 of 4

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Drawing No:			Revision:
BAT-BBL-ZZ-ZZ-DR-L-10004			P02

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Stage 4



P02	02.02.26	Tender Issue	EC
P01	09.01.26	Stage 4 Issue	SO
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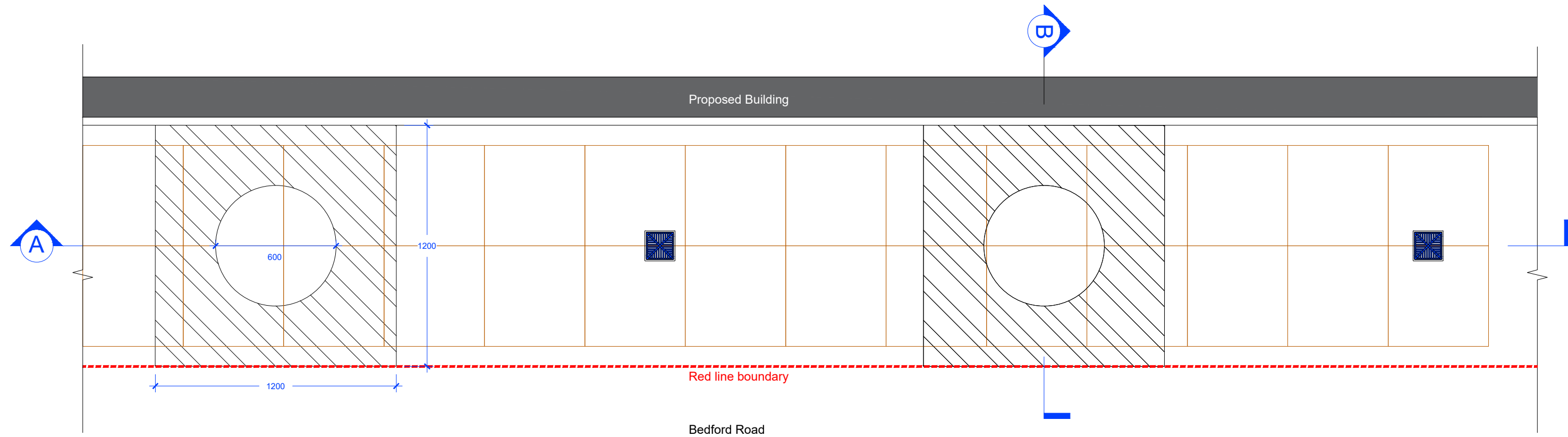
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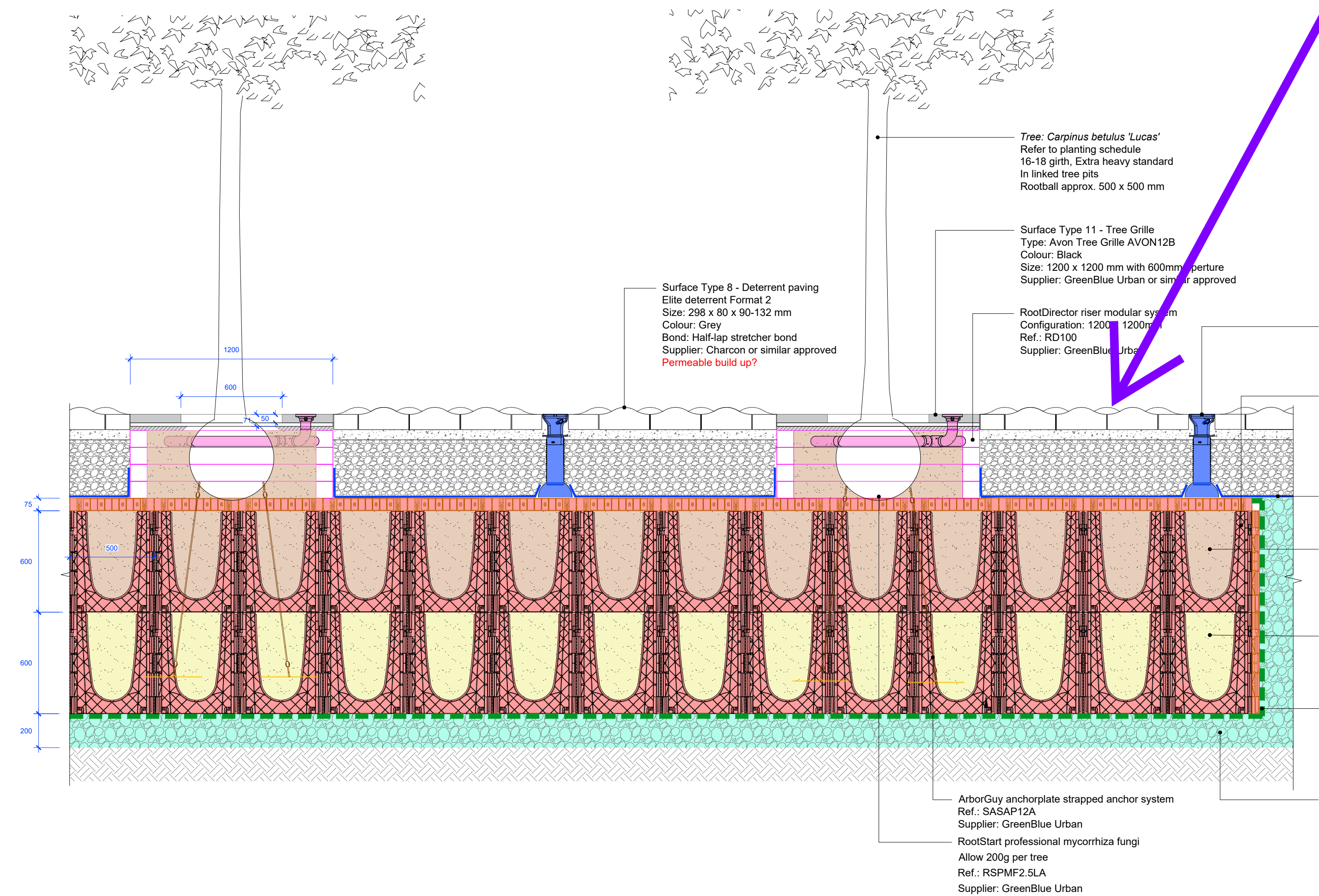
Client
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Drawing Title
Typical Tree planting details
Sheet 01

