
KRISH FOOD AND LEISURE LIMITED

DEVELOPMENT TO
REAR OF 2-4 CHURCH STREET,
CAVERSHAM,
READING
RG4 8AT

5 – YEAR POST PLANTING
MANAGEMENT / MAINTENANCE
SCHEDULE

APRIL 2025



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SCHEDULE

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1.0 INTRODUCTION

- 1.1 David Williams Landscape Consultancy Ltd (DWLC) were instructed by Krish Food and Leisure Ltd (the client) in June 2026 to prepare a landscape scheme and a 5 year management / maintenance notes and schedule relating to development to Rear of No's.2 – 4 Church Street, Caversham, Reading RG4 8AT.
- 1.2 The Landscape Proposals Plan (Drawing No.0572/L1) and this management / maintenance document has been prepared in order to discharge Planning Condition 15 c) and 15 d) of Planning Notice (Reference: PL/19/1530) dated 16th June 2026.
- 1.3 The Landscape Proposals Plan indicates the proposed tree, shrub and hedge planting, within the development.
- 1.4 The landscape work will be implemented by the client during first available planting season (1st October 2026 to 31st March 2027 or 1st October 2027 to 31st March 2028) following completion of the development. Should the landscape works be undertaken outside the October to March period then all plant stock will be container grown, planted in accordance with the planting specification and weekly watering carried out as specified until the end of the summer period or until weather conditions change and regular rainfall is forecast.
- 1.5 The client will be responsible for the maintenance and management (and replacement) of the landscape works.
- 1.6 Any plants (trees or other plants) which within 5 years of the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the next available planting season with plants of a similar size, species, and quality as shown on drawing No.0572/L1 unless written consent is obtained from the Local Planning Authority to vary the landscape scheme.

2.0 GENERAL MANAGEMENT AND MAINTENANCE OPERATIONS

2.1 The following management and maintenance operations will be carried out for 5 years following the implementation of the planting scheme as shown on drawing No.0572/L1.

2.2 Maintenance operations will include:

Trees works:

- Check stakes and ties and adjust if necessary in summer and winter.
- Remove stakes when no longer required, i.e. after 3 years.
- Prune out damaged branches or deadwood, cutting back so as not to affect branch collar.
- Progressively raise canopies of new trees to provide clearance for vehicles and pedestrians.
- Tree works to be carried out to BS 3998 Recommendations for Tree Work, or BS updates, industry best practice with any works agreed with the Councils, if necessary.

Shrubs / Shrub Beds:

- Weed control measures to continue until canopy of shrubs is closed.
- Weeds are to be cleared by hand or by application of translocated herbicide, with inspections made regularly through the growing season.
- Prune back any badly damaged shrubs to sound growth.
- Cut back plants adjacent to paths and access ways where necessary, retaining a balanced shape.
- Clear litter and debris from planted areas and cut leggy growth hard back to promote bushy growth.
- Cut back shrubs on yearly basis or to maintain desired shape at times set on Table 1.0 in Section 3.0.

Watering:

- Trees to be watered on weekly basis during growing season (April – October) for first two years. Watering to be from above and via pipe to ensure soaking of ground until field capacity of the soils is reached. After which, during periods of dry weather apply sufficient water to maintain healthy growth.
- Allow, at each operation, watering to field capacity.

Re-firming of Shrubs:

- Ensure that all shrubs are firmly bedded in the ground after strong winds, frost heave or other disturbances.

Hedges:

- Prune hedge annually during winter period to shape and/or promote bushy growth.
- Leader not to be cut until desired height is reached.

Grass Areas:

- Remove litter, twigs and debris prior to first cut of each Spring (April to June).
- Mow lawn areas regularly, cutting to a height of 35mm, allowing minimum of 16 cuts per season.

Protection/Reinstatement:

- Regularly inspect all planting areas, e.g. once a month, for any pest damage or vandalism/damage caused by others.
- Any damaged plants or grass areas to be rectified by house owner in the next available season by replacement planting and protective measures if required.

