



LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN

AT

HEADLEY ROAD,
EAST WOODLEY

FOR

HE2 READING 1 GP LTD. (LONDON)

JANUARY 2025

Rev B

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INTRODUCTION TO THE LANDSCAPE ESTABLISHMENT/ MAINTENANCE SPECIFICATION

This Landscape Maintenance and Management Plan has been prepared by PRC Group and forms part of the planning information to support a detailed planning application for the redevelopment of the two parcels of land, 2.53ha and 0.53ha ha of Woodley Industrial Estate, currently occupied with a range of dated buildings, which include typical industrial building and three storey office building fronting Headley Road West. Reference should be made to the Site wide Layout drawing 11359_PL_103 Proposed Site Plan.

The purpose of this Maintenance and Management Plan is two-fold

1. Setting out the long term aims and objectives for the site so that all stakeholders and relevant parties can understand how it is intended that the landscape components be developed and established.
2. Providing a prescriptive series of timed operations which will form a working document to instruct the Management Company / appointed Landscape Contractor on how the objectives will be achieved.

The landscape establishment maintenance specification document will set out the performance of the required soft landscape maintenance works during the 12 months' Defects Liability Period (DLP) to ensure successful establishment and covers a 30-year period from practical completion. The works are expected to be undertaken and completed to the highest quality befitting of this project. The document will assist those who supervise and carry out the landscape maintenance work and is intended for use by individuals or companies who understand landscape maintenance and of the general terms and standards. To identify the management responsibility during the different periods, the maintenance of the landscape across the whole of the site needs to be taken on by a landscape contractor employed by the Management Company. This will need to occur after the defect's liability period has expired in relation to the original landscape contractor.

Refer to drawings 11359_AB_12-100 to 103 for Landscape General Arrangement Plans see appendix 1.

The softworks package consists of a series of amenity grass, ornamental and shrub planting areas, specimen trees and hedgerow planting.

DESIGN OBJECTIVES

The landscape has been developed in such a way as to:

- Define and soften boundaries using quality soft landscaping to aid the legibility of the scheme.
- Create opportunities for tree planting with species chosen to provide structure and an identifiable character to the landscape as well as contribute to the ecological value of the site, recognising its status as lying within a designated wildlife corridor.

- To use hedge planting to enhance the existing boundary and to provide a transition between the functional landscape of the site and the adjacent existing developments.
- To provide nectar and pollen sources for insects and other wildlife.

GENERAL MANAGEMENT OBJECTIVES

The site has been made up of various design elements and they all have a function to perform and have objectives in terms of establishment. The information below summarises the main functions and key objectives for the maintenance of the wider landscape and each element over a thirty-year period.

- To establish the long-term design objectives of the landscape area and define management objectives and ensure the successful establishment and long-term health of the plant stock through watering and pruning if and when required.
- To ensure use of good horticultural practices and best health & safety practices at all times.
- To create an interesting, diverse and interactive landscape for all users of the Helston Lane development and ensure that all surfaces are kept in a safe and tidy condition for members of the public and building occupiers;
- To create new habitats and maximise the wildlife value of the site;
- To enhance the amenity value of the site.

In addition to the landscape proposed within the development, there are also footpaths, paved areas, car parking and bin stores.

SOFT LANDSCAPE ELEMENTS

Amenity Grass Lawn

Amenity function, the grass lawns will have an important visual association with the proposed buildings and the landscape. Objective to maintain the lawns as pristine, clear, formal and weed free grass swards.

Ornamental Shrub and Herbaceous

Amenity function, occurring when formal and ornamental planting is required, such as visually important locations and in association with buildings, in particular entrances and gardens. The planting will give seasonal interest but also height and structure. Objective to establish as planted groups with a good visual display, preventing the incursion of weeds.

Trees

Amenity and screening function. Located as visual focal points, objective to establish young trees keeping the bases weed free.

Native Shrub Planting

Screening, amenity and nature conservation / biodiversity enhancement functions. Located along Southern site boundary. Objective to establish informal groups of shrubs, preventing the spread of

competitive/ invasive weed species, maintain the species mix and begin to develop structural diversity by using techniques such as coppicing and thinning. Under planting of grass mix for hedgerows and woodland further contributes to suppressing competitive/invasive weed growth as well as providing more opportunities for biodiversity by providing sources of food and shelter, mostly to insects and birds.

Hedgerow Planting

Screening, amenity and nature conservation functions. Located near site boundaries. Objective is to establish informal groups of tree and shrub, preventing the spread of competitive/ invasive weed species, maintain the species mix and begin to develop structural diversity by using techniques such as coppicing and thinning. In accordance with the approved landscape plan and specification, new hedgerows must be protected from rabbits and hares with rabbit guards.

Management objectives should be reviewed on an annual basis to ensure that they are being achieved. Maintenance operations should also be refined over the life of the development to suit changes in the growing needs of plant stock and improvements in equipment and horticultural aids.

HARD LANDSCAPE ELEMENTS

Surface Materials and Street Furniture

Surface treatments are designed to be robust and provide safe and attractive routes throughout the development. The road and footpath treatments consist of tarmac and block paving.

ESTABLISHMENT/ MAINTENANCE PROGRAMME

As part of the contract, and to ensure successful establishment, the Contractor is to be responsible for the maintenance of all hard and soft landscape components for the duration of the 12 months' DLP (full 12 months post planting).

The Contractor is responsible for, but not be limited to:

General Management Objectives

The works involved, but are not limited to, the following maintenance tasks:

- Ensure early establishment and healthy growth of all newly planted trees;
- Establish and encourage a well-formed structure and hedgerow characteristics;
- Ensure health and structure to mature trees;
- Watering plants as necessary (with particular attention to trees) to aid establishment during the early years after planting;
- Keeping planting areas generally free from weeds. At all times planted areas shall be kept clear of all litter and debris and the Contractor shall ensure that all paths are swept clean of arisings. Soil and arisings are to be removed from hard surfaces and grassed areas and removed from site;

- Leave the works in a clean, tidy condition and after any maintenance operations;
- Appropriate herbicides will be used to control weed growth, in line with standard horticultural practice;
- General pruning and trimming as required ensuring footways, signs etc. are not obscured;
- All plants are to be encouraged to grow to their natural shape unless stated otherwise;
- Fertilising of planting;
- Replacing plants that fail where required;
- Thinning of planting where required to allow healthy future growth;

Standards of Workmanship

The landscape maintenance is to be carried out to a high standard and where possible source locally based landscape contractor subject to the following;

- The contractor shall supply appropriately skilled and experienced operatives for the type and quality of the work and be familiar with this manual. The contractor shall supply a suitable experienced and qualified foreman, who shall attend the site at each and every visit. The foreman must be able to interpret and act on instructions given by the CA or his agents.
- All operations necessary shall be carried out without unreasonable noise and disturbance. The landscape maintenance contractor will ensure that the works themselves do not cause inconvenience or danger to the users of the site.

Failure of Plant Material

- The Contractor shall replace, at his own expense, any tree, transplant, specimen plant, shrub or herbaceous material which has died or has not developed full foliage throughout its branches during the twelve (12) months following planting. Replacements shall take place as early as possible during the planting season following the original planting period.
- All replacement plant material shall conform to the original Specification unless otherwise agreed in writing between the Contractor and the Landscape Architect.
- The Contractor shall make good at his own expense all necessary repairs to levels, grassed areas and paving required because of plant replacements.

ELEMENTS OF WORK (SPECIFICATION)

SOFT LANDSCAPE ELEMENTS

Amenity Grass Lawn

- Grass is to be maintained as a healthy vigorous sward free from disease, fungal growth, discolouration, scorch, wilt, moss, excessive thatch, weeds, frost heave, worm casts, and mole hills.
- Water as necessary to secure healthy establishment and to avoid the need for replacement due to dry periods (less than 30mm rainfall at the end of a four-week period). General if water supply is, or is likely to be, restricted by emergency legislation, submit proposals for an alternative suitable source of water. Obtain instructions before proceeding.

