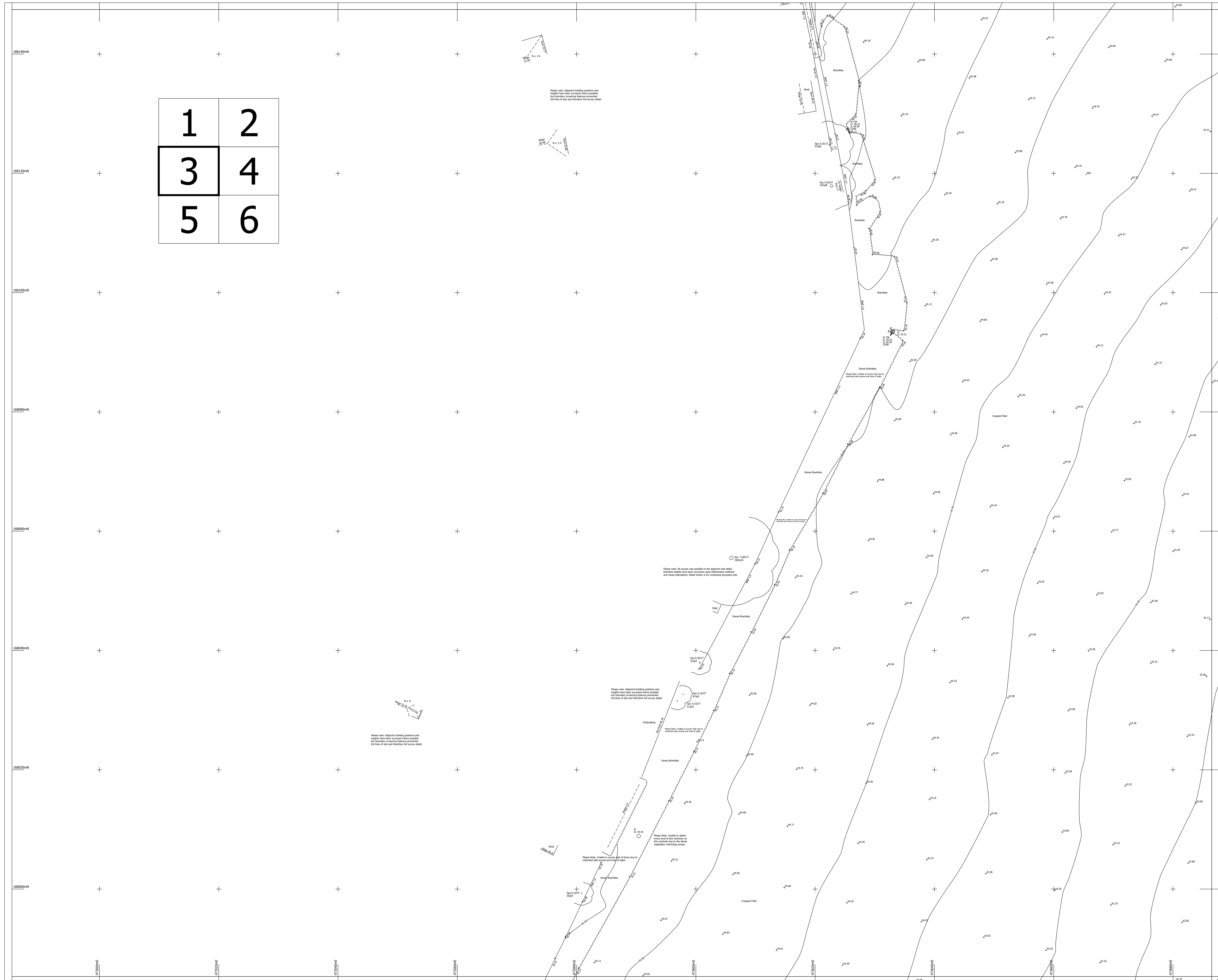




NOTES:
Drainage:
Inspection Covers are lifted where possible and all drainage invert information has been obtained through visual inspection only, with no entry into manholes. Therefore the complete accuracy cannot be guaranteed. Where drainage is of critical importance we suggest the services of a specialist drainage expert be used.

every effort has been made to identify and detail all trees on site but where trees are of critical importance we suggest the use of a specialist such as an arborist. Tree spread and heights are indicative.

GPS detail is relative to the time and date of survey. GPS levels and grid are obtained using industry standard guidelines and can vary according to the quality of the GPS network at the time of survey. Unless stated otherwise, surveys are Scale factor 1 and Horizontal and Vertical Datums are established from a central site fix and baseline orientation station utilising GNSS correction data.

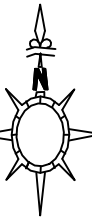
Survey notes:

Survey specification is linked to the original purpose of the survey (submitted at source and is to be used for this purpose only).

Survey is accurate within limitations of site conditions at the time of survey. In areas difficult to survey due to restricted access, lines of sight or dense vegetation, critical dimensions and positions should be verified following suitable clearance.

Notes detail obtained and shown is relative to the plotting scale.

Copyright:
This survey information is Copyright Encompass Surveys Ltd (2009).
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LEGEND

OVERALL TREE SPECIES INFORMATION

ALDER	ALD	LORDEN PLANE	LPM
ASH	ASH	MAGNOLIA	MAG
ASPEN	ASP	MAPLE	MPL
BEECH	BCH	OAK	OAK
CHERRY	CHY	PINE	PNE
ELM	ELM	POPULAR	POP
FIR	FIR	RHODOCENDRONS	RDN
FRUIT	FRT	ROWAN	RWN
HAWTHORN	HAW	SILVER BIRCH	SIB
HAZEL	HAZ	SWEET CHESTNUT	SCN
HOLLY	HOL	WALNUT	WNT
HORSE CHESTNUT	HCH	WILLOW	WLW
LIME	LIM	YEW	YEW
LOCUST	LAC	SPECIES UNKNOWN	SPU
		COPPED	CDP

TREE ANNOTATIONS:

FENCE INFORMATION		LEVEL INFORMATION	
BARBED WIRE FENCE	BWF	BED LEVEL	BL
CHAIN LINK FENCE	CLF	COVER LEVEL	CL
CRASH RAIL PALING FENCE	CRP	FLOOR LEVEL	FL
CLOSE BOARD FENCE	CBF	INVERT LEVEL	IL
CONCRETE SLAT FENCE	CCF	OUTLET LEVEL	OL
CORRUGATED IRON FENCE	CIF	THRESHOLD LEVEL	THL
CRASH BARRIER	CBR	FOUR WATER	FW
HANDRAIL	HDL	SURFACE WATER	SW
IRON PALINGS	IFL	UNABLE TO LIFT	UTL

