

V5 Landscape Implementation and Maintenance Plan

40-48 Mount Pleasant, Reading

Prepared in support of planning application reference PL/26/0310 for Retrospective demolition of car repair garages and erection of 6 dwellings (5 x 2-bed, 1 x 3-bed); with landscaping, waste storage areas, bicycle storage and associated works (an amended scheme to that approved under application reference PL/20/1880).

1 Introduction

This Landscape Implementation and Maintenance Plan V5 has been prepared to accompany the above planning application for 40-48 Mount Pleasant, Reading.

The document sets out the methodology for implementing the proposed landscape scheme together with the procedures for establishing and maintaining the landscape for a minimum period of five years following completion.

This document should be read in conjunction with the following submitted drawings (Appended):

- **2787 0019P29 Landscape Plan**
- **2787 002P26 Block Plan, Urban Grain, 3D views**
- **2787 021P3 Below Ground Services**
- **2787 020P3 Below Ground Drainage**

This document supersedes any previous landscape implementation notes and provides a definitive specification for implementation, maintenance and aftercare.

Reading Borough Council (the Local Planning Authority) has requested that this document, together with the above drawings, provides the following details (where applicable):

- a. Proposed finished ground and floor levels or contours, means of enclosure (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas;
- b. Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);

- c. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), tree pit specifications, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;
- d. A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;
- e. routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points;

Author

This document has been compiled, with colleagues, by Mark Strawbridge, who holds the RTPI First Professional Exam, a Post-Graduate Diploma (PGD) in Town Planning, a PGD in Landscape Architecture, technical qualifications in Surveying plus a BA (Hons) and Honorary Doctorate in an unrelated field. I am a Founder Member of the IHBC, an Affiliate of ClfA, past-Member of LI and RTPI and Fellow of Royal Society of the Arts.

Review

This document has been reviewed by Alladio Sims Garden Landscape Design Ltd.

www.alludiosims.co.uk bella@alludiosims.co.uk

2. Purpose

The purpose of this document is to ensure that all landscape works are undertaken in accordance with proposed drawings and current British Standards¹ whilst addressing the comments raised during the planning consultation process.

Specifically, this document provides:

- detailed ground preparation following removal of existing hardstanding;
- planting specifications;
- planting quantities and locations;
- implementation programme;
- five-year (five growing seasons) maintenance regime;
- three-year (three growing seasons) tree watering programme;

¹ Current at the time of implementation.

- replacement planting procedures;
- irrigation maintenance procedures;
- compliance with relevant British Standards.

Where this specification differs from previous landscape notes, this document shall take precedence.

3 Site Description

The site comprises redevelopment land at 40–48 Mount Pleasant, Reading.

The proposed landscape proposals include:

- new tree planting;
- native and ornamental hedgerows;
- shrub planting;
- climbing plants;
- wildflower turf;
- permeable paved surfaces;
- communal frontage landscaping;
- private gardens;
- biodiversity enhancements including mammal gaps and habitat planting.

4 Landscape Objectives

The landscape proposals have been designed to:

- soften the appearance of the new development;
- improve biodiversity;
- provide year-round visual interest;
- strengthen the character of Mount Pleasant;
- provide sustainable planting requiring minimal long-term intervention;
- create attractive private and communal amenity spaces;

- provide successful establishment through appropriate aftercare.

All planting shall be implemented exactly as shown on the proposed Landscape Plan.

No substitutions shall be made without written approval from the Local Planning Authority.

5 Drawing References

The following drawings form part of this specification.

Drawing	Purpose
2787 0019P29 Landscape Plan	Proposed Landscape layout showing hard and soft landscape elements
2787 002 Block Plan, Urban Grain, 3D views	Overall site arrangement
2787 020P3 Below ground Drainage	Root protection
2787 021P3 Below ground Services	Root protection
Tree Pit Detail	Standard/Heavy Standard tree construction ²

The Landscape Plan identifies:

- tree locations;
- hedgerow planting;
- shrub beds;
- wildflower grass;
- permeable paving;
- private gardens;
- communal landscape;

- hard landscape features.

The accompanying drawing legend defines all colours and landscape symbols (2787 002 Block Plan, Urban Grain, 3D views). This specification shall be read together with 2787 0019P29 Landscape Plan.

6. Ground Preparation and Removal of Existing Hardstanding

6.1 General

Prior to the commencement of any soft landscaping works, all areas identified for planting shall be prepared in accordance with this specification.

No planting shall commence until the Local Planning Authority approved landscape areas have been fully prepared and inspected by contractor.

