

9A CIRCUT LANE,
READING
RG30 3HB



Soft & Hard
Landscaping
with Planting &
Implementation
Programme

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and designers with an agenda.
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Details of hard and soft landscaping

INTRODUCTION

This Soft and Hard Landscaping and Landscape Management Plan has been prepared in support of the discharge of Condition 13 attached to planning permission [INSERT REF] relating to the development at 9a Circuit Lane, Reading RG30 3HB (“the Site”).

The document accompanies the approved landscape proposals and associated external works drawings submitted as part of the condition discharge application.

The development comprises residential accommodation together with associated:

- vehicle parking;
- turning areas;
- refuse storage;
- cycle parking;
- private amenity areas;
- hard and soft landscaping;
- boundary treatments;
- ecological enhancements;
- drainage and utility infrastructure.

This document has been prepared to provide details of:

- soft landscaping;
- hard landscaping;
- planting implementation;
- landscape maintenance;
- ecology enhancements;
- drainage and utility coordination;
- levels and external works integration.

The landscape proposals are illustrated within the following appendices:

- Appendix 1 – Shrub Planting Palette

- Appendix 2 – Native Hedgerow Palette
- Appendix 3 – Proposed Tree Species
- Appendix 4 – Hard Landscape Materials & Boundary Treatments
- Appendix 5 – External Lighting Plan
- Appendix 6 – Utilities & Drainage Coordination Plan
- Appendix 7 – External Levels Plan
- Appendix 8 – Proposed Landscaping & Ecology Site Plan

SECTION 1 – EXISTING SITE & SITE PREPARATION

The Site comprises previously developed land within a predominantly residential area of Reading.

Existing vegetation identified for retention shall be protected throughout the construction period in accordance with:

- BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations;
- the approved Arboricultural Information.

Temporary protective fencing shall be erected prior to commencement of construction works in accordance with the approved Tree Protection Plan.

No storage of materials, plant, spoil, fuel or chemicals shall take place within identified Root Protection Areas (RPAs).

Any excavation works within RPAs shall be undertaken using hand-digging or other approved low-impact methodologies where required.

Site preparation works shall include:

- removal of debris and unsuitable material;
- preparation of planting areas;
- grading and levelling;
- installation of drainage and utility infrastructure;

- formation of tree pits and planting beds.

All topsoil and subsoil handling shall accord with:

- BS3882:2015 Specification for Topsoil;
- BS8601:2013 Subsoil Specification.

SECTION 2 – SOFT LANDSCAPING

2.1 Landscape Strategy

The landscape proposals have been designed to provide a high quality residential environment whilst enhancing biodiversity and visual amenity.

The proposals include:

The overall landscape strategy is illustrated on the Proposed Landscaping & Ecology Site Plan (Appendix 8), with detailed planting palettes contained within Appendices 1 to 3

- specimen tree planting;
- mixed native hedgerow planting;
- ornamental shrub planting;
- lawn areas;
- wildflower and native herb planting;
- habitat enhancement features.

Planting has been arranged to:

- soften built form and parking areas;
- reinforce site boundaries;
- improve ecological connectivity;
- enhance residential amenity;
- contribute positively to the wider streetscape.

2.2 Planting Schedule

Plant species, sizes, densities and planting locations are identified on the Proposed Landscaping & Ecology Site Plan (Appendix 8). Representative species and planting palettes are provided within:

- Appendix 1 – Shrub Planting Palette

Details of hard and soft landscaping

- Appendix 2 – Native Hedgerow Palett
- Appendix 3 – Proposed Tree Species

The proposed planting palette includes a combination of:

- native species;
- ornamental shrubs;
- pollinator-friendly planting;
- climate resilient species appropriate to the site conditions.

Detailed planting schedules are included within the associated appendices and drawings.

2.3 Plant Supply & Standards

All planting stock shall:

conform to BS3936 Nursery Stock Specification;

be sourced from reputable nurseries;

be free from pests, disease and defects;

be suitable for UK climatic conditions.

Plant handling, storage and installation shall be carried out in accordance with:

- BS4428 Code of Practice for General Landscape Operations;
- BS8545:2014 Trees: From Nursery to Independence in the Landscape;
- HTA guidance and current industry best practice.

Detailed tree planting specifications, pit construction, planting operations and maintenance requirements are included within Appendix 8.

