



121 Nash Grove Lane, Wokingham, Berkshire, RG40 4HG

Landscaping and Planting Strategy

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1. Overview

This Landscaping and Planting Strategy Document (L&PSD) has been prepared in support of a full planning application for a development of two new dwellings on the above land. The purpose of this L&PSD is to provide a framework to explain the design principles that have been applied to this development and to demonstrate how specific issues might be addressed. It is to be read in conjunction with all supporting documentation.

2. Site Description

2.1 Finchampstead

The plot is located on the northern edge of Finchampstead in the District of Wokingham, Berkshire .

Finchampstead has a rich history of continual settlement stretching back to the Iron Age. During the medieval period, this area was part of The Royal Forest of Windsor. This was enclosed in the early half of the 19th century and the last remnants of heaths were replaced by plantations. The remaining open farmland was broken up into small units in the second half of the 20th century. There remain a small number of farms in the parish, some with livestock, agriculture, or specialist fruit-growing capability but others given over to paddock land.

The parish is mainly residential, farmland, woodland and nature reserve, giving it a natural or rural character, although there is a light industrial estate in Hogwood Lane. Around the north-western, western, and southern edges of the parish, there are still broad areas of farmland and open space offering recreational opportunities for residents and visitors alike along the parishes' 34kms (21 miles) of footpaths, bridleways, byways and cycle paths.



Site Location: Aerial Photograph (Source: Google Maps 2023)

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2.2 Plot setting and boundary conditions

To the north lie tree and hedge lined fields and to the east Sand Martins golf course. Further afield lies California Country Park and large areas of woodland and farmland. The Waverley Prep School and Nursery is just to the north-east, at the northern end of Waverley Way.

The surrounding context comprises residential development and open space. There are residential properties to the north, south on both sides of Nash Grove Lane, but none that would be materially affected by the proposal. The existing property is accessed via Nash Grove Lane, which connects to Barkham Ride.

Within the immediate surrounding area there are plots and gardens of differing sizes and building styles.

Immediately to the west, adjoining the rear garden lies Rooks Nest Wood Country Park (RNWC), which contains areas of grassland, woodland and wetland. There is a circular footpath within the RNWC, which in part, runs close to the western boundary of the plot owned by the applicant. Two of the Receptor locations/assessments were located on this foot path.

No 121 NGL comprises a single detached residential dwelling with a front and rear garden, opening on to an area of open grassland with a dense screen of mature trees and planting, along all boundaries. The outbuildings, within the existing garden curtilage, include a detached double garage, a swimming pool with enclosure, a summer house and a shed.

Topography

The is a largely flat.

Water course and/or water features

There is no water course, or water features.

Tree Preservation Orders (TPOs)

There are no TPOs on the property.

Country Wildlife Site (CWS)

The plot is not located within, or adjacent to a County Wildlife Site.

Site of Special Scientific Interest (SSSI) Impact Zone

The plot is not located within an SSSI impact risk zone as designated by Natural England.

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3. Design Strategy

3.1 Design

The development includes two new dwellings, one located to the front and one to the rear of the plot.



Site Layout

To the side of Plot 1, is a new access drive which will serve Plot 2 to the rear. The site is relatively open along its boundary with Horse and Gate Street (H&GS) and we propose to keep this open feel. A new grass verge will abut the existing public footpath with an 0.9m open, post and rail fence forming the new boundary with Plot 1. The 0.9m high fencing will be in keeping with the other low level boundary walls along H&GS, which vary in style and which include timber fencing, open and picket, and facing brickwork walls with piers.

4. Stocking, Procedure and Protection

This document aims to provide guidance to be followed for specifying tree stock during the procurement phase. Included are approved methods for successful tree planting, and background information to give context to the specifications.

Scope

All development projects that contain either tree planting or landscaping works that may involve an element of tree planting should be issued with this document and comply fully with the steps outlined.

Stock Specification

Suppliers must be registered with the plant health authorities and be authorised and be able to issue plant passports as required. Plant passporting documentation must be supplied at the time of delivery. All trees must be grown in the UK for the full duration of the production cycle.

All whips and standard sized tree planting stock, and all other nursery stock is to be specified as sustainably grown, without peat or peat-based compost. This is in recognition of the fact that the extraction of peat for horticulture is unsustainable, contributing to greenhouse gas emissions and damaging to rare habitats and archaeology, thus complying with the UK Governments pledge for local authorities to go peat-free by 2015 in relation to the direct procurement in contracts for plants by the Government and the public sector (new contracts).

Procedure

This addresses unpaved sites and is relevant to a range of standard tree sizes. For more detailed information please consult BS8545:2014 Trees: from nursery to independence in the landscape – Recommendations.