All operations shall comply with the current editions³ of:

- BS 3882 – Topsoil
- BS 4428 – General Landscape Operations
- BS 8601 – Subsoil
- BS 8545 – Trees: From Nursery to Independence in the Landscape (2026 Revision)
- BS 5837 – Trees in Relation to Design, Demolition and Construction

6.2 Removal of Existing Hardstanding

All hardstanding not shown on drawing **2787 002 Block Plan, Urban Grain, 3D views** which is within areas identified for soft landscaping shall be completely removed prior to landscape installation.

Removal shall include:

- Permeable Paving;
- asphalt or tarmac;
- compacted stone;

³ Ibid

- sub-base material;
- kerbs;
- construction debris;
- imported fill unsuitable for planting;
- any contaminated material encountered.

The contractor shall ensure that all hard materials are removed sufficiently to permit the specified soil depths required for successful plant establishment.

All waste materials shall be removed from site by a licensed waste contractor.

No buried construction material shall remain within planting areas.

6.3 Inspection of Formation

Following removal of the hardstanding, the exposed formation shall be inspected by the Appointed Landscape Contractor.

Any areas exhibiting excessive compaction, ponding, contamination or poor drainage shall be remediated prior to placement of imported soils.

Remediating compacted soil requires breaking through dense layers to restore airflow, water drainage, and root penetration. For most gardens or lawns, this involves mechanical aeration, deeply incorporating organic matter like compost, and avoiding working the soil when it is overly wet.

Where contamination is identified, the material shall be removed and replaced with suitable clean subsoil.

6.4 Decompaction

Following removal of the hardstanding, the exposed formation shall be mechanically loosened to restore permeability and rooting conditions.

All Borders:

Min cultivation depth 450 mm

All Wildflower turf areas:

Min cultivation depth 200 mm

All Tree pits:

Min cultivation depth 1000 mm

6.5 Imported Soils

Imported soils shall comply with:

Topsoil

- BS3882 :2015 compliant
- natural topsoil
- free draining
- stone content less than 20%
- free from perennial weeds
- free from invasive species
- free from contaminants

Subsoil

Shall comply with BS8601:2013.

Certification shall be available from the Appointed Landscape Contractor upon request by the Local Planning Authority.

6.6 Soil Depths

The following **minimum** soil depths shall be provided:

Landscape Element	Minimum Soil Depth
Wildflower Turf	150 mm
Shrub Beds	450 mm
Tree Pits	600 mm minimum below root ball
Climber Planting	450 mm

Finished levels shall match adjacent hardstanding and there will be no abrupt changes in level.

6.7 Soil Improvement

Organic compost shall be incorporated into shrub beds and tree pits immediately prior to planting.

A slow-release fertiliser shall be incorporated strictly in accordance with the manufacturer's recommended application rates.

No peat-based products shall be used.

6.8 Final Cultivation

Immediately before planting:

- all stones above 30 mm shall be removed;
- perennial weeds shall be removed by hand;
- soil shall be cultivated to a fine tilth;
- finished surfaces shall be level and free-draining;
- planting areas shall not be trafficked following cultivation.

Should rainfall result in surface compaction prior to planting, affected areas shall be re-cultivated before installation.

7. Root Protection Areas (RPAs)

There are no RPAs within the development site. There are 2 No. street trees in proximity which will not be affected. This standard clause is retained for the avoidance of works compromising the existing sub-ground and/or unforeseen root growth.

'All operations within Root Protection Areas shall comply with BS5837:2012. Ground protection shall remain in place until all landscape operations are complete.'

8. Planting Schedule and Specification

8.1 General

All planting shall be carried out strictly in accordance with:

- 2787 019 P29 Landscape Plan and
- 2787 002 Block Plan, Urban Grain, 3D views.

No deviations from the proposed layout shall be made without the prior written approval of the Local Planning Authority.

All plant material shall comply with the current⁴ editions of BS 3936 (Nursery Stock) and BS 8545:2014+A1:2026 (Trees: From Nursery to Independence in the Landscape). All stock shall be healthy, vigorous, free from pests and diseases, and supplied with valid plant passports where required.