SURFACE INFORMATION

POCKET FENCE	PKF		
POST AND CHAIN FENCE	PCF	CONCRETE	Cc
POST AND RAIL FENCE	PRF	BRICK PAVING	BP
POST AND WIRE FENCE	PWF	FLOWERED	FB
SECURITY FENCE	SCF	PAVING SLABS	PS
STOCK WIRE FENCE	SWF	RETAINING WALL	RWall
TRELLIS FENCING	TUF	SCALPINGS	Scalp
WIRE MESH FENCE	WMF	TACTILE PAVING	Tac

FEATURE INFORMATION

ROLLAND	BO	NAME PLATE	NP
TELECOMS JC	BTIC	NOTICE BOARD	NB
BUS STOP	BS	POST	P
CABLE TELEVISION JC	CATV	RAIN WATER PIPE	RWP
EARTHING ROD	ER	ROAD SIGN	RS
ELECTRICITY CABLE PIT	ELCP	ROOFTOP EYE	RE
ELECTRICITY POLE	ECP	SERVICE MARKER POST	SMP
PIPE HYDRANT	PH	SOIL VENT PIPE	SVP
FLANGE	FP	STOP VAULT	SV
GUIDE POST	GP	TRAFFIC SIGNAL	TS
INSPECTION COVER	IC	TRAFFIC SIGNALS JC	TSJC
LAMP POST	LP	WASH OUT	WO
LETTER BOX	LB	WATER METER	WM
KERB OUTLET	KO		

REVISION

Level Datum:
Levels are related to previous Encompass Surveys Ltd survey control
sheet: OAS-Arborfield

id:
id is related to previous Encompass Surveys Ltd survey control

orthpoint:



Encompass Surveys Ltd
Yarmouth House
1300 Parkway
Solent Business Park
Whiteley, Fareham
Hampshire, PO15 7AX

Tel: (+44)2380 692002 Email: info@encompass-surveys.co.uk
Website: encompass-surveys.co.uk

Client: Bellway Homes (Thames Valley)

Survey location: Land North of Arborfield Road
Chislehurst

000001	Shirley Reading		
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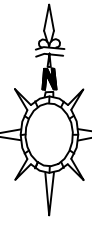
Survey type:	Topographical	Scale:	1:200@A0
Drawing scale:	BNC/161522/1064101	Date:	November 2022

Drawn/DA:	BE/SH	Plot No.	Plot 3 of 6
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1	2
3	4
5	6

NOTES:
Drainage:
Inspection Covers are fitted where possible and all drainage invert information has been obtained through visual inspection only, with no entry into manholes. Therefore the complete accuracy cannot be guaranteed. Where drainage is of critical importance we suggest the services of a specialist drainage expert be used.
Trees:
Every effort has been made to identify and detail all trees on site but where trees are of critical importance we suggest the use of a specialist such as an arborist. Tree spread and heights are indicative.
GPS:
GPS detail is relative to the time and date of survey. GPS levels and grid are obtained using industry standard guidelines and can vary according to the quality of the GPS network at the time of survey. Unless stated otherwise, surveys are Scale factor 1 and Horizontal and Vertical Datum are established from a central site fix and baseline orientation station utilizing GNSS correction data.
Survey notes:
Survey specification is linked to the original purpose of the survey commissioned at source and is to be used for this purpose only.
Survey is accurate within limitations of site conditions at the time of survey. In areas difficult to survey due to restricted access, lines of sight or dense vegetation, critical dimensions and positions should be verified following suitable clearance.
Survey detail obtained and shown is relative to the plotting scale.
Copyright:
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LEGEND

OVERALL TREE SPECIES INFORMATION

ALDER	ALD	LONDON PLANE	LPI
ASH	ASH	MORCHULA	MAG
ASPEN	ASP	MYRTLE	MAL
BEECH	BCH	OAK	QAK
CHERRY	CHY	PINE	PIE
ELM	ELM	POPLAR	POP
FIR	FIR	RYNODENDRONUS	RCH
FRUIT	FRT	ROWAN	ROW
HAWTHORN	HAT	SILVER BIRCH	SCH
HAZEL	HAC	SWEET CHESTNUT	SWC
HOLLY	HOL	WILD BIRCH	WBT
HORSE CHESTNUT	HCH	WILLOW	WEW
LIME	LIM	YEW	YEW
LOCUST	LOC	SPECIES UNKNOWN	SUW
		CORTEX	COR

TREE ANNOTATIONS: Tree Species / Tree Size / No of Bolls
Tree Height / Tree Canopy Spread

FENCE INFORMATION	LEVEL INFORMATION
BARBED WIRE FENCE	BWF
CHAIN LINK FENCE	CLF
CHESTNUT PALING FENCE	CHF
CLOSE BOARD FENCE	CBF
CONCRETE S&J FENCE	CSF
CORRUGATED IRON FENCE	CIF
CRASH BARRIERS	CBR
HANDMADE FENCE	HMF
IRON RAILINGS	IRF
LOCKED GATE FENCE	LGF
MISCELLANEOUS FENCE	MIF
NAGASAKI FENCE	NKF
POCKET FENCE	POF
POST AND RAIL FENCE	PRF
POST AND WIRE FENCE	PWF
SECURITY FENCE	SCT
STEEL WIRE FENCE	SWF
THICK FENCING	TFF
WIRE MESH FENCE	WMF
	RED LEVEL
	COVER LEVEL
	FOOT LEVEL
	INVERT LEVEL
	CUTTING LEVEL
	THRESHOLD LEVEL
	FOOT WATER
	UNABLE TO LIFT
	UTILITY
	WATER CREEK

FEATURE INFORMATION	SURFACE INFORMATION
BOLLARD	BO
BUS STOP	BS
CABLE TELEVISION	CTV
CANISTER	CR
ELECTRICITY CABLE	ELC
ELECTRICITY POLE	EP
FLAT POLE	FP
GATE POST	GP
INSPECTION COVER	IC
LAMP POST	LP
LETTER BOX	LB
WATER OUTLET	WO
	WIRE PLATE
	WATER BOARD
	POST
	ROAD MARKER
	ROAD SIGN
	ROADSIDE
	SERVICE MARKER
	STOP VALVE
	STOP VALVE
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL
	WASH OUT
	WATER METER

REVISIONS

Level Datum:
Levels are related to previous Encompass Surveys Ltd survey control
Ref: OAS-Airfield

Grid:
Grid is related to previous Encompass Surveys Ltd survey control

Northpoint:



Encompass Surveys Ltd
Vernon House
1300 Parkway
Solihull Business Park
Widnecote, Coventry
Hampshire, PO15 7AX

