

Landscape and Environmental Management Plan



Aldi, Winnersh
19th February 2026



**Tyler
Grange**

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Plan 1: Soft Landscape Proposals 15115/P10c



Section 1: Introduction

- 1.1. This Landscape and Environmental Management Plan (LEMP) has been prepared by Tyler Grange Group Ltd on behalf of Aldi Stores Ltd in respect of land at Gazelle Close, Winnersh (OS Grid Reference SU 76997 71200), hereafter referred to as 'the site'.
- 1.2. A planning application (reference: 230099) was received by Wokingham Borough Council (WBC) on the 16th January 2023 for:

[...] the proposed erection of a foodstore with associated access, parking and servicing areas, landscaping, and other associated works to include solar panels to the roof.

- 1.3. This LEMP has been prepared on the basis of two planning conditions. Condition 12 states:

"Prior to the occupation of the development a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

Reason: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21."

- 1.4. Condition 33 states:

"Prior to the commencement of the development a Landscape Environmental Management Plan (LEMP), in accordance with the Ecological Impact Assessment by Tyler Grange reference 15115_R01a (dated 22nd December 2022), including long term design objectives, management responsibilities, timescales, maintenance schedules for all landscape areas, and installation of bird and bat boxes on the approved building shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved LEMP.

Reason: To ensure an acceptable impact on ecology."

- 1.5. It is intended that this LEMP will discharge both of these conditions, with Condition 12 also being supported by the Soft Landscape Proposals (reference: **15115/P10c**).

Purpose

- 1.6. The purpose of this LEMP is to provide details to ensure the protection and favourable management of created habitats to maximise their benefit to wildlife and to provide continued opportunities for biodiversity. This LEMP also aims to discharge Conditions 12 and 33 of the decision notice once the full planning permission is granted (reference: 230099). This LEMP has been produced to provide management objectives and maintenance schedules covering an initial 5-year period, then reviewed and continued as required.



- 1.7. The responsibility for ensuring works proceed in accordance with this LEMP will lie with the appointed contractor for the works, to be appointed by Aldi Stores Ltd. Overall control will be held by the contractor's site manager or a suitable delegate within the contractor's company.
- 1.8. This LEMP is set out as follows and has been prepared in accordance with British Standard for Biodiversity: BS 42020:2013:
- **Section 2** details the site description and evaluation of ecological features to be managed within the LEMP;
 - **Section 3** describes the ecological and landscape management aims and objectives; and
 - **Section 4** describes the management prescriptions to achieve objectives set out in **Section 3**, as well as setting out monitoring and possible remedial action, where necessary, and responsibilities for implementing the plan.



Section 2: Site Description and Ecological Features

Site Context

- 2.1. The 'site' is defined by the boundary submitted with the planning application (reference: 230099). Gazelle Close runs is immediately north of the site, along with a network of roads and junctions which form part of Winnersh Triangle and its businesses, shops, and residential properties. The A329 (Reading Road) and the A329 (M) motorway lie further north of the site. To the south of the site, there are fields and woodlands.

Existing Ecological Features

- 2.2. This section of the LEMP summarises the existing important ecological features within the site. These features are summarised below in **Table 2.1**.

Table 2.1: Existing Ecological Features.

Ecological Features	
Habitats	Lowland mixed deciduous woodland
Species	Amphibians
	Bats
	Nesting birds
	[REDACTED]
	Common reptiles
	European hedgehog <i>Erinaceus europaeus</i>

Post-development Habitats

- 2.3. The site post-development will comprise a new commercial building with associated hardstanding parking, access and walkways with landscape planting.
- 2.4. At handover of the site to the management company and the start of the implementation of this LEMP, it is expected that the site construction is complete including the installation of ecological features.
- 2.5. The site post-development will comprise of the following habitats, as detailed on the Soft Landscape Proposals (**Appendix 1**):



- Building and hardstanding – the majority of the site will comprise a retail store and restaurant/takeaway buildings with associated car parking, access and pavements;
- Grassland – creation of grassland (Emorsgate EM3 or similar);
- Hedgerow – creation of a native hedgerow along on site boundaries;
- Scrub – planting of native copse mix to buffer woodland;
- Shrubs – planting of specimen shrubs; and
- Lowland mixed deciduous woodland and trees – retention of trees along the western boundary and planting of new trees across the site

2.6. Once construction is completed the site will be handed over to the site management company who will be responsible for the implementation of this LEMP. The construction phase will include the implementation of all landscaping and ecological features detailed in this LEMP.



