

Condition 17

Final Soft and Hard Landscaping Specification

Warren Creek, The Warren, Caversham, Reading RG4 7TQ
For discharge of Condition 17 of planning permission PL/24/1614

Document Ref: 3863/305B Rev C | Supersedes 3863/305 Rev A and 3863/305B Rev B | Status: Final for submission to the Planning Authority

Date: 16 June 2026

Core commitment: The landscaping scheme shall be implemented in accordance with this specification, the approved soft and hard landscaping plan, the current Tree Protection Plan and the Arboricultural Method Statement. No landscaping, ground preparation, service trenching, level change, hard surface construction or planting shall take place within or close to a retained tree Root Protection Area unless it is expressly permitted by this specification and has been checked against the Tree Protection Plan before works start.

Document Control

Item	Detail
Site	Warren Creek, The Warren, Caversham, Reading RG4 7TQ
Client / applicant	Mr R. Arnold
Planning reference	PL/24/1614
Discharge application reference	PL/26/0352
Condition	Condition 17 - hard and soft landscaping
Document reference	3863/305B Rev C
Document status	Final for submission to the Planning Authority
Current landscape drawing	Conditions 17 & 20 - 3863/301E - Proposed Soft and Hard Landscaping Plan
Purpose of revision	To bring the specification in line with drawing 3863/301E, current tree references, Flood Zone 3b constraints, service-route controls, RPA protection methods, implementation timetable and five-year maintenance regime.

1. Source documents and order of precedence

This specification shall be read together with the following documents. Where documents overlap, the stricter arboricultural, ecological, floodplain or watercourse protection requirement shall apply. A less protective method shall not be substituted without written agreement from the relevant specialist and, where required, the Local Planning Authority.

The written landscape specification takes precedence over any older landscape note that would allow mechanical cultivation, generic ground preparation, excavation or soil spreading inside RPAs without arboricultural approval.

Document / drawing	Reference	Use in this specification
Proposed Soft and Hard Landscaping Plan	Conditions 17 & 20 - 3863/301E - Proposed Soft and Hard Landscaping Plan	Defines the approved landscape layout, planting areas, hard surface areas, enclosures, access, parking, bin store, mammal gaps, new tree positions, landscape materials and LT01-LT14 external light positions. Lighting specification and ecological lighting assessment are dealt with under Condition 20.
Previous Proposed Soft and Hard Landscaping Notes	3863/305 Rev A	Superseded by this 3863/305B Rev C specification to the extent of any inconsistency.
Tree Protection Plan	WARREN CREEK TPP 06942/2026, January 2026	Defines retained TPO trees T3, T5 and T7, W21 as the TPO woodland area adjoining the eastern boundary, Root Protection Areas, Construction Exclusion Zones, protective fencing, temporary ground protection and signage.
Arboricultural Survey, Impact Assessment and Method Statement	AIA/AMS 06560/2024, November 2024, plus any submitted Condition 18 Addendum	Defines retained-tree constraints, arboricultural supervision, protection methods, service-route controls, hand-dig/airspade/root-retention methods and works near T5 and other retained trees.
Construction Management Plan / service drawings	Construction Management Plan / service drawings 3863/300D, 3863/306B and 3863/307B	Show access, parking, temporary compound areas, drainage routes, service routes, BPZs, tree protection and construction logistics.

Condition 19 CEMP (Biodiversity)	Condition 19 CEMP v1.04 / final submitted version	Defines ecological protection, BPZ controls, ECoW role, watercourse protection and construction-stage ecology controls.
SuDS Report	Nimbus C3710-R1-REV-A, February 2026, or final submitted / approved equivalent	Defines private surface water management, porous surfacing, rainwater harvesting, attenuation and controlled discharge to the watercourse.