8.2 Plant Schedule

Table 8.1 – Soft Planting Schedule

Ref	Plant Species	Quantity/Size	Location	Planting Specification	Planting Season	Maintenance
WT	Wildflower Turf (27 Species Mix)	120 sq m Turf rolls	Front and rear grass areas	Prepare soil by removing weeds, cultivate to 150 mm, incorporate suitable topsoil, rake level and lay turf immediately upon delivery in a staggered brick pattern. Water thoroughly following installation.	March–September	Water during establishment (first 3 growing seasons) and in growing season during drought periods. Cut back at the end of August and rake the material away.
IAGK	<i>Ilex × altaclarensis</i> 'Gold King'	126 No. 3l pot or bareroot 40/60 depending on planting season	Site boundary hedgerows	Plant as whips in double staggered rows at 500 mm centres in prepared trenches.	November to March	Water regularly until established (first 3 growing seasons) and in periods of drought. Formative pruning after

⁴ Ibid

						second growth season.
CH	<i>Cotoneaster horizontalis</i> OR mix with on a 60/40 basis <i>Lonicera periclymenum</i>	1.5L pots 24 No. plants	Trellises to gable walls	Plant in prepared trenches at 500 mm centres and train against the trellis	November to March	Inspect ties and water
HS	<i>Hedera</i> <i>Helix</i> species	20 No. plants 1.5L pots	Trellises behind bin stores and gable walls	Plant at 500 mm centres in prepared trenches. Pin stems along the base of the trellis to encourage root establishment and secure to supports using biodegradable ties.	November to March	Water regularly until established (first 3 growing seasons) and in periods of drought. Tie in new growth and prune annually to prevent obstruction of windows, gutters and services. Inspect and replace ties annually.
DA	<i>Daphne odora</i>	68 No. No. 1.5L pots	Front entrance planters and behind frontage railings	Plant at 450 mm centres in staggered rows within prepared planting beds.	November to March	Water regularly until established (first 3 growing seasons) and in periods of drought. Formative pruning after second growth season.. Remove weeds by hand and

						replenish mulch annually.
MS	<i>Miscanthus sinensis</i> <i>Adagio</i>	20 No. 1.5L pots	Front communal planting beds	Plant at 450 mm centres in staggered rows within prepared planting beds.	November to March	Water regularly until established (first 3 growing seasons) and in periods of drought. Cut back to 10 cm above ground in late February.
PA	<i>Perovskia atriplicifolia</i> <i>Big Spire</i>	38 No. 1.5L pots	Front communal planting beds	Plant at 450 mm centres in staggered rows within prepared planting beds	November to March	Water regularly until established (first 3 growing seasons) and in periods of drought. Cut back in early spring to encourage healthy new growth.
SB	<i>Stachys byzantina</i>	18 No. 1.5L pots	Front communal planting beds	Plant at 450 mm centres in staggered rows within prepared planting beds	September	Water regularly until established (first 3 growing seasons) and in periods of drought. Remove yellowed foliage and prune back in autumn.
VB	<i>Verbena bonariensis</i>	20 No. 1.5L pots	Front communal planting beds	Plant at 450 mm centres in staggered rows within prepared planting beds	September	Water regularly until established (first 3 growing seasons) and in periods of drought. Cut back to 10 cm

						above ground in late February.
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8.2 Trees

NOTE: All trees to be Heavy Standard

Tree Reference	Species	Quantity/Size	Planting Specification
T1-T3	<i>Carpinus betulus Fastigiata</i> (Upright Hornbeam)	3 No. Standard 45l Containerized or rootballed 10/12 girth 180 clear stem	Tree pit detail in accordance with BS 8545:2014 as revised 2026
T4-T5	<i>Betula utilis Jacquemontii</i> (Multi-stem)	2 No. Containerized or Rootballed Multi-stem 175-200 height	Tree pit detail in accordance with BS 8545:2014 as revised 2026
T6	<i>Crataegus laevigata</i> 'Paul's Scarlett' (Midland Hawthorn)	1 No. Containerized or Rootballed Standard 10/12 girth	Tree pit detail in accordance with BS 8545:2014 as revised 2026

All planting shall be carried out strictly in accordance with Landscape Plan

2787 019 P29.

9. Planting Programme

To ensure optimum establishment, all planting shall be undertaken during the following periods unless otherwise agreed in writing by the Local Planning Authority.