Section 3: Ecological and Landscape Management Objectives

Ecological Management Constraints and Relevant Legislation

- 3.1. Ongoing habitat management and maintenance on site cannot be undertaken if it compromises the survival or success of the fauna that could be present post-development. This could result in an offence under protective legislation pertaining to wildlife, notably the Wildlife and Countryside Act (WCA) 1981 (as amended) and the Protection of Badgers Act 1992. Such constraints would therefore apply to bats, nesting birds, badger, common reptiles, and hedgehog.
- 3.2. All bats and their roosts are European Protected Species (EPS) under the Conservation of Habitats and Species Regulations 2017 (as amended) (the 'Habitats Regulations') and are afforded protection under the WCA 1981 (as amended).
- 3.3. All nesting birds, their nests, eggs and young are protected under the WCA 1981 (as amended), which makes it illegal to knowingly damage or destroy a nest site while it is in use or being built. Bird species listed under Schedule 1 of the WCA 1981 are afforded additional protection from disturbance while breeding.
- 3.4. The Protection of Badgers Act 1992 consolidates the previous Badger Acts of 1973 and 1991. The legislation aims to protect the species from persecution, rather than being a response to an unfavourable conservation status. As well as protecting the animal itself, the 1992 Act also makes the intentional or reckless destruction, damage or obstruction of a badger sett an offence.
- 3.5. Common reptiles (slow-worm *Anguis fragilis*, common lizard *Zootoca vivipara*, grass snake *Natrix helvetica*, and adder *Vipera berus*) are protected under Schedule 5 of the WCA, which makes it illegal to intentionally or recklessly kill or injure. They are also Species of Principal Importance (SoPI) as defined in section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.
- 3.6. Hedgehog are protected under Schedule 6 of the WCA 1981 (as amended), making it illegal to kill or capture the species using certain methods. Hedgehogs are a SoPI as defined in section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.
- 3.7. This LEMP aims to avoid any breaches in legislation occurring with regards to bats, nesting birds, badger, common reptiles, and hedgehog in relation to the long-term management of habitat features at the site.

Aims and Objectives

- 3.8. In considering options for management of the habitats within the site, the following factors were considered:



- The existing land use and character of the site;
- The habitat requirements of species currently present within the site, in particular protected species and SoPI as defined in section 41 of the NERC Act 2006;
- Wokingham Borough Local Development Framework: Adopted Core Strategy Development Plan Document 2010¹;
- Wokingham Borough Development Plan: Adopted Managing Development Delivery Local Plan 2014²;
- Wokingham Borough Council Local Plan Update: Revised Growth Strategy Consultation³; detailing current planning policy within Wokingham Borough Council;
- Opportunities to contribute towards priority habitats and species within the Berkshire Biodiversity Action Plan⁴ and Wokingham Borough Council Biodiversity Action Plan⁵ which include priority habitats and species;
- The sustainability of habitats to be created, taking into account natural processes (such as succession) and management inputs required to maintain them;
- Opportunities to enhance structural variety within habitats through new habitat planting; and
- Opportunities to strengthen green corridors around the site through new habitats and retention and enhancement of habitats to maximise connectivity for wildlife.

3.9. The overarching management objectives are:

- Apply good horticultural and ecological practice to all operations;
- Promote healthy growth and establishment of all plants, trees and grass;
- Ensure consistent control of undesirable plant species;
- Provide protection against pests and disease;
- Promote wildlife value and species diversity where appropriate;
- Ensure long-term commitment to replacement of defective plant material; and

¹ <https://www.wokingham.gov.uk/sites/wokingham/files/2023-06/Final%20adopted%20Core%20Strategy%20inc.%20cover.pdf> [Accessed 12/02/2024]

² <https://www.wokingham.gov.uk/sites/wokingham/files/2023-06/Adopted%20MDD.pdf> [Accessed 12/02/2024]

³ <https://www.wokingham.gov.uk/sites/wokingham/files/2023-06/LPU%20Revised%20Growth%20Strategy%20November%202021.pdf> [Accessed 12/02/2024]

⁴ <https://berkshirelnp.org/what-we-do/strategy/biodiversity-action-plan> [Accessed 12/02/2024]

⁵ <https://wokingham.moderngov.co.uk/Data/Executive%20-%20Individual%20Member%20Decisions/201402180945/Agenda/266686.pdf> [Accessed 12/02/2024]



- Review opportunities for introduction of new species or replacement of exhausted species where appropriate, in line with original design intentions.

3.10. The aims and objectives of this LEMP are listed below, with a detailed rationale provided thereafter:

- 1) To ensure that newly created habitats are maintained in order that they establish successfully and provide biodiversity benefits in the long term, in line with national and local policies;
- 2) Maintain, and where possible improve, the conservation status of identified key species, namely bats, nesting birds, badger, common reptiles, and hedgehog. This will be completed through native planting onsite, including linear features and creation of two hedgehog gaps in fencing; and
- 3) Monitor the efficacy of this LEMP.