- MAINTENANCE OF GRASSED AREAS

Standard: To BS 7370-3 Grounds maintenance. Recommendations for maintenance of amenity and functional turf. Carry out maintenance appropriate to each category of turf, as follows:

Objectives: To BS 7370-3, table 6.

Programme: To BS 7370-3, section 4 clause 11.

Mowing methods: To BS 7370-3, table 3.

- Fallen leaves are not to accumulate and shall be collected and removed from site;
- All boundaries of grass areas shall be kept tidy and management shall extend right up to any building line, wall, fence, service marker, manhole cover, signpost or other obstruction;
- The Contractor shall submit written proposals for the eradication of any pests and diseases present in the turf;
- Establishment shall be regarded as, at the end of each growing season, a healthy, well-rooted, even-coloured, viable lawn has been established, free of weeds, open joints, bare areas, and surface irregularities, with coverage exceeding 99 percent over any 1.00 sq. m and bare spots not exceeding 50 by 50 mm;
- All bare areas of grass, areas of dead grass or grass areas which in the opinion of the Landscape Architect are failing to make satisfactory growth shall be replaced by the Contractor. These areas are to be replaced with species composition appropriate to location.
- Tree stem Precautions: Do not use mowing machinery closer than 100 mm to tree stems. Use nylon filament rotary cutters and other handheld mechanical tools carefully to avoid damage to bark.

Seeded Grassed Areas

- EM3 – Special General-Purpose Meadow Mixture (as advised by Wild flower Lawns and meadows).
- First year management - Most of the sown meadow species are perennial and are slow to establish. Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings, are great for bugs, and they will die before the year is out. So resist cutting the annual weeds until mid to late summer, especially if the mixture contains Yellow Rattle, or has been sown with a nurse of cornfield annuals. Then cut, remove and compost. Early August is a good time. This will reveal the young meadow, which can then be kept short by grazing or mowing through to the end of March of the following year.
- Dig out any residual perennial weeds such as docks.
- Management once established - In the second and subsequent years EM8 sowings can be managed in a number of ways which, in association with soil fertility, will determine the character of the grassland. The best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing or grazing.
- Meadow grassland is not cut or grazed from spring through to late July/August to give the sown species an opportunity to flower.
- After flowering in July or August take a 'hay cut': cut back with a scythe, petrol strimmer or tractor mower to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed.

EG9 – Grass mixture for hedgerows and woodland (*as advised by Emorsgate Seeds*).

- First year management - Growth and establishment of wild grasses may be slow initially, especially at low sowing rates (2-5g/m²). There will often be a flush of annual weeds from the soil in the first growing season. This weed growth is easily controlled by topping or mowing.
- Mow all plant growth (sown grasses and weeds) regularly to 40-60mm throughout the first growing season to prevent weeds smothering the slower-growing grasses. Remove cuttings if dense, more frequent and regular topping will minimise the amount of toppings produced each time so they can be left to disperse.
- Management once established - In the second and subsequent years grass sowings can be managed in several ways which, in association with soil fertility, will determine the character of the grassland.
- Regular mowing or continuous grazing can produce a short turf or lawn. Grasses growing in shade are, however, not very tolerant of hard grazing or mowing so never cut shorter than 30mm and avoid mowing when grass growth is slow e.g. in cold weather or during dry spells. Grass growing with the stress from both shade and cutting may become increasingly open and mossy.

- Where grassland meets scrub, there will be a graduation from tall tussocky an occasionally managed grassland down to the shorter and more frequently mown sward of grassland proper (to maximise the BNG score).
- In many hedgerow or woodland situations very, little management is required once the mixture has established. Over time it will develop an open, tussocky structure which is a good refuge for wildlife.
- Sowings around hedgerows, open or young woodland with higher light levels will produce more growth and, in these situations, an annual cut mid-summer may be worthwhile for a more managed appearance and to keep weeds of semi-shade such as nettles and brambles in check. (more on grassland management options) Grass swards that do not contain wild flowers can be selectively sprayed to control unwanted weeds such as docks and thistles.

Turfed Areas:

Wildflower Turf SuDs Turf: WFT-SUD-37 –SUDS TURF Mixture (*as advised by Wildflower Turf Ltd*).

- No fertilizer is needed, although in some circumstances, for example on a green roof or where the turf is on very low fertility soil such as sand or gravel, the addition of a light dose of fertilizer in the spring may improve plant development. Please refer to Wildflower Turf Ltd.
- First year management - Once established Wildflower Turf requires little maintenance. For the annual maintenance cut in the Autumn, it is important to cut the meadow down to 1 to 2 inches (25mm to 50mm) off the ground and remove all cuttings. This can be done by strimming and raking or using a mower and collecting the cuttings. Make sure these tools are sharp. The cut is an important part of the meadows life cycle and ensures that re-growth and species diversity year on year. Cuttings should not be left on the meadow, as they add undesirable fertility to the ground. It is also important to remove all leaf litter that falls onto the area.
- The annual maintenance cut should be done in late September, early October. There is no need for a set date, but this timing will allow the plants in the meadow to regenerate before the first frost typically in November. You can choose to cut only half of the meadow area at one time to allow time for fauna to migrate to the uncut meadow. Allow some regrowth of the cut area before cutting the second half but aim to have finished all cutting by the end of the first week of October. Over time alternate the areas that are cut early and the areas that are left as this will benefit species diversity.
- On fertile sites or where you might have species dominance or too vigorous early growth, a second cut at the end of May, beginning of June can be introduced. This high cut, approximately 8 to 10 inches off the ground (200mm to 250mm) to remove the flower heads but leaving enough plant stems and leaf area to regenerate, and removal of all cuttings, will help to knock back some species dominance, reduce soil fertility and open the sward to more light and air circulation to promote diversity of lower growing species. Once the cutting has been completed and all cuttings removed, give the area a good soaking with water to encourage the next flush of growth. Introducing this early summer cut and removal will mean your second Autumn cut and removal will be later that year, up to the end of October.

RTF Drought Tolerant Turf - (*as advised by Tillers Turf Ltd*).

- The time of year the lawn is installed, will dictate whether it will require additional water input. If turf is laid during the damper cooler months, then it may not be necessary to apply water at all. However, you should still monitor its establishment.
- If you are planning to install your turf during the warmer months, then it is essential you have water resources available and ready to use prior to installing the turf.
- The first 2-3 weeks are key to the successful establishment of any new lawn installation and particularly during drier periods of weather it is critical that the turf is kept moist and not allowed to dry out and shrink. The turf should continue be watered responsibly until the lawn is well established and the roots are firmly anchored into the soil. It can be checked by simply lifting a corner of turf to see on how deep the roots are forming. Once established you should regularly check for any dry spots and water accordingly. It is generally better to water on a little and often basis, however you should adjust inputs accordingly.
- If your lawn is laid during the Winter months, you may not need to make a first cut until the following Spring. If turf is laid during the growing season, establishment is likely to be much quicker. It is important the grass does not get too long before you make the first cut. This should be done as soon as the turf becomes rooted and stable, but only if ground conditions allow.
- If you are still watering, then always mow prior to application. However, the general rule of thumb is "if it needs mowing, mow it!"