Site constraints check

When an area is identified for tree planting there are several check procedures that must be undertaken. An initial visual survey for site constraints, such as nearby street lighting, overhead lines, road signs, and sight lines at the approach to any junctions or turnings. The presence of any of these may not prevent tree planting but should be considered.

- Underground services – Check mapping data of all underground services. Tree planting shall not take place directly over live services unless they are more than 3m deep, or in the case of mains water and drains, 5m deep. CAT scan must be carried out before the commencement of any excavation works.
- Aerial services – trees must not be planted where, as they increase in size, they may foul overhead cables, interfere with street lighting or CCTV cameras.

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- Existing trees will affect the growth of the new trees due to shading and competition and will affect the proposed planting location. New trees will not thrive or grow evenly under the canopy of existing trees.
- Planting time - The planting season for trees runs from mid-November to mid-March, when deciduous trees remain dormant.

Rootballing, cold storage and containerisation can extend this period, to an extent. Any tree planted after early March will be on the verge of coming into leaf, a critical period when additional stress, through root damage or drought, can lead to poor development from which the tree may never recover. Any planting beyond the March deadline must only be carried out if a comprehensive and regular irrigation programme can be guaranteed.

Transportation to site

All bare root trees should have their root systems covered and fully protected to prevent desiccation. Co-extruded bags, which are black inside and white outside, should be used for bare root trees. The white outer covering prevents roots from overheating and drying out while the black inner covering prevents light penetration.

Ideally, transportation to the site is to be on a closed covered lorry, ensuring that the trees always remain cool and moist. On open lorries, the trees should be completely covered with opaque sheeting (through which light cannot pass) which has been firmly secured to protect the trees from desiccation due to wind. This is a particularly important step if trees are in leaf.

Pre-planting

Operatives must carry out a risk assessment.

Site must be surveyed before digging, with a Cat Scan by an experienced operative, to ensure no un-mapped services will be struck as the planting pit is dug.

Excavation work should be carried out carefully and follow recognised safe digging practices.

Trees must be healthy, true to type and of good form with no growth defects that will cause future developmental or safety problems. Any trees of poor quality must be rejected and replaced.

The Planting Pit

Adjacent surfaces must always be protected during the works by laying down timber sheeting or heavy gauge polythene onto which arisings can be temporarily placed.

Planting pits shall be a minimum of 600 mm wider than the diameter of the root ball with a minimum size of 900 x 900 mm.

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The pit must always be square in shape rather than round as this helps to stop root girdling as the tree establishes.

Minimum depth of pit is to be 600mm. Where necessary, the depth shall be increased to accommodate the depth of the root ball, and to obtain the correct planting level.

Break up bottom of pit to 150mm deep and create a domed profile to the bottom of the planting pit. Scarify the sides of the pit with a fork, this step will stop the typical glazing of the pit walls and allows roots to penetrate, aiding establishment.

Remove any moisture-retentive material or co-extruded polythene bagging used to prevent the roots drying out during transport from the nursery, ensuring roots remain protected from sun and wind during the planting operation. Move the wire mesh support and root packing away from the trunk of the tree, if necessary, but do not cut away from the main root ball - the integrity of the wire mesh must not be damaged.

Planting depth - The depth must be measured against the tree, by measuring from the base of the root ball to the 'collar' where the trunk starts to thicken out above the roots. The natural thickening between the trunk and the root collar shall be at the finished top surface of the planting medium.

A straight edge laid horizontally over the pit, edge to edge, will provide a gauge by which to judge the correct depth. Traditionally, trees have been planted at a depth indicated by the 'nursery mark' which is a dark area of stem extending above the root zone. However, this is not a reliable indicator and must not be used as a method of establishing the correct planting depth; the collar should be used instead.

Plant tree upright and in the centre of the pit. A straight edge placed across the pit at finished surface level will assist in gauging the correct level. If necessary, the depth of the pit must be adjusted to ensure the correct planting level.

Backfilling - The planting pit containing the new tree shall be backfilled only when the weather is dry and the soil in a relatively dry condition. The pits should be backfilled in layers not exceeding 300mm and lightly 'settled' rather than compacted between each layer. If the soil is not wet or heavy this is best achieved by light treading.

Bare root Stock

Slight mounding of the base of the tree pit under bare root trees provides support against shrinkage and ensures correct planting depth, but soils at the base of the pit should not be compacted or impede drainage. Spread friable mixed topsoil/compost backfill over the roots in successive layers, working the plant up and down between each layer to ensure a distribution of soil between all roots and an intimate contact between roots and soil particles. Firm the soil by treading with the heel and add more soil if necessary to bring the surface level to that of adjacent areas and to the mark on the plant stem which indicates the nursery planted level. Water, and apply mulch after planting.