Objective 1 - To ensure that newly created habitats are maintained in order that they establish successfully and provide biodiversity benefits in the long term, in line with national and local policies

3.11. The mitigation and enhancement recommendations provided within the EclA (reference 15115/R01a) should be adhered to, to reduce/minimise the potential to adversely impact upon protected or priority species and/or habitats. These include:

- The Soft Landscape Proposals (reference: 15115/P10c) includes the incorporation of native tree, hedgerows and grasslands around the boundaries of the site. These habitats will all be installed as per the landscape proposals;
- Landscape design includes landscape planting that is of benefit to wildlife, especially pollinating insects; and
- As the habitats mature and become established, the ecological value of the site will become increasingly more diverse and beneficial to faunal species.

Objective 2 - Maintain, and where possible improve, the conservation status of identified key species, namely bats, birds and hedgehog. This will be completed through native planting onsite, including linear features and creation of two hedgehog gaps in fencing

3.12. Enhancements made to the retained lowland mixed deciduous woodland and management of the newly created habitats, such as trees, hedgerows and grassland as detailed in the Soft Landscape Proposals (reference 15115/P10c) will, once established, provide nesting and foraging opportunities for birds. The creation and seeding of new grassland with species-rich mixes will also attract invertebrates, which in turn will provide a foraging resource for bats and birds.

3.13. The habitat creation is located around the boundaries of the site, creating linear corridors for fauna. Hedgerow and tree planting will provide nesting habitat for birds, and hedgerow planting would provide habitat for commuting and hibernating hedgehog.



- 3.14. Further enhancements for hedgehogs will include two hedgehog gaps in the fence, one at the north and one at the west of the site. These will be 13x13cm in size to allow free movement of hedgehog through the site and into the wider landscape.

Objective 3 - Monitor the efficiency of this LEMP

- 3.15. Planting will be regularly monitored by the management company. Should the need for replacement planting be identified, this will be undertaken in line with the Soft Landscape Proposals (reference **15115/P10c**)



Section 4: Management Prescriptions

- 4.1. The prescribed management actions, including implementation timetable, management responsibilities and maintenance schedules are set out in **Tables 4.1 – 4.3** below which should also be read in conjunction with the Soft Landscape Proposals (reference **15115/P10c**). Management and maintenance will continue for a minimum period of five years.
- 4.2. A review of the LEMP will be undertaken annually and amended as required. On completion of the 5-year period covered in this LEMP, the prescriptions undertaken will be fully reviewed and the LEMP will then be updated and continued as required.
- 4.3. Responsibilities for implementing the plan lie with the appointed management company team, and any other parties mentioned in the prescriptions below.



Objective 1 - To ensure that newly created habitats are maintained in order that they establish successfully and provide biodiversity benefits in the long term, in line with national and local policies

All prescriptions and habitat management should be read in conjunction with the Soft Landscape Proposals (reference **15115/P10c**).

Table 4.1: Habitat Management Prescriptions

Prescription and Habitat	Action	Timing	Responsibility
Ensure no significant adverse impacts on biodiversity occur during management of created or retained vegetation.	Should any management of newly planted trees and hedgerows be carried out during the nesting bird season (generally acknowledged to be between 1st March and 1st October inclusive, though this is not defined in law and birds can nest outside of this time), all working areas will be checked for active nests by a suitably qualified person immediately prior to work commencing. Any active nests within vegetation to be removed or trimmed will be protected with a suitably sized protection zone, established by the ECoW, within which no activity will take place until any chicks have fledged.	Annually, as and when tree, scrub and shrub management is required.	Management Company. Ecological Clerk of Works (ECoW) during nesting bird season
All new planting	All new planting will be provided with suitable irrigation. Water trees, whips, hedgerows and grassland at least once a week if there has been no rain or at times of drought, particularly during the first growing season after installation. Litter picking around retained and new planting. Control weeds around the base of the new planting and remove as necessary. Maintain a weed free area around each plant during the first five years. During the first five years, dead and broken branches/shoots will be pruned and disposed of appropriately.	At least once a week/when required. Eight weekly intervals annually between April – December. Eight weekly intervals annually between April – December. Eight weekly intervals annually between April – December, first five years.	Management Company
Trees	Trees should be planted as per manufacturing specifications. New tree planting to be protected using tree guards and staked appropriately – if required guards and stakes to be replaced.	First planting season.	Management Company



