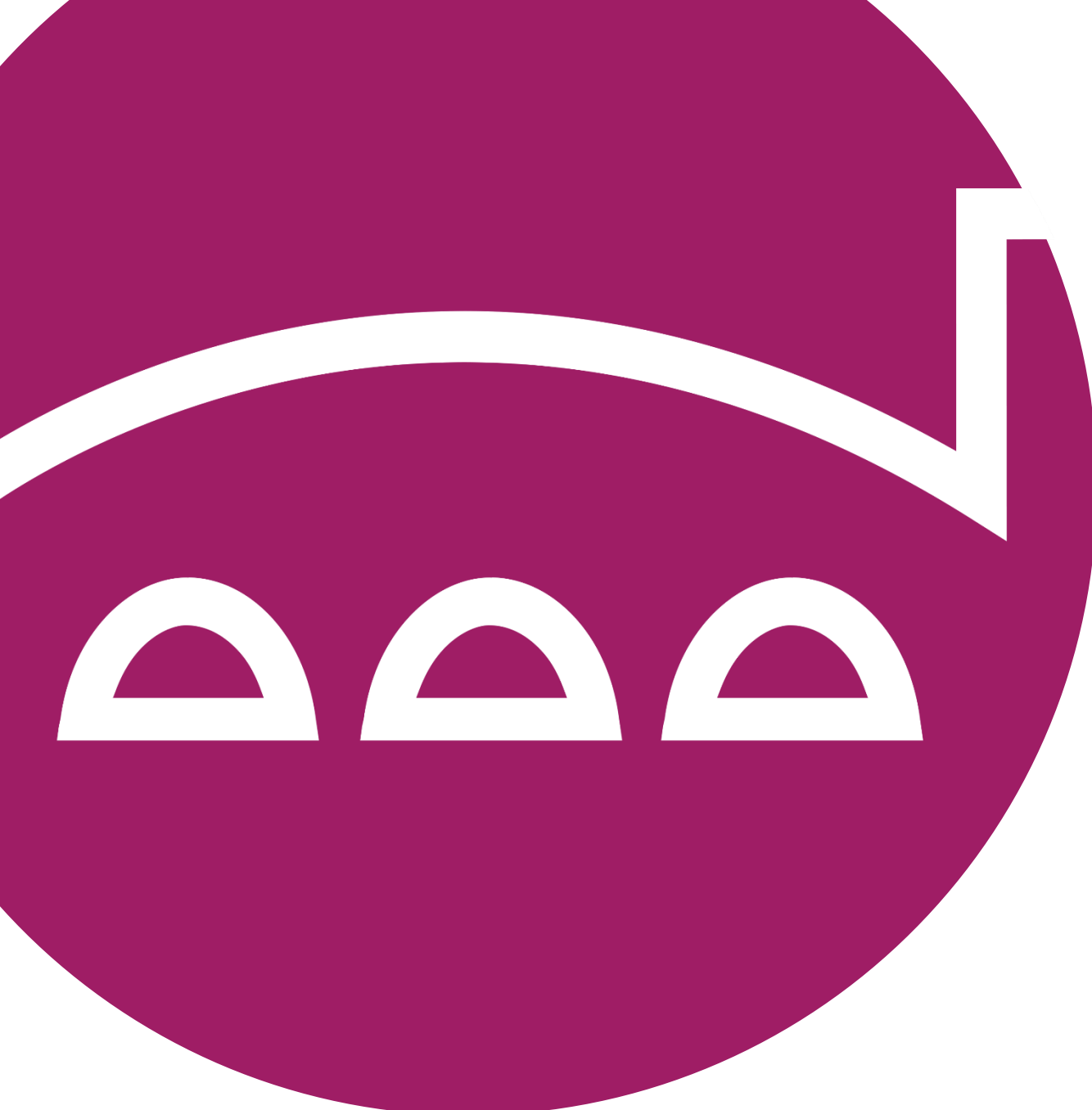




Wokingham Major Highways Project South Wokingham Distributor Road (SWDR) – Western Gateway Phase 2 (WG2)