Tel: (+44)200 690002 Email: info@encompass-surveys.co.uk
Web: encompass-surveys.co.uk

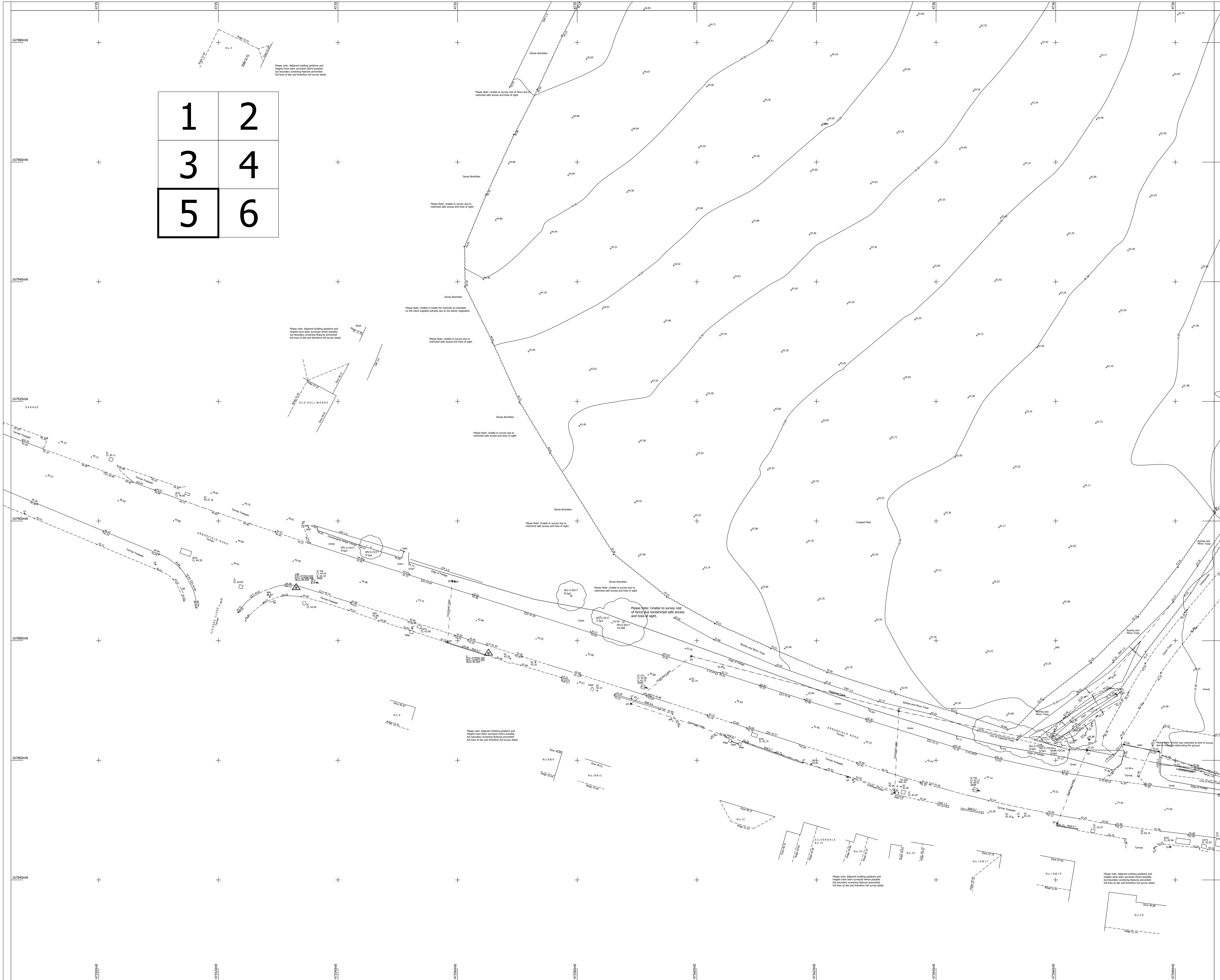
Client: Bellway Homes (Thames Valley)

Survey Location: Land North of Airfield Road
Reading

Survey type: Topographical Scale: 1:2000/40

Drawing ref: ENC161123/3064/51 Date: November 2023

Drawn/QA: BF/SH Plot No: Plot 4 of 6



Notes:

1. Responses covers are lifted where possible and all drainage input information has been obtained through visual inspection only, with no entry into manholes. Therefore the complete accuracy cannot be guaranteed. The surveyor is not responsible for any damage to the services of a special drainage engineer be used.

2. The survey effort has been made to identify and detail all suggested sites where trees are of an arboreal importance we suggest the use of a specialist such as an arborist. Tree spread and heights are indicative.

3. GPS data is related to the time and date of the survey. GPS levels and data are obtained using industry standard guidelines and can vary slightly from actual ground level. The data is not intended to be used as a detailed drainage survey, surveys are Scale Factor 1 and Horizontal and Vertical Datum. Datums are established from a central site fix and the datum is a standard datum utilizing GPS correction data.

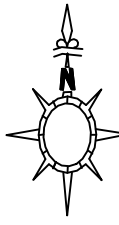
Survey notes:

Survey specification is listed in the original purpose of the survey commissioned at source and is to be used for this purpose only. The survey is not intended to be used in any other way. The survey is for information. In areas difficult to be used due to restricted access, lines of sight, or other factors, the surveyor is not responsible for the data not being verified following suitable clearance.

The survey data obtained and shown relative to the positions shown on the map.

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LEGEND

OVERALL TREE SPECIES INFORMATION

ALDER	ALD	LONDON PLANE	UPM
ASH	ASH	MAGNOLIA	ASH
ASPEN	ASP	MAPLE	NPL
BEECH	BCH	OAK	OAK
CHERRY	CHY	PINE	PVE
ELM	ELM	POPULAR	POP
FIR	FIR	PODOCYDENDRONS	RDN
FRUIT	FRT	ROSEAN	ASHN
HAWTHORN	HAW	SILVER BIRCH	SIB
HAZEL	HAZ	SWEET CHESTNUT	SCH
HOLLY	HLY	WALNUT	WNT
HORSE CHESTNUT	HCH	WILLOW	WELW
LIME	LIM	YEW	YEW
LOCUST	LOC	SPECIES UNKNOWN	SPU
		COPPEED	CDP

TREE ANNOTATIONS: Tree Species / Tree Bole Size / No of Boles
Tree Height / Tree Canopy Spread