2.4 Soil Preparation & Planting Operations

Imported topsoil shall comply with BS3882:2015 and shall:

be free from contamination and invasive weeds;

contain suitable organic matter content;

be appropriate to the proposed planting type.

Planting pits shall:

be excavated to appropriate dimensions;

avoid conflicts with underground services and drainage infrastructure;

incorporate suitable soil amelioration and drainage where required.

Tree pits adjacent to hardstanding areas shall incorporate root barriers or root deflectors where appropriate.

Mulch shall be applied to planting beds and tree pits to assist moisture retention and suppress weed growth.

Tree pit locations have been coordinated with underground services and drainage infrastructure as illustrated within Appendix 6.

2.5 Implementation Programme

Landscape implementation shall be undertaken during the first available planting season following completion of the relevant phase of development.

- Indicative planting periods:
- Deciduous trees and shrubs: October to March;

Container grown stock: Throughout the year where weather and ground conditions are suitable.

Any planting which fails within five years of implementation shall be replaced during the next planting season with stock of similar size and species unless otherwise agreed in writing by the Local Planning Authority.

SECTION 3 – HARD LANDSCAPING & BOUNDARY TREATMENTS

Hard landscape proposals are illustrated on the landscape drawings and include, Proposed paving materials, boundary treatments and hard landscape finishes are illustrated within Appendix 4, with their locations shown on the Proposed Landscaping & Ecology Site Plan (Appendix 8).

- permeable paving;
- gravel and gravel grids;

- paved pedestrian routes;
- parking bays;
- turning areas;
- cycle parking;
- refuse storage;
- boundary fencing and gates.

Materials have been selected to provide:

- durability;
- permeability where appropriate;
- visual consistency;
- ease of maintenance.

Boundary treatments comprise:

- timber fencing;
- gates;
- native hedgerow planting;
- wildlife access gaps where appropriate.

Mammal gaps shall be incorporated into selected boundary treatments to maintain ecological connectivity across the site.

SECTION 4 – ECOLOGY ENHANCEMENTS

The development incorporates a range of biodiversity enhancement measures including:

- bird boxes;
- bat boxes;
- wildflower planting;
- native hedgerows;
- deadwood habitat features;
- pollinator-friendly planting.

The location of ecological enhancements including bird boxes, bat boxes, wildlife corridors and habitat planting are illustrated on the Proposed

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Landscaping & Ecology Site Plan (Appendix 8).

Ecological enhancement features shall be retained and maintained for the lifetime of the development.

External lighting shall be designed to minimise unnecessary light spill onto ecological features and retained vegetation.

SECTION 5 – DRAINAGE & SERVICES COORDINATION

Drainage, utility infrastructure and tree pit coordination are illustrated on the Utilities & Drainage Coordination Plan (Appendix 6).

The coordinated information identifies:

- foul drainage;
- surface water drainage;
- soakaway locations;
- utility routes;
- inspection chambers;
- service corridors;
- tree pit coordination.

Tree pit locations and planting areas have been coordinated to avoid conflicts with:

- underground utilities;
- drainage runs;
- soakaways;
- service easements.

Permeable surfacing and soft landscaped areas shall contribute towards the site’s sustainable drainage strategy where appropriate.

The coordinated drawing demonstrates that tree planting locations have been designed to minimise conflicts with underground services, drainage infrastructure and soakaways whilst maintaining suitable rooting volumes.

SECTION 6 – LEVELS & EXTERNAL WORKS

Existing and proposed external levels are illustrated on the Levels Plan (Appendix 7).

The submitted information identifies:

- finished floor levels;
- external levels;
- gradients;
- drainage falls;
- relationships between hard and soft landscaped areas.

The proposed levels have been designed to integrate appropriately with surrounding site conditions and drainage requirements.

SECTION 7 – LANDSCAPE MANAGEMENT & MAINTENANCE

7.1 General

The landscape scheme shall be maintained for a minimum period of five years following completion.

Maintenance operations shall include:

- watering;
- weeding;
- litter removal;
- pruning;
- mowing;
- mulching;
- replacement planting;
- pest and disease monitoring;
- inspection of tree stakes and supports.

Detailed maintenance schedules, planting specifications and implementation notes are provided within Appendix 8 and the accompanying maintenance schedules included within this document.