Container grown and root balled stock

Excavate topsoil to a sufficient depth to accommodate the container/root ball and a minimum of 300mm wider. Install a proprietary irrigation pipe system such as RootRain, or similar, to facilitate watering where soil resource and natural water availability is limited.

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Tree support

The purpose of staking is to anchor the tree and stabilise the root ball until new roots are established into the surrounding soil, not as a method of protecting from vandalism or physical damage. Support is required until the roots, damaged during the lifting process, have made sufficient new growth. In reasonable growing conditions, this should be achieved within three seasons after planting.

Staking should consist of three untreated softwood timber stakes of 75-100mm diameter, driven at least 300mm into the base of the pit. Stakes shall be peeled, free of stubs or large knots and untreated with preservative.

Stakes shall be set at an equal distance apart (approx. 1000mm) and clear of the root ball, to form an equilateral triangle. Use a 'pinch' bar or like to produce a vertical guide hole, then drive the stake until firm and at least 300mm below the base of the tree pit. The final height of the stake shall be approximately one third the clear stem height of the tree, approximately 600mm high.

Ties shall be of proprietary rubber strapping 25 – 50mm wide. Attached to the tree at approximately 600mm above ground level, each of the 3 individual ties are to be looped around the tree and one stake.

The height at which the stake is attached to the tree has a direct bearing on the subsequent growth and establishment of the tree. A tree will establish anchor roots and increase stem girth more quickly if it is allowed to move with the wind (while remaining firmly fixed at ground level). This is best achieved by using low stakes which are attached to the tree at approximately 600 mm above ground level. A further advantage of low stakes is that the snapping of a young tree is much more difficult when the lever point is low - as opposed to a rigid point higher up.

Watering - Immediately after planting, the tree shall be watered over the soil surface with approximately 25 litres of water to ensure that the contact of the soil between the root ball and the backfill material is uniformly moist. A comprehensive and regular irrigation programme should be in place for a minimum of the following two summers, between end of May – end of September to ensure successful establishment. Allow for 12 waterings, of 40 litres each time, from end of May to the end of September. This requirement will not relieve the general responsibility to take such precautions, which includes additional watering, if necessary, to ensure the establishment of strong and healthy trees.

Galvanised weld mesh roll, 12.5mm x 12.5mm aperture, 0.61m in height should be wrapped around the perimeter of the tree posts at ground level and attached with heavy duty staples or the equivalent. This adds additional protection to the tree, and acts to hold the mulch layer in place.

Mulch - Top up with medium grade woodchip mulch to maintain a mulch layer of 75mm, within the triangle mesh. Do not leave mulch piled up against the stem.

Removal of supports - Above ground supports must be removed as soon as the tree is growing strongly, an indication that the roots are re-established, thus allowing movement in the wind which leads to increased thickening of the trunk. Trees where the removal of the stakes has been delayed may display reduced girth, therefore a weakened stem relative to the crown, that may result in stem failure. In reasonable growing conditions, support should be removed

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within three seasons after planting. The ties are to be removed, with posts cut down to just above the wire guard, approx. 250-300mm. The Mower guard must remain in place.

Reinstatement of plantings

Remove and replace dead and damaged trees, and those that have not developed full foliage throughout their branches or are not fully healthy, for whatever reason, before adoption. Replacements will be at the developer's expense, using methods, materials and plants which comply in every respect with the original NFDC approved specification.

Herbaceous Borders:

All Herbaceous borders to be filled with minimum 450mm topsoil, Planted, and mulched with bark chippings.

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5. Tree Planting Schedule

Location Plan

Refer to OPUS Landscape Strategy Drawing

T1 AND T2

PLANTING	SIZE	QUANTITY
PRUNUS BENI-YUTAKA	15L	2

T3 AND T5

PLANTING	SIZE	QUANTITY
MAGNOLIA GRANDIFLORA	20L	2

T4, T6, T7

PLANTING	SIZE	QUANTITY
PRUNUS AVIUM PLENA – WILD CHERRY	15L	3

6. Herbaceous Borders Schedule

Refer to OPUS Landscape Strategy Drawing 425.P.13

HB 1: ABUTTING NORTHERN SITE BOUNDARY- MIX OF EVERGREEN AND FLOWERING SHRUBS CIRCA 600-800MM APART

PLANTING	SIZE	QUANTITY
PITTOSPORUM 'TOM THUMB'	3-5L	3
CHOISYA 'SUNDANCE'	2L	4
SARCOCCA CONFUSA	3-5L	5
SPIREA 'GOLDFLAME'	3-5L	5
COTONEASTER LACTEUS	3-5L	9
EUONYMUS COMPACTUS	3-5L	7
PASSIFLORA SNOWDROP	3-5L	7
CLEMATIS MONTANA	3-5L	10