INFORMATION

LEVEL INFO

BAMBER WIRE FENCE	BWF	RED LEVEL	RL
CHAIN LINK FENCE	CLF	COVER LEVEL	CL
CHICKEN WIRE PAULING FENCE	CWP	FLOOR LEVEL	FL
CLOSE BOARD FENCE	CBF	INVERT LEVEL	IL
CONCRETE SLAB	CCR	OUTFALL LEVEL	OL
CONVULSIONED HIGH FENCE	CHF	THRESHOLD LEVEL	TL
CRASH BARRIER	CAB	FOUL WATER	FW
HANDRAIL	HDL	SURFACE WATER	SW
RAIL BAILINGS	RBL	UNABLE TO LIFT	UL
RAILWAY GATE FENCE	RGF	WATER LEVEL	WL
MISCELLANEOUS FENCE	MSF		
PALISADE FENCE	PSF		
PIKETT FENCE	PGF		
POST AND CHAIN FENCE	PCF	CONCRETE	Cc
POST AND RAIL FENCE	PRF	BRICK PAVING	Bp
POST AND WIRE FENCE	PWF	FLOWERBED	Fb
SECURITY FENCE	SFF	SETBACK WALLS	SW
WOOD FENCE	WDF	RETAINING WALL	RW
TRELLIS FENCING	TLF	SCALLOPS	Scal
WIRE MESH FENCE	WMF	TACTILE PAVING	Tac

FEATURE INFORMATION

BOLLARD	BO	NAME PLATE	NP
TELEPHONE SC	BTTC	NOTICE BOARD	NB
BUS STOP	BS	POST	P
CABLE TELEVISION SC	CATV	RAIN WATER PIPE	RWP
EARTHING ROD	ER	ROAD SIGN	RS
ELECTRICITY CABLE PHT	ELCP	ROOFSIDE EYE	RE
ELECTRICITY POLE	EP	SERVICE MARKER POST	SMP
FIRE HYDRANT	FH	SOIL VENT PIPE	SVP
FLAG POLE	FP	STOP VALVE	SV
GUIDE POST	GP	TELEGRAPH POLE	TP
INSPECTION COVER	IC	TRAFFIC SIGNAL	TS
LAMP POST	LP	TRAFFIC SIGNALS SC	TSSC
LETTER BOX	LB	WASH OUT	WO
KOBBR OUTLET	KO	WATER METER	WM

REVISION

Level Datum:
Levels are related to previous Encompass Surveys Ltd survey control
Ref: 0AAS-Arborfield

Grid:

Northpoint



Encompass Surveys Ltd
Yarmouth House
1300 Parkway
Solent Business Park
Whiteley, Fareham
Hampshire, PO15 7AX

Tel: (+44)2380 692002 Email: info@encompass-surveys.co.uk
Website: encompass-surveys.co.uk

Client: Bellway Homes (Thames Valley)

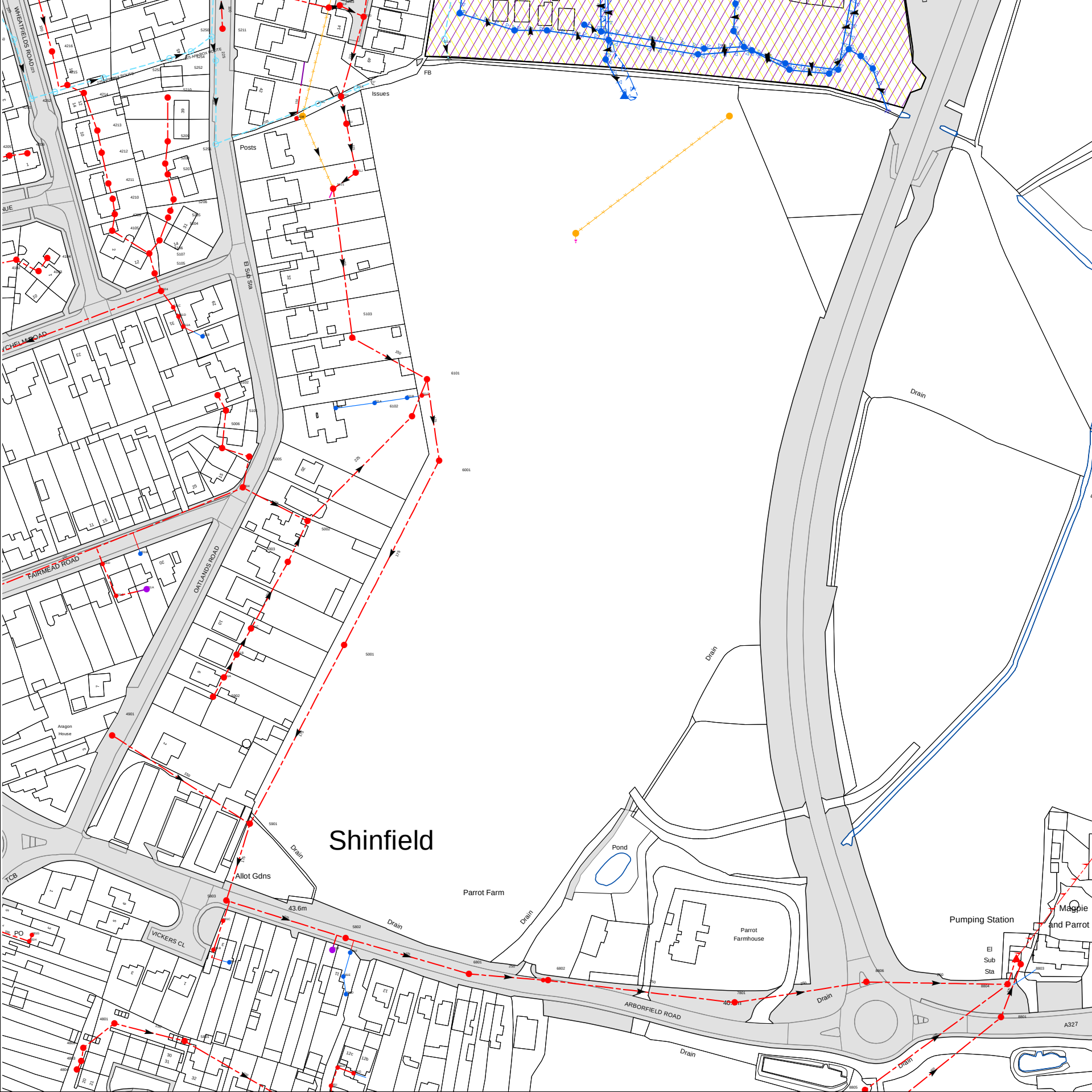
Survey Location:	Land North of Arborfield Road Shinfield Reading
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Survey type:	Topographical	Scale:	1:200@A0
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Drawing ref:	ENC/161123/3064/S1	Date:	November 2023
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Drawn/QA: BF/SH	Plot No. Plot 5 REV B
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CommercialDW Drainage and Water Enquiry Sewer Map- CDWS/CDWS Standard/2023 4899188