Ornamental Shrubs and Herbaceous

- When planting shrubs ensure that planting pit depth is 50mm greater than the root ball and all soil on sides and bottom of the pit are loose;
- Maintain healthy, vigorous shrub planting;
- Lightly clip over plants where required. Cut back flowering shoots after flowering;
- Water as necessary to secure healthy establishment and to avoid the need for replacement due to dry periods (less than 30mm rainfall at the end of a four-week period);
- Remove suckers, dead, discoloured, weak or damaged stems, cut back any stems obstructing paths etc. Prune to reduce size if suppressing adjoining species.
- Species specific pruning at appropriate time of year to promote healthy growth and species-specific shape and form. Ensure nursery's recommendations are followed for each particular species. Remove dead flowers to encourage repeat blooming.
- Ornamental grasses shall be cut back annually in spring before, or just as new growth appears to within 100-150mm of the soil level. Dead, dying or broken flower stalks to be trimmed off. If the centre of a clump dies out then it shall be dug up, divided and the healthy portion replanted. If the plant becomes too large it shall be divided into more manageable clumps and replanted.
- Apply a slow-release fertiliser in spring;

- Fallen leaves and clippings are not to accumulate and shall be collected and removed from site.
- Weed planting beds by the most appropriate means either by hand, mechanical and chemical use.
- Bark mulch to be maintained to a depth of 75mm thickness at all times and inspected three times a year in the active growing season. If mulch is found to be less than an even depth of 75mm, it shall then be topped up.
- Replace any failures of plants within the establishment period with immediate effect with the same species and size.
- Failed shrub planting should only be replaced during the planting season (November-March), and not during the growing season when the shrub planting is likely to fail again.

Trees

- Water twice a week (approximately 30 Liters per tree per visit), during dry periods in the first 2 years following planting. This is to aid establishment and prevent tree loss. After the first two years Water as necessary to avoid the need for replacement due to dry periods (less than 30mm rainfall at the end of a four-week period);
- Collars in soil at base of tree stems, created by tree movement shall be broken up by fork, avoiding damage to roots. Backfill with topsoil and re-firm.
- Check all trees for firmness and stability in the ground. Check and adjust tree ties, replacing if necessary;
- At all times prevent rubbing of ties and adjust to accommodate growth and prevent chafing. Where chafing has occurred, reposition or replace ties to prevent further chafing. Damage to bark to be cut back neatly with a sharp knife; to prevent further damage;
- Inspect trees regularly for stem wounds, pests and diseases and treat early;
- Prune dead, dying, crossing, rubbing and damaged branches and encourage new leader as necessary;
- Check aeration pipes regularly and clear debris as necessary;
- Trees in Species Rich Lawns shall have mulch circles of 1000mm maintained weed free at all times. Weeding shall be undertaken by hand or weed wiper ensuring that the plants specified under this contract are not affected;
- Bark mulch to be maintained to a depth of 75mm thickness at all times, and inspected three times a year in the active growing season. If mulch is found to be less than an even depth of 75mm, it shall then be topped up. Ensure that mulch does not cover up aeration pipes. Leave a 10cm (4in) collar free of mulch around any woody stems to avoid risk of rotting;
- Fallen leaves are not to accumulate and shall be collected and removed from site;
- Apply a slow release fertiliser in spring;

- Control rabbits or other mammalian pests. The contractor will submit a method statement for the approval of the Project Manager and Ecologist;
- Replace any failures of plants within the establishment period with immediate effect with the same species and size.
- Any tree works shall be carried out by a skilled, qualified and approved Arboricultural Contractor in accordance with BS3998: 2010 'Tree Work - Recommendations'. Where possible, and where health and safety constraints permit, and where prior approval of the Project Manager and Ecologist; arisings may be formed into habitat piles within the POS spaces, and standing dead wood maybe left within the woodland to provide additional dead wood habitats to maximise invertebrate biodiversity.
- Failed trees should only be replaced during the planting season (November-March) and not during the growing season when the trees is likely to fail again.

Native Shrub Planting

Native Shrub mix:

- Water as necessary to secure healthy establishment and to avoid the need for replacement due to dry periods (less than 30mm rainfall at the end of a four-week period);
- At each visit inspect individual plants and firm in and straighten any loose plants.
- Apply a slow-release fertiliser in spring;
- Fallen leaves and clippings are not to accumulate and shall be collected and removed off site;
- Weed planting areas by the most appropriate means either by hand, mechanical and chemical use;
- Replace any failures of plants within the establishment period with immediate effect with the same species and size.
- Remove suckers, dead, discoloured, weak or damaged stems, cut back any stems obstructing paths etc. Prune to reduce size if suppressing adjoining species;
- Species specific pruning at appropriate time of year to promote healthy growth and species-specific shape and form. Ensure nursery's recommendations are followed for each particular species. Do not prune during bird-nesting season (February-August).
- Carry out thinning and coppicing to allow trees and shrubs to develop diversity of form and different types of nesting, feeding and foraging habitat and extend the potential life of individual plants. The timing of thinning should be informed by an arboricultural survey, which should include a visual inspection, checking if crowns are overlapping and if thinning is needed. Thin on a phased basis in blocks. Protect coppice stools from rabbit browsing by piling brush over them.
- Monitor coppice periodically, noting any stools that fail to regrow and replant the following autumn. Remove weeds and invasive species as required. A qualified Arboriculturist should plan thinning and coppicing operations in advance by identifying and marking all

trees/shrubs for removal and coppicing in winter. All thinning operations should be undertaken outside bird-nesting season, between September and January.

Hedgerow Planting

- All hedgerow planting should be carried out in accordance with BS4428:1989, Code of practice for general landscape operations (excluding hard surfaces). Hedgerow shrubs should either be notch planted or trench planted. Hedge trenches should be dug to a minimum depth of 400mm and width of 600mm, with the plants put into the ground at the same depth at which they had been previously grown in the nursery. All plants need to be well heeled in after planting and watered in dry weather. Most hedging plants are supplied as bare root specimens or instant hedging, and it is important to make sure that the roots do not dry out, therefore it is advisable to keep them under a moist cloth or in a bucket of water during planting. Hedges should only be planted between November and March, while plants are still dormant. Avoid planting in very cold or wet weather.
- Weed Control: between forestry transplants or whips to be carried out by mechanical means or herbicide depending on species and site accessibility. Any arisings are to be removed from site;
- An area of 300mm diameter around each transplant shall be kept free from weed growth. All invasive herbaceous scrubby vegetation, e.g. Bramble & Nettles and non-native or highly invasive tree species shall be cleared and removed from site four times annually;
- To be carried out during the initial 3-5 years of plant establishment, dependant on canopy closure. Base of planting one metre diameter to be kept weed / grass free;
- Eradicate noxious weeds by manual and mechanical means or selective herbicide as appropriate;
- Carpinus hedge planting to the front of the site to be maintained at 1.2m height and 0.5m width, removal of individual branches near the tree trunk is to be done by hand, maintaining a 0.5m clearance from the tree trunk to hedge.
- Thinning of planting to be carried out by mechanical or manual means arisings to be shredded and used to mulch were appropriate. Retention of felled material to occur after the second thinning. Once cut down to lengths of between one and two metres, the felled material should be stacked in appropriate permanent locations. Thinning to be carried out during December and January;
- First thinning to be carried out after 10 years to favour climax species removing pioneer and nurse species competing with or affecting growth to enable shrubs to spread and climax trees to grow without competition;
- Second thinning to be carried out after 15 years, additional pioneer and nurse species to be thinned out. The best climax tree out of a group of three is to be selected and the remaining trees removed;
- Clear compartment areas of litter, rubbish and debris. To be carried out on maintenance visits and thereafter on a bi-annual basis;

- Tree protection guards / spirals to be removed once trees are sufficiently established. Larger trees with support stakes to be checked and adjusted on a regular basis to prevent instances of chafing damage to bark. Tree stakes and ties to be removed once trees are sufficiently established;
- Any tree that dies or is necessarily felled, but which is not removed as part of a programme of thinning or coppicing, shall be replaced with a tree of appropriate species and stock size. Such replacement shall be with a tree of either the same or similar species as those existing. The option for replacing with a different species is to allow some flexibility avoiding problems encountered with 'Same Species Disease' and to ensure sustainable tree cover in the interests of visual amenity;

