

67 SOUTHCOTE LANE,
READING RG30 3AQ



Soft & Hard
Landscaping Strategy

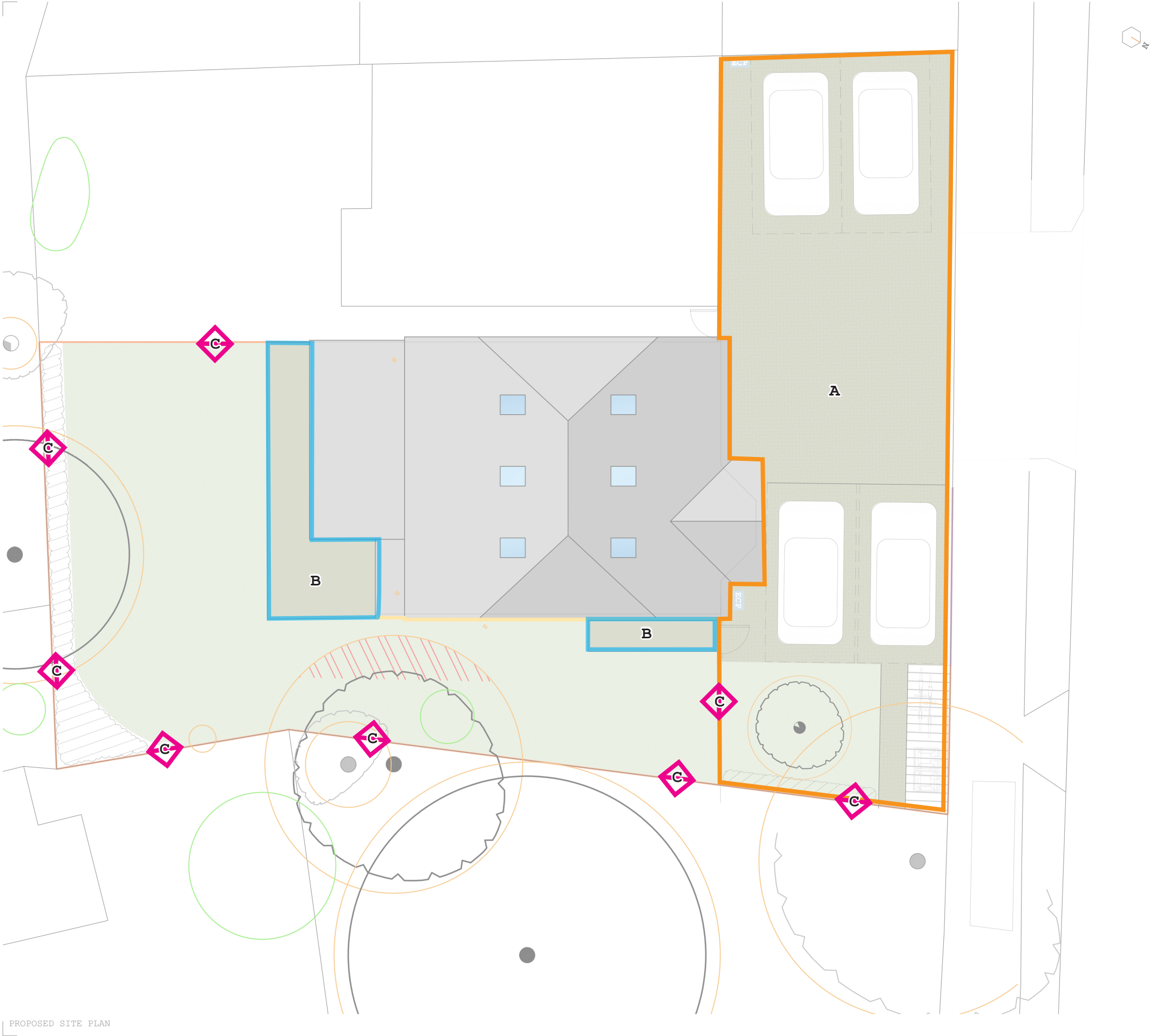
Issue P06
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HARD LANDSCAPING PLAN



PROPOSED SITE PLAN

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dimensional accuracy only applies to the written notation
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Collaborating with:
Job: 809 Drawing: Revision:
Project: 67 Southcote Lane, Reading RG30 3AQ
Drawing Name:
Date: Status:
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NOTES

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HARD LANDSCAPING



A
Front Hardstanding Areas - Drive with Marshals Driveline Priora Permeable Buff. Colour: Grey



B
Private Amenity Areas - Grey Indian Sandstone Paving Slabs. Colour: Riven



C
Mammal Gap - Opening in fence at ground level to allow wildlife such as hedgehogs to pass through

SOFT LANDSCAPING

The trees supplied by the nursery shall be a minimum of 8-10cm and of container grown and nursery standard and would be supplied to the required specification.

