

Landscape Management Plan

Condition 8 – Discharge Submission

1. Introduction

This Landscape Management Plan (LMP) has been prepared to discharge Condition 8 of planning permission ref. 223691 for the development at Latimer Road, Wokingham.

The purpose of this document is to set out the long-term design objectives, management responsibilities, timescales and maintenance principles for all landscaped areas other than privately owned domestic gardens.

This plan shall be read in conjunction with the approved landscape drawings and planting schedule and shall be implemented as approved.

2. Approved Landscape Works

The landscaped works covered by this plan comprise all communal and non-private soft landscaped areas shown on the approved landscape drawings and planting schedule.

The landscaped areas include boundary planting, communal ornamental planting and new tree planting as shown on the approved drawings. These elements shall be maintained to retain their intended function, appearance and relationship with adjacent buildings, routes and boundaries.

Privately owned domestic gardens are expressly excluded from this plan.

The landscape works have been designed to:

- provide a high-quality setting to the development,
- soften the built form and boundaries,
- contribute positively to the street scene and residential amenity.

3. Management Responsibilities

3.1 Construction and establishment phase

Doswell is responsible for the supply and installation of the approved soft landscaping in accordance with:

- the Employers' Requirements,
- the approved landscape drawings and planting schedule,
- the approved planning documents.

Doswell's responsibilities extend to Practical Completion and any defects or maintenance period defined within the Employers' Requirements.

3.2 Post-handover

From Practical Completion / handover, responsibility for the management and maintenance of all landscaped areas covered by this plan shall transfer to Abri, as Registered Provider and owner of the development.

Abri may undertake maintenance directly or appoint a suitably qualified managing agent or contractor.

4. Long-Term Landscape Management Objectives

The long-term objectives of the landscape management are to:

- maintain a neat, safe and attractive landscaped environment,
- ensure the successful establishment and longevity of planting,
- protect residential amenity and visual quality,
- ensure landscaped areas remain functional and well presented.

5. Maintenance Principles and Timescales

5.1 Establishment period

During the establishment period following planting, maintenance shall focus on:

- watering as required to ensure plant establishment,
- replacement of failed planting in the next appropriate planting season,
- basic weed control and re-firming of plants,
- maintaining planting in accordance with the approved landscape details.

5.2 Ongoing maintenance

Following establishment, ongoing maintenance shall be undertaken to ensure:

- planting remains healthy and in good condition,
- landscaped areas are kept tidy and safe,
- replacement planting is carried out where necessary to maintain the approved scheme.
- Planting adjacent to access routes and entrances shall be maintained so as not to obstruct visibility, access or movement.

Maintenance shall be proportionate to the scale and character of the development and consistent with good horticultural practice.

6. Implementation

This Landscape Management Plan shall be carried out as approved and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.