7.2 Trees

Newly planted trees shall:

- receive regular watering during establishment;
- be inspected periodically for stability and health;
- have stakes and ties adjusted or removed as required;
- be maintained free from excessive weed growth;
- be pruned in accordance with BS3998:2010.

Any failed trees shall be replaced during the next planting season.

7.3 Shrubs, Hedgerows & Groundcover

Shrub and hedge planting shall:

be maintained free from excessive weed growth;

be watered during establishment periods;

receive formative pruning where necessary;

be monitored for pests and disease.

7.4 Lawn Areas

Lawn areas shall:

- be regularly mown during the growing season;
- be maintained free from litter and excessive weed growth;
- receive seasonal fertiliser treatment where required.

7.5 Hardstanding Areas

Hard landscaped areas shall:

- be maintained free from litter and debris;
- be inspected periodically for defects;
- remain accessible and safe for users.

APPENDIX 1 - Shrub Planting Palette



Ceanothus 'Blue mound' (blue flowers)



Viburnum Davidii



Rosmarinus Officinalis (Rosemary)



Liriope muscari



Thymus Leucotrichus (Thyme)



Choisya ternata



Lavandula angustifolia 'hidcote'

APPENDIX 2 - Native Hedgerow Palette



Hazel



Beech



Blackthorn



Dogwood



Hornbeam



Hawthorn

APPENDIX 3 – Proposed Tree Species



Rowan



Whiebeam



Silver Birch



Oak



Layland Cypress

APPENDIX 4 - Hard Landscape Materials & Boundary Treatments



Hard standing areas - Marshalls Priora Driveway Block Paving Brindle (permeable)



Turning Area - Marshalls Drivesett Natrale. Colour Grey (permeable)



Boundary Fence - closeboard timber fence (with Trellis on top where required)



Private hard standing areas - Tobermore Mayfair Flags 450x450mm Colour: silver (permeable)