Plant Type	Planting Period
<i>Betula utilis Jacquemontii</i> (multi-stem)	Next planting season - November to March except when conditions are frozen or sodden
<i>Carpinus betulus Fastigiata</i>	Next planting season - November to March except when conditions are frozen or sodden

Plant Type	Planting Period
Crataegus laevigata Paul's Scarlet	Next planting season - November to March except when conditions are frozen or sodden
Evergreen Hedging (Ilex)	Next planting season - November to March except when conditions are frozen or sodden
Shrubs (Daphne, Cotoneaster, Lonicera)	Next planting season - November to March except when conditions are frozen or sodden
Climbers (Hedera)	Next planting season - November to March except when conditions are frozen or sodden
Wildflower Turf	March to September
Ornamental Perennials (Perovskia, verbena, Miscanthus and stachys)	Next planting season - November to March except when conditions are frozen or sodden

No planting shall be undertaken during periods of frozen ground, waterlogged conditions, prolonged drought or extreme weather.

Where planting cannot be completed within the planting season agreed by the Local Planning Authority, the affected works shall be postponed until the next appropriate planting season following written agreement with the Local Planning Authority.

10. Planting Methodology

10.1 General

Immediately before planting:

- Planting pits shall be excavated only after soil preparation has been completed.
- All plants shall be inspected for damage on arrival.
- Damaged or poor-quality stock shall be rejected.
- Plants shall be protected from drying out before planting.
- Roots shall be kept moist at all times.

No plant shall remain exposed to direct sunlight or drying winds before installation.

10.2 Wildflower Turf

Wildflower turf shall be laid immediately following delivery.

The prepared soil shall:

- be free from perennial weeds;
- be cultivated to a fine tilth;
- be level and firm;
- contain no standing water.

The turf shall be laid in a staggered bond with tight joints.

Immediately after laying:

- roll lightly;
- water thoroughly;
- keep watered until 3rd growing season or in periods of drought

The wildflower areas shall not be fertilised after establishment unless specifically recommended by the supplier.

10.3 Hedgerow Planting

Hedgerows shall comprise *Ilex × altaclarensis* 'Gold King' planted in double staggered rows.

Specification:

- 500 mm between rows;
- 500 mm spacing within each row;
- trenches excavated to accommodate root systems without distortion;
- roots spread naturally;
- backfilled with cultivated topsoil;
- watered immediately after planting;
- 75 mm bark mulch applied.

10.4 Shrub Planting

Shrubs shall be planted in prepared planting beds at 450 mm centres in staggered rows.

Each planting pit shall be at least twice the diameter of the container.

Plants shall be:

- planted at nursery depth;
- firmed into place;
- watered immediately after planting;
- mulched with 75 mm bark mulch.

10.5 Climbers

Climbing plants shall be installed adjacent to the proposed trellis locations.

Plants shall be:

- planted at nursery depth at 500 mm centres;
- firmed into place;
- watered immediately;
- mulched with 75 mm bark mulch.
- tied to supports using flexible biodegradable ties;
- trained horizontally where necessary;
- inspected monthly during the first growing season;
- re-tied annually.

11. Mulching

Following planting:

- all shrub beds;
- hedge planting;
- climbers;
- trees;

shall receive **75 mm settled depth** of 0-10 mm fines composted bark mulch.

Mulch shall be:

- weed free;
- peat free;
- evenly spread;
- kept clear of stems;
- replenished annually to maintain the specified depth.

12. Tree Planting Specification

12.1 General

All trees shall comply with BS 8545:2014+A1:2026 *Trees: From Nursery to Independence in the Landscape*.

Trees shall be supplied healthy, well-formed, free from pests, diseases, physical damage and root defects.

Root systems shall remain moist throughout transportation and installation.

Trees shall not be planted during periods of:

- frozen ground;
- waterlogged soil;
- snow cover;
- prolonged drought;
- temperatures below 3°C.

12.2 Tree Pit Construction

Each tree pit shall be excavated immediately prior to planting.

The base of the pit shall be lightly cultivated to prevent glazing.

Where compaction is evident, the sides and base shall be loosened to encourage root penetration.

Excavated material shall be mixed with organic compost before backfilling.

No standing water shall remain within the pit before planting.