Prescription and Habitat	Action	Timing	Responsibility
	Remove tree guards and stakes once trees become established, loosening restraints if still required but too tight to avoid restricting growth. Trees will be provided with suitable irrigation. Water trees at least once a week if there has been no rain or at times of drought, particularly during the first growing season after installation. Control weeds around the base of the tree and remove as necessary. Mulch all new trees annually in spring to insulate the soil and protect plant roots. Once established, trees will be pruned every three years, as required. Undertake corrective tree surgery operations as necessary – this may consist of the removal of dead limbs, crown thinning or reduction or pollarding where necessary, although only where there is a risk to the public due to the benefits to wildlife that these features could support. Felling should only be undertaken as a last resort. All trees will be surveyed and tagged by a suitably qualified arborist with any defects catalogued – see the Arboricultural Method Statement (reference: 15115/P14).	As required. At least once a week, when required. Annually, every six months. Annually, in spring. Once every three years in autumn (September-November). Visual inspections to be completed by a qualified Arboriculturist annually when trees are in leaf or as required when visual inspections identify a health and safety risk. Corrective surgery to be completed as identified by arboricultural assessment following approvals from WBC. To be carried out outside of the bird nesting season and following advice from an ecologist. See the Arboricultural Method Statement (reference: 15115/P14).	



Prescription and Habitat	Action	Timing	Responsibility
Enhancement of the retained lowland mixed deciduous woodland	All saplings to be planted as per manufacturing specifications, over winter when drought tolerance is higher. New planting to be protected using tree guards and staked appropriately – if required guards and stakes to be replaced. Remove tree guards and stakes once trees become established, loosening restraints if still required but too tight to avoid restricting growth. Trees will be provided with suitable irrigation. Water trees at least once a week if there has been no rain or at times of drought, particularly during the first growing season after installation. Control weeds around the base of the tree and remove as necessary. Mulch all new trees annually in spring to insulate the soil and protect plant roots. Once established, trees will be pruned every three years, as required. Undertake corrective tree surgery operations as necessary – this may consist of the removal of dead limbs, crown thinning or reduction or pollarding where necessary, although only where there is a risk to the public due to the benefits to wildlife that these features could support. Felling should only be undertaken as a last resort.	First planting season As required. At least once a week, when required. Annually, every six months. Annually, in spring. Once every three years in autumn (September-November). Visual inspections to be completed by a qualified Arboriculturist annually when trees are in leaf or as required when visual inspections identify a health and safety risk. Corrective surgery to be completed as identified by arboricultural assessment following approvals from WBC. To be carried out outside of the bird nesting season and following advice from an ecologist.	Management Company



Prescription and Habitat	Action	Timing	Responsibility
	All trees will be surveyed and tagged by a suitably qualified arborist with any defects catalogued – see the Arboricultural Method Statement (reference: 15115/P14). Nettles will be mechanically removed prior to sowing the woodland ground flora mix. Ground flora mix should be sown as per manufacturing specification. Should nettles and grasses become prevalent, an annual cut mid-summer may be required.	See the Arboricultural Method Statement (reference: 15115/P14). Autumn or early spring Annually, mid-summer, when required.	
Hedgerows	Whips to be planted in double staggered rows, including a native mix and species within a known wildlife benefit. Installation of tree guards and stakes, where required, around newly planted trees and whips. Annual monitoring of the tree guards and stakes. Replace any damaged guards or stakes and loosen or tighten as required. Remove tree guards and stakes once trees have become established. Once established, management will include single cuts to provide a more natural appearance, with one side cut every three years on a rotational basis. Cutting should be undertaken in November to allow plants to produce flowers and berries and thereby provide further food sources for birds, invertebrates and a range of other wildlife.	Prior to the implementation of this LEMP or in the next planting season following occupation. During planting. Annually. Annual check, then removal between year 3 – 5, or as required. Every three years, in November.	Landscape Contractor to plant – advised as necessary by ECoW and Arboriculturist.
Grassland including species-rich long grassland, meadow mixture and flowering lawns	Grassland areas on the Soft Landscape Proposals (reference: 15115/P10c) will be sown and managed as per the manufacturing instructions. Ensure grasslands are adequately watered during the first growing season.	Immediately after construction; at least once a week, when required As required.	Management Company.