2. Site context and landscape purpose

- **The site lies within Flood Zone 3b functional floodplain.** The landscaping shall therefore avoid unnecessary level raising, avoid loss of flood storage, avoid new impermeable hardstanding and protect the creek and River Thames corridor from silt, cement, fuel, chemicals and loose soil.
- The site is within the Thames Valley Major Landscape Feature, a Green Network / biodiversity corridor and a Waterspace setting associated with the creek and River Thames. The scheme shall enhance these features through native planting, wildlife-permeable boundaries, meadow creation, scrub habitat, protection of retained trees and protection of the watercourse corridor.
- Retained TPO trees are T3, T5 and T7 as shown on the current Tree Protection Plan. W21 is the TPO woodland area adjoining the eastern boundary. No document within the submission pack shall use older tree references or vague descriptions that conflict with the current Tree Protection Plan.
- The site contains sensitive receptors including retained trees and RPAs, TPO trees T3, T5 and T7, W21, the creek, the River Thames corridor, nesting birds, bats, hedgehogs, amphibians, small mammals and watercourse habitat.

3. Landscape enhancement statement

The landscape scheme shall deliver a net qualitative enhancement to the Major Landscape Feature, Green Network and Waterspace setting by implementing the following measures:

- Retain and protect the retained TPO trees T3, T5 and T7, and W21 as the TPO woodland area adjoining the eastern boundary, throughout construction and landscaping.
- Increase native woody structure by planting approximately 103.9 m² of native hedgerow and 29 m² of native scrub, using species appropriate to the local riverside / woodland edge context.
- Create the area of native wildflower meadow shown on drawing 3863/301E. The current drawing note identifies a combined 176 m² wildflower meadow area and requires 0.7 kg of seed at 4 g/m². This specification requires not less than 0.704 kg before allowing for wastage and re-seeding.
- Maintain ecological connectivity through mammal gaps in new enclosures and by avoiding close-boarded or solid barriers that would fragment the site from the creek, woodland edge and neighbouring gardens.
- Use permeable hard surfacing and no-dig / low-dig methods where required so that access and parking remain compatible with the floodplain and retained tree rooting environment.
- Keep the creek / Thames corridor protected from runoff, silt, contaminants, lighting spill and unnecessary disturbance.
- Secure a five-year establishment and maintenance regime, including replacement planting, meadow management and watering.

The hedgerow and native scrub area figures shall be checked against drawing 3863/301E before implementation. The wildflower meadow area and 0.7 kg seed note are stated on drawing 3863/301E.

4. General landscape commitments

Item	Mandatory commitment
Pre-start control	Before landscape works start, the Principal Contractor shall check the landscaping layout against the current Tree Protection Plan, AMS, CEMP and service-route drawings. Tree protection fencing, temporary ground protection and ecological no-go zones shall remain in place unless the Arboricultural Consultant and ECoW confirm that a specific area may be opened for landscaping.
No change in protected areas	No excavation, rotavation, soil stripping, soil storage, level change, compaction, vehicle tracking, bonfires, cement washout, storage, service trenching or plant movement shall occur within a Tree Protection Area / Construction Exclusion Zone.
Arboricultural stop-work	The Arboricultural Consultant or appointed tree supervisor shall have authority to stop landscaping works that could damage a retained tree, root system, protective fencing or ground protection.
ECoW stop-work	The ECoW shall have authority to stop works that risk harm to protected species, nesting birds, bats, mammals, the creek, the Thames corridor or biodiversity protection zones.
Floodplain protection	Finished landscaping shall tie into approved existing levels and shall not materially raise ground levels or reduce flood storage unless expressly shown on approved drawings. Imported soil shall be limited to what is required for planting establishment and shall not be stockpiled in flood conveyance areas or near watercourses.

Watercourse protection	No soil, mulch, arisings, fertiliser, herbicide, cement, fuel, oil, paint, wash water, silt-laden runoff or waste shall enter the creek, the River Thames, drainage outfalls or surface water routes.
Firm wording	All commitments in this specification are mandatory. Terms such as "where possible" shall not be used to weaken any tree, ecology, floodplain or watercourse protection measure.

5. Finished levels, earthworks and soil handling

5.1 Finished levels

- Existing ground levels shall be retained across all retained garden, watercourse-edge, tree protection and woodland-edge areas unless an approved drawing expressly shows a different finished level.
- No finished level shall be altered within an RPA or Construction Exclusion Zone. Any discrepancy between site levels and the approved landscaping drawing shall be referred to the Arboricultural Consultant and designer before work proceeds.
- Drawing 3863/301E states that all levels shown represent the current and future levels and that all levels will remain as existing. This specification adopts that level-retention approach.
- Finished levels after settlement shall be: 25 mm above adjacent paving for new grassed areas and non-mulched shrub beds; 75 mm below adjacent paving and grass for mulched planting beds; and at least 150 mm below damp-proof courses.
- New hard surfaces shall be flush or gently graded to adjoining surfaces so that they do not create ponding, barriers to flood flow, raised embankments or erosive runoff towards the creek.