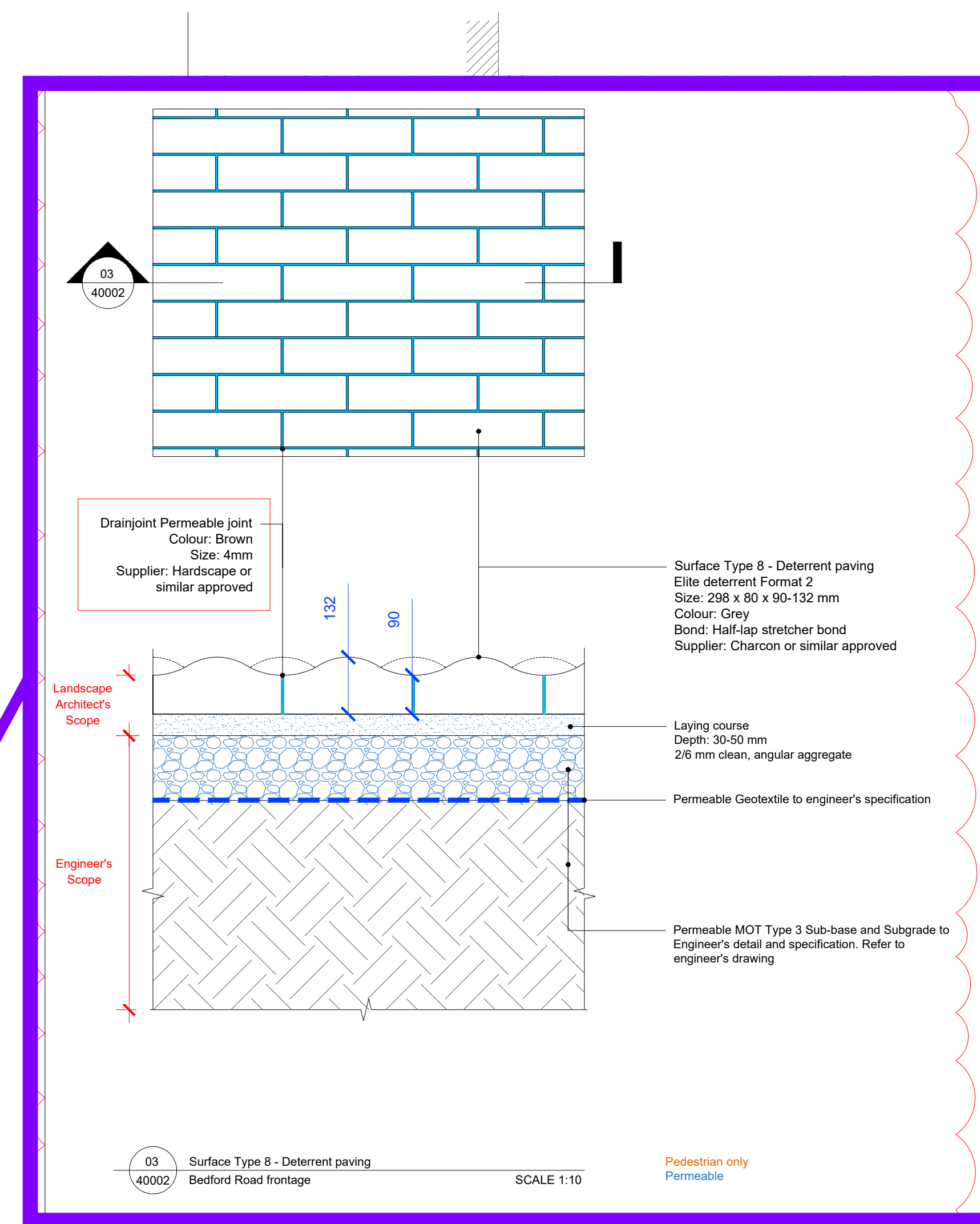
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DWG No.	Rev.		
BAT - BBL - ZZ - ZZ - DR - L - 50011	P02		