The width of the displayed area is 500m

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map (2020) with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

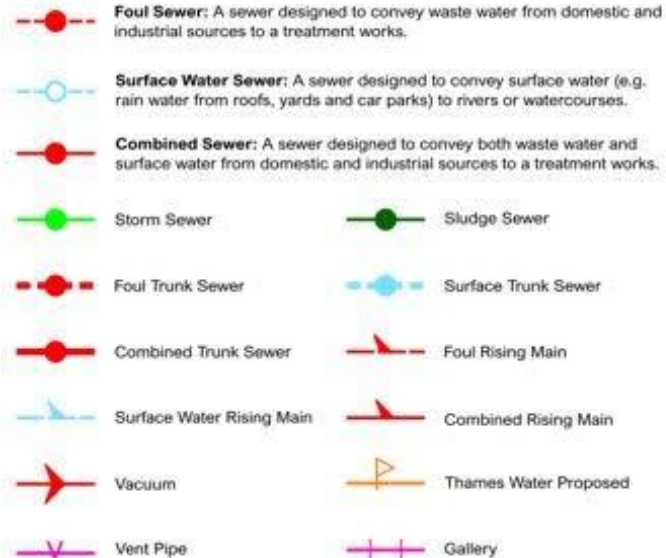
Manhole Reference	Manhole Cover Level	Manhole Invert Level
n/a	n/a	n/a
n/a	n/a	n/a
n/a	n/a	n/a
n/a	n/a	n/a
n/a	n/a	n/a
5250	51.99	51.26
5211	n/a	n/a
4206	52.94	52.18
4251	53.19	52.03
4103	52.17	51.17
4104	52.24	51.58
4216	n/a	n/a
4252	n/a	n/a
4215	53.33	52.4
4214	53.29	52.2
4213	n/a	n/a
4212	n/a	n/a
4253	n/a	n/a
4211	n/a	n/a
4105	52.36	51.63
4210	52.95	51.38
4209	52.6	51.25
5106	n/a	n/a
5105	n/a	n/a
5107	52.17	50.98
5104	51.68	50.07
5208	52.66	51.68
5207	52.5	51.55
5210	52.87	52.11
5209	52.84	51.84
5204	n/a	n/a
5253	n/a	n/a
5205	52.19	51.27
511C	n/a	n/a
5206	52.55	51.37
511D	n/a	n/a
511A	n/a	n/a
5254	n/a	n/a
511B	n/a	n/a
5251	51.64	50.89
5252	n/a	n/a
521M	n/a	n/a
521L	n/a	n/a
5201	49.62	48.37
521H	n/a	n/a
521I	n/a	n/a
5103	47.86	46.64
521J	n/a	n/a
521K	n/a	n/a
6101	46.16	44.87
621A	49.15	47.76
n/a	n/a	n/a
n/a	n/a	n/a
n/a	n/a	n/a
n/a	n/a	n/a
n/a	n/a	n/a
n/a	n/a	n/a
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n/a	n/a	n/a
n/a	n/a	n/a
n/a	n/a	n/a
n/a	n/a	n/a
401D	n/a	n/a
4901	46.38	44.76
401C	n/a	n/a
401B	n/a	n/a
501A	n/a	n/a
5902	47.48	47.12
5102	50.67	49.77
5006	48.68	47.89
591A	n/a	n/a
5101	50.04	49.4
5803	44.22	42.31
501B	n/a	n/a
5004	48.4	45.94
5005	48.76	47.67
5901	n/a	n/a
501C	n/a	n/a
5003	47.22	45.59

Manhole Reference	Manhole Cover Level	Manhole Invert Level
5002	47.11	45.41
511E	n/a	n/a
5001	45.45	43.86
611A	n/a	n/a
611B	n/a	n/a
6102	n/a	n/a
611C	n/a	n/a
6001	45.49	44.32
581E	n/a	n/a
5802	42.89	41.44
581D	n/a	n/a
581F	n/a	n/a
6801	42.19	40.73
6802	41.73	39.21
7801	41.04	38.97
8806	41.03	38.75
8801	41.777	37.957
8804	40.71	38.57
8803	40.84	37.53
481H	n/a	n/a
481G	n/a	n/a
4803	45.76	45.08
4802	45.72	44.88
4801	45.35	44.39
5801	45.4	43.64
581A	n/a	n/a
581J	n/a	n/a
581B	n/a	n/a
581C	n/a	n/a
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.		

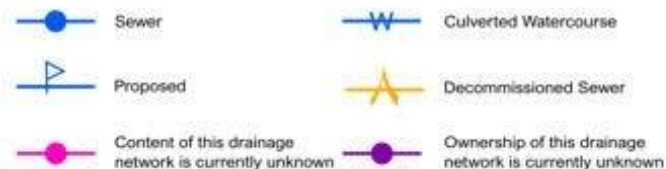


Con29DW Commercial Drainage and Water Search - Sewer Key

Public Sewer Types (Operated and maintained by Thames Water)



Other Sewer Types (Not operated and maintained by Thames Water)



Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plan are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate the direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.

Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.



Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.



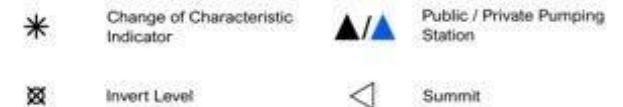
End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol. Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.



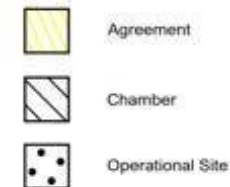
Other Symbols

Symbols used on maps which do not fall under other general categories.

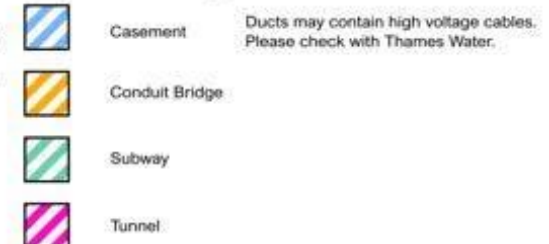


Areas

Lines denoting areas of underground surveys, etc.