2.3 The timing of the maintenance operations list above is shown on Table 1.0 set out in the next section, Section 3.0.

3.0 MAINTENANCE TIMESCALES

3.1 Table 1.0 below indicates the appropriate period for carrying out the operations set out in Section 2.0.

Table 1.0												
Operation	Period/Time											
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Plant Inspections	•	•	•	•	•	•	•	•	•	•	•	•
Tree Pruning												
Acer campestre 'Streetwise'	•	•	•								•	•
Shrub Pruning												
Alchemilla mollis								•	•			
Buddleja davidii 'Black Knight'							•	•	•			
Cistus 'Silver Pink'				•	•							
Cornus alba 'Sibirica'		•	•									
Cotinus coggygria 'Royal Purple'	•	•	•	•								
Euonymus fortunei 'Darts Blanket'				•	•			•	•			
Euonymus fortunei 'Silver Queen'				•	•			•	•			
Geranium 'Johnson Blue'										•	•	
Hebe 'Great Orme'			•	•								
Hedera helix 'Glacier'	•	•										
Jasminum nudiflorum			•	•								
Kerria japonica 'Pleniflora'					•	•						
Lavandula angustifolia 'Munstead'			•	•								
Photinia x fraseri 'Red Robin'	•	•										
Potentilla fruticosa 'Elizabeth'			•	•								
Santolina virens				•					•			
Skimmia japonica 'Rubella'			•	•	•							
Spiraea japonica 'Anthony Waterer'				•				•	•			
Viburnum davidii				•	•							
Hedge Cutting												
Escallonia 'Red Hedger'				•	•				•	•		
Fagus sylvatica	•	•						•				
Prunus x cistena							•	•				
Watering (growing season only)												
Re-firming	•	•	•						•	•	•	•
Replanting	•	•	•							•	•	•

Table 1.0												
Operation	Period/Time											
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Key	●	= Time of operation										

Landscape Plan - Drawing No.0572 / L1 (at A3 size)

PLANTING NOTES

1. Implementation of soft landscape proposals to be undertaken following completion of main construction works during the 1st available planting season (October to March).
2. Plant material to conform to the National Plant Specification. All plant stock to originate from within the UK. All plant stock, plant handling and planting to be undertaken in accordance with the following British Standard Specifications and Codes of Practice:
- BS 3936:1992 Part1 Nursery Stock – Specification for trees and shrubs;
 - BS 3936:1981 Part10 Nursery Stock – Specification for ground cover plants;
 - BS 4428:1989 – Code of Practice for General Landscape Operations (excluding hard surfaces);
 - BS8545:2014 + A1:2026 – Trees from Nursery to Independence in the landscape – Recommendations; and
 - The Code of Practice 2002 (HTA).

3. Topsoil to be fertile with maximum 35% clay content and 5% minimum organic content, pH 5.8 - 7.5 and to be free of perennial weeds, weed seeds and contamination. Maximum stone content 20% (20mm-i- particle size), maximum size of stones 50mm in any direction.
- Existing topsoil to be ameliorated and/or screened, if necessary; to achieve this specification.
 - Imported topsoil to be to BS 3882: Multi-Purpose Grade, from an approved source, and to accord with the above specification.

4. No substitutes to the approved size and species of plants as shown on the plan will be made without prior written approval from the Local Planning Authority.

TREES:

5. Proposed tree to be planted in Deep Root Urban Solutions 'Silva Cell' crated pit in accordance with DRUS standard details with a minimum of 11m3 of soil growing medium area extending under hard areas. Trees to be supported by 2 no. 100mm x 3000mm softwood timber stake and 2 No. adjustable tree tie.
6. As appropriate, proposed tree is to be fitted with 'Greenleaf 'Root-Rain Urban' Irrigation pipe and inlet, or similar approved, sized as appropriate to aid watering operations.
7. Tree is to be planted with a tree root barrier(s), e.g. 'Greenleaf' Reroot 600 /100 placed between the tree and adjoining services along Oxford Road and within the site. The Contractor is to ascertain the location of all sewers and services prior to carrying out any tree planting to avoid these routes or existing services and to place the root barrier(s) adjacent to the sewer / services route to maximise tree root area.