HARD LANDSCAPE ELEMENTS

Surface Materials and Street Furniture

- A suitable foliar acting or residual herbicide is to be applied to all hard surfacing areas, allowing recommended period to take effect before clearing arisings. All litter, leaves and other debris are to be removed from all hard surfaces prior to application of herbicides;
- Mud, silt and debris is to be removed from all surface gutters and channels;
- Drainage gullies are to have traps emptied and flushed clean as required to prevent obstructions;
- Any repairs to the hard surfacing is to be in accordance with the original paving specification;
- Stain removal to hard surfacing is to be in accordance with BS7370-2, table 4;
- Fences and enclosures are to be maintained and inspected monthly and appropriate repairs undertaken as necessary;
- Graffiti removal is to be carried out as soon as damage has been noticed. Method of removal is to be either air abrasion or chemical poultice, depending upon surface and is to be carried out in line with good practice;
- Regular monthly maintenance inspections are to be undertaken of surface treatments for litter, debris and leaf removal (or snow clearance and de-icing in winter months) and repair defects when necessary;
- Inspect street furniture each month and maintain or repair in accordance with manufacturers' recommendations, taking out of commission dangerous or inoperable elements until repair works are complete;

PROCESS FOR MONITORING AND REVIEW

The management of the site is to be reviewed on an annual basis (Years 1-5) and is intended that the implementation of this management plan will help to fulfil the design objectives over the first 5 years. The review process is to ensure that the aims and objectives of the scheme are being achieved and

maintenance operations should be refined over the period to respond to industry standards improvements and incorporating any additional operations required.

Each annual review will be coordinated and completed by a suitably qualified representative of the Applicant. The review will include advice from specialist consultants as required, such as a qualified arboriculturist, ecologist and the Landscape Management Contractor. The review should identify any changes to site conditions and circumstances and identify where changes are required to existing management practices and timeframes.

Any strategic enhancements, including new planting should be identified and priorities established for undertaking these works. Within 1 calendar month of the review, a revised Landscape Management Plan shall be produced (if appropriate) and circulated.

After the first five years (Years 5+) the Landscape Management Plan will be reviewed every five years, or as required to ensure the satisfactory management of the landscape indefinitely. The Landscape Maintenance Contractor responsible for the site should keep to the spirit of the original design objectives.

Ecology features to be check on an annual basis and replace any damaged features.

HANDOVER

At handover the ecological value of the site will be limited because the vegetation will be at the early stages of establishment. But by the end of the thirty year period it is expected to have increased significantly because the herbaceous vegetation will be providing a pollen and nectar resource for local wildlife and the woody vegetation will be sufficiently mature to begin providing cover.

ANNUAL MAINTENANCE OPERATIONS SCHEDULE

(Including contractor's 12-month defects liability period, aftercare period and Management Company responsibilities after handover)

This table lists the key routine operations required during the thirty years after practical completion of the soft landscape treatments and should be used as a guide to timings of specific operations. The maintenance contractor should be prepared to undertake maintenance tasks as required throughout the year to satisfy objectives at the direction of the management organisation.

Task	J	F	M	A	M	J	J	A	S	O	N	D	Notes
General operations:													
Weed control													Daily if required in summer
Watering (all areas)													
Pest and disease control													
Replanting operations													
Remove litter and debris													
Check ties and root firmness													
Fertiliser & mulch application													
Check ties, supports etc.													
Replacement planting (all plant types)													As required
Grass Areas:													
Inspect grass areas													
Mowing – amenity grass													As per suppliers recommendations
Re-seeding and repair work													
Trim edges													
Shrub & Ground Cover:													
Inspections													
Groundcover Shrubs Trimming													
Shrubs Pruning													Varies to suit species
Top up mulch													
Hedgerows:													
Inspections of hedgerow areas													
Native Hedges Trimming													
Top up mulch													
Trees:													
Inspection													
Pruning and remedial work													
Top up mulch													
Management Plan:													
Monitor & adjust objectives													

Note: This list is not definitive list, additional operations maybe be required.

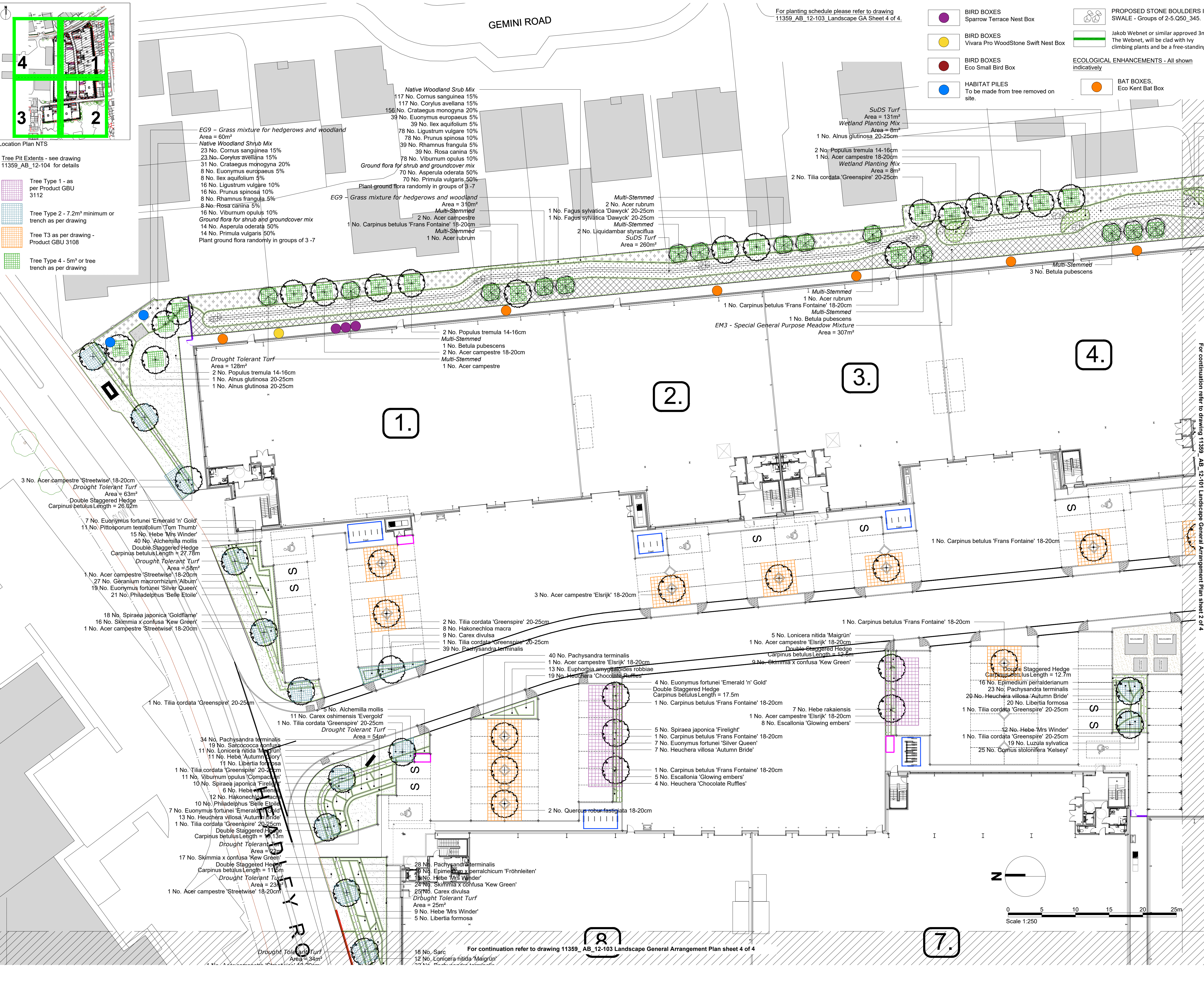
Appendix 1 .