Written Landscape Specification WHMP-TG-WG2-SP-LS-3001

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1. Introduction

This written landscape specification has been produced to provide the detailed specification for all soft planting operations shown on drawing WMHP-TG-WG2-DR-LS-3005 'Detailed Soft Landscaping Planting Plan' in Appendix 1 for the A321 Finchampstead Road/Molly Millar's Land roundabout, herein referred to as 'the Development'.

This specification supports the discharge of conditions 8, 9, 10 and 11 of planning approval notice 203535. The condition specifies a need for a landscape scheme to be approved in advance of the commencement of the Development.

Draft Condition 8 states the following:

Detailed landscaping scheme

8. Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

The following drawings are provided in section 6 of this report. These drawings should be read in conjunction with this report to support the full discharge of the above condition:

- WMHP-TG-WG2-DR-LS-3003 'Tree Impacts Plan';
- WMHP-TG-WG2-DR-LS-3004 'Tree Protection Plan'
- WMHP-TG-WG2-DR-HI-1101 'Kerbs, Footways and Paved Areas Plan';

- WMHP-TG-WG2-DR-DD-0501 'Drainage Plan';
- WMHP-TG-WG2-DR-HI-0301 'Fencing Plan';
- WMHP-TG-WG2-DR-HI-1201 'Traffic Signs Plan; and
- WMHP-TG-WG2-DR-LI-1301 'Lighting Plan'

This document will be adhered to by the Projects' personnel, Principal Contractor and sub-contractors involved with construction activities carried out in relation to the Development.

The approved version of this Written Landscaping Scheme will be adopted and implemented by the Projects' personnel, the appointed Principal Contractor and all sub-contractors for the Development works. Minor changes may be made to this document by the Principal Contractor during construction phase. However, changes of a material nature will be agreed with the Wokingham Borough Council and stakeholders as relevant.

1.1. Relevant Guidance

The landscape works set out in this document should be read in conjunction with the following guidance, regulations and codes of good practice (or, otherwise, updated/superseded):

- National Joint Utilities Volume 4 (2007) Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees. Issue 2;
- British Standard (BS) 5837:2012 Trees in relation to design, demolition and construction – Recommendations;
- BS 4428:1989 Code of practice for general landscape operations (excluding hard surfaces);
- BS 3998:2010 Tree work. Recommendations;
- BS 8545:2014 - Trees: From Nursery to Independence in the Landscape
- BS 3936-1:1992 Nursery stock – Specification for trees and shrubs;
- BS 3882:2015 - Specification for topsoil;
- Control of Pesticides Regulations 1986 (COPR) (as amended 1997); and
- Forestry Commission (1999) Using local stock for planting native trees and shrubs: Practice Note.

2. Description of Works

Wokingham Borough Council has allocated, within its Local Development Plan – Core Strategy (CS), a number of Strategic Development Locations (SDL) across the Borough. These SDL are

located to the north and south of Wokingham town, to the south of the M4 in Shinfield and Spencers Wood and at Arborfield Garrison.

In order to realise the vision for the SDL, and mitigate traffic impacts from the development sites, a series of transport and infrastructure initiatives are being progressed including the provision of a number of major highway projects.

The South Wokingham Distributor Road (SWDR) will provide access to a development of 2500 new homes, new primary schools, and local shopping and community facilities.

The new distributor road is proposed to extend in an easterly direction from Finchampstead Road, along the southern side of the Reading to Waterloo rail line, to London Road, as illustrated in Figure 1.