5.2 Subsoil, topsoil and ground conditioning

- Subsoil shall comply with BS 8601 and shall be spread only in areas outside RPAs / Construction Exclusion Zones unless expressly approved by the Arboricultural Consultant.
- Imported topsoil shall be General Purpose Grade to BS 3882:2015, free from invasive species, contaminants, rubble, excessive clay, perennial weeds and watercourse pollutants.
- No topsoil or subsoil stockpile shall be placed within an RPA, CEZ, BPZ, flood conveyance route or within 5 m of the creek unless the ECoW agrees a stricter site-specific arrangement.
- Outside RPAs, 40 litres of compost shall be incorporated into the top 300 mm of each square metre of ornamental shrub bed topsoil.
- Within RPAs or near retained roots, compost shall not be mechanically incorporated. Any organic amendment shall be applied as a surface mulch by hand and shall not exceed the approved mulch depth.

6. Root Protection Areas, Construction Exclusion Zones and tree protection

Ref	Receptor	Landscape protection requirement
T3	TPO tree - Oak	No excavation, no level change, no storage, no service trenching and no machinery within its RPA / CEZ except where expressly approved by the Tree Protection Plan / AMS.
T5	TPO tree - Ash-leaved Maple	Hardstanding removal, access surfacing and landscaping near T5 shall follow the AMS and current TPP. No ground disturbance shall occur after hardstanding removal until arboricultural controls are in place.
T7	TPO tree - Ash	Protect RPA / CEZ and avoid all service trenching, level change and ground preparation within protected rooting area.
W21	TPO woodland area adjoining the eastern boundary	Treat W21 as the TPO woodland area adjoining the eastern boundary. No storage, pruning, encroachment, lighting attachment, level change, service trenching or material handling shall occur in a manner that could damage the woodland edge, roots or habitat value.

- Protective barriers and temporary ground protection shown on the current Tree Protection Plan shall be installed before materials, plant, machinery, demolition, site clearance, groundworks, construction or landscaping works start.
- Tree protection shall remain fully intact and vertical, in approved locations, until all works including soft landscaping, hard landscaping, drainage reinstatement and final clearance are complete and the Arboricultural Consultant confirms removal is acceptable.
- The following are prohibited inside RPAs / CEZs: excavation; rotavation; soil stripping; storage of soil, rubble or materials; level alteration; vehicle access; parking; tracked or wheeled machinery; bonfires; chemical handling; cement washout; water discharge; temporary structures; service trenching; pruning or tree works without consent; and attachment of signs, lighting, cables or fixtures to trees.

7. Method statements for works inside or near RPAs

Method	Mandatory control
--------	-------------------

MS1 - Setting out and pre-start inspection	Before landscaping starts, the Principal Contractor shall mark approved planting areas, hard-surface edges, enclosure lines, tree pits and service routes on site. The Arboricultural Consultant shall check the marked-out works against the TPP / AMS before any works near RPAs start. The ECoW shall check biodiversity and watercourse constraints before works near BPZs, the creek or the woodland edge start. The pre-start check shall be photographed and retained in the site compliance file.
MS2 - Ground preparation within or close to RPAs	Ground preparation inside RPAs shall be avoided. Where small-scale hand weeding or surface preparation is approved near an RPA, it shall be carried out by hand only. Mechanical rotavators, cultivators, excavators, grading blades and powered augers shall not be used. Roots over 25 mm diameter, or clumps of smaller fibrous roots, shall not be severed. If roots are encountered, work shall stop and the Arboricultural Consultant shall direct the method before work resumes.
MS3 - Planting within or close to RPAs	No standard tree pit shall be excavated within an RPA unless specifically approved by the Arboricultural Consultant and shown on the landscape plan. Hedgerow whips or small shrubs near RPAs shall be notch planted or planted into small hand-dug holes only. No concrete, cement, mortar, postcrete or chemical fertiliser shall be placed in contact with roots or within unlined post holes in rooting areas.
MS4 - Hard surfaces, parking and no-dig access	Permanent access, parking and hardstanding in tree-sensitive areas shall use the approved porous / no-dig system, including Cellweb or equivalent cellular confinement where shown by approved drawings. Subgrade excavation shall be avoided in RPAs. Vehicles shall not park on soft landscaping, tree protection areas, BPZs or watercourse edges.
MS5 - Existing hardstanding removal near T5	Hardstanding removal near T5 shall follow the AMS and shall be supervised if required by the Arboricultural Consultant. Once hardstanding is removed, the exposed ground shall be protected immediately using approved fencing / ground protection. Replacement landscaping over former hardstanding shall be lowimpact and shall not involve deep cultivation, service trenching or level reduction unless expressly approved.
MS6 - New enclosure posts near roots	Fence and enclosure post locations shall avoid RPAs wherever practicable. Where a short run near roots is unavoidable and approved, holes shall be hand dug, roots over 25 mm shall be retained, and post positions shall be micro-sited to avoid roots. Concrete shall not contact roots and shall be contained/isolated if used.

