

Condition 17 - Final Soft and Hard Landscaping Specification

Document Ref: 3863/305B Rev D

Warren Creek, The Warren, Caversham, Reading RG4 7TQ

Site	Warren Creek, The Warren, Caversham, Reading RG4 7TQ
Client / applicant	Mr R. Arnold
Planning reference	PL/24/1614
Discharge application reference	PL/26/0952
Condition	Condition 17 - hard and soft landscaping
Document reference	3863/305B Rev D
Document status	Final for submission to the Local Planning Authority
Current landscape drawing	Conditions 17 & 20 - 3863/301F - Proposed Soft and Hard Landscaping Plan
Purpose of revision	Officer-response update coordinated with drawing 3863/301F: River Thames working buffer; five-tree schedule; tree-pit/staking detail; maintenance and watering; retained slipways; and separation of Condition 17 landscape requirements from Condition 18 construction/service-route arboricultural methodology.

Core commitment

The landscaping scheme shall be implemented in accordance with this specification, drawing 3863/301F, WARREN CREEK TPP 06942/2026 and AIA/AMS 06560/2024. Detailed construction and service-route arboricultural methodology required under Condition 18 is dealt with separately and is not relied upon for discharge of Condition 17. Where landscape implementation could affect retained trees or roots, the operative Tree Protection Plan/AIA/AMS controls and any site-specific arboricultural instruction shall be followed.

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.

Document / drawing	Reference	Use in this specification
Proposed Soft and Hard Landscaping Plan	Conditions 17 & 20 - 3863/301F	Defines landscape layout, planting, hard surfaces, enclosures, access, parking, bin store, mammal gaps, tree positions and LT01-LT14 external light positions.
Tree Protection Plan	WARREN CREEK TPP 06942/2026	Defines retained TPO trees T3, T5 and T7, W21, RPAs, CEZs, protective fencing and ground protection.
AIA/AMS	AIA/AMS 06560/2024	Provides the existing arboricultural baseline and retained-tree protection principles. Detailed construction/service-route methodology arising under Condition 18 is separate.
Construction Management Plan / service drawings	3863/300E, 3863/306C and 3863/307C	Show access, parking, drainage/services, BPZs, tree protection and construction logistics.
Condition 19 CEMP	WC-C19-CEMP-001 Rev 01 12 August 2026	Defines ecological protection, BPZ controls, ECoW role, watercourse protection and construction-stage ecology controls.
SuDS Report	Nimbus C3710-R1-REV-A, February 2026, or approved equivalent	Defines private surface water management, porous surfacing, rainwater harvesting, attenuation and

	controlled discharge.
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The landscape drawing and this specification define the Condition 17 landscape scheme and its implementation requirements. They do not seek approval of detailed service trenching or other construction-stage arboricultural methodology, which is dealt with separately under Condition 18.

2. Site context and landscape purpose

- The site lies within Flood Zone 3b functional floodplain. Landscaping shall avoid unnecessary level raising, avoid loss of flood storage, avoid new impermeable hardstanding and protect Warren Creek and the River Thames 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 Warren Creek and the River Thames.
- 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.
- The site contains sensitive receptors including retained trees and RPAs, Warren Creek, the River Thames bank/habitat zone, nesting birds, bats, hedgehogs, amphibians, small mammals and watercourse habitat.

3. Landscape enhancement statement

- Retain and protect T3, T5, T7 and W21 throughout construction and landscaping.
- Plant approximately 103.9 m² of native hedgerow and 29 m² of native scrub.
- Create the area of native wildflower meadow shown on drawing 3863/301F. Where the drawing area is 176 m², not less than 0.704 kg seed shall be used at 4 g/m² before allowing for wastage and re-seeding.
- Maintain ecological connectivity through mammal gaps in new enclosures.
- Use permeable hard surfacing and no-dig / low-dig methods where required.
- Keep Warren Creek and the River Thames bank/habitat protection zones protected from runoff, silt, contaminants, lighting spill and unnecessary disturbance.
- Secure a five-year establishment and maintenance regime.

4. General landscape commitments

Item	Mandatory commitment
Pre-start control	Before landscape works start, check the layout against drawing 3863/301F, TPP 06942/2026, AIA/AMS 06560/2024, the CEMP and the relevant service-route drawings.
No change in protected areas	No excavation, rotavation, soil stripping, soil storage, level change, compaction, vehicle tracking, bonfires, cement washout or storage shall occur within a Tree Protection Area / CEZ except where the landscape work is shown on the approved Condition 17 scheme and is consistent with the operative tree-protection documents. Service trenching is controlled separately under Condition 18.
Arboricultural stop-work	The Arboricultural Consultant retains authority over works that could affect retained trees or roots and may stop such works where operative arboricultural controls are not being followed.
ECoW stop-work	The ECoW shall have authority to stop works that risk harm to protected species, Warren Creek, the River Thames protection zone or BPZs.
Floodplain protection	Finished landscaping shall tie into approved existing levels and shall not materially raise ground levels or reduce flood storage.
Watercourse protection	No soil, mulch, arisings, fertiliser, herbicide, cement, fuel, oil, paint, wash water, silt-laden runoff or waste shall enter Warren Creek, the River Thames or their defined protection zones.