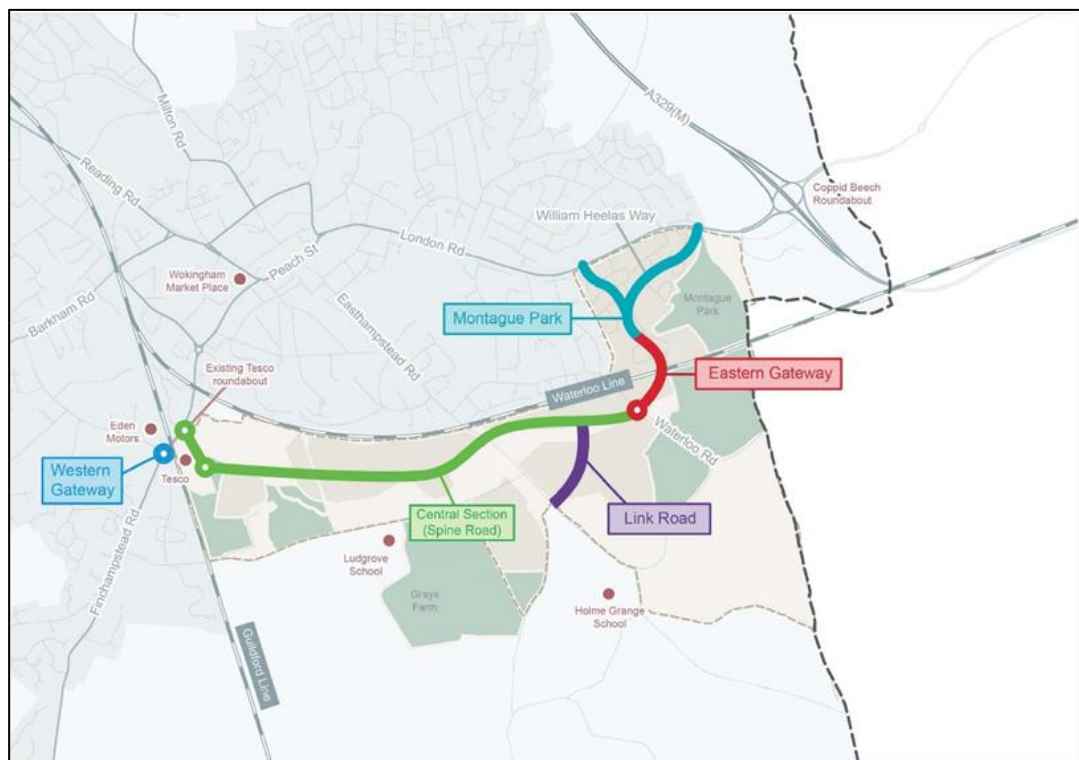


Figure 1 .Indicative alignment of South Wokingham Distributor Road

The first phase of the Distributor Road, which extends from London Road into the Montague Park Development, has previously been constructed by David Wilson Homes. The second phase crosses the rail line, linking Montague Park to Waterloo Road, referred to as Eastern Gateway. The third phase, referred to as Spine Road and Western Gateway Phase 1 was submitted to planning in October 2019 with construction dates to be confirmed.

A planning application prepared by Tony Gee for the fourth and final phase of the South Wokingham Distributor Road, referred to as the Western Gateway Phase 2 (WG2), was

submitted on behalf of Wokingham Borough Council following the development of design through this scheme. This is planning application ref 203535.

This phase will tie in to an existing underbridge, which extends from the south-west arm of the Tesco access roundabout, and shall comprise of the following works:

- Realignment of the existing highway along Finchampstead Road and Molly Millars Lane including construction of a new offline roundabout to replace the existing mini roundabout;
- Demolition of properties 81 and 83/85 Finchampstead Road;
- A new controlled crossing on the northern Finchampstead Road arm of the new roundabout;
- Relocation of the existing controlled crossing on Molly Millars lane; and
- Extension of the existing shared use (unsegregated) footway / cycleway along Molly Millar's Lane.