8. Service routes and underground works

All service routes shall be treated as part of the landscape constraint plan because service trenching is one of the main risks to retained trees and watercourse habitat.

Before ground disturbance, existing water, electric, data, foul sewer, treated effluent, surface water and any other underground services shall be traced by CAT/GPR and, where relevant, drain CCTV/sonde survey. The results shall be plotted on a coordinated service-route drawing showing RPAs, CEZs, BPZs, the creek / River Thames buffers, T3, T5, T7 and W21.

Service routes are to be read with construction management drawings 3863/300D, 3863/306B and 3863/307B and the Condition 18 Arboricultural and TPP Addendum. Where service works are within or close to RPAs/CEZs, the arboricultural method and supervision requirements shall apply.

Service	Approved / intended route	Landscape, RPA and watercourse controls
Potable water	Existing meter / northern access route to proposed dwelling, as shown on the current service drawings.	Trenching shall follow the approved route. No unapproved diversion through RPAs or BPZs. CAT/GPR scan before digging. Hand dig / air-spade near roots if directed by the Arboricultural Consultant.
Electric / data / EV / external sockets	Along approved access/service corridor and building connection route shown on the current service drawings.	Ducts shall be bundled where possible to avoid multiple trenches. No attachment to trees. No trench through the RPAs/CEZs of T3, T5, T7 or W21 unless the Arboricultural Consultant confirms that avoidance is not reasonably available and issues a written method.
Private foul drainage / temporary foul drainage	Existing, temporary and final private foul drainage routes shown on the current construction/drainage drawings.	Temporary and permanent drainage trenches shall avoid RPAs and BPZs. Excavations shall be protected from mammals overnight and shall not discharge silt or contaminated water to the creek.
Private surface water drainage / SuDS	Roof drainage to rainwater harvesting and attenuation tank, then restricted discharge to the adjacent watercourse as per Nimbus SuDS report and drainage drawings.	Outfall / discharge works shall include silt controls and shall not damage banks, tree roots or aquatic habitat. No dirty water, concrete washout or dewatering discharge shall enter the system.
Future or unknown services	None permitted unless shown on updated drawings and checked against the TPP / AMS / CEMP.	Any new or diverted service route shall be treated as a design change. It shall be reviewed by the Arboricultural Consultant and ECoW before work starts and by the Planning Authority if material to the approved scheme.

9. Hard landscaping, access, parking and enclosures

9.1 Access, parking and hard materials

- The permanent access and parking areas shall be as shown on drawing 3863/301E and coordinated with the Construction Management Plan. No informal parking shall be created on garden areas, RPAs, BPZs or watercourse-edge habitat.
- Access / parking surfacing shall be permeable and shall accord with the approved SuDS strategy. Gravel / porous surfacing over Cellweb or equivalent shall be used where shown, with the depth and build-up shown on the approved drawings or manufacturer specification.
- The hard landscape shall be kept to the minimum extent needed for safe access, parking, maintenance and refuse movement. The scheme shall not introduce additional impermeable surfacing beyond the approved plan.