Location Plan NTS

Tree Pit Extents - see drawing 11359_AB_12-104 for details

- Tree Type 1 - as per Product GBU 3112
- Tree Type 2 - 7.2m² minimum or trench as per drawing
- Tree T3 as per drawing - Product GBU 3108
- Tree Type 4 - 5m² or tree trench as per drawing



For planting schedule please refer to drawing 11359_AB_12-103_Landscape GA Sheet 4 of 4.

- BIRD BOXES Sparrow Terrace Nest Box
- BIRD BOXES Vivara Pro WoodStone Swift Nest Box
- BIRD BOXES Eco Small Bird Box
- HABITAT PILES To be made from tree removed on site.
- PROPOSED STONE BOULDERS IN SWALE - Groups of 2-5.Q50_345.
- Jakob Webnet or similar approved 3m The Webnet, will be clad with Ivy climbing plants and be a free-standing
- ECOLOGICAL ENHANCEMENTS - All shown indicatively
- BAT BOXES, Eco Kent Bat Box

- Legend
- EXISTING TREES/ VEGETATION - TO BE RETAINED
- PROPOSED SPECIMEN TREE
- PROPOSED MULTISTEM
- PROPOSED ORNAMENTAL HEDGE PLANTING - A clipped hedge, planted 450mm centers in a double staggered row. Rows 500mm apart and hedge to be maintained at 1.2m high.
- PROPOSED NATIVE WOODLAND SHRUB MIX PLANTING - To be under planted with Ground Flora & Grass Mixture for Hedgerows and Woodland EG9 by Emorsgate Seeds sown at 5g/m². Q30_14.
- PROPOSED SUDS TURF WFT-SUD-32 Mix by Wildflower Turf Ltd. To be installed as per manufactures instructions and soil profile to be provided by soil specialists. Q30_406.
- PROPOSED DROUGHT TOLERANT TURF - Q30_400.
- PROPOSED ORNAMENTAL GROUND COVER SHRUB PLANTING
- PROPOSED WETLAND PLANTING MIX

- Drawing to be read in conjunction with:
- NBS Specification
 - 10 Series - Site information
 - 12 Series - Landscape details
 - 13 Series - Floor plans & elevations
 - 15 Series - General arrangement sections Section details Plan details
 - 17 Series - Stairs
 - 18 Series - Core layouts WC layouts
 - 19 Series - Roof plans
 - 20 Series - Reflective ceiling plans
 - 22 Series - Doors
 - 24 Series - Windows
 - 30 Series - Fire Strategy
 - 31 Series - Finishes Schedule
- Refer to M & E Engineer's specification for all engineering services
- For steelwork refer to Structural Engineer's design

Client: **mcs group** **PRC**

Project: **HURRICANE URBAN HUB HEADLEY ROAD EAST WOODLEY**

Drawing Title: **LANDSCAPE GENERAL ARRANGEMENT PLAN SHEET 1 OF 4**

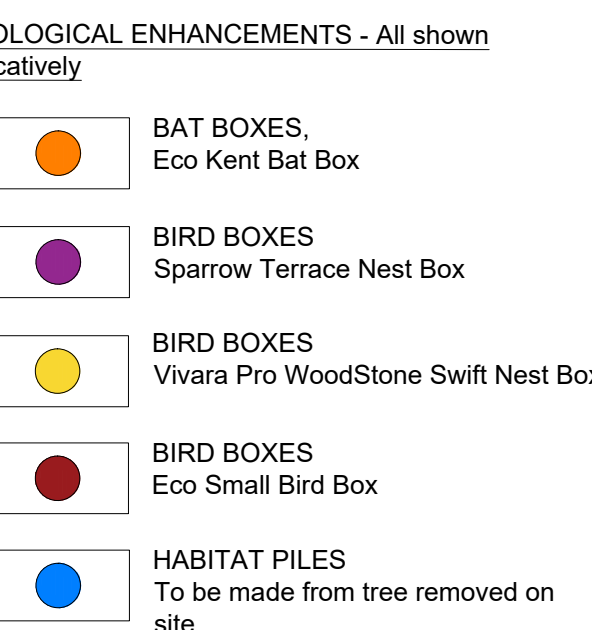
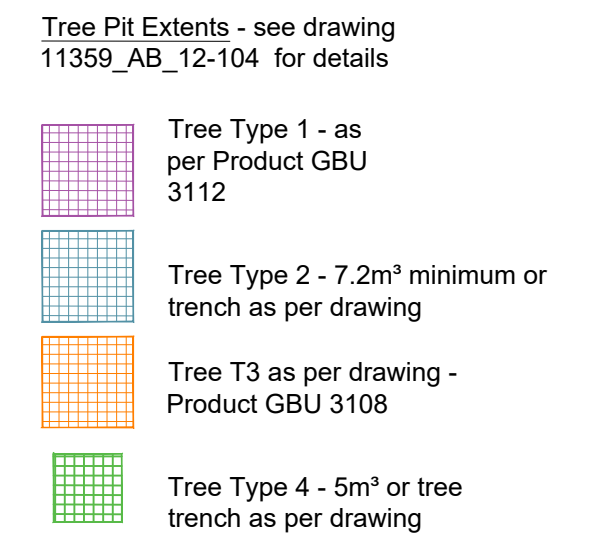
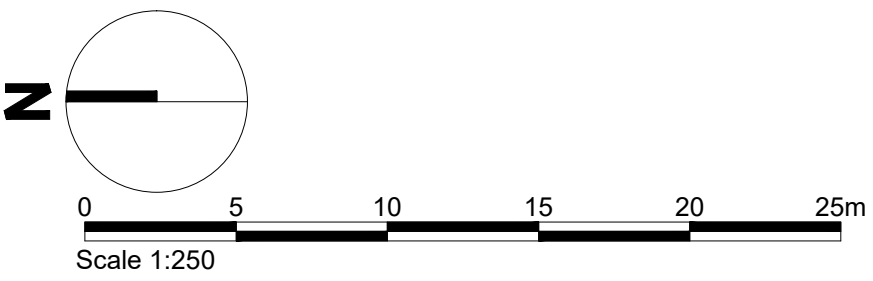
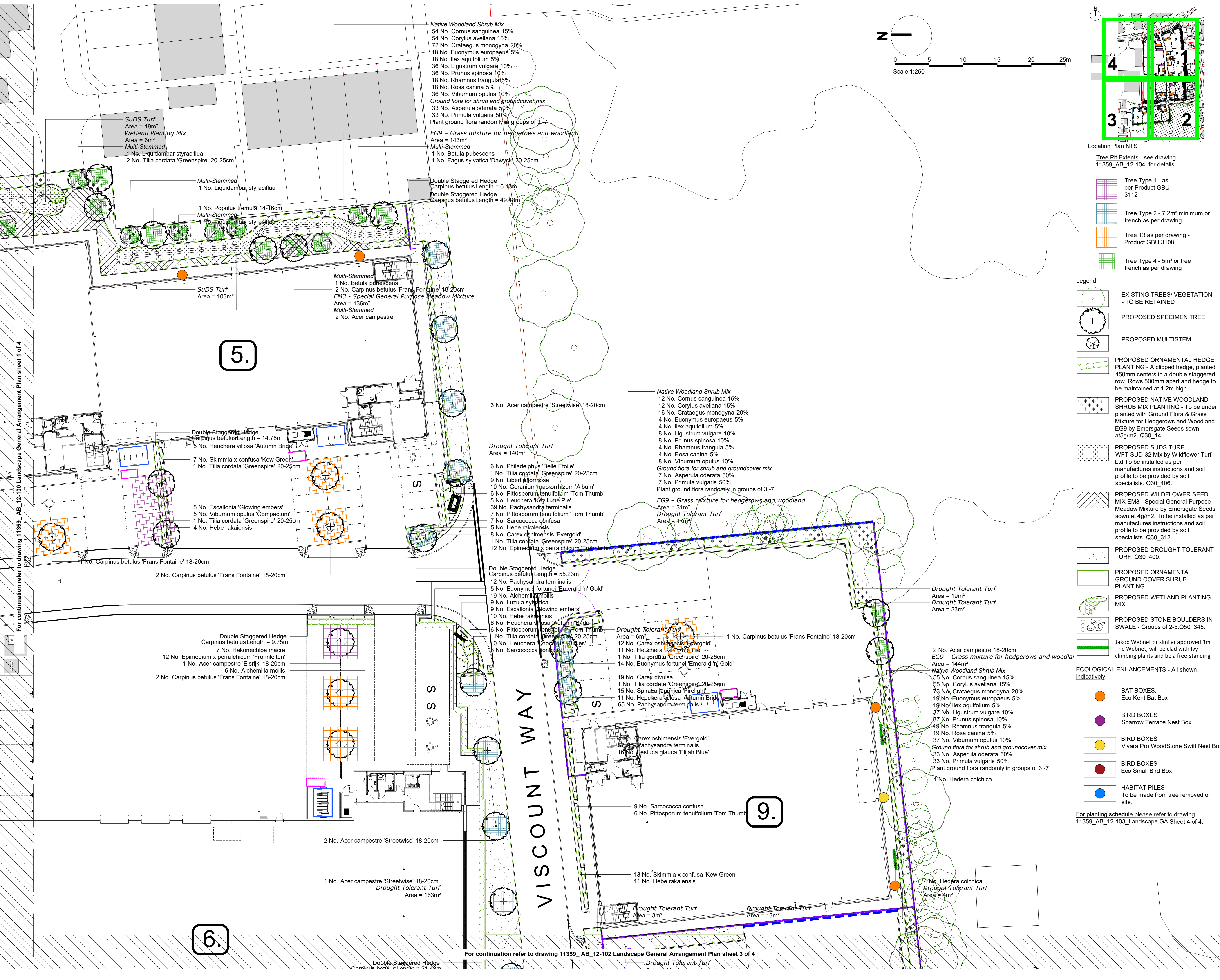
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Job No: 11359 Stage: AB_12-100 Rev:

Issue Status: Construction ☐ Preliminary ☐ Information ☐ Approval ☐ Tender ☐

Offices: Working London Milton Keynes Warsaw

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For planting schedule please refer to drawing 11359_AB_12-103_Landscape GA Sheet 4 of 4.

Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to the PRC Group.

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Revisions: Drawn/Chkd: Date:

Drawing to be read in conjunction with:

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- 30 Series - Fire Strategy
- 31 Series - Finishes Schedule

Refer to M & E Engineer's specification for all engineering services

For steelwork refer to Structural Engineer's design

Client:

Project:

HURRICANE URBAN HUB
HEADLEY ROAD EAST
WOODLEY

Drawing Title:

LANDSCAPE GENERAL
ARRANGEMENT PLAN
SHEET 2 OF 4

Scale @ A1:

1/250

Checked by:

AMc

Date:

JUN/25

Job No:

11359

Stage:

AB_12-101

Rev:

Issue Status:

Construction

Information

Tender

☐ Preliminary

☒ Approval

☐

Working

London

Milton Keynes

Warsaw

Offices

PRC Architecture & Planning

For continuation refer to drawing 11359_AB_12-100 Landscape General Arrangement Plan sheet 1 of 4

For continuation refer to drawing 11359_AB_12-102 Landscape General Arrangement Plan sheet 3 of 4

Drawing to be read in conjunction with:

- Refer to M & E Engineer's specification for all engineering services
- For steelwork refer to Structural Engineer's design



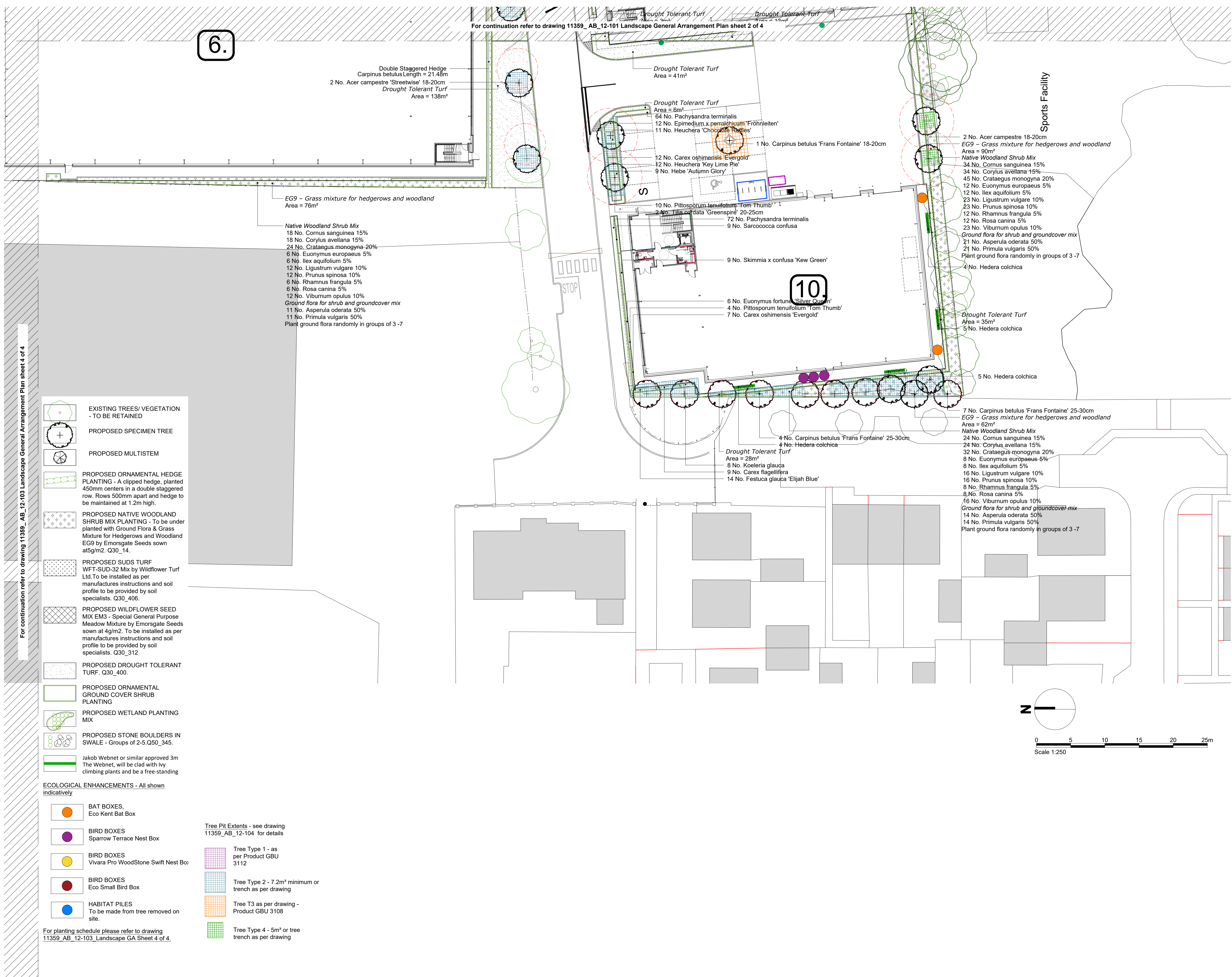
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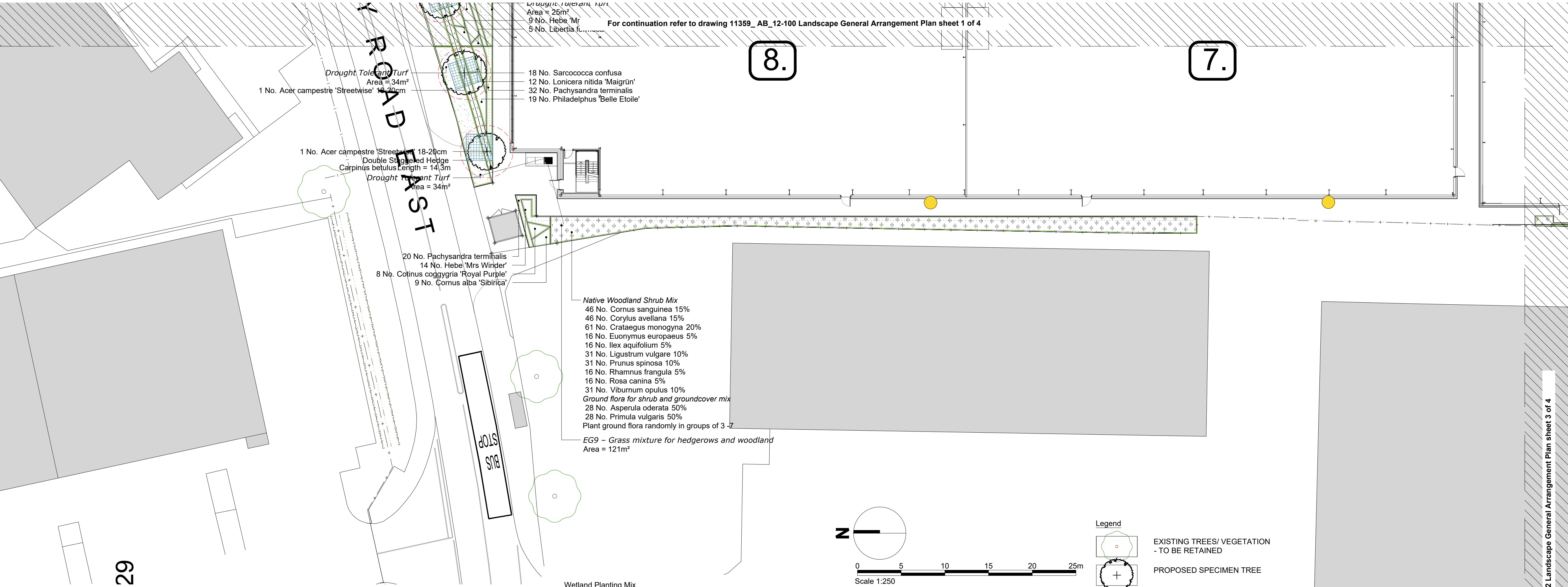
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LANDSCAPE GENERAL
ARRANGMENT PLAN
SHEET 3 OF 4