3. Protection of Existing Trees

Prior to machinery entering the site for any site clearance, construction or grading purposes, all retained trees and vegetation groups, will be fenced off in a continuous line of tree protective fencing for the duration of the construction works associated with the Development.

Drawing WMHP-TG-WG2-DR-LS-3003 'Tree Impacts Plan' in Appendix 3 identifies all retained and removed trees and drawing WMHP-TG-WG2-DR-LS-3004 'Tree Protection Plan' in Appendix 4 illustrates the location and specification of tree protection fencing. Both drawings have been submitted and approved under the above planning approval notice.

Removal of the tree protection fencing will only be permitted upon completion of all construction works associated with the Development and once all machinery and materials have left site.

4. Planting and Seeding

4.1. Introduction

The landscape proposals consist of tree planting, ornamental planting and amenity grass mixes. This proposed planting reflects both the species and form of that seen locally to the site to complement the wider landscape and increase biodiversity on site.

All landscape operations will be in-line with the relevant British Standard listed in Section 1.1 of this report.

4.2. Planting and Seeding Locations

The location of all proposed planting and seeding areas are illustrated in WMHP-TG-WG2-DR-LS-3005 'Detailed Soft Landscape Plan' in Appendix 1.

4.3. Restrictions on Planting

Proposed planting may be restricted due to the presence of existing and proposed, below and above ground services. Where services are present, a reasonable safe distance for landscape contractors when undertaking planting works must be adhered to.

The Principal Contractor is responsible for accurately identifying all information in relation to existing services on site. This includes the accurate location of existing services and identification and agreement of associated easements required by each asset owner and will be shared with the landscape contractor prior to the commencement of landscape works.

4.4. Planting and Seeding Preparation

4.4.1. Clearance

Where required, the Site will be cleared prior to any planting operations being undertaken.

Where existing ground vegetation is retained or has re-established during the construction phase, the following clearance works should be undertaken prior to any planting or seeding works:

- **Tree Planting:** All grass and perennial vegetation within a 250mm radius of the base of each proposed tree should be cleared to ground level including all epicormic and below ground growth.
- **Ornamental Planting:** All grass and perennial vegetation should be cleared from site to ground level including all epicormic and below ground growth across the entire planting bed.
- **Hedgerow Planting (including Hedgerow Tree Planting):** All grass and perennial vegetation within a 500mm offset each side of the proposed centre line and within a 250mm radius of each proposed tree should be cleared to ground level including all epicormic and below ground growth.
- **Proposed Amenity Grass Seeding Areas:** All grass and perennial vegetation should be cleared to ground level including epicormic and below ground growth.
- **All Areas:** Clear all rubbish and debris and stone pick all stones over 25mm diameter.
- **Arisings:** Removed from site.

4.4.2. Herbicide Applications

Areas cleared for tree, ornamental planting and amenity grass seeding will be treated with two applications of selective broadleaf herbicide prior to planting and seeding. Where necessary, care should be taken to avoid existing bulb and wildflowers and strictly in accordance with the Control of Pesticides Regulations 1986 (COPR) (as amended 1997) (or, otherwise, updated/superseded legislation) and following manufacturer's instructions by qualified staff.

4.4.3. Cultivation

Topsoil should be cultivated in-line with BS 3882: 2015 to a minimum of 400mm over all tree and ornamental planting areas and to a fine tilth over all areas to be seeded and include basic levelling with levels graded to fall.

No cultivation should take place in wet/ waterlogged conditions and within the root protection areas of existing trees. Where necessary imported topsoil should be sustainably sourced and must be compliant with the BS 3882: 2015.

4.5. Planting

The handling of plants and planting operations should be in accordance with the requirements and recommendations set out in the relevant British Standards outlined in section 1.1 of this report. The supplier of any plant material to site should be listed in the Horticultural Trade Associations, Nursery Certificate Scheme.

All planting should be carried out during appropriate climatic conditions and where possible during the optimal planting period of October through until the end of March.