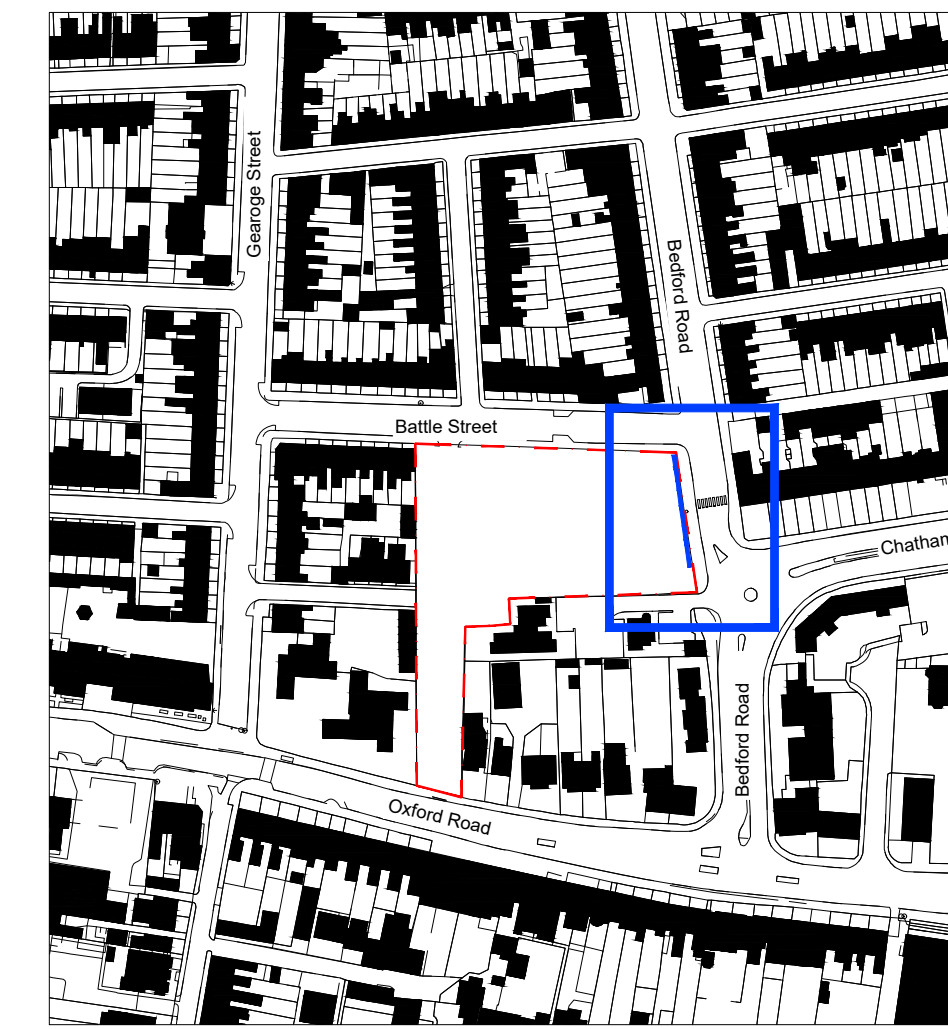
01 Bedford Road Tree Pit
50012 Plan Scale 1:20