PLANTING BEDS:

8. Planting beds to have a minimum depth of 450mm topsoil over 150mm broken up ground with all stones over 50mm removed. Soil conditioner: Sanitized and stabilised compost to BSI PAS 100. Apply 50mm depth even coverage and incorporate into topsoil during cultivation operations, to a minimum depth of 150mm. Compost to be Compost Association certified, or from an approved supplier conforming to this specification. If no local supplies are available alternative organic peat free compost may be specified, subject to the Landscape Architect's approval.
9. Hedgerow plants to be planted in pits 150mm wider and deeper than root spread backfilled with excavated topsoil/compost, mixed with 'Sierrablen Flora' slow release fertiliser, quantity in accordance with manufacturer's recommendations. Hedge plants to be planted in staggered rows 500 mm apart at centres specified in schedule.
10. All planting beds to be mulched with matured coniferous bark, with an even particle size between 15 - 65mm, to a minimum depth of 75mm over weed free soil after completion of all planting and watering operations. Bark mulch is to be free from pests, diseases, fungus and weeds; and with no fines or dust. Source and sample of bark mulch to be approved.

GRASS AREAS

11. Grass areas are to have a minimum depth of 150mm topsoil brought to a fine tilth all stones over 40mm (25mm for lawns), in any direction removed. Areas should be uniformly firmed. Apply pre-seeding fertiliser (e.g. British Seed Houses BSH2), prior to grass seeding, in accordance with manufacturer's recommendations. Do not apply to wildflower areas.
- Grass seed mix to rear garden areas to be: GSS Cottage Lawn with micro clover mix, sown at a rate of 23g/m sq in equal sowing in transverse directions
 - Turf to be good quality lawn turves, to conform to BS 3936: 1998, free from undesirable grasses and weeds. Turfing operations to be carried out in accordance with the NBS Landscape Specification, Q30 - Seeding/Turfing, Clauses 430 and 440, the dressing to joints to be finely screened compost sand / topsoil.

ONGOING MANAGEMENT AND MAINTENANCE NOTES:

1. Maintenance operations to be carried out as specified until planting becomes established (year 5 after planting).
2. Trees - Check stakes and ties and adjust if necessary, in summer and winter. Remove stakes when no longer required, i.e. after 3 years. Prune out damaged branches or deadwood, cutting back so as not to affect branch collar. Progressively raise canopies of new trees to provide clearance for vehicles and pedestrians.
3. Shrubs - Weed control measures to continue until canopy of shrubs is closed or for minimum period of three years to original 100mm depth of bark mulch. Weeds are to be cleared by hand or by application of translocated herbicide, with inspections made regularly through the growing season. Prune back any badly damaged shrubs to sound growth. Cut back plants adjacent to paths and access ways where necessary, retaining a balanced shape. Clear litter and debris from planted areas and cut leggy growth hard back to promote bushy growth.
4. Watering – Trees to be watered on weekly basis during growing season (April – October) for first two years. Watering to be from above and via pipe to ensure soaking of ground until field capacity of the soils is reached. After which, during periods of dry weather apply sufficient water to maintain healthy growth. Allow, at each operation, watering to field capacity.
5. Re-firming - Ensure that all trees and shrubs are firmly bedded in the ground after strong winds, frost heave or other disturbances.
6. Protection/Reinstatement - Regularly inspect all planting and grassed areas, e.g. once a month, for any pest damage or vandalism/damage caused by others. Any damaged to be reported to the Employer and rectified in the next available season by replacement planting or reseeding/ turfing and protective measures if required.