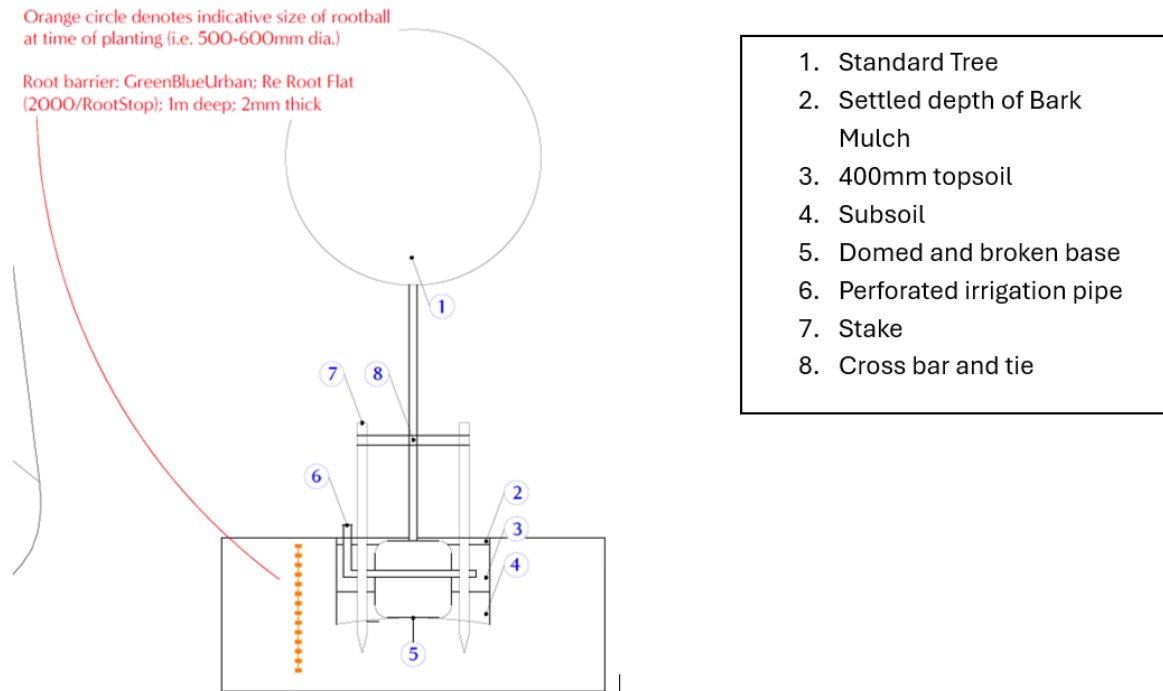
12.3 Tree Pit details:

Tree pits are to have horizontal bases and vertical sides to a depth that allows for the top of the root ball to be at ground level. The base of each tree pit is to have a slightly raised centre. The bottom and sides of each pit should be scarified. Place the tree in the centre of the planting pit, ensuring that the root flare is level with the surrounding soil levels. If the tree is "proud" (above the surrounding ground level) remove the tree and remove some of the soil from the bottom of the planting pit until level. Conversely, if the root flare is lower than the surrounding ground level, remove the tree and backfill with excavated soils until level. The pit, in each case, should be minimum twice the diameter of the root ball or container stock size.

Root barriers are to be installed following supplier's instructions.

After the trees are placed in, the pits should be back filled with subsoil to 400 mm depth from ground surface. Remainder of the void should be filled with topsoil up to ground level and have an irrigation pipe installed. Please see diagram below. (PL check that the diagram on the plan matches the one below). This report prevails.

It is proposed to drive 2 No. stakes (50 to 75 mm in diameter) at least 300 mm into the bottom of each pit before planting. When firm, secure ties to stakes using galvanised nails. In this case, all trees will require double staking, i.e. vertical uprights positioned either side of the tree and positioned perpendicular to prevailing wind direction. Trees should be firmly secured to a crossbar with rubber tree ties one-sided at the height of the clear stem. Ensure trees are planted at their original ground level and water thoroughly, to ground capacity, after planting. Any trees planted into new/ existing grass to have a 1m diameter clear area around the trunk.



Tree Pit – Standard/Heavy Standard trees; double staked - Detail

12.4 Tree Installation

Trees shall be planted at the same depth as grown in the nursery.

The root flare shall remain visible above the finished soil level.

Backfill shall be lightly compacted in layers to remove air pockets whilst avoiding excessive compaction.

Immediately following planting:

- thoroughly water the tree to field capacity, until the water is visible on the soil surface and starts pooling.;
- install stakes and crossbar (as specified);
- fit adjustable tree ties;
- install irrigation pipe;
- a 75 millimetre level of composted mulch beneath the crown of the tree is optimal. Do not allow mulch to accumulate against the tree stem;
- inspect for stability.

12.5 Tree Supports

Stakes (50-75 mm diameter) shall be pressure-treated softwood. (2 No. per tree).

Tree ties shall be adjustable rubber webbing with spacers.

Inspect and replace ties annually.

Supports shall be inspected during every maintenance visit.

Where no longer required, stakes and ties shall be removed, after the third growing season.