Drivewat Deliniation - Grey granite setts



Drivewat Deliniation - Grey granite setts

APPENDIX 5 - External Lighting Plan

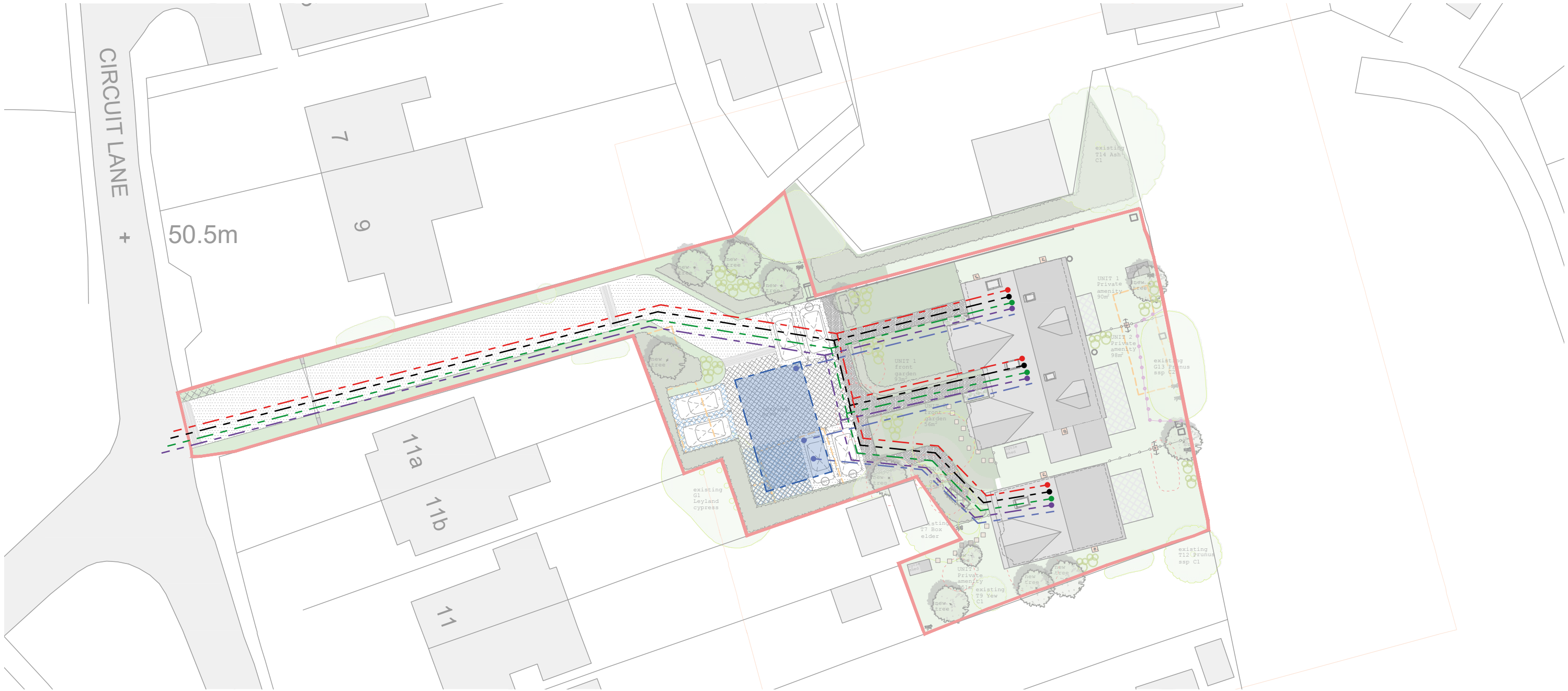


Downlighting - fixed to walls and controled via PIR sensors



Downlighting - located in canopy by entrances controled via switch

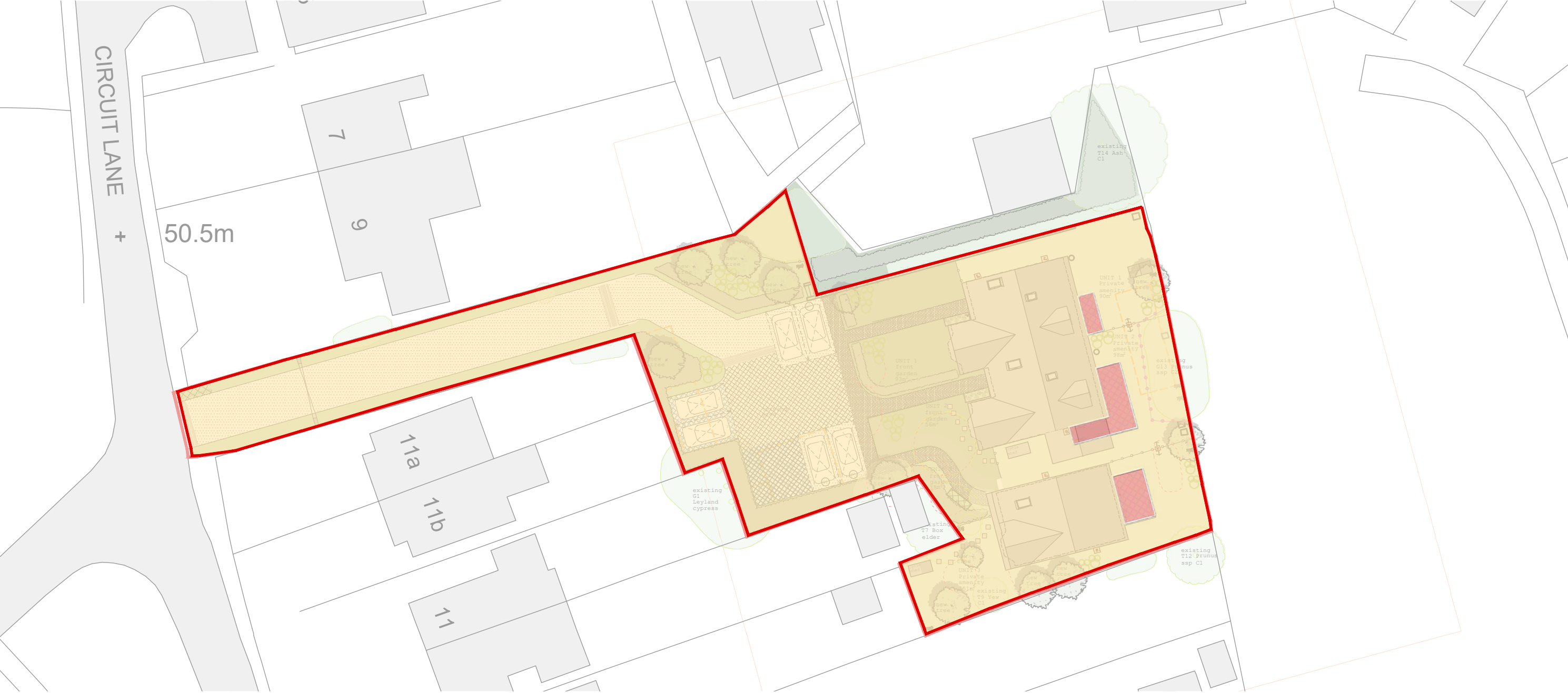
APPENDIX 6 - Utilities & Drainage Coordination Plan