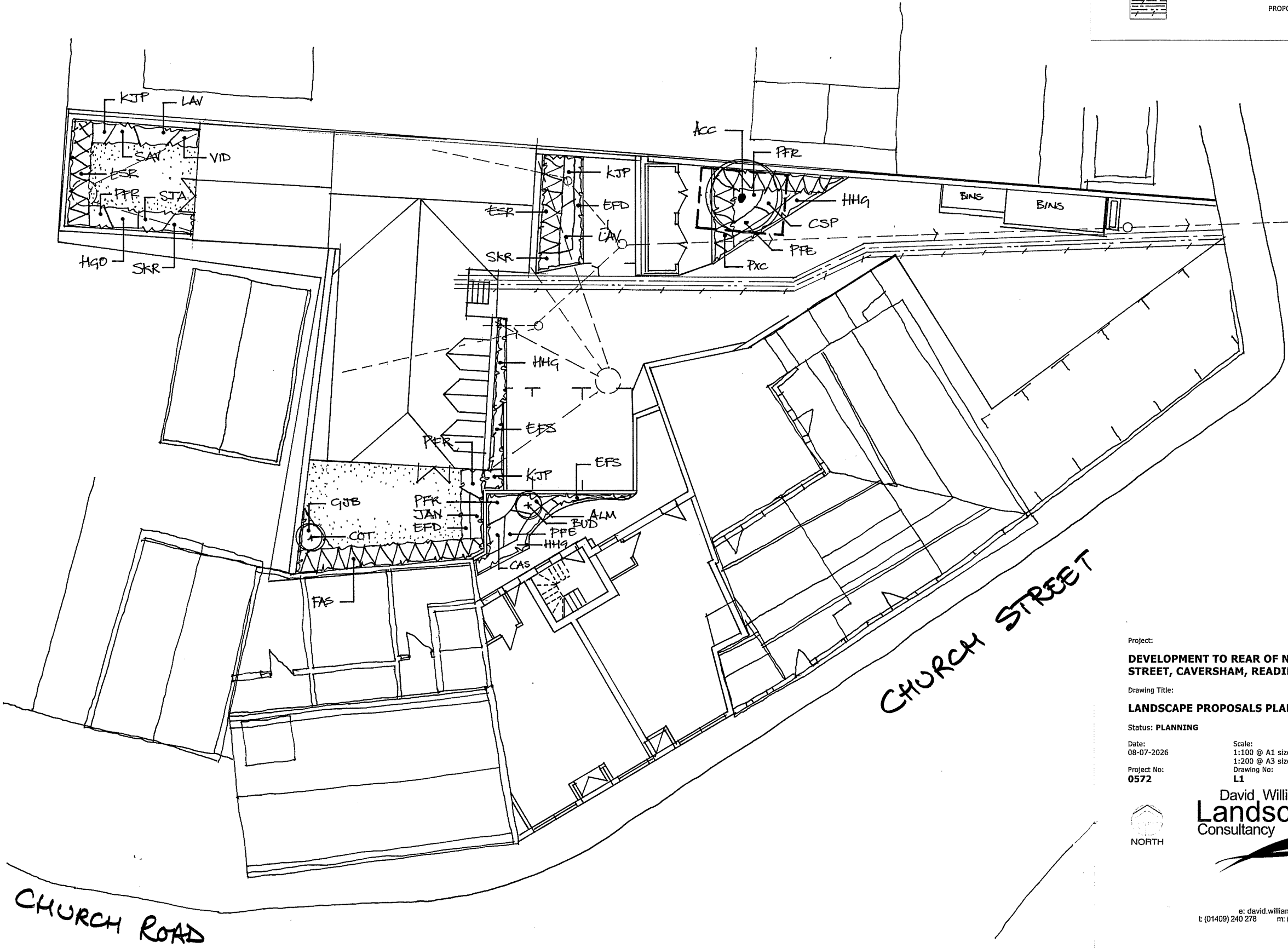
PLANTING SCHEDULE

TREE PLANTING				
Abbr.	Species	Girth/Size (cm)		Centres
ACC	Acer campestre 'Streetwise'	H' Std	12 – 14 cm	As Shown
SPECIMEN SHRUB PLANTING				
Abbr.	Species	Type/Size (cm)		Centres
BUD	Buddleja davidii 'Black Knight'	10 – 15L Pot	80 – 100 cm	As Shown
COT	Cotinus coggygria 'Royal Purple'	5 – 7.5L Pot	40 – 60 cm	As Shown
SHRUBS / HERBACEOUS/GROUND COVER PLANTING				
Abbr.	Species	Type/Size (cm)		Centres
ALM	Alchemilla mollis	3 – 4L Pot	20 – 30 cm	300
CSP	Cistus 'Silver Pink'	3L Pot	30 – 40 cm	500
CAS	Cornus alba 'Sibirica'	3L Pot	40-60 cm	750
EPD	Euonymus fortunei 'Darts Blanket'	2L Pot	20 – 30 cm	450
EFS	Euonymus fortunei 'Silver Queen'	2L Pot	20 – 30 cm	450
GJB	Geranium 'Johnson Blue'	1 – 2L Pot	15 – 20 cm	500
HGO	Hebe 'Great Orme'	3L Pot	30 – 40 cm	600
HHG	Hedera helix 'Glacier'	1L Pot	20 – 30 cm	450
JAN	Jasminum nudiflorum	3L Pot	40 – 60 cm	600

SHRUBS / HERBACEOUS/GROUND COVER PLANTING cont.				
KJP	Kerria japonica 'Pleniflora'	3L Pot	50 – 60 cm	600
LAV	Lavandula angustifolia 'Munstead'	3L Pot	25 – 30 cm	500
PFE	Potentilla fruticosa 'Elizabeth'	3L Pot	30 – 40 cm	600
PFR	Photinia x fraseri 'Red Robin'	5L Pot	60 – 80 cm	750
SAV	Santolina virens	3L Pot	25 – 30 cm	500