Care should be taken to ensure the roots of any bareroot specified trees do not dry out prior to planting and should be planted as soon as possible after delivery. If this is not possible then rootballed and container grown plants should be specified and stored closed together with the ball or container covered with sand or a moist cloth to prevent drying out.

4.5.1. Individual Tree Planting

Table 1 provides a species list and specification for the 14 no. proposed tree planting associated with the Development works. Locations of all proposed trees are shown on drawing WMHP-TG-WG2-DR-LS-3005 'Detailed Soft Landscape Planting Plan' in Appendix 1.

Table 1: Individual Tree Planting Schedule

Species	Specification	Girth (cm)	Height (cm)	Clear Stem (cm)	Root	No.
<i>Acer campestre</i>	EHS, 3X	16-18cm	450-500	min. 200	BR	4

<i>Carpinus betulus fastigiata</i>	EHS, 3X	16-18cm	450-500	min. 200	BR	3
<i>Quercus robur</i>	EHS, 3X	16-18cm	450-500	min. 200	BR	3
<i>Tilia cordata</i>	EHS, 3X	16-18cm	450-500	min. 200	BR	4

Abbreviations: T= Transplant, Wh= Whip, F= Feathered, SLi= Light Standard, S= Standard, SSe= Select Standard, SHe= Heavy Standard, EHS= Extra Heavy Standard, Adv= Advanced Nursery Stock, SM= Semi-Mature, SSM= Super Semi-Mature, BR= Bare Root, RB= Root Balled, C= Containerised

Trees are planted in an appropriately prepared planting pit as per current horticultural best practice. Pits are dug out to comfortably accommodate the root system of the tree. The tree is placed into the pit and the soil replaced, firming carefully so as not to damage either tree or root.

4.5.2. Hedgerow Tree Planting

Table 2 provides a species list and specification for the 3 no. proposed tree planting associated with the Development works. Locations of all proposed trees are shown on drawing WMHP-TG-WG2-DR-LS-3005 'Detailed Soft Landscape Planting Plan' in Appendix 1.

Table 2: Hedgerow Tree Planting Schedule

Species	Specification	Height (cm)	Root	No.
<i>Amelanchier lamarckii</i> 'Robin Hill'	Feather, 2X	150-175	BR	3

Abbreviations: T= Transplant, Wh= Whip, F= Feathered, SLi= Light Standard, S= Standard, SSe= Select Standard, SHe= Heavy Standard, EHS= Extra Heavy Standard, Adv= Advanced Nursery Stock, SM= Semi-Mature, SSM= Super Semi-Mature, BR= Bare Root, RB= Root Balled, C= Containerised

Trees are planted in an appropriately prepared planting pit as per current horticultural best practice. Pits are dug out to comfortably accommodate the root system of the tree. The tree is placed into the pit and the soil replaced, firming carefully so as not to damage either tree or root.

4.5.3. Ornamental Planting

Table 3 provides a species list and specification for all proposed ornamental planting on site. Locations of ornamental planting is shown on drawing WMHP-TG-WG2-DR-LS-3005 'Detailed Soft Landscape Planting Plan' in Appendix 1.

All ornamental planting should be planted randomly throughout the planting bed at 5 plants per meter square.

Table 3: Ornamental Planting Schedule

Species	Pot Size (L)	% in mix	No.
<i>Leucanthemum vulgare</i>	2	20	96
<i>Molinia caerulea</i>	2	30	143
<i>Rudbeckia 'Goldstrum'</i>	2	20	96
<i>Salvia officinalis</i>	2	10	48
<i>Sesleria argentea</i>	2	20	96

Plants are planted in an appropriately prepared planting pit as per current horticultural best practice. Pits are dug out to comfortably accommodate the root system of the plant. The plant is to be placed into the pit and the soil replaced, firming carefully so as not to damage either plant or root.