Site Plan

- - - - Gas
- - - - Electric
- - - - Water
- - - - Fibre/data routes
- - - - Surface Water to Soakaway

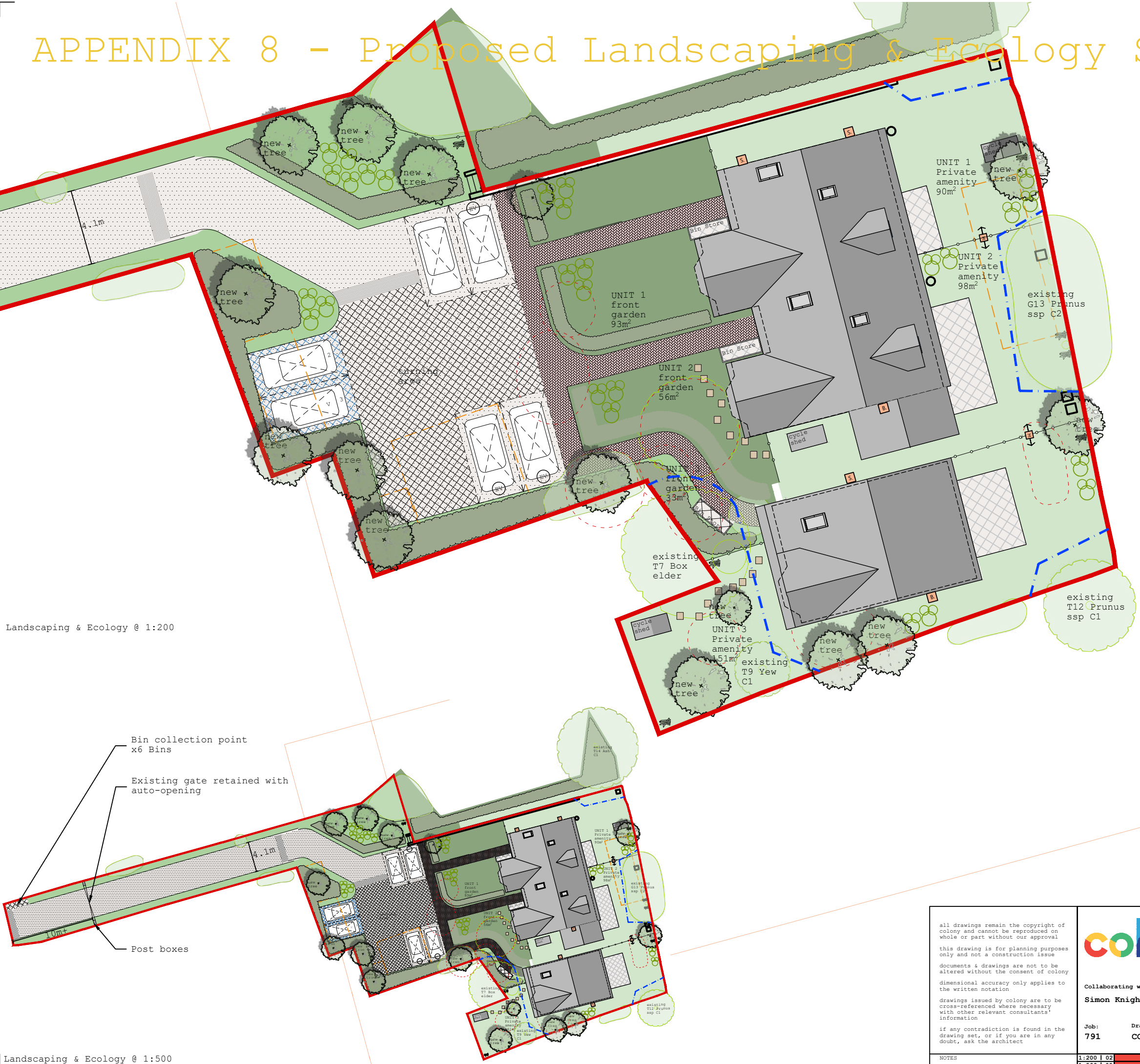
APPENDIX 7 - External Levels Plan



Site Plan

- Levels as Existing
- Levels rasied 150mm

APPENDIX 8 - Proposed Landscaping & Ecology Site Plan



Landscaping & Ecology @ 1:200

Landscaping & Ecology @ 1:500

Landscaping Key

Existing tree to be retained - Crown thinning to remove any branches which overhang the site boundary.

Existing Trees to be removed

New Trees:-

- Silver Birch 12/14cm girth
- Whitebeam 12/14cm girth
- Gl Leyland cypress C2
- Oak 12/14cm girth
- Ran 12/14cm girth
- Field Maple 12/14cm girth

Shrub planting mixture of:

- Set out groups (groups of 3, 5 or 7 depending on plants randomly). Approx. 2 plants per sq.m.
- Cantharus 'Blue mound' (evergreen)
- Blue flowers - 15%
- Planted Spread 0.5m & Height 0.3m - 15%
- Viburnum dentatum
- Planted Spread 0.5m & Height 0.25m - 15%
- Lilrope muscari
- Planted Spread 0.5m & Height 0.4m - 10%
- Thymus serpyllifolius (Thyme)
- Planted Spread 0.5m & Height 0.3m - 10%
- choyze terraces (large groupings)
- Planted Spread 0.5m & Height 0.4m - 15%
- lavandula angustifolia 'hidcot'
- Planted Spread 0.45m & Height 0.45m - 15%

Mixed Native Hedging

1.5m planting strip set out centrally with 2 double staggered rows 650mm apart. 500mm between plants. Hedge maintain to height of approx 1500mm including:

- Dogwood 15%
- Beech 20%
- Hornbeam 15%
- Hazel 15%
- Hawthorn 20%
- Blackthorn 15%

1.8m High CM Fence

1.8m High timber gate to match fence style

Approximate location for opening in fence at ground level to allow wildlife such as hedgehogs to pass through. Opening size 200x200mm

Bird boxes - The Orlando Swift Box would be a suitable model for the bird boxes integrated into the external walls of the proposed units as it can house swifts, house sparrows and starlings. At least three nest boxes could be installed at the site. In general, bird boxes should be spaced widely apart, away from bird feeders, quite high up a tree or 4-5m above ground level, at an external wall facing north to south-east.