13. Watering Programme

Establishment Watering

All newly planted trees shall receive:

Between 25 and 40 litres of water per tree per week depending on weather conditions and rainfall

during the growing season:

April to October

for:

Three consecutive growing seasons following planting and in periods of drought.

During periods of prolonged dry weather, watering frequency shall increase sufficiently to prevent moisture stress.

Water shall be applied slowly to ensure infiltration to the full rooting depth.

Watering records shall be maintained by the Landscape Contractor and made available to the Local Planning Authority upon request.⁵

Shrubs, Hedges and Climbers

All shrubs, hedging and climbing plants shall be watered:

- immediately after planting;
- weekly during the first three growing seasons or during periods of drought;

⁵ Management and monitoring via RTM Board; *ibid*.

- thereafter regularly to ensure successful establishment.

14. Irrigation Inspection and Maintenance

During every maintenance inspection the contractor shall:

- inspect irrigation pipes for damage or blockage;
- flush irrigation pipes where necessary;
- repair damaged irrigation pipes;
- replace broken irrigation pipes;
- inspect tree guards;
- replace damaged guards;
- inspect tree stakes;
- tighten or replace loose stakes;
- inspect tree ties;
- loosen or replace ties where necessary or at the very least annually to prevent stem damage;
- inspect mulch depth;
- replenish mulch to maintain a settled depth of 75 mm;
- remove weeds from tree pits;
- restore settlement around tree pits;
- repair damaged tree pits;
- replace damaged tree grills where installed.

Any defects identified during inspection shall be rectified within **10 working days**.

15. Five-Year Landscape Maintenance Programme

Landscape maintenance shall commence immediately following practical completion and continue for a minimum period of **five years**.

The Developer will engage a suitably qualified landscape expert to undertake inspections at the agreed (specified) intervals and produce a report to be made available to the Council on request. This applies to both maintenance and inspections.

Year 1/First growing season

- Weekly inspections during April–October.
- Fortnightly inspections during November–March.
- Weekly watering.
- Weed removal.
- Replacement of failed plants.
- Adjustment of stakes and ties.
- Pest and disease inspections.
- Litter removal.

Years 2–3 (Second/Third growing season)

Monthly inspections.

Continue:

- watering;
- weed control;
- pruning;
- fertiliser application where required;
- replacement planting;
- mulch replenishment;
- irrigation inspections.

Trees shall continue receiving the specified watering regime throughout Years 2 and 3 (second and third growing seasons).

Years 4–5 (Fourth/Fifth growing season)

Monthly inspections.

Continue:

- structural pruning;
- hedge trimming;
- replacement planting;
- weed control;
- irrigation inspections;
- mulch replenishment;
- tree health inspections.

16. Replacement Planting

Any tree, shrub, hedge, climber or wildflower area which:

- dies;
- becomes diseased;
- becomes seriously damaged;
- fails to establish;

during the five-year maintenance period shall be replaced during the next available planting season.

Replacement plants shall be:

- identical species;
- identical specification;
- identical size;
- planted in the original proposed location,

unless otherwise agreed in writing by the Local Planning Authority.

17. Landscape Implementation Programme

Phase 1 – Site Preparation

- Remove unauthorised hardstanding.

- Remove construction debris.
- Remove unsuitable material.
- Decompact soils.

Phase 2 – Hard Landscape

Construct:

- retaining walls;
- drains;
- permeable paving;
- pathways;
- bollards;
- benches;
- trellis;
- edging;
- Irrigation layout

Phase 3 – Soft Landscape

- Import certified topsoil.
- Cultivate planting areas.

Complete:

- tree planting;
- hedge planting;
- shrub planting;
- perennials/grasses planting;
- climber installation;
- wildflower turf installation;

- irrigation and watering.
 - mulching;
-

Phase 4 – Establishment

Carry out:

- inspections;
- watering;
- pruning;
- weed control;
- irrigation maintenance;
- replacement planting;
- annual monitoring.

Maintenance shall continue for **five years (or five growing seasons)** following practical completion.

18. Compliance Statement

This Landscape Implementation and Maintenance Plan shall be read in conjunction with:

- 2787 0019P29 Landscape Plan
- 2787 002 Block Plan, Urban Grain, 3D views etc.

No departures from the proposed landscape layout, planting schedule or maintenance regime as set out in this document and the above drawings shall be made without the prior written approval of the Local Planning Authority.

This Landscape Implementation and Maintenance Plan shall be implemented in full.

No departures from this specification shall be made without the prior written approval of the Local Planning Authority.

ENDS