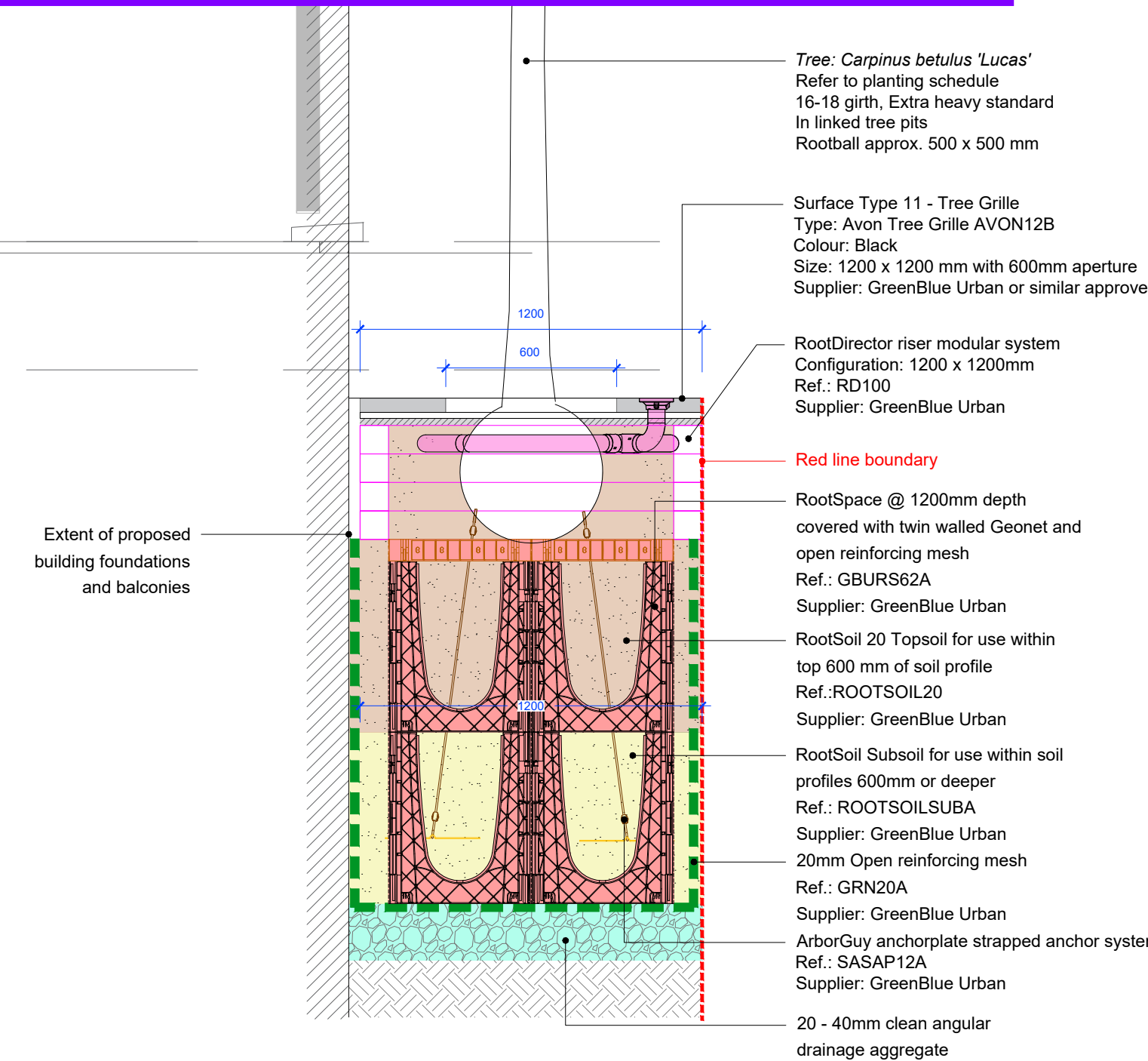
02 Bedford Road Tree Pit
50012 Section A Scale 1:20