Rat boxes - The Integrated Eco Rat Box (I2022) Rat box would be a suitable model and is used by several common species. Where possible, such features should be installed as high as possible in a sheltered position, facing south-east, south or north-west with enough space for rats to easily fly under the box. Where possible more than one box should be put up on different sides of buildings to provide a range of positions and temperatures for the rats to choose from. Care must be taken not to illuminate any of the boxes with artificial lighting as this may deter use of the features by rats.

gravel and gravel grids

New Lawn

New Lawn with low growing native herbs, sown with Trifolium repens, Thymus pseudolanuginosus, Mentha requienii

Wildflower verges

Marshalls Priors Driveway Block Paving Brindle

Private hard standing: Tobemore Mayfair Flage 450x450mm Colour: silver (permeable)

Turning Area: Marshalls Drivesett Matrix. Colour: Grey

Grey granite setts

Compost Bin

Water Butt

Log piles and standing deadwood

No dig construction

Tree protection fencing

Tree Specification

- Trees are to be erect and true to type in regard to form
- Trees are to be free from defects such as tight forks, rubbing branches, pests and disease
- New trees to be minimum 3m high and have a minimum girth of 100mm. Once planted tied to supporting stake
- Trees are to conform to BS: 3338: 1992 Part 1: Nursery Stock: Specification for Trees and Shrubs and Industry Best Practice
- All ordinary nursery stock trees to be supported by a 50mm round stake, 1.2m long, driven to a depth of 700mm
- Trees are to be thoroughly watered prior to planting
- Watering should be provided for the first 2 years during the first 1000mm of the growing season. Amount of water per week per tree to relate to the tree's size at planting
- Supporting timber stakes should be removed after 3 years (if trees established)