Prescription and Habitat	Action	Timing	Responsibility
	Grass areas shall be mown in order to maintain the visual amenity or biodiversity use of the area. Mowing frequency and height shall be adjusted the function and use of each area. This will ensure that flowers are available throughout spring and summer. Management will include traditional meadow management as follows: Autumn sowing – first summer cut to leave the grassland at a sward height of between 40 – 70mm in May and a second cut to the same length in the September cut. Spring sowing – first cut six weeks following sowing, then once in May and once in September. All arisings will be removed from site or placed in a designated compost heap. Prevent the growth and spread of invasive weeds such as creeping thistle <i>Cirsium arvense</i>, spear thistle <i>Cirsium vulgare</i>, dock <i>Rumex obtusifolius</i> and common nettle <i>Urtica dioica</i> and encroachment of scrub.	Spring cut - May. Autumn cut – September. Annually, every six months.	
All Habitats -Remedial Actions	Each autumn, the new planting scheme shall be inspected, and dead or dying plants shall be recorded and replaced in the next winter planting season, until 100% canopy achieved and/or gaps are filled. Plants to be pruned as required.	Annually, as required.	Management Company
Maintain incorporated landscape planting that is of benefit to wildlife	Landscape planting across the site to provide opportunities for pollinating insects and other wildlife.	The first planting season following completion of construction activities. Annually during the growing season.	Management Company



Objective 2 - Maintain, and where possible improve, the conservation status of identified key species, namely bats, birds and hedgehog. This will be completed through native planting onsite, including linear features and creation of two hedgehog gaps in fencing

Table 4.2: Maintenance of Features for Key Species

Prescription	Action	Timing	Responsibility
Maintain, and where possible improve the conservation status of identified key species, namely amphibians.	Management of hedgerows, trees and grassland for amphibians.	See Table 4.1.	Management Company
Maintain, and where possible improve the conservation status of identified key species, namely bats	Management of hedgerows, trees and grassland to maintain features for commuting and foraging bats. Installation of at bat boxes in retained woodland. Any lost or damaged bat boxes to be replaced once they have been checked by a licenced bat worker to ensure that no bats are present (if required).	See Table 4.1. Annually, as required.	Management Company Licences bat worker/management company
Maintain, and where possible improve the conservation status of identified key species, namely birds	Management of hedgerows, trees and grassland for foraging and nesting birds. Installation of at bird boxes in retained woodland. Any lost or damaged bat boxes to be replaced once they have been checked by a licenced bat worker to ensure that no bats are present (if required).	See Table 4.1. Annually, as required.	Management Company
Maintain, and where possible improve the conservation status of identified key species, namely common reptiles.	Management of hedgerows, trees and grassland for common reptiles.	See Table 4.1.	Management Company
Maintain, and where possible improve the conservation status of identified key species, namely hedgehogs	Create two hedgehog gaps in the northern and western boundary fencing. These will be 13x13cm in size, located at the base of the fence. Monitoring and management of hedgehog gaps by ensuring gaps are free of debris and dense vegetation cover restricting use.	The first planting season following completion of construction activities Annually, in September	Management Company



Objective 3 - Monitor the efficacy of this LEMP

Table 4.3: Monitoring

Prescription	Action	Timing	Responsibility
Monitor and review management objectives	Annually, the management and maintenance will be reviewed to establish if changes are required to ensure the long-term viability of the landscape proposals to maximise biodiversity potential.	Annually	Management Company
	Upon completion of the initial five years, ongoing habitat management and maintenance will be undertaken in perpetuity, as described within this document. This document will be reviewed and revised, if necessary, following the initial five year period, in order for the management prescriptions to be adapted/amended as required to continue to deliver management objectives.	Year five	Management Company



Plans:

Plan 1: Soft Landscape Proposals 15115/P10c



PLANTING SCHEDULE

Trees	Number	Species	Height	Girth	Specification
3 -	Quercus robur	400-450cm	16-18cm RB; 3x; Extra Heavy Standard; clear stem minimum 200cm; Double staked		
6 -	Sorbus aria 'Lutescens'	350-425cm	16-18cm RB; 3x; Extra Heavy Standard; clear stem minimum 200cm; Double staked		
4 -	Tilia cordata	400-450cm	16-18cm RB; 3x; Extra Heavy Standard; clear stem minimum 200cm; Double staked		
Total :13 -					