02 Bedford Road Tree Pit
50012 Section B Scale 1:20



Site location NTS
0 100 250 500 750 1000 1500 2000mm
1:20
North



P1	02.02.26	Stage 4 issue	EC
Rev	Date	Description	Drn

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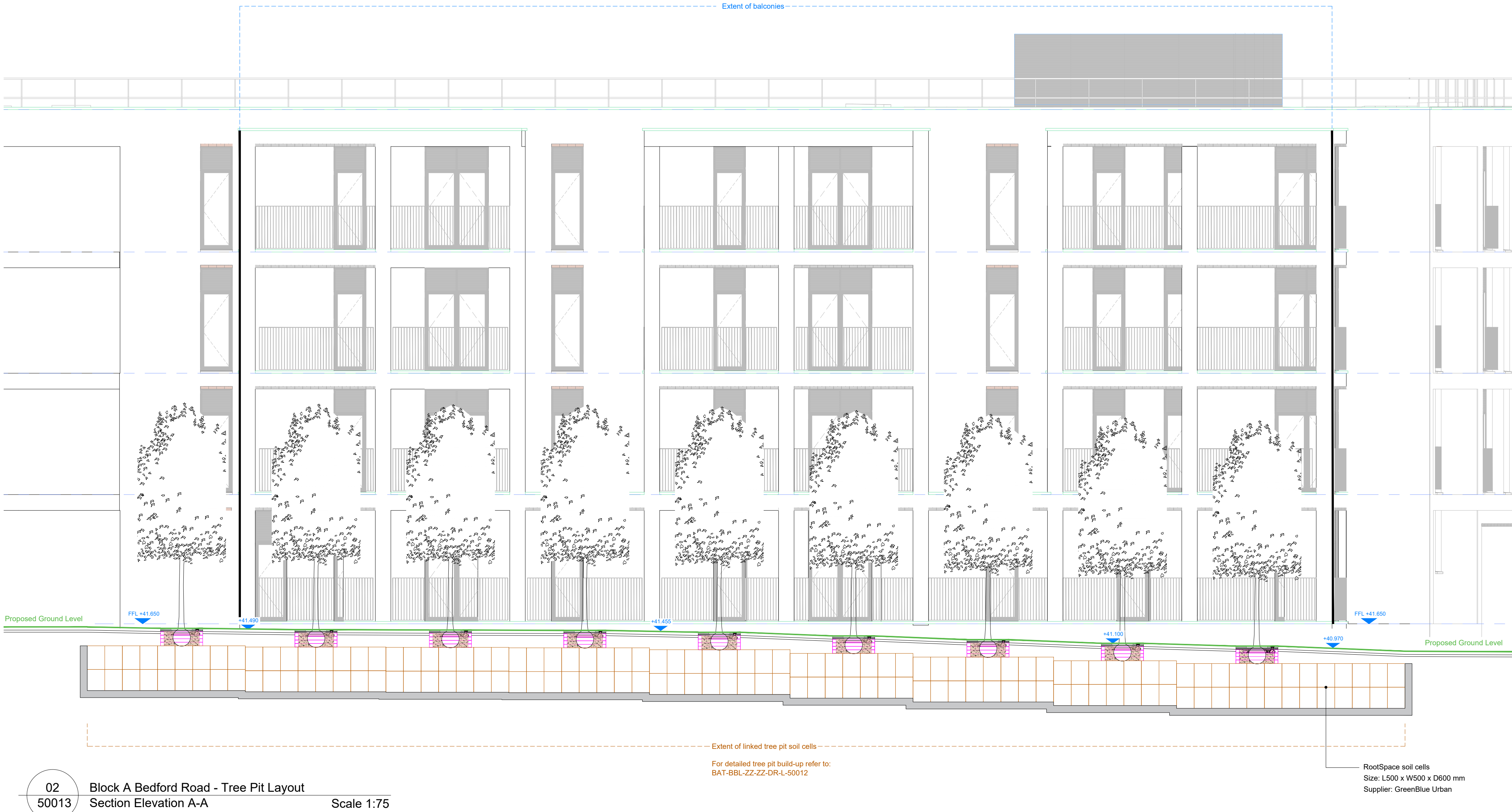
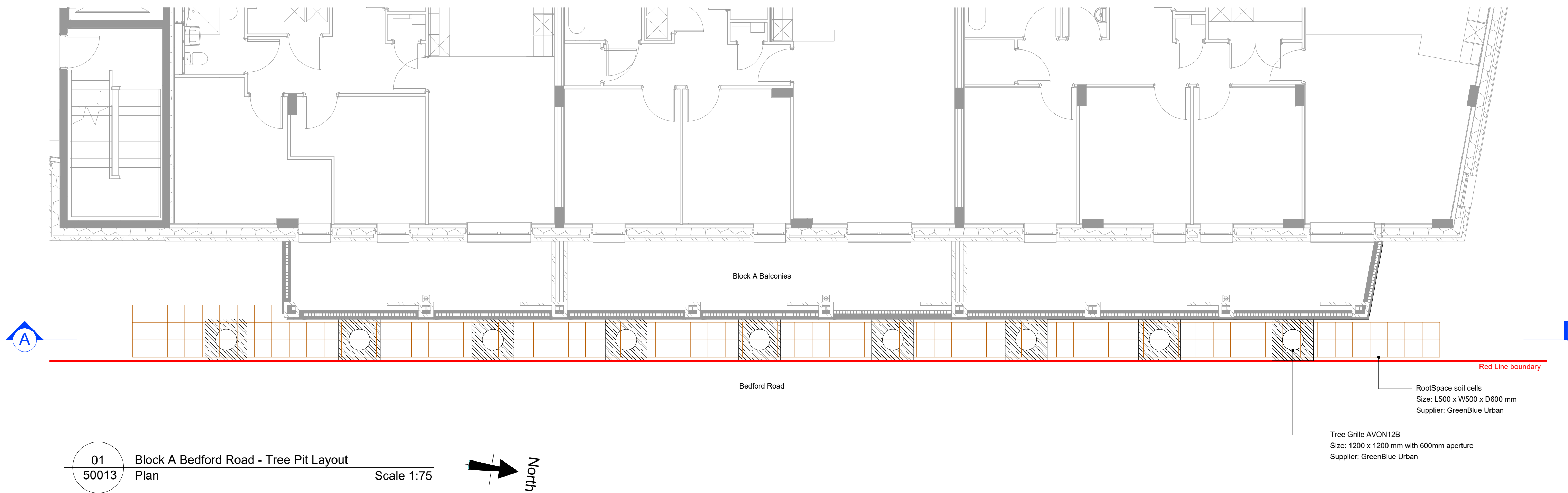
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Drawing Title
Typical Tree planting details
Sheet 02

