



Notes:
Landscape Implementation Guidelines.
The approved soft landscaping scheme for the whole site shall be carried out prior to occupation of the building or during the first planting season following the full completion of building works, whichever is sooner.

All planting and landscape operations should comply with the requirements specified in BS 3936 (1992) Nursery Stock Part One, BS 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces) and BS8545 Trees from nursery to independence in the landscape.

Any plant species shown on the approved landscape scheme which within a period of 5 years from the completion of the development dies, is removed or in the opinion of the LPA becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with identical species unless the LPA gives written consent to any variation.

Proposed Tree Planting
Stock size proposed is as shown.
Tree support for semi mature and advanced nursery stock specimens shall be an underground strapped anchor system with ground anchors including an integrated irrigation and aeration system. Tree support for standard trees to be two softwood stakes @ 7.5cm diameter @ 230cm length and should be driven into the ground to knee-height with ties and horizontal cross support.
Tree pit size to conform to BS8545 Trees from nursery to independence in the landscape.
There shall be a 1m diameter weed free mulched border to every tree, with a minimum of 50mm approved bark mulch applied.
Each tree shall have protective guarding appropriate to species to prevent damage from pests.

Proposed Shrub and Hedgerow Planting
Hedgerow planting to be planted as shown in the plant schedule, to be planted in the first available planting season following the occupation of the building or the completion of the development (whichever is sooner), in a minimum 400mm depth of clean topsoil, with a minimum of 50mm approved bark mulch applied.
Each shrub shall have protective guarding appropriate to species to prevent damage from pests.

Proposed Seeding
Seeding to be carried out in the first available seeding season in a minimum 150mm depth of clean topsoil.

Additional Notes.
Existing trees and vegetation to be retained are to be protected during construction to BS 5837:2012
Any necessary tree works to be carried out by an approved tree surgeon to BS 3998.
Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the local planning authority.
If any retained tree, hedge or shrub is removed or severely damaged during construction work, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

New footing depths must be calculated to deal with all new tree, shrub and hedge planting in accordance with the latest NHBC recommendations. Proposed tree positions are to be approved by the structural engineers responsible for foundation design. Root barriers to be used where services are located within 3m of tree planting. Location and specification by drainage engineer.

- Notes.**
- 1 Levels: Refer to Engineers drawings
 - 2 Drainage: Refer to Engineers drawings and specification
 - 3 Highway / Civils works: Refer to Engineers drawings and specification
 - 4 Sub bases and foundations: Refer to Engineers drawings and specification
 - 5 Walls, railings, balustrades: Refer to Engineers drawings and specification
 - 6 Lighting: Refer to M&E Engineers drawings and specification
 - 7 Road marking whitelining: Refer to Engineers drawings and specification
 - 8 Refer to Project Health and Safety File for locations and details of existing services
 - 9 Drawing to be read in conjunction with designer risk register

Refer to AIA for tree protection measures

- Revisions:
- | | | |
|------------|--|--------|
| P04 | Buffer planting added to Evendons Lane and Blagrove lane, tree planting locations shown within pine group, Tree plan updated. Bridge link location amended. No dig construction area shown T28. Existing walls and entrance shown dashed and to be removed. Small area of permeable self binding gravel surfacing has been removed to paddock. Log pile hibernacula added to legend. | Nov'25 |
| P03 | Tree plan updated | Aug'25 |
| P02 | Legend and annotations updated | Aug'25 |
| P01 | Issued for planning | Aug'25 |

Landscape Architect

ijLA

Contractors are not to scale from this drawing. All dimensions are to be checked on site. Any discrepancies, ambiguities and/or omissions between this drawing and information given elsewhere are to be reported to this office for clarification before proceeding.

Status:

PLANNING

Project Title:

171 Evendons Lane

Wokingham RG41 4EH

Drawing Title:

Landscape Plan 1of5

Scale:

1:100@A1

Date:

Mar'25

Project	Originator	Volume	Level	Type	Role	Number
M464	IJLA	VV	00	DR	L	0201

Revision:

P04

External references:
1 - Survey\revcd250314\7552_Rev0_Topo
2 - Arboriculture\revcd251111\ACAD_MW.2503.ELW.TPP.RevA COPY.dwg
3 - Architect\revcd250523\B01-11 - Wokingham Site Model - Sheet - 10 - Proposed Site Plan (1)
4 - Transport\revcd250520\TTL18219-GA-001D\GA\TTL18219-GA-001D