4.5.4. Native Species Hedgerow Planting

Table 4 provides a species list and specification for all proposed ornamental planting on site. Locations of ornamental planting is shown on drawing WMHP-TG-WG2-DR-LS-3005 'Detailed Soft Landscape Planting Plan' in Appendix 1.

Hedge to comprise of a double staggered row, 450mm between rows and 5 plants per linear meter. Species to be planted randomly throughout the rows in groups of 3 or 5. Plants to be trench planted in a trench with a minimum 600mm (w) and 450mm (d).

Table 4: Native Species Hedgerow Planting Schedule

Species	Specification	Height (cm)	% in mix	No.
<i>Cornus sanguinea</i>	1+1, BR, Transplant	40-60	15	23
<i>Corylus avellana</i>	1+1, BR, Transplant	40-60	15	23
<i>Crataegus monogyna</i>	1+1, BR, Transplant	40-60	35	52
<i>Prunus spinosa</i>	1+1, BR, Transplant	40-60	25	37
<i>Rosa canina</i>	1+1, BR, Transplant	40-60	10	15

Abbreviations: T= Transplant, Wh= Whip, F= Feathered, SLi= Light Standard, S= Standard, SSe= Select Standard, SHe= Heavy Standard, EHS= Extra Heavy Standard, Adv= Advanced Nursery Stock, SM= Semi-Mature, SSM= Super Semi-Mature, BR= Bare Root, RB= Root Balled, C= Containerised

Plants are planted in an appropriately prepared planting pit as per current horticultural best practice. Pits are dug out to comfortably accommodate the root system of the plant. The plant is

to be placed into the pit and the soil replaced, firming carefully so as not to damage either plant or root.

4.5.5. Plant Staking

Newly planted trees should be staked in-line with BS 4428: 1989 using a double stake and appropriate biodegradable tie and rubber buffer to prevent excessive movement during establishment.

The stakes should be positioned on the windward side of the tree and driven in to the ground vertically.

Refer to drawing WMHP-TG-WG2-DR-LS-3006 'Landscaping Construction Details' in Appendix 2 for tree pit and staking details.

4.5.6. Topsoil

Shall be a minimum of 500mm deep of trees, 400mm over hedgerow/planting beds and 200mm over grass. Imported topsoil must be BS 3882:2015 compliant and existing topsoil must be cultivated in accordance with BS 3882:2015 outside RPAs of existing trees. No cultivation should take place in wet/ waterlogged conditions and within the RPAs of existing trees. Topsoil to be used in areas of uneven surfaces to make good levels to create a smooth level surface. Where topsoil is added under existing trees to fill depressions in the surface such additions should be no greater than 100mm depth in line with BS5837:2012.

4.5.7. Mulching

All trees and ornamental planting areas should be covered using a course bark mulch to a minimum depth of 75mm leaving the stem of the plant clear.

Trees should receive a minimum mulch area of 500mm radius from stem and ornamental planting areas should receive a mulch area across the entire planting bed.

4.6. Seeding

Seeding areas should be sown with a suitable amenity grass mix that replicates other grassland areas local to the Development area.

Sowing should be undertaken in accordance with the seed supplier's instructions. Locations for seeding areas are shown on drawing WMHP-TG-WG2-DR-LS-3005 'Detailed Soft Landscape Planting Plan' in Appendix 1.

4.6.1. Grass Seeding

Table 5 provides a flowering lawn grass mix containing grassland species and is suggested for use on all proposed grass seed mix areas.