Element	Material / finish	Constraint response
Access / parking	Permeable gravel / porous surface over approved cellular confinement system where required.	Supports floodplain compatibility, reduces runoff, protects soils and roots where coordinated with no-dig construction.
Paths	Permeable gravel, permeable pavers or other approved permeable finish to match drawing 3863/301E.	Routes shall be set above or flush with surrounding levels without creating flood barriers or runoff channels to the creek.
Bin store base / utility hardstanding	Updated bin store with stone base and wooden enclosure as shown on drawing 3863/301E.	Located only in the approved position and outside protected tree / ecology areas.
Cycle store	Lockable cycle shed as shown on drawing 3863/301E.	To be installed without unapproved encroachment into RPAs/BPZs and without creating a flood-flow obstruction beyond the approved layout.
Retaining features	No new retaining walls, kerbs or raised edges unless shown on approved drawings.	Avoids level raising, root severance and obstruction of flood flow.

9.2 Enclosures, boundaries and mammal gaps

- New fences, gates and enclosures shall be installed only in the approved locations. They shall not require excavation, concrete footings or continuous barriers within RPAs unless approved by the Arboricultural Consultant.
- New fencing shall include mammal gaps of at least 150 mm x 150 mm at the locations marked MG on drawing 3863/301E. Where new or altered fencing is installed, mammal gaps shall be provided at intervals that maintain practical wildlife permeability unless existing retained boundaries already provide continuous permeability.
- Mammal gaps shall connect garden, hedgerow, scrub, creek-edge and woodland-edge habitats and shall remain unobstructed for the lifetime of the development.
- Solid close-boarded fencing shall be avoided where it would block ecological connectivity or create a hard visual edge to the waterspace / woodland corridor. Where privacy fencing is required, planting shall soften the edge.

10. Soft landscape specification

10.1 Relevant standards and guidance

- BS 4428:1989 - Code of Practice for General Landscape Operations, excluding hard surfaces.
- BS 3936 - Nursery Stock.
- BS 3882:2015 - Specification for Topsoil.
- BS 8601 - Specification for Subsoil.
- BS 5837:2012 - Trees in relation to design, demolition and construction.
- BS 8545:2014 - Trees: from nursery to independence in the landscape, or latest published equivalent.
- Horticultural Trades Association plant handling guidance.
- Emorsgate EM2 meadow establishment guidance, or equivalent supplier guidance for an approved native meadow mix.

10.2 Plant stock, handling, shrub planting and tree planting

- Plant stock shall be supplied in accordance with the species, size and description in the plant schedule and the locations shown on the approved landscape plan.
- Plant stock shall be healthy, vigorous, free from pests and diseases, suitably hardened-off, true to name and supplied with a well-formed fibrous root system.
- Bare-root plants shall be planted during the dormant season from November to March. Container-grown stock may be planted outside that period only when soil and weather conditions are suitable and watering can be secured.
- Plants shall be delivered in quantities that can be planted the same day. Roots shall not be allowed to dry out. Bare-root stock shall be heeled-in or protected if immediate planting is delayed.

- Standard trees shall be planted only where shown on drawing 3863/301E and outside RPAs unless expressly approved by the Arboricultural Consultant.
- Tree pits shall not be excavated when the ground is frozen, waterlogged or in a condition that would cause smearing, compaction or structural damage to soil.
- Tree pits shall be no deeper than the rootball depth and generally 150-300 mm wider than the root spread/rootball. The root flare shall finish at surrounding finished ground level.
- All shrub beds and a 1 m diameter circle around trees shall receive medium-grade bark or clean woodchip mulch to a settled depth of 75 mm unless the approved meadow management requires no mulch. Mulch shall be kept clear of stems and root collars.

11. Planting schedule

11.1 Native hedgerow planting

Area	Extent	Quantity
Hedge 3	10.3 m2	Approx. 92 plants
Hedge 4	13.0 m2	Approx. 116 plants
Hedge 5	12.6 m2	Approx. 112 plants
Hedge 6	10.8 m2	Approx. 96 plants
Hedge 7	13.0 m2	Approx. 116 plants
Hedge 8	13.0 m2	Approx. 116 plants
Hedge 9	13.0 m2	Approx. 116 plants
Hedge 10	18.2 m2	Approx. 162 plants
Total	Approx. 103.9 m2	Approx. 926 plants

Hedge areas and plant quantities shall be checked against the latest CAD measurement of drawing 3863/301E before ordering and implementation.