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1/250	AMc	JUN.'25
Job No:	Stage :	Drawing No : Rev :
11359	AB	12-102

Issue Status:		Offices
Construction	☐ Preliminary ☐	Woking
Information	☒ Approval ☐	London
Tender	☐	Milton Keynes
		Warsaw

PRC Architecture & Planning





Planting Schedule

Trees					
Number	Species	Specification	Height	Girth	Pot Size
5	Acer campestre	Multi-Stemmed: Bushy: 3 Stems min.: C	300-350cm		85L
7	Acer campestre	Extra Heavy Standard: C: Clear Stem min. 200cm	450-500cm	18-20cm	100-200L
7	Acer campestre 'Elsrijk'	Extra Heavy Standard: C: Clear Stem min. 200cm	400-450cm	18-20cm	100-200L
16	Acer campestre 'Streetwise'	Extra Heavy Standard: C: Clear Stem min. 200cm	450-500cm	18-20cm	100-200L
4	Acer rubrum	Multi-Stemmed: Bushy: 2 stems: 3x: RB	300-350cm		
3	Alnus glutinosa	Semi-Mature: C: Clear Stem min. 200cm	500-550cm	20-25cm	150-250L
7	Betula pubescens	Multi-Stemmed: Bushy: 3 stems min.: C	300-350cm		45-85L
11	Carpinus betulus 'Frans Fontaine'	Semi-Mature: C: Clear Stem min. 200cm	550-600cm	25-30cm	300-500L
16	Carpinus betulus 'Frans Fontaine'	Extra Heavy Standard: C: Clear Stem min. 200cm	450-500cm	18-20cm	100-200L
3	Fagus sylvatica 'Dawyc'	Semi-Mature: Clear Stem 150-175 :5 brks :C	min. 450cm	20-25cm	150-250L
5	Liquidambar styraciflua	Multi-Stemmed: Bushy: 3 stems min.: C	300-350cm		75L
7	Populus tremula	Extra Heavy Standard: 5 brks: C: Clear Stem 175-200cm	425-600cm	14-16cm	45-85L
2	Quercus robur fastigiata	Extra Heavy Standard: C: Clear Stem min. 200cm	500-600cm	18-20cm	100-200L
22	Tilia cordata 'Greenspire'	Semi-Mature: C: Clear Stem min. 200cm	500-550cm	20-25cm	150-250L
Total :115					

Shrubs					
Number	Species	Specification	Height	Density	Pot Size
9	Cornus alba 'Sibirica'	Branched: 3 breaks	40-60cm	3/m²	3L
25	Cornus stolonifera 'Kelsey'	Several Shoots: 4 brks: C	30-40cm	5/m²	3L
8	Cotinus coggygria 'Royal Purple'	Branched: 3 breaks	30-40cm	3/m²	3L
27	Escallonia 'Glowing embers'	Bushy: 4 brks: C	40-60cm	3/m²	3L
37	Euonymus fortunei 'Emerald 'n' Gold'	Bushy: 7 brks: C	20-25cm	3/m²	3L
32	Euonymus fortunei 'Silver Queen'	Bushy: 5 brks: C	20-30cm	4/m²	3L
13	Euphorbia amygdaloides robbiae	Full pot :C		5/m²	3L
20	Hebe 'Autumn Glory'	Bushy: 5 brks: C	20-30cm	3/m²	3L
65	Hebe 'Mrs Winder'	Bushy: 5 brks: C	30-40cm	3/m²	3L
43	Hebe rakaiensis	Bushy: 5 brks: C		3/m²	3L
28	Lonicera nitida 'Maigrün'	Bushy: 6 brks: C		3/m²	3L
525	Pachysandra terminalis	Several Shoots: 9 brks: C	425-600cm	4/m²	3L
56	Philadelphus 'Belle Etoile'	Branched: 4 brks: C	30-40cm	3/m²	3L
51	Pittosporum tenuifolium 'Tom Thumb'	Bushy: 3 brks: C	15-20cm	3/m²	3L
70	Sarcococca confusa	Bushy: 6 brks: C	20-30cm	4/m²	3L
95	Skimmia x confusa 'Kew Green'	Bushy: 3 brks: C	30-40cm	4/m²	3L
30	Spiraea japonica 'Firelight'	Bushy: 6 brks: C	30-40cm	3/m²	3L
18	Spiraea japonica 'Goldflame'	Bushy: 6 brks: C	30-40cm	3/m²	3L
16	Viburnum opulus 'Compactum'	Bushy: 4 brks: C	30-40cm	3/m²	3L

Herbaceous				
Number	Species	Specification	Pot Size	Density
70	Alchemilla mollis	Full Pot :C		3/m²
16	Epimedium perralderianum	Full Pot: C	3L	5/m²
75	Epimedium x perralchicum 'Fröhnleiten'	Full Pot :C	3L	6/m²
37	Geranium macrorrhizum 'Album'	Full Pot :CE	3L	4/m²
44	Heuchera 'Chocolate Ruffles'	Full Pot: C	3L	4/m²
28	Heuchera 'Key Lime Pie'	Full Pot: C	3L	4/m²
62	Heuchera villosa 'Autumn Bride'	Full Pot :C	3L	4/m²

