

LANDSCAPE INSTALLATION, ESTABLISHMENT & MANAGEMENT PLAN

Establishment of Management Strategy

To provide a method of implementing and maintaining new landscaping for the propose development which will soften the impact of the new building and provide a long-term amenity for both the occupants and the surrounding area.

1. Planting of New Trees

Trees are to be planted in positions shown on this drawing and subsequent revisions.

- a) Tree Pits
- Tree pits shall be 900x900x600mm (unless required otherwise) to accommodate the root spread.
 - The bottom 150mm thus exposed is to be broken up.
- b) Staking
- Stakes to be of treated softwood from an approved UK source.
 - Stakes to be driven into base of tree pit by a minimum of 150mm.
 - Stakes to be sawn off at one third of the height of the clear stem of the tree.
 - Trees to be secured to the stake by 1No. buckle-type tree tie with cushioned space, positioned 50mm from the top of the stake.
- c) Backfill
- Subsoil to be carted away (if required).
 - Topsoil to be mixed with an approved type of peat free tree and shrub compost or other sustainable organic medium.
- d) Planting
- Tree to be set upright and at the same depth as grown in the nursery.
 - Roots to be spread out and the backfill firmed in and around the roots in layers.
 - After planting all trees to be watered in to settle backfill around roots.
- e) Watering
- All new trees shall be watered to field capacity a minimum of five times between April and October, in accordance with the prevailing conditions to maintain adequate soil moisture to the full planted depth at all times.
 - During May, June, July and August and any other extremely dry periods, a weekly inspection and watering may be required to ensure the soil remains moist, but not flooded, around the root ball.

2. Planting of New Shrubs

Shrubs are to be planted in positions shown on this drawing and subsequent revisions.

- a) Ground Preparation
- Existing ground is to be cleared of weeds either by hand or the use of an approved glyphosate based herbicide.
 - After clearance, existing ground is to be cultivated to a depth of 250mm. No mechanical cultivation will be allowed within the root protection areas of retained trees.
 - Newly top soiled and existing ground is to be treated with a peat free approved organic soil ameliorant such as spent mushroom compost. This should be spread in a layer 75mm thick and incorporated into the soil by mechanical means with the exception of areas within root protection areas where it will be incorporated into the soil by hand.
- b) Planting
- No planting is to take place during extreme weather conditions.
 - Planting of bare root stock is to take place between November and March during mild weather.
 - Planting of containerised stock is to take place in line with the construction programme if weather conditions permit.
 - All root wrappings and containers shall be removed before planting.
 - Planting holes shall be wider than the root spread.
- c) Mulching
- On completion of planting all shrub beds are to be mulched with amenity grade bark or other approved materials to a depth of 75mm.

3. Establishment of Newly Planted Trees

- a) On completion of the tree planting works the contractor will carry out the maintenance up until completion and occupancy of the property. At the end of the maintenance period, this will become the responsibility of the home owner who will carry out the following operations for a further 5 years.
- An area of 600mm diameter around the base of each tree shall be kept clear of weeds either by hand or the use of an approved herbicide.
 - Inspect monthly and replace or re-fix broken or loose tree ties.
 - Inspect monthly and prune out or remove dead, damaged or diseased branches or trees.
 - Inspect monthly during winter and firm in any frost lifted trees.
 - Inspect monthly during spring and summer and water all trees if required until the ground is thoroughly soaked.
 - Inspect weekly during extremely dry periods and water if required to maintain adequate moisture around the root ball.
 - Inspect at the end of each growing season and remove and replace any failures including those seriously damaged or any which have been removed.

4. Establishment of Newly Planted Shrubs

- a) On completion of the shrub planting works the contractor will carry out the maintenance up until completion and occupancy of the property. At the end of the maintenance period, this will become the responsibility of the home owner who will carry out the following operations for a further 5 years.
- All shrubs shall be kept completely free of weeds either by hand or the use of an approved herbicide.
 - Inspect monthly and prune out or remove dead, damaged, or diseased shoots and shrubs.
 - Inspect monthly during winter and firm in any frost lifted shrubs.
 - Inspect monthly during spring and summer and water all shrubs if required until the ground is thoroughly soaked.
 - Inspect monthly and top up mulch if required.
 - Inspect at the end of the growing season and replace any failures, including those seriously damaged or any which have been removed.