Hedgerow planting shall use 90-120 cm native whips, bare-root preferred or 2 L container stock if necessary, in double staggered rows at approximately 450 mm centres / approximately 9 plants per m2. Species shall be evenly mixed unless the ECoW or landscape designer directs localised clustering for ecological value.

Hedgerow species mix: Hawthorn (*Crataegus monogyna*), Blackthorn (*Prunus spinosa*), Hazel (*Corylus avellana*), Field Maple (*Acer campestre*) and Wild Cherry (*Prunus avium*).

11.2 New indigenous trees

Drawing reference	Species	Specification
1	<i>Alnus glutinosa</i> - Alder	Single stem, 3-4 m high, 100-120 mm girth, 45 L pot, planted within tree pit.
2	<i>Salix alba</i> - White Willow	Single stem, 3-4 m high, 100-120 mm girth, 45 L pot, planted within tree pit.
3	<i>Betula pendula</i> - Silver Birch	Single stem, 3-4 m high, 100-120 mm girth, 45 L pot, planted within tree pit.
4	<i>Ilex aquifolium</i> - Holly	3-3.5 m high, 100-120 mm girth, 45 L pot, planted within tree pit.

11.3 Native scrub planting

Area	Extent	Description
NSP - Bed 1	29 m2	Naturalistic mixed native scrub planting

Common name	Botanical name	Proportion
Dog Rose	<i>Rosa canina</i>	15%
Dogwood	<i>Cornus sanguinea</i>	10%
Blackthorn	<i>Prunus spinosa</i>	20%
Hawthorn	<i>Crataegus monogyna</i>	20%
Hazel	<i>Corylus avellana</i>	10%
Holly	<i>Ilex aquifolium</i>	10%
Guelder Rose	<i>Viburnum opulus</i>	15%

- Scrub shall be planted in naturalistic irregular groups with selective open areas to create structural diversity.
- Species shall be clustered in small mixed groups to replicate natural scrub formation and to improve cover and foraging value.
- The scrub bed shall be left substantially undisturbed for the first year after planting, except for watering, hand weeding, replacement planting and removal of harmful debris.

11.4 Wildflower meadow

Item	Extent / specification
Native wildflower meadow	Area shown on drawing 3863/301E. Current drawing note identifies combined 176 m2 wildflower meadow area.
Seed mix	EM2 Standard General Purpose Meadow Mixture or equivalent approved native meadow mix.
Application rate	4 g/m2. For 176 m2, minimum calculated seed quantity is 704 g / 0.704 kg. Drawing 3863/301E states 0.7 kg; this specification requires not less than 0.704 kg plus reasonable allowance for wastage and re-seeding.
If measured area changes	Seed quantity shall be recalculated at 4 g/m2 and both the plan and specification shall be updated consistently.

- The meadow mix shall include native wildflowers and grasses beneficial to invertebrates, birds and bats. Cowslip (*Primula veris*) shall be included if available within the selected mix or added as an approved compatible component.

-
-
- Seed shall be surface-sown only, broadcast by hand or machine and firmed after sowing to ensure seed-to-soil contact. Seed shall not be buried.
- Sowing shall take place in spring or autumn when ground and weather conditions are suitable.

12. Watercourse, floodplain and pollution protection during landscaping

- A minimum working buffer shall be maintained from the creek wherever the approved landscaping layout allows. The buffer shall be demarcated during works and shall not be used for storage, refuelling, mixing, washing out, cutting materials or dumping arisings.
- Loose soil, compost, mulch and seed shall be stored so that wind, rain or floodwater cannot carry material into the creek or River Thames.
- Silt control measures shall be in place before ground preparation, drainage reinstatement, outfall works or landscaping near the creek starts. Silt fences, straw bales, filter socks or other controls shall be selected to suit the ground conditions and maintained until the risk has passed.
- No herbicide, pesticide or fertiliser shall be used close to the creek, River Thames, drainage channels or watercourse outfalls unless the ECoW has approved the product, location and method and the product is lawful for use near water.
- All refuelling, fuel storage, chemical storage and concrete washout shall follow the CEMP and shall not take place in landscape areas, BPZs, RPAs or near watercourses.
- In Flood Zone 3b, materials that could float, wash away or contaminate water shall be secured or removed from the floodplain when flood alerts or rising water make that necessary.