Grasses				
Number	Species	Specification	Pot Size	Density
53	Carex divulsa	Full Pot: C	3L	4/m²
9	Carex flagellifera	Full Pot: C	3L	4/m²
54	Carex oshimensis 'Evergold'	Full Pot: C	3L	4/m²
30	Festuca glauca 'Elijah Blue'	Full Pot: C	2L	7/m²
27	Hakonechloa macra	Full Pot: C	3L	3/m²
8	Koeleria glauca	Full Pot: C	3L	6/m²
45	Libertia formosa	Full Pot :C	3L	4/m²
28	Luzula sylvatica	Full pot, Sept to April planting: British native-origin: C	3L	4/m²

Climbers				
Number	Species	Specification	Height	Pot Size
26	Hedera colchica	Caned, several shoots; 5 breaks	150-200cm	10L

For continuation refer to drawing 11359_AB_12-100 Landscape General Arrangement Plan sheet 1 of 4

18 No. Sarcococca confusa
12 No. Lonicera nitida 'Maigrün'
32 No. Pachysandra terminalis
19 No. Philadelphus 'Belle Etoile'

Native Woodland Shrub Mix
46 No. Cornus sanguinea 15%
46 No. Corylus avellana 15%
61 No. Crataegus monogyna 20%
16 No. Euonymus europaeus 5%
16 No. Ilex aquifolium 5%
31 No. Ligustrum vulgare 10%
31 No. Prunus spinosa 10%
16 No. Rhamnus frangula 5%
16 No. Rosa canina 5%
31 No. Viburnum opulus 10%
Ground flora for shrub and groundcover mix
28 No. Asperula odorata 50%
28 No. Primula vulgaris 50%
Plant ground flora randomly in groups of 3-7

EG9 - Grass mixture for hedgerows and woodland
Area = 121m²

Wetland Planting Mix					
Number	Species	Mix Species Contribution	Pot Size	Specification	Density
5	Acorus calamus	5%	0.5L	Full Pot: Sept to April planting: C	3/m²
8	Alisma plantago-aquatica	10%	0.5L	Full Pot: Sept to April planting: British Native-origin: C	3/m²
8	Filipendula ulmaria	10%	0.5L	Full Pot: Sept to April planting: British Native-origin: C	3/m²
8	Mentha aquatica	10%	0.5L	Full Pot: Sept to April planting: British Native-origin: C	3/m²
8	Myosotis scorpioides	10%	0.5L	Full Pot: Sept to April planting: British Native-origin: C	3/m²
8	Veronica beccabunga	10%	0.5L	Full Pot: Sept to April planting: British Native-origin: C	3/m²
11	Butomus umbellatus	15%	0.5L	Full Pot: June to Sept planting: British Native-origin: C	3/m²
11	Iris pseudacorus	15%	0.5L	Full Pot: Sept to April planting: British Native-origin: C	3/m²
11	Sagittaria sagittifolia	15%	0.5L	Full Pot: Sept to April planting: British Native-origin: C	3/m²
Total :100%					

Native Woodland Shrub Mix					
Number	Species	Specification	Height	Density	Pot Size
510	Crataegus monogyna	1+1: Transplant - seed raised: Branched: 3 brks: C	60-80cm	2.5/m²	2L
383	Corylus avellana	Branched: 2 brks: C	40-60cm	2.5/m²	2L
383	Cornus sanguinea	Branched: 3 brks: C	40-60cm	2.5/m²	2L
130	Euonymus europaeus	Branched: 3 brks: C	40-60cm	2.5/m²	2L
257	Ligustrum vulgare	Branched: 3 brks: C	40-60cm	2.5/m²	2L
257	Prunus spinosa	Branched: 3 brks: C	40-60cm	2.5/m²	2L
130	Rosa canina	Branched: 3 brks: C	40-60cm	2.5/m²	2L
257	Viburnum opulus	Branched: 3 brks: C	40-60cm	2.5/m²	2L
130	Rhamnus frangula	Leader with Laterals: 3 brks: C	40-60cm	2.5/m²	2L
130	Ilex aquifolium	Leader with Laterals: C	30-40cm	2.5/m²	2L

Ground flora for Shrubs & Ground Cover Mix			
Number	Species	Pot Size	Density
231	Asperula odorata	0.3L	1.5/m²
231	Primula vulgaris	0.3L	1.5/m²

Drought Tolerant Turf	
Species	Area
Drought Tolerant Turf	Total :1078.2m²

Carpinus hedge					
Number	Species	Height	Specification	Density	Pot Size
1333	Carpinus betulus	80-100cm	1+1: Transplant - seed raised: Branched: 3 brks: C	0.45Ctr Double Staggered at 0.45m offset	5L
Length 298.28m					

EG9 - Grass Mixture for Hedgerows and Woodland	
Species	Area
EG9 - Grass Mixture for Hedgerows and Woodland	Total :1036.83m²

SuDS Turf	
Species	Area
SuDS Turf	Total :512.51m²

EM3 - Special General Purpose Meadow Mixture	
Species	Area
EM3 - Special General Purpose Meadow Mixture	Total :443.06m²

- Legend
- EXISTING TREES/ VEGETATION - TO BE RETAINED
 - PROPOSED SPECIMEN TREE
 - PROPOSED MULTISTEM

PROPOSED ORNAMENTAL HEDGE PLANTING - A clipped hedge, planted 450mm centers in a double staggered row. Rows 500mm apart and hedge to be maintained at 1.2m high.

PROPOSED NATIVE WOODLAND SHRUB MIX PLANTING - To be under planted with Ground Flora & Grass Mixture for Hedgerows and Woodland EG9 by Emorsgate Seeds sown at 5g/m2. Q30_14.

PROPOSED SUDS TURF WFT-SUD-32 Mix by Wildflower Turf Ltd. To be installed as per manufactures instructions and soil profile to be provided by soil specialists. Q30_406.

PROPOSED WILDFLOWER SEED MIX EM3 - Special General Purpose Meadow Mixture by Emorsgate Seeds sown at 4g/m2. To be installed as per manufactures instructions and soil profile to be provided by soil specialists. Q30_312

PROPOSED DROUGHT TOLERANT TURF. Q30_400.

PROPOSED ORNAMENTAL GROUND COVER SHRUB PLANTING

PROPOSED WETLAND PLANTING MIX

PROPOSED STONE BOULDERS IN SWALE - Groups of 2-5.Q50_345.

Jakob Webnet or similar approved 3m The Webnet, will be clad with Ivy climbing plants and be a free-standing

ECOLOGICAL ENHANCEMENTS - All shown indicatively

- BAT BOXES, Eco Kent Bat Box
- BIRD BOXES Sparrow Terrace Nest Box
- BIRD BOXES Vivara Pro WoodStone Swift Nest Box
- BIRD BOXES Eco Small Bird Box
- HABITAT PILES To be made from tree removed on site.

For planting schedule please refer to drawing 11359_AB_12-103_Landscape GA Sheet 4 of 4.

Tree Pit Extends - see drawing 11359_AB_12-104 for details

- Tree Type 1 - as per Product GBU 3112
- Tree Type 2 - 7.2m² minimum or trench as per drawing
- Tree T3 as per drawing - Product GBU 3108
- Tree Type 4 - 5m² or tree trench as per drawing



Location Plan NTS

Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to the PRC Group.

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Revisions: Drawn/Chkd: Date:

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Refer to M & E Engineer's specification for all engineering services

For steelwork refer to Structural Engineer's design

Client:



Project:
HURRICANE URBAN HUB
HEADLEY ROAD EAST
WOODLEY

12 Warren Yard,
Warren Park,
Milton Keynes,
MK12 5HW
01908 305 246

info@prc-group.com
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Drawing Title:

LANDSCAPE GENERAL
ARRANGMENT PLAN
SHEET 4 OF 4

Scale @ A1: 1/250
Checked by: AMc
Date: JUN/25

Job No: 11359
Stage: Drawing No: Rev: AB_ 12-103

Issue Status:

Construction ☐ Preliminary ☐
Information ☒ Approval ☐
Tender ☐

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