Scale	Date	Drawn	Chk'd
1:20 @ A1	02.02.26	EC	OC
DWG No.	Rev.		
BAT-BBL-ZZ-ZZ-DR-L-50012	P01		



P1	30.01.26	Stage 4 issue	EC
Rev	Date	Description	Drn

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Project
Proposed development at
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Client
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Drawing Title
Block A Bedford Road
Tree Pit Layout

Scale	Date	Drawn	Chk'd
1:75 @ A1	30.01.26	EC	OC
DWG No.	Rev.		
BAT-BBL-ZZ-ZZ-DR-L-50013	P1		

RIBA Chartered Practice
RTPI Chartered Tree Planner
Landscape Institute Registered Practitioner

Watering General

All trees, shrub beds, herbaceous planting and planters shall be watered as necessary to ensure successful establishment for a minimum period of three growing seasons following practical completion. Watering shall be adjusted to suit prevailing weather conditions, soil moisture levels and plant requirements, with additional irrigation provided during periods of drought or prolonged dry weather.

Watering shall be undertaken slowly to achieve deep infiltration into the root zone and minimise surface run-off. Soil moisture shall be monitored regularly, and irrigation frequencies increased where required to prevent moisture stress.

A key consideration in the management of the landscape is the sustainable and responsible use of water. A balance must be sought between watering newly planted plants to help them to establish and conserving water in times of drought. Watering shall be undertaken in accordance with the Landscape Institute's Technical Guidance Note 1/21 (Greening the Grey) or subsequent updates. During the first three years, watering shall focus on newly planted trees, hedgerows and ornamental planting to prevent establishment failure during prolonged drought.

Key principles:

- Prioritise establishment watering over routine irrigation.
- Use stored rainwater or greywater where possible.
- Mulch to 100 mm depth to conserve moisture.
- Comply with any temporary hosepipe restrictions or local water authority measures.

Note: Elements of the LI Technical Guidance Notes may have been superseded. Users must ensure compliance with current legislation and guidance.

Watering Regime

Trees

During the first year after planting, throughout the growing season (April to October), all trees shall be watered weekly. Each tree shall be watered as outlined below according to the initial planting size, unless significant rainfall has occurred or soil moisture is demonstrably adequate:

- 8-10 cm girth trees - 50 litres of water per tree per week
- 10-14 cm girth trees - 60 litres of water per tree per week
- 14-20 cm girth trees - 80 litres of water per tree per week
- 20-25 cm girth trees - 100 litres of water per tree per week
- 25-40 cm girth trees - 120 litres of water per tree per week
- 40-60 cm girth trees - 150 litres of water per tree per week
- 60-80 cm girth trees - 200 litres of water per tree per week

To ensure tree health, the Contractor is to water trees at appropriate rates / intervals with the above consideration in mind and in response to weather / climatic conditions, ensuring that trees do not suffer from either drought or waterlogged conditions.

Methodology

Trees should be watered with the use of a hose being left to run slowly down the irrigation tube until the pit reaches full capacity / the assigned amount (see above). Tree pits shall be inspected during each visit to ensure mulch remains effective and watering tubes remain free from blockage. Careful monitoring during watering shall be necessary to minimise the risk of failures, leaks or damage to property.

Trees are to be watered by:

- Watering the rootball directly from above.
- Watering the rootzone through the irrigation pipe around the rootball.
- Within the extended Silva Cell / Amsterdam Tree Soil Zones.

Minimum watering frequency shall be:

- **Year 1:** Weekly during April to October.
- **Year 2:** Weekly during prolonged dry periods and at least fortnightly during normal growing conditions.
- **Year 3:** As required to maintain healthy establishment, with weekly watering during drought conditions.