13. Implementation timetable

Stage	Mandatory action
Before commencement of landscape works	Submit / hold on site the approved landscape plan, this specification, current TPP, AMS, CEMP, Construction Management Plan drawings and SuDS/drainage drawings. Confirm all finished levels, service routes, enclosure lines, mammal gaps and RPA constraints. Complete arboricultural and ecological prestart checks.
Before ground preparation	Install or retain tree protection fencing, temporary ground protection, BPZ fencing and watercourse protection. Set out planting beds, hard surfaces, enclosures and services. Photograph the setup. No planting pit, post hole, cultivation, meadow preparation, turf preparation, subsoil/topsoil placement or hardstanding removal within an RPA shall proceed until the Arboricultural Consultant has checked the location and confirmed the approved method.
Construction / pre-occupation landscape interface	Install approved hard surfacing, permanent access, parking, enclosure bases and drainage interfaces only in approved locations and only after the relevant tree/ecology controls are in place.
Dormant season - November to March	Plant native hedgerows and native scrub. Bare-root stock shall be planted only in this window unless an alternative is agreed for container-grown replacements.
Spring or autumn	Prepare and sow wildflower meadow areas when soil and weather conditions are suitable.
Before first occupation	Complete hard landscaping, access, parking, approved enclosures, mammal gaps, tree protection closeout inspection where relevant, watercourse protection close-out and all planting that can be reasonably completed in the available season.
First available planting season after occupation if timing requires	Complete any planting that could not be seasonally installed before occupation, subject to written agreement where required. Temporary protection and maintenance obligations shall continue until planting is complete.
Years 1-5	Implement establishment maintenance, watering, weed control, meadow cuts, hedgerow management, inspections and replacement planting.

14. Maintenance and management - five-year establishment period

14.1 Responsibility and monthly maintenance

- The owner / applicant shall be responsible for maintenance of private landscape areas unless a separate contractor is appointed. If a contractor is appointed, this specification shall be included in the maintenance instruction.
- The five-year establishment period shall run from practical completion of the relevant planting area. Replacement planting shall reset the establishment care for the replacement plant as necessary.
- During the growing season, planting beds and young plants shall be hand-weeded, mulch shall be topped up, litter/debris shall be removed, plant stock shall be re-firmed, stakes/ties/guards checked and plant failures recorded.
- Hedgerow pruning shall avoid the bird nesting season unless an ECoW has confirmed no active nests are present.

-
-

14.2 Watering and plant replacement

- Standard trees shall receive at least 20 litres weekly between April and September during the first three growing seasons unless rainfall and soil moisture make additional watering unnecessary.
- Shrubs, whips and transplants shall receive at least 5 litres per plant on at least three occasions through each growing season, with additional watering during dry periods.
Watering shall avoid runoff, erosion and discharge to the creek. Water bags shall be used for standard trees where appropriate and kept filled during dry periods.
Any tree, shrub, hedge plant, scrub plant or meadow area that dies, is removed, becomes seriously damaged, becomes diseased or fails to establish within five years shall be replaced in the next suitable planting season with the same species and size unless the Planning Authority agrees a substitute.

14.3 Meadow, hedgerow and scrub management

- Year 1 meadow: cut regularly to 40-60 mm as needed to control annual weed flush and prevent competitive weeds from smothering meadow seedlings. Arisings shall be removed if dense.
- Year 2 onwards meadow: undertake an annual late-summer hay cut after flowering and seed set, remove arisings, and use optional spring or autumn cuts as needed to maintain species diversity.
- No fertiliser shall be applied to meadow areas unless specifically directed by a qualified landscape/ecology professional for establishment reasons.
- Hedgerows shall be kept weed-free at the base during establishment and protected from strimmers, mowing damage and grazing. Hedgerows shall be lightly formative-pruned after establishment to encourage dense native structure.
- Native scrub shall be allowed to develop naturalistic structure. Intervention shall be limited to replacement planting, removal of invasive/non-native species, safety works and management to prevent the scrub from suppressing intended open meadow areas.