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.
- Drawing 3863/301F states that all levels shown represent the current and future levels and that all levels will remain as existing.
- Existing hardstandings removed for landscaping shall be reinstated to lawn at existing levels.
- New hard surfaces shall be flush or gently graded so they do not create ponding, barriers to flood flow, raised embankments or erosive runoff.

5.2 Subsoil, topsoil and ground conditioning

- Subsoil shall comply with BS 8601 and shall be spread only outside RPAs / CEZs unless expressly approved by the Arboricultural Consultant.
- Imported topsoil shall be General Purpose Grade to BS 3882:2015.
- No topsoil or subsoil stockpile shall be placed within an RPA, CEZ, BPZ, flood conveyance route, Warren Creek protection zone or River Thames protection zone.
- Within RPAs or close to retained roots, soil preparation, cultivation, compost incorporation and other landscape ground treatment shall be undertaken only where consistent with the operative TPP/AIA/AMS controls and any site-specific arboricultural instruction.

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

Ref	Receptor	Landscape protection requirement
T3	TPO tree - Oak	Landscape works within the T3 RPA / CEZ shall be limited to those shown on the approved Condition 17 scheme and undertaken consistently with TPP/AIA/AMS controls.
T5	TPO tree - Ash-leaved Maple	Hardstanding removal, access surfacing and landscaping near T5 shall be undertaken in accordance with the operative TPP/AIA/AMS insofar as those works form part of the landscape scheme.
T7	TPO tree - Ash	Landscape works affecting the T7 RPA / CEZ shall be undertaken only where shown on the approved Condition 17 scheme and consistently with the operative tree-protection documents.
W21	TPO woodland area adjoining eastern boundary	Landscape works capable of affecting W21 roots or woodland edge shall be undertaken only where consistent with TPP 06942/2026 and AIA/AMS 06560/2024.

The same root-protection principles apply to all retained-tree RPAs, whether or not the individual tree is protected by a TPO.

7. Method statements for works inside or near RPAs

Method	Mandatory control
MS1 - Setting out and pre-start inspection	Before landscape works start, proposed planting areas, hard-surface edges, enclosure lines and other relevant landscape features shall be set out against drawing 3863/301F and TPP 06942/2026.

MS2 - Ground preparation within or close to RPAs	Condition 17 does not independently prescribe detailed root-treatment techniques. Landscape ground preparation within an RPA shall be limited to the approved landscape scheme and undertaken consistently with the operative tree-protection documents.
MS3 - Planting within or close to RPAs	Planting shown within an RPA shall be micro-sited where necessary to avoid significant roots and shall follow any site-specific instruction given by the Arboricultural Consultant.
MS4 - Hard surfaces, parking and no-dig access	The location and landscape finish shall be as shown on the approved landscape drawing. Where a landscape surface interacts with an RPA, the works shall remain consistent with the operative TPP/AIA/AMS. Any separate construction methodology required under Condition 18 is dealt with under that condition.
MS5 - Existing hardstanding removal near T5	The landscape intention following removal of existing hardstanding near T5 is shown on drawing 3863/301F. Construction-stage removal methodology, if required, is dealt with separately under Condition 18.
MS6 - New enclosure posts near roots	The landscape drawing defines the enclosure layout. Where a proposed enclosure post interacts with an RPA, its final position shall be micro-sited or otherwise controlled to avoid significant roots. Detailed construction methodology, if required, remains a separate Condition 18 matter.

This section deliberately avoids prescribing hand-dig/air-spade techniques, root-diameter thresholds, detailed root cutting or service-trench methodology. Those construction/service matters are dealt with separately under Condition 18.

8. Service routes and underground works

The service routes shown on drawings 3863/300E, 3863/306C and 3863/307C are referenced here for coordination so that the landscape scheme does not conflict with known utilities and drainage. Condition 17 does not seek approval of service trenching or prescribe the arboricultural method for service installation within RPAs.

Any arboricultural assessment or route-specific installation methodology required for services within or close to RPAs is a separate Condition 18 matter.