5. Creation of Grassed Areas

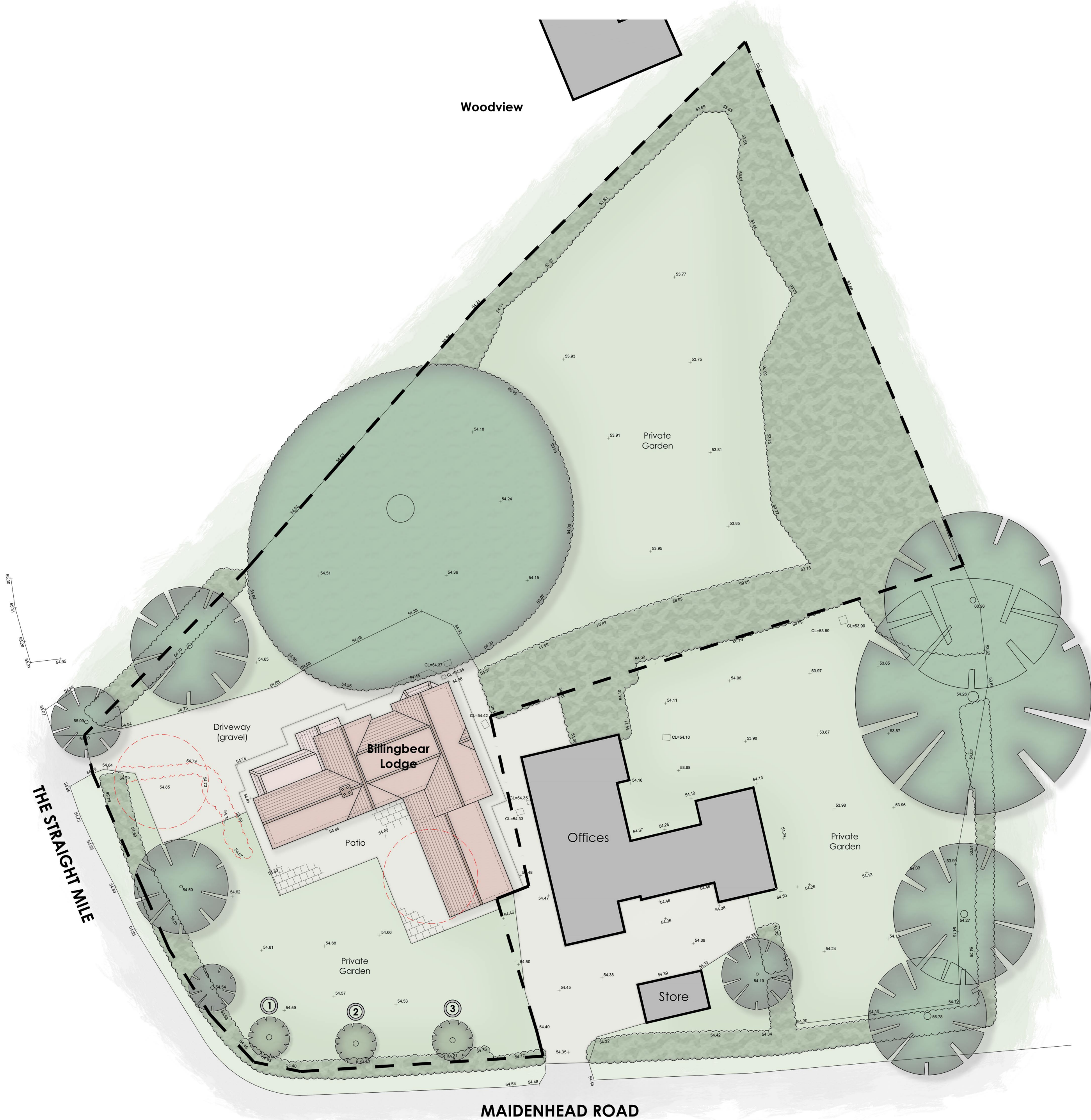
- a) Grassed areas are to be turfed or seeded in accordance with BS 4428:1989.

6. Establishment of Grassed Areas

- a) On completion of the seeding and turfing works the contractor will carry out the maintenance up until completion and occupancy of the property. At the end of the maintenance period, this will become the responsibility of the home owner who will carry out the following operations for a further 5 years.
- When the grass is approximately 50mm high consolidate all seeded areas with a light roller. All bare patches cultivated to form a fine tilth and re-sown with the original seed mixture.
 - When the grass is approximately 80mm high it shall be cut with a rotary mower to avoid root pulling to a height not less than 40mm and the cuttings removed from site.
 - Further cuts will be carried out when the grass has reached a height not exceeding 75mm and it shall be reduced in height to no less than 25mm. This is likely to involve between 10-16 cuts per annum depending on temperature and rainfall.
 - Any sinkage below finished levels during the maintenance period shall be rectified by making up levels with fine topsoil.

Any trees or plants which, within a period of 5 years after approved completion, are removed, die or become, in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of similar species, size and number as originally approved, unless the Council gives its written consent to any variation.

Any new areas of soft landscaping to be suitably ameliorated by site contractors to ensure its suitability for the proposed landscaping.



Notes:

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Do not scale from this drawing except for planning purposes.

All dimensions are in millimetres unless noted otherwise.

Any surveyed information incorporated on this drawing cannot be guaranteed as accurate unless confirmed by a fixed dimension.

This drawing is to be read in conjunction with all the relevant consultants, suppliers and manufacturers drawings and information.

KEY



Existing trees & planting to be retained



Proposed new planting



Existing grass amenity



Proposed patio / path

LANDSCAPING

1

- Prunus laurocerasus (Cherry Laurel) Tree (10lt)

2

- Prunus laurocerasus (Cherry Laurel) Tree (10lt)

3

- Prunus laurocerasus (Cherry Laurel) Tree (10lt)



Ordnance Survey
Licence No. AC0000806982

0 2m 4m 6m 8m 10m
Scale 1:250

Rev	Date	Details

PLANNING

ark|tec

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Project:	BILLINGBEAR LODGE, MAIDENHEAD RD, WOKINGHAM	
Drawing:	LANDSCAPE PLAN (CONDITION 6)	
Scale:	1:250 @ A2	Date: 21/04/26

Drawing Number:

P25/18/S/290

Revision:

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