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HB 2: ABUTTING FRONT/EAST ELEVATION: MIX OF EVERGREEN AND FLOWERING SHRUBS CIRCA 600-800MM APART

PLANTING	SIZE	QUANTITY
PITTOSPORUM 'TOM THUMB'	3-5L	3
CHOISYA 'SUNDANCE'	3-5L	2
CHOISYA 'WHITE DAZZLER'	3-5L	2
SARCOCCA CONFUSA	3-5L	3
SPIREA 'GOLDFLAME'	3-5L	3
VIBURNAM PLICATUM MARIESII	3-5L	3
PITTOSPORUM TOBIRA	3-5L	3
PASSIFLORA SNOWDROP	3-5L	3
CLEMATIS MONTANA	3-5L	3
COTONEASTER LACTEUS	3-5L	1

HB 3: CENTRAL DRIVE FEATURE: MIX OF EVERGREEN, FLOWERING SHRUBS AND CLIMBERS CIRCA 600-800MM APART.

PLANTING	SIZE	QUANTITY
PITTOSPORUM	3-5L	3
TRACHLEOSPERMUM STAR OF TASCANE	3-5L	2
HYDRANGEA CLIMBING	3-5L	2
CHOISYA 'SUNDANCE'	3-5L	1
SPIREA 'GOLDFLAME'	3-5L	3
LAVANDULA ANGUSTIFOLIA	3-5L	4

HB 4: ABUTTING FRONT/EAST ELEVATION: MIX OF EVERGREEN, FLOWERING SHRUBS AND CLIMBERS CIRCA 600-800MM APART.

PLANTING	SIZE	QUANTITY
PITTOSPORUM	3-5L	3
TRACHLEOSPERMUM STAR OF TASCANE	3-5L	2
HYDRANGEA CLIMBING	3-5L	2
CHOISYA 'SUNDANCE'	3-5L	1
SPIREA 'GOLDFLAME'	3-5L	3
LAVANDULA ANGUSTIFOLIA	3-5L	4

HB 5: ABUTTING/SOUTH ELEVATION: MIX OF EVERGREEN, FLOWERING SHRUBS AND CLIMBERS CIRCA 600-800MM APART.

PLANTING	SIZE	QUANTITY
PITTOSPORUM	3-5L	4
TRACHLEOSPERMUM STAR OF TASCANE	3-5L	3
HYDRANGEA CLIMBING	3-5L	2
CHOISYA 'SUNDANCE'	3-5L	1

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SPIREA 'GOLDFLAME'	3-5L	3
LAVANDULA ANGUSTIFOLIA	3-5L	4

HB 6: ABUTTING REAR/WEST ELEVATION: MIX OF EVERGREEN, FLOWERING SHRUBS AND CLIMBERS CIRCA 600-800MM APART.

PLANTING	SIZE	QUANTITY
PITTOSPORUM	3-5L	1
HYDRANGEA CLIMBING	3-5L	2
CHOISYA 'SUNDANCE'	3-5L	1
SPIREA 'GOLDFLAME'	3-5L	3
LAVANDULA ANGUSTIFOLIA	3-5L	5

HB 7: ABUTTING REAR/WEST ELEVATION: MIX OF EVERGREEN, FLOWERING SHRUBS AND CLIMBERS CIRCA 600-800MM APART.

PLANTING	SIZE	QUANTITY
HYDRANGEA CLIMBING	3-5L	1
CHOISYA 'SUNDANCE'	3-5L	1
SPIREA 'GOLDFLAME'	3-5L	1
LAVANDULA ANGUSTIFOLIA	3-5L	3

7. Native Hedging Schedule

Native Hedging

Bird Friendly hedgerow mixes are suitable for all soil types in full sun and partial shade and are well suited to windy and exposed planting sites where these tough native plants will quickly establish and thrive.

The hedges indicated are to be double row planted. Use 5no plants per metres (setting the plants 40cm apart in each row with 40cm between the two rows).

PLANTING	SIZE	QUANTITY/M run
Hazel - CORYLUS AVELLANA	Bare Root	1
Dog Rose – ROSA CANTINA	Bare Root	1
Hornbeam – CARPINUS BETULUS	Bare Root	1
Bird Cherry – PRUNUS PADUS	Bare Root	1
Hawthorn – CRATAEGUS MONOGYNA	Bare Root	1