The hornbeam hedging would be planted to a 9-12cm spacing in a zig-zag planted method, to ensure a well forming dense hedge.

List of shrubs attached and positions indicated on the plan. Vinca and Lamium mix will still be used to under plant shrubs throughout the border.

All trees will be supplied in a minimum of 45 litre pots. Smaller shrubs in groupings will be supplied in a minimum of 5.5 litre pots.

Any choices that have been replaced have been done with pollinators and wildlife in mind.

Also that the positioning may have to be “tweaked”, if things are in the way such as existing roots.

All plants are easy to maintain, especially once established. We will monitor all plants for stress for the first 6-12 months and advise the purchasers if they notice any stress so we can provide what is needed. Any shrubs or trees that die within the first 5 years will be replaced.



Rosa Canina (Dog Rose)

- 12 planted on site



Crataegus Monogyna (Hawthorn)

- 2 planted on site



Euonymus Europaeus (Spindle)

- 2 planted on site



Taxus (Yew Tree)

- 2 planted on site



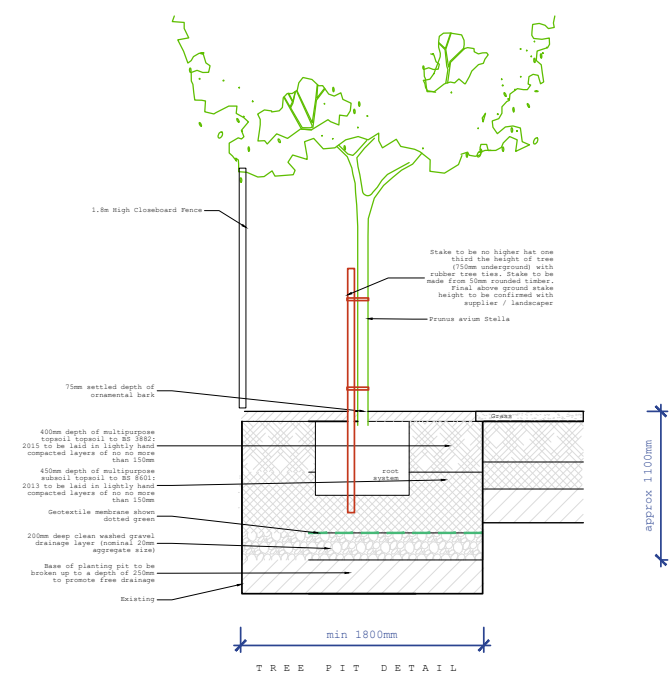
Carpinus Betulus

- 30 planted on site



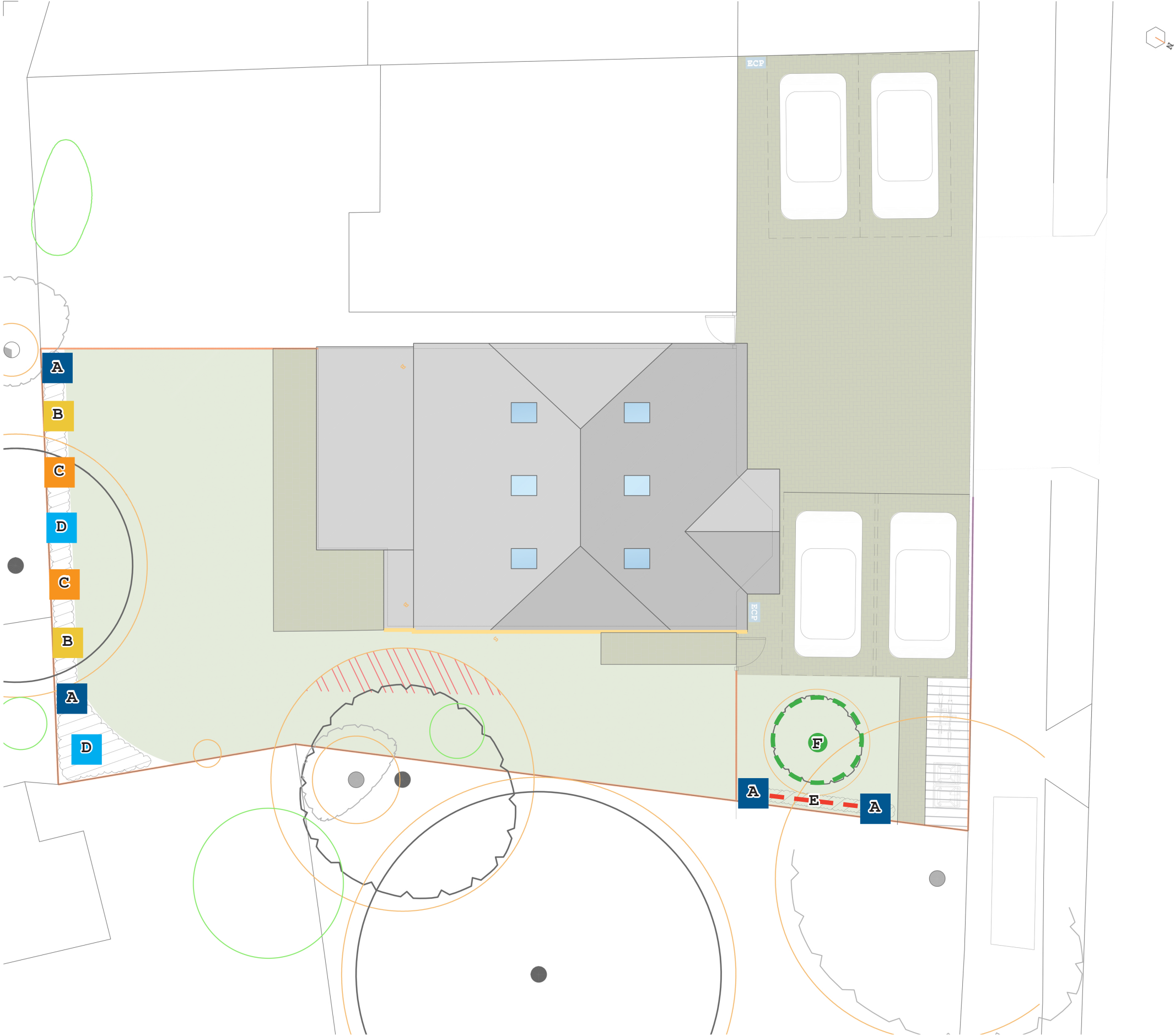
Prunus Avium Stella (Cherry Tree)