Shrubs	Number	Species	Height	Pot Size	Specification	Density
42 -		Choisya 'Aztec Pearl'	20-30cm	2L	Bushy; 5 breaks	3/m ²
26 -		Cornus alba 'Sibirica'	80-100cm	10L	Branched; 5 breaks	2/m ²
41 -		Cornus sanguinea 'Midwinter Fire'	40-60cm	3L	Branched; 3 brks; C	3/m ²
20 -		Cornus stolonifera 'Flaviramia'	60-80cm	3L	Branched; 4 brks; C	2/m ²
42 -		Elaeagnus ebbingei	60-80cm	10L	Branched; 6 breaks	2/m ²
15 -		Elaeagnus ebbingei	40-60cm	2L	Branched; 3 brks; C	2/m ²
40 -		Hebe 'White Gem'	20-30cm	2L	Bushy; 5 breaks	3/m ²
27 -		Hypericum 'Hidcote'	60-80cm	10L	Branched; 5 breaks	2/m ²
14 -		Lavandula angustifolia 'Hidcote'	20-30cm	2L	Bushy; 5 breaks	4/m ²
11 -		Photinia fraseri 'Red Robin'	60-80cm	2L	Branched; 6 breaks	2/m ²
6 -		Photinia x fraseri 'Red Robin'	40-60cm	2L	Branched; 3 brks; C	2/m ²
24 -		Pittosporum 'Garnettii'	60-80cm	10L	Branched; 5 breaks	2/m ²
7 -		Prunus laurocerasus 'Otto Luyken'	40-60cm	5-7.5L	Bushy; 5 breaks	2/m ²
25 -		Prunus laurocerasus 'Otto Luyken'	40-60cm	2L	Branched; 3 brks; C	2/m ²
		Viburnum tinus 'Eve Price'	20-30cm	5-7.5L	Bushy; 5 breaks	2/m ²
Total :346 -						

Grasses	Number	Species	Pot Size	Specification	Density
15 -		Calamagrostis acutiflora 'Karl Foerster'	5-7.5L	Full pot	2/m²
48 -		Mahonia 'Soft Caress'	2L	Full pot	4/m²
34 -		Pennisetum alopecuroides	2L	Full pot	3/m²
27 -		Stipa gigantea	5-7.5L	Full pot	3/m²
Total :124 -					

Native Hedgerow						
Number	Species	Height	Specification	Density		Percentage Contribution
286 -	Corulus avellana	60-80cm	1+1: Branched :3 brks :BR: Rabbit Spiral & Cane	0.5Ctr Double Staggered at 0.3m offset		20%
858 -	Crataegus monogyna	60-80cm	1+2: BR: Rabbit Spiral & Cane	0.5Ctr Double Staggered at 0.3m offset		60%
73 -	Rosa arvensis	60-80cm	1+1: Branched :3 brks :BR: Rabbit Spiral & Cane	0.5Ctr Double Staggered at 0.3m offset		5%
73 -	Rosa canina	60-80cm	1+1: Branched :3 brks :BR: Rabbit Spiral & Cane	0.5Ctr Double Staggered at 0.3m offset		5%
144 -	Viburnum opulus	60-80cm	1+1: Branched :3 brks :BR: Rabbit Spiral & Cane	0.5Ctr Double Staggered at 0.3m offset		10%
Total :1434 -						

Native Woodland Buffer Mix						
Number	Species	Height	Specification		Density	Percentage Contribution
40 -	Acer campestre	60-80cm	1+1: Branched :3 brks :BR: Rabbit Spiral & Cane	4/m ²	10%	
20 -	Betula pendula	60-80cm	1+1: Branched :3 brks :BR: Rabbit Spiral & Cane	4/m ²	5%	
79 -	Corulus avellana	60-80cm	1+1: Branched :3 brks :BR: Rabbit Spiral & Cane	4/m ²	20%	
196 -	Crataegus monogyna	60-80cm	1+2: BR: Rabbit Spiral & Cane	4/m ²	50%	
40 -	Quercus robur	60-80cm	1+1: Branched :3 brks :BR: Rabbit Spiral & Cane	4/m ²	10%	
20 -	Rosa canina	60-80cm	1+1: Branched :3 brks :BR: Rabbit Spiral & Cane	4/m ²	5%	
Total :395 -						

SPECIFICATION NOTES

GENERAL

- Proposals to be read in conjunction with Architects and Engineers Drawings;
- All landscape operations to be in accordance with all relevant and current BS and BS EN standards including BS 8545: 2014, BS4428: 1989 & BS 3956: 1990, 1992, 2007; and all amendments to date;
- Plant material to conform with the National Plant Specification;
- All stock (other than container grown) shall be planted between November 30th and 28th February. Planting operations shall be carried out in suitable open weather and all plants re-firmed if lifted by frost during the contract. No planting shall take place in dry, hot and sunny weather or indeed if frost and snow are present; or in cold east winds, regardless of the stock specified;
- Any plant material planted outside the recognised planting season (Nov-Feb), to be containerised stock and supplied at the sizes specified;
- Plant handling and planting operations to be in accordance with HTRA 'Handling and Establishing Landscape Plants parts I - III';
- All planting to be maintained and guaranteed for 12 months to include watering, weeding, litter picking, pest & disease control;
- The landscape contractor is to take all safety precautions to prevent any injury to any persons. The landscape contractor shall comply with the requirements of the Health and Safety at Work Act 1974 and current Construction, Design and Management Regulations.