Table 5 – Amenity Grass Mix Species Schedule

Emorsgate EL1 Flowering Lawn Mixture - Sowing rate: 40kg per HA		
Latin name	Common name	%
Wild Flowers		20
Galium verum	Lady's Bedstraw	4
Leontodon hispidus	Rough Hawkbit	0.5
Leucanthemum vulgare	Oxeye Daisy - (Moon Daisy)	1
Lotus corniculatus	Birdsfoot Trefoil	3.7
Primula veris	Cowslip	3
Prunella vulgaris	Selfheal	4
Ranunculus acris	Meadow Buttercup	3.5
Trifolium pratense	Wild Red Clover	0.3
Grasses		80
Agrostis capillaris	Common Bent	8
Cynosurus cristatus	Crested Dogtail	40
Festuca rubra	Red Fescue	28
Phleum bertolonii	Smaller Cat's-tail	4

4.7. Availability of Species

It is acknowledged that at the time of planting, there is the potential for issues with the availability of the specific species detailed within the above sections; in particular in relation to the restriction of movement of certain species due to the risk from known pathogens and other threats. Where such issues are encountered, alternative species are supplemented based on guidance as applicable at the time of planting. Other planting parameters (i.e. height, density, etc.) would remain the same to ensure that the similar coverage is provided.

4.8. Aftercare

To ensure a reasonable level of establishment, newly planted areas of the site should be monitored and maintained for a period of 5 years following completion of planting works associated with each stage of works.

4.8.1. General

All newly planted areas should be maintained free from litter and excessive weed growth (i.e. growth that would be detrimental to the intended planting). Litter, grass cuttings or other deleterious materials should not be deposited on any of the planted areas during the establishment period. Should this occur then the deleterious material should be removed and responsibly disposed of away from site.

4.8.2. Watering

All newly planted areas should be watered immediately after planting and again during periods of drought. This should be done at a rate of 50 litres per tree and at weekly intervals during extended drought. All newly planted areas should be watered two to three times a week during summer months in the first year after planting, which can be reduced to once a week in the years following planting however to be increased in frequency during periods of dry weather.

4.8.3. Pruning

Trees and shrubs should be monitored for any deadwood, crossing branches and should be pruned accordingly to encourage healthy, strong growth.

Trees with clear stems should be maintained as such with any lower branches removed as required.

4.8.4. Weed Control

A weed free area, to a minimum of 500mm around the base of each newly planted tree and 250mm of shrub/hedgerow, should be maintained during establishment.

Weed control should be undertaken frequently as necessary to maintain weed free areas around the trees, and during the growing season, typically from March through to October however this may vary depending of the season and should occur at least 3 times during the season. Any use of herbicide applications should be strictly in accordance with the Control of Pesticides Regulations 1986 (as amended 1997) (or, otherwise, updated/superseded legislation) and following manufacturer's instructions by qualified staff.

4.8.5. Stakes and Protective Guards

Tree stakes and guards should be inspected twice yearly to ensure they are secure and in place and ties should be adjusted as required to allow for growth. The contractor should ensure that the protective guards do not impeded the natural growth of the plant.

Plant guards and stakes should be removed and responsibly disposed of away from site once the plant has fully established or at the end of the fifth growing season, whichever is sooner.

4.8.6. Mulch

A depth of 75mm of coarse bark mulch should be maintained at the base of each newly planted tree or shrub. This should be topped up on an annual basis or as required.

4.8.7. Plant Failures

Should any trees or shrubs planted as part of the landscape scheme, within a period of five years after planting, be removed, die or become, seriously damaged or diseased, it is to be replaced in the first available planting season with a specimen of the same species and size as that originally planted.

4.8.8. Mowing - Amenity Grass

The amenity should be maintained in-line with the suppliers' recommendations, typically:

- Following successful establishment, a 2-meter strip of grass offset from all highways, cycleways and footways will be regularly maintained to a height of 20-50cm with a minimum of 10 cuts per year, removing arisings from site;
- All areas outwith the 2-meter maintained area will receive a minimum of 4 cuts year to maintain a longer grass for biodiversity enhancements. All arisings will be removed from site.
- Carefully dig out or spot treat any residual perennial weeds such as docks as required throughout establishment.

5. Implementation Timeframes

All proposed tree and shrub planting and meadow seeding works will be implemented in the first available planting season (October – March) following the completion of the Development works.