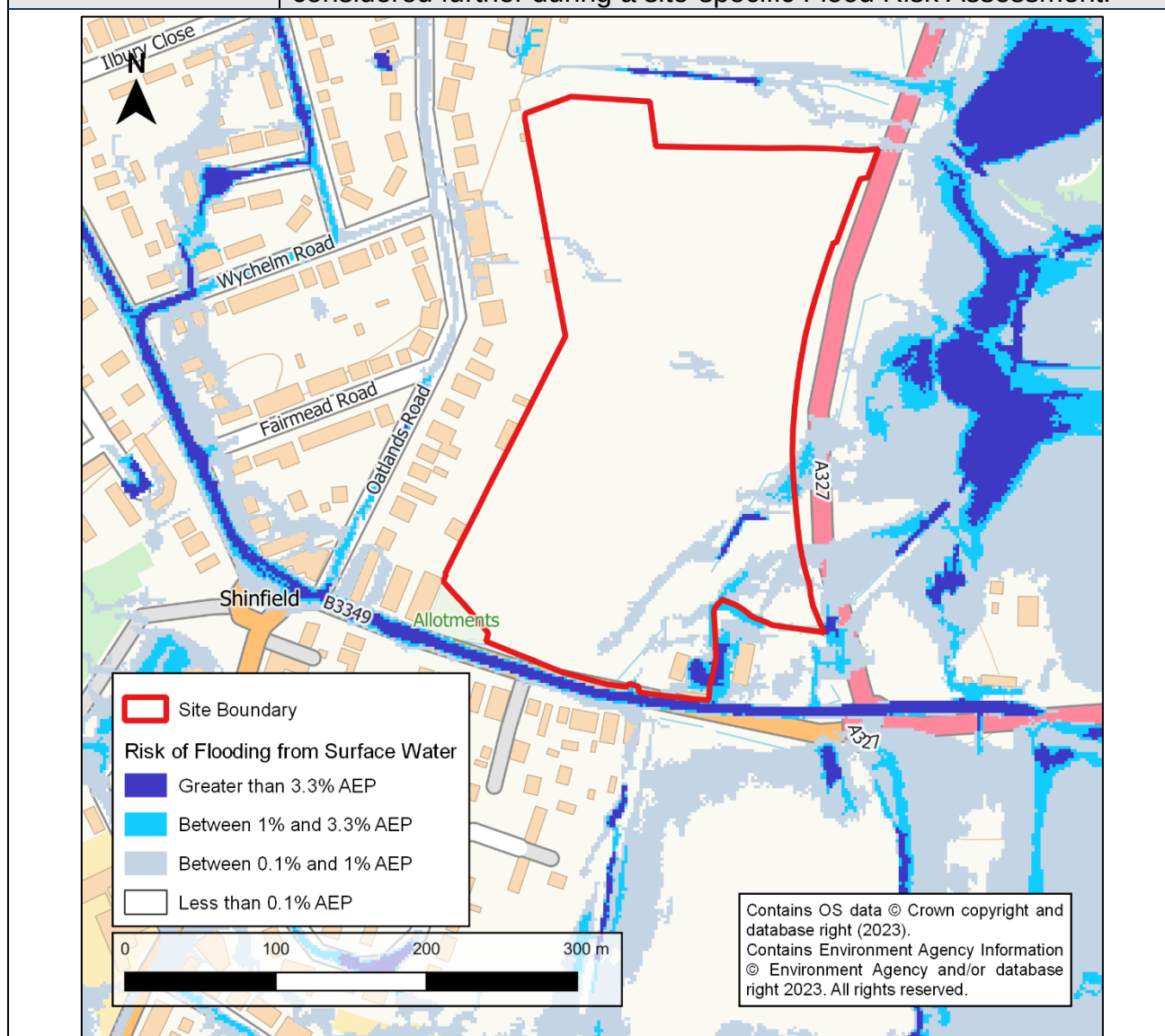
Ducts or Crossings

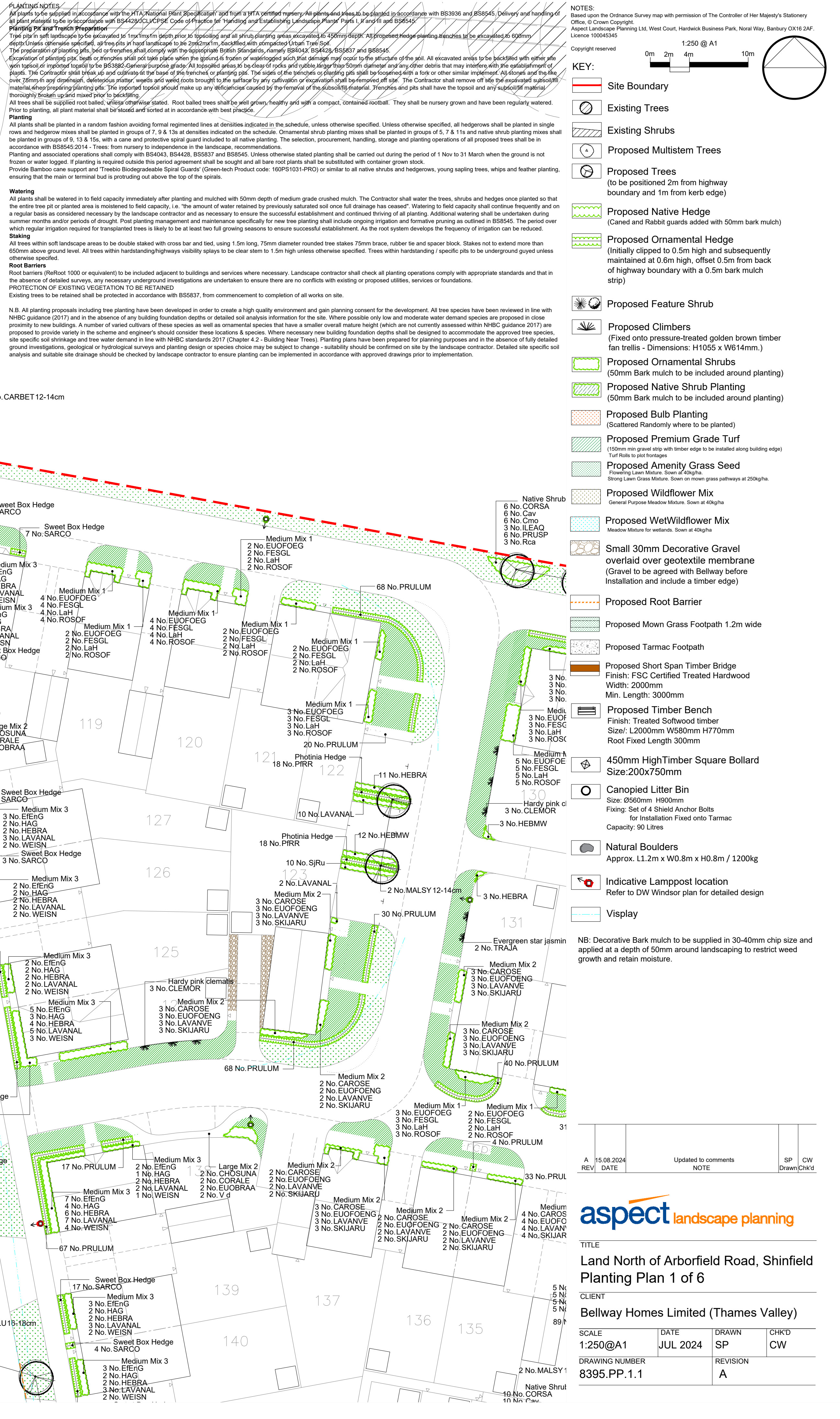


5) 'na' or '0' on a manhole indicates that data is unavailable.