SKR	Skimmia japonica 'Rubella'	3L Pot	40 – 60 cm	500
SJA	Spiraea japonica 'Anthony Waterer'	3L Pot	30 – 40 cm	600
VID	Viburnum davidii	3L Pot	20 – 30 cm	500
HEDGE PLANTING				
Planted in 2 rows 600mm apart and at staggered centres 500mm apart				
Abbr.	Species	Type/Size (cm)		Centres
ESR	Escallonia 'Red Hedger'	3L Pot	40 – 60 cm	600
FAS	Fagus sylvatica	TS 1+1	40 – 60 cm	500
PXC	Prunus x cistena	TS 0+1	40 – 60 cm	600
NOTE:				
H' Std	= Heavy Standard Tree stock			
TS	= Transplant / Bare Root Stock			
Pot	= Container grown plants			

Note: Drawing remains the property of David Williams Landscape Consultancy and should not be copied without prior written consent.

Revision	Date	Initial
	PROPOSED TREE PLANTING	
	EXTENT OF TREE PIT AREA USING SILVA CELL SYSTEM	
	PROPOSED SPECIMEN SHRUB PLANTING	
	PROPOSED SHRUB / GROUND COVER PLANTING	
	PROPOSED HEDGE PLANTING	
	PROPOSED GRASSED AREAS	
	PROPOSED ROUTE OF SERVICES	



Project:
DEVELOPMENT TO REAR OF No.2-4 CHURCH STREET, CAVERSHAM, READING RG4 8AT

Drawing Title:
LANDSCAPE PROPOSALS PLAN

Status: **PLANNING**

Date:
08-07-2026

Scale:
1:100 @ A1 size
1:200 @ A3 size

Project No:
0572

Drawing No:
L1

Drawn by:
DHW

Revision:

 NORTH

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