- 1 planted on site



Tree Pit Detail

SOFT LANDSCAPING PLAN



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809

LANDSCAPE ESTABLISHMENT AND MAINTENANCE PROGRAMME

Responsibility

The developer shall be responsible for implementing and maintaining the approved landscaping until the property is occupied. Following occupation, responsibility shall transfer to the property owner. All planting shall be maintained in accordance with this programme for a minimum period of five years from the date of planting.

Planting period

All trees, hedges, shrubs and ground-cover planting shall be installed during the first available planting season following completion of the development and before first occupation, unless otherwise agreed in writing with the Local Planning Authority. Planting shall not be undertaken when the ground is frozen, waterlogged or excessively dry.

Watering

All plants shall be thoroughly watered immediately after planting. During the first two growing seasons, planting shall be inspected regularly and watered as necessary to maintain healthy establishment. Particular attention shall be given during dry or hot weather. Water shall be applied slowly and directly to the root area to ensure that the full depth of the root ball and surrounding soil is adequately irrigated.

Trees shall be watered weekly during the first three growing seasons, from April to October, with approximately 20 litres of water per tree at each watering. Thereafter, watering shall be undertaken as necessary to support continued establishment and healthy growth.

Weed control

Planting beds and tree pits shall be kept substantially free from weeds and unwanted growth. Weed control shall be undertaken by hand or other suitable non-residual methods to avoid damage to the approved planting.

Mulching

Following planting, tree pits and planted areas shall receive a minimum 75 mm depth of organic mulch, kept clear of stems and trunks. Mulch levels shall be inspected annually and replenished as necessary during the five-year establishment period.

Trees

Trees shall be inspected at least twice annually during the establishment period. Stakes, ties and guards shall be checked, adjusted or replaced where necessary to prevent rubbing, constriction or instability. Stakes and ties shall be removed once the trees are firmly established, normally after two growing seasons. Any damaged, crossing or dead branches shall be removed using appropriate arboricultural practices.

Hedges, shrubs and ground cover

Hedges shall be lightly pruned as necessary to encourage dense and even establishment. Shrubs and ground-cover planting shall be pruned only where required to remove dead or damaged growth, maintain healthy form or prevent obstruction of paths and access areas.

General maintenance

Grass and planting areas shall be kept free from litter and debris. Any plants loosened by wind or frost shall be firmed back into the ground. Pests, diseases, nutrient deficiencies and signs of water stress shall be identified and treated promptly using appropriate horticultural methods.

Replacement planting

Any tree, hedge, shrub or other plant which, within five years of planting, dies, is removed, becomes seriously damaged, diseased or fails to establish shall be replaced during the next available planting season. Replacement planting shall be of the same species and of a size and specification at least equivalent to the original approved planting, unless otherwise agreed in writing with the Local Planning Authority.

Long-term maintenance

Following the five-year establishment period, all approved landscaping shall be retained and maintained by the property owner. Maintenance shall include watering during prolonged dry periods, appropriate pruning, weed control, removal of dead or diseased material and replacement of failed planting where necessary.