6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimeters. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology, please contact Property Searches on 0800 009 4540.

Site Code	5SH025
Location	Land north of Arborfield Road, Shinfield
Description of surface water risk	Limited risk on the site itself but considerable flow path along the road to the south and significant issues to the east of the site which may impede access.
Additional considerations	The AStGWF map shows a >75% susceptibility to groundwater flooding across the south end of the site, with the JBA groundwater map showing groundwater levels are within 0.5m of the surface across the south end of the site. There is also a risk of reservoir flooding along the eastern boundary of the site from Bearwood Lane, Bramshill House Pond, Tundry Pond, and Wellington Country Park Lake during the 'Wet Day' scenario. Potential groundwater issues at the site and the risk of reservoir flooding should be considered further during a site-specific Flood Risk Assessment.





- KEY:
- Site Boundary
 - Existing Trees
 - Existing Shrubs
 - Proposed Multistem Trees
 - Proposed Trees
(to be positioned 2m from highway boundary and 1m from kerb edge)
 - Proposed Native Hedge
(Cared and Rabbit guards added with 50mm bark mulch)
 - Proposed Ornamental Hedge
(Initially clipped to 0.5m high and subsequently maintained at 0.6m high, offset 0.5m from back of highway boundary with a 0.5m bark mulch strip)
 - Proposed Feature Shrub
 - Proposed Climbers
(Fixed onto pressure-treated golden brown timber fan trellis - Dimensions: H1055 x W514mm.)
 - Proposed Ornamental Shrubs
(50mm Bark mulch to be included around planting)
 - Proposed Native Shrub Planting
(50mm Bark mulch to be included around planting)
 - Proposed Bulb Planting
(Scattered Randomly where to be planted)
 - Proposed Premium Grade Turf
(150mm min gravel strip with timber edge to be installed along building edge)
Turf beds to suit footpaths
 - Proposed Amenity Grass Seed
Flowering Lawn Mixture: Sown at 40g/m²
Strong Lawn Grass Mixture: Sown on: mown grass pathways at 250g/m²
 - Proposed Wildflower Mix
General Purpose Meadow Mixture: Sown at 40g/m²
 - Proposed Wet/Wildflower Mix
Meadow Mixture for wetlands: Sown at 40g/m²
 - Small 30mm Decorative Gravel
overlay over geotextile membrane
(Gravel to be agreed with Bellway before installation and include a timber edge)
 - Proposed Root Barrier
 - Proposed Mown Grass Footpath 1.2m wide
 - Proposed Tarmac Footpath
 - Proposed Short Span Timber Bridge
Finish: FSC Certified Treated Hardwood
Width: 2000mm
Min. Length: 3000mm
 - Proposed Timber Bench
Finish: Treated Softwood timber
Size: L2200mm W580mm H770mm
Root Fixed Length 300mm
 - 450mm High Timber Square Bollard
Size: 200x750mm
 - Canopied Litter Bin
Size: Ø560mm H900mm
Fixing: Set of 4 Stainless Anchor Bolts for Installation Fixed onto Tarmac
Capacity: 90 Litres
 - Natural Boulders
Approx. L1.2m x W0.8m x H0.8m / 1200kg
 - Indicative Lamppost location
Refer to DW Windsor plan for detailed design
 - Visplay

NB: Decorative Bark mulch to be supplied in 30-40mm chip size and applied at a depth of 50mm around landscaping to restrict weed growth and retain moisture.

PLANTING NOTES
All plants to be supplied in accordance with the HTA National Plant Specification and from a HTA certified nursery. All plants and trees to be planted in accordance with BS3936 and BS8545. Delivery and handling of all plant material to be in accordance with BS4428/JCL/PCSE Code of Practice for 'Handling and Establishing Landscape Plants' Parts I, II and III and BS8545.
Planting Pit and Trench Preparation
Tree pits in soft landscape to be excavated to 1m x 1m x 1m depth prior to topsoiling and all shrub planting areas excavated to 450mm depth. All proposed hedge planting trenches to be excavated to 500mm depth. Unless otherwise specified, all tree pits in hard landscape to be 2m x 2m x 1m, backfilled with compacted Urban Free Soil.
The preparation of planting pits, beds or trenches shall comply with the appropriate British Standards, namely BS4043, BS4428, BS5837 and BS8545.
Excavation of planting pits, beds or trenches shall not take place when the ground is frozen or waterlogged such that damage may occur to the structure of the soil. All excavated areas to be backfilled with either site won topsoil or imported topsoil to be BS3882-General purpose grade. All topsoiled areas to be clear of rocks and rubble larger than 50mm diameter and any other debris that may interfere with the establishment of plants. The Contractor shall break up and cultivate at the base of the trenches or planting pits. The sides of the trenches or planting pits shall be loosened with a fork or other similar implement. All stones and the like over 75mm in any dimension, deleterious matter, weeds and weed roots brought to the surface by any cultivation or excavation shall be removed off site. The Contractor shall remove off site the excavated subsoil material when preparing planting pits. The imported topsoil should make up any deficiencies caused by the removal of the subsoil material. Trenches and pits shall have the topsoil and any subsoil material thoroughly broken up and mixed prior to backfilling.
All trees shall be supplied root balled, unless otherwise stated. Root balled trees shall be well grown, healthy and with a compact, contained rootball. They shall be nursery grown and have been regularly watered. Prior to planting, all plant material shall be stored and sorted at in accordance with best practice.
Planting
All plants shall be planted in a random fashion avoiding formal regimented lines at densities indicated in the schedule, unless otherwise specified. Unless otherwise specified, all hedgerows shall be planted in single rows and hedgerow mixes shall be planted in groups of 7, 8 & 13 at densities indicated on the schedule. Ornamental shrub planting mixes shall be planted in groups of 5, 7 & 11 and native shrub planting mixes shall be planted in groups of 9, 13 & 15, with a cane and protective spiral guard included to all native planting. The selection, procurement, handling, storage and planting operations of all proposed trees shall be in accordance with BS8545:2014 - Trees: from nursery to independence in the landscape, recommendations.
Planting and associated operations shall comply with BS4043, BS4428, BS5837 and BS8545. Unless otherwise stated planting shall be carried out during the period of 1 Nov to 31 March when the ground is not frozen or waterlogged. If planting is required outside this period agreement shall be sought and all bare root plants shall be substituted with container grown stock.
Provide Bamboo cane support and Treebio Biodegradable Spiral Guards (Green-tech Product code: 100P81031-PRO) or similar to all native shrubs and hedgerows, young sapling trees, whips and feather planting, ensuring that the main or terminal bud is protruding out above the top of the spirals.
Watering
All plants shall be watered in to field capacity immediately after planting and mulched with 50mm depth of medium grade crushed mulch. The Contractor shall water the trees, shrubs and hedges once planted so that the entire tree pit or planted area is moistened to field capacity, i.e. 'the amount of water retained by previously saturated soil once full drainage has ceased'. Watering to field capacity shall continue frequently and on a regular basis as considered necessary by the landscape contractor and as necessary to ensure the successful establishment and continued thriving of all planting. Additional watering shall be undertaken during summer months and/or periods of drought. Post planting management and maintenance specifically for new tree planting shall include ongoing irrigation and formative pruning as outlined in BS8545. The period over which regular irrigation required for transplanted trees is likely to be at least two full growing seasons to ensure successful establishment. As the root system develops the frequency of irrigation can be reduced.
Staking
All trees within soft landscape areas to be double staked with cross bar and tied, using 1.5m long, 75mm diameter rounded tree stakes 75mm brace, rubber tie and spacer block. Stakes not to extend more than 600mm above ground level. All trees within hardstanding/highways visibility displays to be clear stem to 1.5m high unless otherwise specified. Trees within hardstanding/visibility displays to be underground guided unless otherwise specified.
Root Barriers
Root barriers (ReRoot 1000 or equivalent) to be included adjacent to buildings and services where necessary. Landscape contractor shall check all planting operations comply with appropriate standards and that in the absence of detailed surveys, any necessary underground investigations are undertaken to ensure there are no conflicts with existing or proposed utilities, services or foundations.
PROTECTION OF EXISTING VEGETATION TO BE RETAINED
Existing trees to be retained shall be protected in accordance with BS5837, from commencement to completion of all works on site.