Pits

- Pits to be dug square
- Trees pits are to be dug one third larger than root balls with sides and base loosened with a fork to aid future root penetration
- The location of drainage runs, man-ways and inspection chambers are to be identified prior to planting where possible
- Planting pit locations are to be checked and inspected for both underground and above ground services such as gas, water, electricity, telephone/communication cables etc.
- If the ground is found to be susceptible to water-logging then the alternative location should be sought (depending on species being planted)

Planting Medium

- The top 200mm of planting areas to be replaced with good quality top soil
- Large debris such as bricks or concrete to be removed
- Tree planting compost is to be mixed with material excavated from pit at a ratio of one-third compost to two-thirds original pit excavations
- Where excavations are of insufficient quantity the difference is to be made up of free planting compost
- The addition of a water retaining polymer may help retain moisture in the root zone and the addition of mycorrhizal fungi is recommended to help the increased ability of the tree to absorb water following planting increases the ability of the tree to become established
- any imported top soil to be BS3882 2015.

Planting

- All plants to be watered in, with sufficient water to reach soil capacity and ensure the rootballs are settled, within 3 hours of planting
- All planted beds to be maintained weed free, healthy and tidy until handover
- Wire weeding used to secure root-balled trees to be cut off in the pit and any heeler removed so as not to restrict free movement of roots in the pit
- Trees are to be planted at the previous planting depth at planting
- Trees are to be planted by layering the soil over the roots and firming following this process until the nursery mark has been reached
- Good quality tree planting soil is required in all new tree pits and in the soft landscaped strips between parking bays.
- Irrigation lines of a size and type suitable for the size of planting being planted around the foot of the tree must be installed in accordance with manufacturer's specifications. Caps must be fitted to the irrigation lines to prevent deaeration. It is recommended that tubes be filled with gravel to reduce the potential of deaeration in the event of the line of the cap.
- Soil is to be left slightly raised around the outside of the pit to produce a wall, to enable rainwater to become trapped inside and to filter down to the root zone
- Mulching around the base of the tree is to be to a depth of between 75mm to 100mm to prevent competition from weed growth
- Mulching must not be piled up the stem

Maintenance

- Trees to be guaranteed for 3 years. After the 3 years defects period any trees to be replaced to match existing or seek approval for alternative
- All planted beds to be maintained weed free, healthy and tidy until handover
- After 3 years the responsibility of the landscape management passes on to the owner
- All beds to incorporate slow release fertiliser to aid plant establishment
- The client is responsible for appointing a contractor with the appropriate experience and equipment to undertake watering and maintenance for two years
- For the first 2-3 years, new trees should be watered at the beginning of the growing season (April/May) and regularly throughout the summer. As a guide, trees are to be watered following planting for the first 2 seasons of approximately 25 litres per week
- Trees are to be inspected annually, to remove weeds from around base, topping up of mulch, checking tree ties and adjusting as necessary, removal of pest if required
- Root barriers/deflectors are to be incorporated into all tree pits within paved areas up to 100mm deep
- Any tree that fails/dies shall be replaced with a tree of the same type and specification

Additional Notes

- All debris, excess soil etc. is to be removed from site and disposed of at an approved waste transfer site. Any disturbance or damage to surrounding areas is to be made good to the relevant specification
- For all wooden materials use tanalised wood (except where using hardwoods) and galvanised screws and nails

Transport of Plant Materials

- Roots are to be protected during transport
- Crowns and stems are to be protected from abrasions with vehicle sides
- Every effort is to be made to prevent desiccation during transport
- Storage of plant material on site
- If containerised trees are to be used then plants are to be secured upright until time of planting
- If containerised or bare root trees are to be used then these are to be secured upright to prevent desiccation

Demolition work within RPA of retained G13 is provided. However, temporary tree protection fencing should be erected at all other locations before any demolition work commences on site. (See Tree protection plan drawing). Only the temporary tree protection fencing for G13 will be erected after demolition works are completed.

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if any contradiction is found in the drawing set, or if you are in any doubt, ask the architect

colony

Collaborating with:

Simon Knight

Job: 791

Drawing: CON 13

Revision:

Project:

9a Circuit Lane,
Reading, RG30 3HB

Drawing Name:

Proposed Site Plan
Landscaping & Ecology Enhancement

Date: 01.2025

Status: planning

Drawn By: HS

Checked By: EM

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