SOIL AND MULCH

- Existing topsoil to be stripped and stored on site in heaps not exceeding 2m height and kept weed free;
- Any compacted subsoil to be broken up to allow free drainage and to enable topsoil to key into surface;
- Any imported topsoil to be to BS3882:2015, weed free, medium texture, neutral PH value, reasonably stone free with no stones over 20mm in size;
- Finished topsoil levels to be flush with adjacent paved surfaces;
- Soil depths to be 900mm for Extra Heavy Standard trees, 600mm for Multi-stem trees and 450mm for shrub and hedge planting;
- Backfill for trees as per detail and other planting to be a mix of 50/50 approved/stored topsoil and shrub planting compost evenly mixed.
- All planting areas to be covered with a 75mm depth of medium grade bark mulch.

PLANT MATERIAL TREATMENT

- All to be British grown stock and fully hardened off;
- Root Dip - Proprietary Root Dip applied to all bare root stock at time of lifting at nursery and prior to planting (for hedgerow plants);
- Anti-Desiccant - Proprietary anti-desiccant to be applied to foliage of all containerised/rootballed material in leaf prior to transportation and during any delay in planting;
- Tree Stakes and Ties - Stakes to be pressure treated, round, smooth and peeled Larch or Chestnut as per detail.

PROPOSED TREES

- Contractor to ascertain the location of all sewers and services prior to tree planting;
- No trees to be planted within 3 metres of sewers or services or other easement recommended by the relevant statutory undertaker without the use of tree root barriers. Use Green Blue Urban Reroot 2000 (or similar approved) in the vicinity of dwellings and Reroot Ribbed Barrier in the vicinity of paths/hard surfaces and services (refer to tree pit details). All tree pits with root barriers are subject to engineer's approval.
- Extra Heavy Standard Trees in soft landscape to be double staked and fixed in accordance with the tree pit detail.
- Where necessary increase tree pit dimensions to ensure that tree pits are at least 75mm deeper and 150mm wider than the rootball. Break up bottom of pits to a depth of 150mm. Compacted glazed sides of pits should be roughened;
- Cut back any broken or damaged roots to sound growth.
- Plant trees upright; in the centre of the pit and at original soil depth.

SHRUBS

- Before planting, remove any non-perishable containers and carefully prune any damaged roots. Plant upright or well balanced with best side to front. Carefully return excavated topsoil/shrub planting compost mix, packing around evenly spread roots or root ball and heel well in;
- Planting holes for shrubs to be 150mm wider than root spread and 450mm deep.
- Shrubs to be planted in groups of 3-7 of the same species, with smaller plants located abutting paths and roads;
- Water plants thoroughly immediately after planting;
- Immediately after planting cut back any damaged, dead or diseased branches;
- After planting rake soil to a fine tilth with approved cambers and no hollows;
- After raking apply approved bark mulch to a depth of 75mm.

HEDGING AND NATIVE WOODLAND WHIPS

- Plant hedging in trenches 450mm depth and large enough to take the full spread of roots;
- Set out plants evenly as scheduled; planted in groups of 3-7 of the same species;
- Backfill with excavated topsoil/shrub planting mix, apply approved bark mulch to a depth of 75mm ensuring low branches are not smothered;
- Prune back native hedging hard at the appropriate season in year one (and outside of the bird nesting season September 1st to February 28th).

RABBIT GUARDS

- Where specified, install rabbit guards supported by canes around each transplant (to supplier specification);
- The contractor shall maintain rabbit spirals and canes in place during the management and maintenance period.

PREPARATION OF MEADOW GRASSLAND AREAS

- Prepare the ground by rotavator to break up topsoil to full depth and reduce top 100mm to a fine tilth. Avoid doing this when the soil is wet, to avoid damaging the soil structure and drainage. All turfed areas are to be weed free prior to turfing;
- Remove all undesirable particles brought to the surface including clay balls and stones larger than 50mm in any dimension, building debris, or roots;
- Grade the final surface to smooth contours ensuring the removal of all localised hollows and ridges, allowing for any settlement so that finished levels should be approx. 30mm higher than adjacent kerbs and manholes.

GRASS SEEDING - MEADOW

- Seeding to be undertaken between April-October (in accordance with Emorsgate recommendations);
- Seed in calm weather with seed evenly distributed in 2 directions;
- Sowing rates as recommended by Emorsgate, 4g per m² for EM1 mix;
- Roll seed to ensure contact with the soil ("crinkle or Cambridge" or as appropriate);
- First and subsequent cuts in accordance with Emorsgate recommendations).