It must be noted that overwatering trees can be harmful. It is essential that tree pits and planters drain correctly to prevent waterlogging and root damage. Seasonal

adjustments are essential, with more frequent watering in warmer months and reduced watering in cooler seasons. Monitoring soil moisture and plant health weekly helps prevent over- or under-watering and supports long-term plant vitality.

Shrub and Planting Beds

Shrub and perennial planting beds shall be watered sufficiently to maintain consistently moist growing conditions during establishment.

Minimum frequency shall be:

- Twice weekly during the first six weeks after planting.
- Weekly thereafter during the first growing season.
- During the second and third growing seasons, watering shall be undertaken as required during dry weather, with a minimum weekly application during prolonged drought.

Water shall be applied to thoroughly wet the full rooting depth (minimum 150–300 mm) rather than by light surface irrigation.

Planters

Planters shall be inspected weekly throughout the growing season and irrigated as necessary due to their reduced soil volumes and increased exposure to wind and solar gain.

- Watering shall be undertaken a minimum of twice weekly during the first growing season.
- During periods where temperatures exceed 25°C or rainfall is absent for more than seven consecutive days, watering frequency shall increase to three or more visits per week as necessary.
- During the second and third growing seasons, irrigation shall continue as required to maintain healthy plant growth.

Lawns

Newly seeded and turfed lawns shall be watered as necessary to promote germination, rooting and successful establishment for a minimum period of one growing season following installation.

Seeded Lawns

Following sowing, the soil surface shall be maintained in a consistently moist condition until germination is complete. Light irrigation shall be applied as frequently as necessary to prevent the seedbed from drying out.

Following germination, watering shall be reduced in frequency but increased in volume to encourage deeper root development. During dry weather, seeded areas shall receive sufficient irrigation to wet the soil to a depth of at least 75–100 mm.

Turfed Lawns

Immediately following laying, turf shall be thoroughly watered to ensure full saturation of the turf and underlying soil.

For the first two to four weeks, turf shall be watered as necessary to prevent drying of the root zone, with irrigation typically required two to three times per week depending upon weather conditions.

Following establishment, watering frequency shall be reduced whilst increasing the depth of irrigation to encourage rooting into the underlying soil profile.

Established Lawns

During the establishment period, lawns shall be monitored regularly and irrigated whenever prolonged dry weather results in signs of drought stress, including discoloration, wilting or loss of vigour.

Where rainfall is less than approximately 25 mm over any two-week period during the growing season, supplementary watering shall be provided as necessary to maintain healthy grass cover.

Watering shall be undertaken during the early morning or evening wherever practicable to minimise evaporation losses.

Areas showing signs of drought damage or failure attributable to inadequate irrigation shall be repaired or re-seeded/re-turfed as necessary to achieve a uniform, healthy sward prior to completion of the maintenance period.

General Notes

Drought Conditions

Where rainfall is less than approximately 25 mm over any two-week period, additional watering shall be provided irrespective of the above frequencies. Where temperatures remain above seasonal averages or prolonged dry weather occurs, the Landscape Maintenance Contractor shall increase irrigation frequencies as necessary to prevent plant stress.

Monitoring

At each maintenance visit, the contractor shall inspect all planted areas for:

- Signs of drought stress or wilting.
- Soil moisture levels.
- Mulch condition.
- Irrigation system operation (where installed).
- Watering tube functionality.
- Evidence of ponding or poor drainage.

Any plant exhibiting signs of water stress shall receive immediate supplementary irrigation.

Failures

Any tree, shrub or other planted material that dies, becomes severely stressed, or fails to establish as a result of inadequate irrigation within this 3 year period shall be replaced during the next available planting season with stock of identical species, size and specification unless otherwise agreed in writing by the Local Planning Authority.

Maintenance Records

A watering log shall be maintained by the Landscape Maintenance Contractor recording:

- Date of each watering visit.
- Areas watered.
- Approximate volumes applied.
- Weather conditions.
- Any observations regarding plant health or irrigation defects.

Records shall be made available to the Local Planning Authority upon request during the establishment period.