N.B. All planting proposals including tree planting have been developed in order to create a high quality environment and gain planning consent for the development. All tree species have been reviewed in line with NRC guidance (2017) and in the absence of any building foundation depths or detailed soil analysis information for the site. Where possible only low and moderate water demand species are proposed in close proximity to new buildings. A number of varied cultivars of these species as well as ornamental species that have a smaller overall mature height (which are not currently assessed within NRC guidance 2017) are proposed to provide variety in the scheme and engineer's should consider these locations & species. Where necessary new building foundation depths shall be designed to accommodate the approved tree species, site specific soil shrinkage and tree water demand in line with NRC standard 2017 (Chapter 4.2 - Building Near Trees). Planting plans have been prepared for planning purposes and in the absence of fully detailed ground investigations, geological or hydrological surveys and planting design or species choice may be subject to change - suitability should be confirmed on site by the landscape contractor. Detailed site specific soil analysis and suitable site drainage should be checked by landscape contractor to ensure planting can be implemented in accordance with approved drawings prior to implementation.

aspect landscape planning

TITLE
Land North of Arborfield Road, Shinfield
Planting Plan 2 of 6

CLIENT
Bellway Homes Limited (Thames Valley)

SCALE
1:250@A1

DATE
JUL 2024

DRAWN
SP

CHKD
CW

DRAWING NUMBER
8395.PP.1.2

REVISION
A

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NOTES:
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- KEY:**
- Site Boundary
 - Existing Trees
 - Existing Shrubs
 - Proposed Multistem Trees
 - Proposed Trees
(to be positioned 2m from highway boundary and 1m from kerb edge)
 - Proposed Native Hedge
(Cane and Rabbit guards added with 50mm bark mulch)
 - Proposed Ornamental Hedge
(Initially clipped to 0.5m high and subsequently maintained at 0.6m high, offset 0.5m from boundary of highway boundary with a 0.5m bark mulch strip)
 - Proposed Feature Shrub
 - Proposed Climbers
(Fixed onto pressure-treated golden brown timber fan trellis - Dimensions: H1055 x W614mm.)
 - Proposed Ornamental Shrubs
(50mm Bark mulch to be included around planting)
 - Proposed Native Shrub Planting
(50mm Bark mulch to be included around planting)
 - Proposed Bulb Planting
(Scattered Randomly where to be planted)
 - Proposed Premium Grade Turf
(150mm min gravel strip with timber edge to be installed along building edge)
 - Proposed Amenity Grass Seed
(Flowering Lawn Mixture: Sown at 40g/m².
Strong Lawn Grass Mixture: Sown on mown grass pathways at 250g/m².)
 - Proposed Wildflower Mix
(General Purpose Meadow Mixture: Sown at 40g/m²)
 - Proposed Wet/Wildflower Mix
(Meadow Mixture for wetlands: Sown at 40g/m²)
 - Small 30mm Decorative Gravel
overlay over geotextile membrane
(Gravel to be agreed with Bellway before installation and include a timber edge)
 - Proposed Root Barrier
 - Proposed Mown Grass Footpath 1.2m wide
 - Proposed Tarmac Footpath
 - Proposed Short Span Timber Bridge
Finish: FSC Certified Treated Hardwood
Width: 2000mm
Min. Length: 3000mm
 - Proposed Timber Bench
Finish: Treated Softwood timber
Size: L2000mm W580mm H770mm
Root Fixed Length 300mm
 - 450mm High Timber Square Bollard
Size: 200x750mm
 - Canopied Litter Bin
Size: Ø560mm H900mm
Fixing: Set of 4 Shield Anchor Bolts
for Installation Fixed onto Tarmac
Capacity: 90 Litres
 - Natural Boulders
Approx. L1.2m x W0.8m x H0.8m / 1200kg
 - Indicative Lamppost location
Refer to DW Windsor plan for detailed design
 - Visplay

NB: Decorative Bark mulch to be supplied in 30-40mm chip size and applied at a depth of 50mm around landscaping to restrict weed growth and retain moisture.

A	15.08.2024	Updated to comments	SP	CW
REV	DATE	NOTE	Drawn	Chkd

aspect landscape planning

TITLE
Land North of Arborfield Road, Shinfield
Planting Plan 3 of 6

CLIENT
Bellway Homes Limited (Thames Valley)

SCALE 1:250@A1	DATE JUL 2024	DRAWN SP	CHKD CW
DRAWING NUMBER 8395.PP.1.3	REVISION A		