15. Compliance records

- The Principal Contractor / owner shall retain photographs of pre-start tree protection, landscape setting-out, completed hard surfacing, service route trenches before backfill, planting completion, mammal gaps and watercourse protection measures.
- A simple landscape compliance log shall record dates of planting, weather, plant quantities, seed batch / mix, watering, inspections, defects, replacements and specialist sign-offs.
- Any incident affecting trees, roots, BPZs, the creek, River Thames, protected species or approved landscaping shall be recorded and reported to the relevant specialist immediately. Works in the affected area shall stop until the specialist confirms the restart method.

Issue checked	Response in this specification	Observation / further work
Officer / Natural Environment concern	This specification adds enhancement commitments, RPA method statements, service route controls, finished-level controls, maintenance and implementation timetable.	Submit this specification with drawing 3863/301E, the current TPP/AMS, Condition 18 Addendum and coordinated service-route information.
Flood Zone 3b	Specification requires level retention, permeable surfaces, no unnecessary floodplain raising and watercourse pollution controls.	Keep Flood Zone 3b wording as construction/landscape control only. Do not turn this document into a Condition 4 flood-risk argument.
TPO trees and woodland	Specification uses consistent references: retained TPO trees T3, T5 and T7, and W21 as the TPO woodland area adjoining the eastern boundary.	No further action if the current TPP is submitted with this specification and the covering letter confirms it is the operative plan.
Service routes	Specification requires service tracing, coordinated route drawing and prohibits unapproved trenching through RPAs/BPZs.	This is the key residual risk. Submit a coordinated services drawing or append the relevant construction/drainage drawings.
Wildflower seed quantity	Specification now matches drawing 3863/301E: combined 176 m2 wildflower meadow area, 4 g/m2 application rate and not less than 704 g / 0.704 kg seed before wastage/reseeding allowance.	No further action if the architect confirms the measured area is 176 m2. If different, revise both plan and specification.
Mammal gaps	Specification requires 150 mm x 150 mm mammal gaps at the marked MG locations and maintained lifetime permeability.	Check the drawing wording "MIN 15m APART". If the drawing is updated, use clearer maximum spacing or marked-location wording.
Tree species label	Specification uses Salix alba.	Check/correct drawing label if it still reads "SALIX ABA".
Lighting on landscape plan	Drawing 3863/301E identifies LT01-LT14. Full lighting specification and ecological lighting assessment are covered in the separate Condition 20 report.	This avoids overloading Condition 17 with lighting details while still cross-referencing the hard landscape plan.

-
-

16. Recommended submission pack for Condition 17

To minimise further questions, submit this specification with the following as one coordinated pack:

- This document: Condition 17 Final Soft and Hard Landscaping Specification, 3863/305B Rev C.
 - Conditions 17 & 20 - 3863/301E - Proposed Soft and Hard Landscaping Plan.
 - Current Tree Protection Plan: WARREN CREEK TPP 06942/2026.
 - AIA/AMS 06560/2024 and the Condition 18 Arboricultural / TPP Addendum.
 - Current CEMP (Biodiversity), final submitted version.
 - SuDS / drainage drawings and report showing the approved surface-water strategy.
- A coordinated services route drawing, or the operative Construction Management Plan drawings clearly showing existing/proposed water, electric, data, foul, temporary foul, surface-water and SuDS routes. A short covering note confirming that where drawings or notes conflict, the stricter ecological/arboricultural/floodplain/watercourse protection requirement applies.

17. Submission statement

This final Condition 17 landscape specification provides firm commitments for the hard and soft landscaping scheme at Warren Creek. It coordinates the planting specification, hard materials, access and parking, enclosures and mammal gaps, finished levels, service-route controls, tree/root protection, floodplain constraints, waterspace protection, implementation programme and five-year maintenance regime.

The scheme is intended to demonstrate that the approved development will protect the retained TPO trees T3, T5 and T7 and W21 as the TPO woodland area adjoining the eastern boundary, avoid harmful works within RPAs, improve native habitat structure, retain wildlife permeability, protect the creek and River Thames corridor and enhance the site contribution to the Major Landscape Feature, Green Network and Waterspace setting.

This document shall be implemented in full. Any departure that could affect trees, roots, flood storage, drainage, wildlife, the creek, the River Thames or the approved landscape layout shall be reviewed by the relevant specialist and, where material, agreed with the Planning Authority before the departure is carried out.