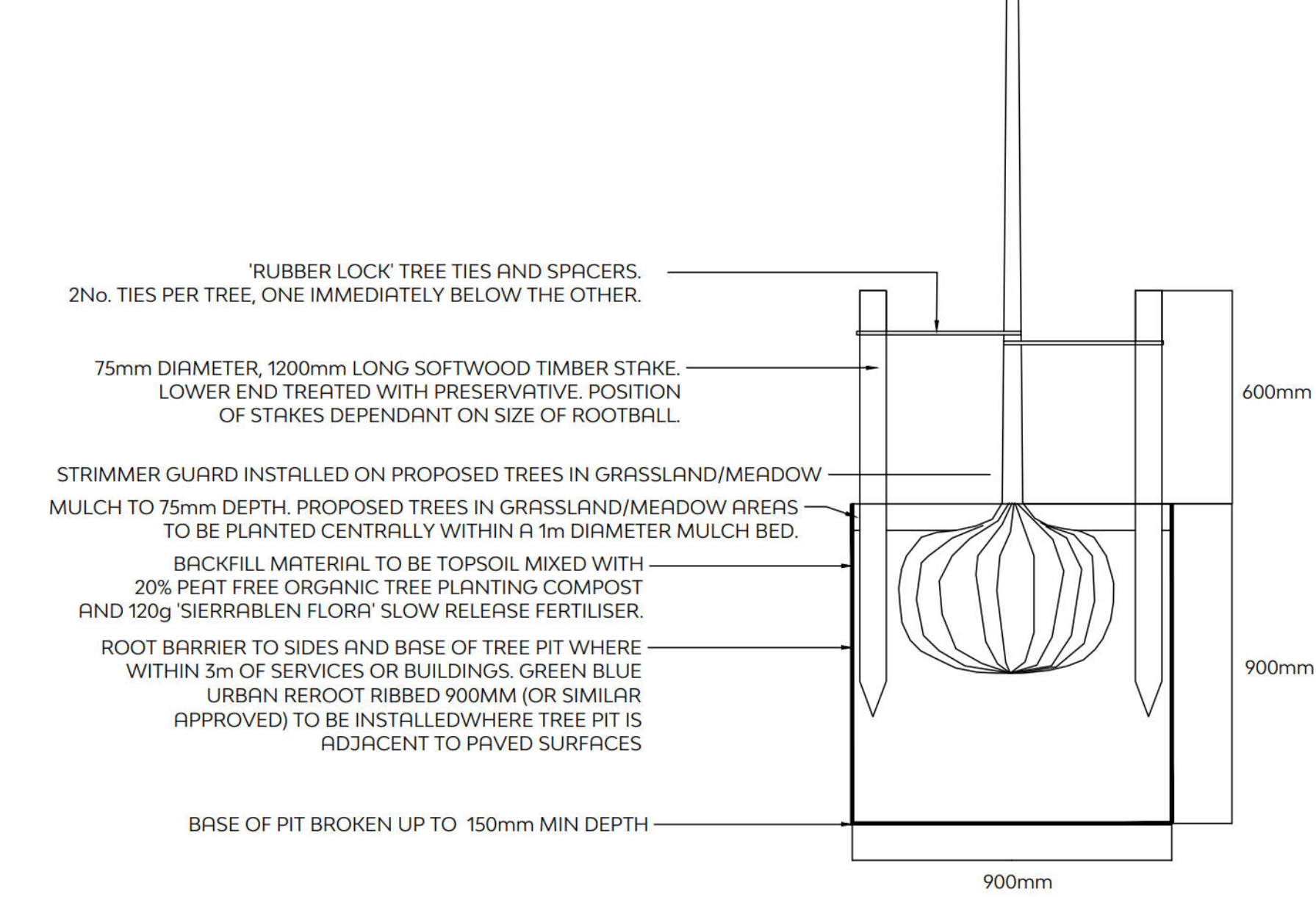
WATERING

- Planting areas are to be brought up to field capacity on completion of planting and during maintenance visits subject to prevailing conditions.

WEEDING AND LITTER CLEARANCE

- Planted areas to be maintained weed and litter free during maintenance and management period.

EXTRA HEAVY STANDARD TREES IN SOFT LANDSCAPE AREAS



- Site Boundary
- Existing Tree to be retained with associated RPA (Refer to Tree Retention and Removal Plan (Drawing ref: 15115/P15))
- Pruning Works to Existing Vegetation (Refer to Tree Retention and Removal Plan (Drawing ref: 15115/P13))
- Proposed Tree Removals (Refer to Tree Retention and Removal Plan (Drawing ref: 15115/P15))
- Proposed Tree
- Proposed Ornamental Planting Area
- Proposed Native Woodland Buffer Planting Area
- Proposed Native Hedgerow
- Proposed Grass Seed Mix (Emorsgate EM3 - Sowing Rate 4g/m²)

W

B

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FOR PLANNING PURPOSES ONLY
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