Service	Approved / intended route	Landscape, RPA and watercourse controls
Potable water	Existing meter / northern access route to proposed dwelling, as shown on current service drawings.	Coordinate with approved landscape layout and watercourse/BPZ controls. Any RPA service-installation methodology is dealt with separately under Condition 18.
Electric / data / EV / external sockets	Along approved access/service corridor and building connection route.	Coordinate with approved landscape layout and avoid unnecessary disturbance to planted areas. Any RPA service-installation methodology is dealt with separately under Condition 18.
Private foul drainage / temporary foul drainage	Existing, temporary and final private foul drainage routes shown on current drawings.	Protect open excavations from fauna and prevent silt/contaminated water discharge. Any RPA service-installation methodology is dealt with separately under Condition 18.
Private surface water drainage / SuDS	Roof drainage to rainwater harvesting and attenuation, then restricted discharge.	Outfall/discharge works shall include silt controls and protect banks and aquatic habitat. Any arboricultural service-installation methodology is dealt with separately under Condition 18.

Future or unknown services	None permitted unless shown on updated drawings.	Any new or diverted route is a design change. It shall be reviewed by the relevant designer, ECoW and Arboricultural Consultant before work starts and referred to the Planning Authority where material.
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Service-route/RPA methodology is intentionally excluded from the Condition 17 discharge package and is to be resolved under Condition 18. Condition 17 remains focused on the acceptability and implementation of the landscape 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 3863/301F.
- Access / parking surfacing shall be permeable and accord with the approved SuDS strategy.
- The hard landscape shall be kept to the minimum extent needed for safe access, parking, maintenance and refuse movement.
- Both existing slipways shall be retained in their current location and form. No slipway shall be removed, infilled, relocated or incorporated into new lawn.

9.2 Enclosures, boundaries and mammal gaps

- New fences, gates and enclosures shall be installed only in the approved locations.
- New fencing shall include mammal gaps of at least 150 mm x 150 mm at the locations marked MG on drawing 3863/301F.
- Mammal gaps shall remain unobstructed for the lifetime of the development.

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+A1:2026 - Trees from nursery to independence in the landscape - Code of practice, or latest published equivalent.
- Horticultural Trades Association plant handling guidance.
- Emorsgate EM2 meadow establishment guidance, or equivalent supplier guidance.

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.
- Standard trees shall be planted only where shown on drawing 3863/301F and outside RPAs unless expressly approved by the Arboricultural Consultant.
- 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.
- The tree planting detail shall show the complete tree and identify root flare / finished soil level, pit dimensions, stake position, stake height above ground, minimum stake embedment, tie position, mulch depth and watering provision.

11. Planting schedule

11.1 Native hedgerow planting

Area	Extent	Quantity
Hedge 3	10.3 m ²	Approx. 92 plants
Hedge 4	13.0 m ²	Approx. 116 plants
Hedge 5	12.6 m ²	Approx. 112 plants
Hedge 6	10.8 m ²	Approx. 96 plants
Hedge 7	13.0 m ²	Approx. 116 plants
Hedge 8	13.0 m ²	Approx. 116 plants
Hedge 9	13.0 m ²	Approx. 116 plants
Hedge 10	18.2 m ²	Approx. 162 plants
Total	Approx. 103.9 m ²	Approx. 926 plants

Hedgerow planting shall use 90-120 cm native whips in double staggered rows at approximately 450 mm centres / approximately 9 plants per m².

Hedgerow species mix: Hawthorn, Blackthorn, Hazel, Field Maple and Wild Cherry.

11.2 New indigenous trees

Drawing reference	Species	Specification
T01	Alnus glutinosa - Alder	Single stem, 3-4 m high, 100-120 mm girth, 45 L pot - 1 no. required.
T02	Salix alba - White Willow	Single stem, 3-4 m high, 100-120 mm girth, 45 L pot - 1 no. required.
T03	Betula pubescens - Downy Birch	Single stem, 3-4 m high, 100-120 mm girth, 45 L pot - 1 no. required.
T04	Ilex aquifolium - Holly	3-3.5 m high, 100-120 mm girth, 45 L pot - 1 no. required.
T05	Alnus glutinosa - Alder	Single stem, 3-4 m high, 100-120 mm girth, 45 L pot - 1 no. required.
TOTAL	5 proposed trees	2 Alder + 1 White Willow + 1 Downy Birch + 1 Holly, as shown on 3863/301F.

Drawing 3863/301F provides five proposed trees: T01 and T05 - Alnus glutinosa, T02 - Salix alba, T03 - Betula pubescens and T04 - Ilex aquifolium. The schedule above adopts that drawing arrangement.

11.3 Native scrub planting

NSP - Bed 1: 29 m² naturalistic mixed native scrub planting using Dog Rose, Dogwood, Blackthorn, Hawthorn, Hazel, Holly and Guelder Rose in the existing scheduled proportions.

11.4 Wildflower meadow

Item	Extent / specification
Native wildflower meadow	Area shown on drawing 3863/301F. Current drawing note identifies combined 176 m ² wildflower meadow area.
Seed mix	EM2 Standard General Purpose Meadow Mixture or equivalent approved native meadow mix.
Application rate	4 g/m ² . For 176 m ² , minimum calculated seed quantity is 704 g / 0.704 kg, plus reasonable allowance for wastage and re-seeding.
If measured area changes	Seed quantity shall be recalculated at 4 g/m ² and both plan and specification updated consistently.

12. Watercourse, floodplain and pollution protection during landscaping

- A minimum working buffer shall be maintained from Warren 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.

- An equivalent protected working buffer shall apply to the River Thames bank/habitat edge. For this specification, the River Thames protection zone means the Thames bank and adjacent fenced landward habitat/BPZ shown on the coordinated construction/CEMP drawings.
- Within that zone there shall be no storage, refuelling, fuel/chemical storage, concrete or mortar mixing, cement washout, paint washing, soil or mulch stockpiling, dumping of arisings, waste handling, plant maintenance or discharge of silty/contaminated water.
- Loose soil, compost, mulch and seed shall be stored so wind, rain or floodwater cannot carry material into Warren Creek or the River Thames.
- Silt controls shall be in place before ground preparation, drainage reinstatement, outfall works or landscaping near either watercourse.
- No herbicide, pesticide or fertiliser shall be used close to Warren Creek, the River Thames, drainage channels or watercourse outfalls unless the ECoW has approved the product, location and method.

13. Implementation timetable

Stage	Mandatory action
Before commencement of landscape works	Hold on site the approved landscape plan, this specification, TPP 06942/2026, AIA/AMS 06560/2024, the CEMP, Construction Management Plan drawings and SuDS/drainage drawings.
Before ground preparation	Install/retain tree protection, BPZ fencing and watercourse protection and set out landscape works. Landscape planting, ground preparation, post or hard-surface work interacting with an RPA shall proceed consistently with operative TPP/AIA/AMS controls. Service-route methodology is dealt with separately under Condition 18.
Construction / pre-occupation landscape interface	Install approved hard surfacing, permanent access, parking, enclosure bases and drainage interfaces only in approved locations.
Dormant season - November to March	Plant native hedgerows and native scrub.
Spring or autumn	Prepare and sow wildflower meadow areas.
Before first occupation	Complete hard landscaping, access, parking, approved enclosures, mammal gaps and planting that can reasonably be completed in season.
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 inspections

- The owner / applicant shall be responsible for maintenance of private landscape areas unless a separate contractor is appointed.
- During the growing season in years 1-3, planting beds and young plants shall be inspected at least monthly for establishment, soil moisture, tree stability, stakes, ties, guards, mulch, weeds, pests/disease, dieback and damage.
- At each inspection, ties shall be adjusted before constriction occurs; unstable trees re-firmed; mulch replenished without burying the stem base; and competing vegetation controlled.
- During winter each year, formative pruning shall be undertaken where required and dead, dying, damaged or low-vigour branches removed in accordance with good arboricultural practice.
- Years 4-5: inspect at least twice annually and after significant storm/flood events.

14.2 Watering and plant replacement

- Standard trees shall receive a baseline of at least 20 litres of water per tree per week between April and September during the first three growing seasons. Frequency and/or volume shall be increased during dry, hot or windy

conditions and may be reduced following sustained rainfall only where soil-moisture checks demonstrate that additional watering is 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.
- 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.

14.3 Meadow, hedgerow and scrub management

- Year 1 meadow: cut regularly to 40-60 mm as needed to control annual weed flush.
- Year 2 onwards meadow: annual late-summer hay cut after flowering and seed set; remove arisings.
- Hedgerows shall be kept weed-free at the base during establishment and lightly formative-pruned after establishment.
- Native scrub shall be allowed to develop naturalistic structure.

15. Compliance records

- 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 landscape compliance log shall record planting dates, plant quantities, seed batch/mix, watering, inspections, defects, replacements and specialist sign-offs.
- Any incident affecting trees, roots, BPZs, Warren Creek, the River Thames, protected species or approved landscaping shall be recorded and reported to the relevant specialist immediately.

16. Submission statement

This revised Condition 17 landscape specification coordinates the landscape design, planting, hard materials, access and parking, enclosures and mammal gaps, finished levels, watercourse/floodplain controls, implementation programme and five-year maintenance regime.

The Condition 17 submission comprises drawing 3863/301F and this specification, read with WARREN CREEK TPP 06942/2026 and AIA/AMS 06560/2024 as the retained-tree baseline. Detailed construction and service-route methodology required under Condition 18 is dealt with separately and is not relied upon for discharge of Condition 17.

The scheme shall be implemented in full. Any material departure affecting retained trees, RPAs, flood storage, watercourses, protected species or the approved landscape layout shall be reviewed by the relevant specialist and, where required, agreed with the Local Planning Authority before implementation.