

Landscape Management Plan

5420-LAN-XX-XX-RP-L-1000 P01

Wokingham Major Highways Programme,
Western Gateway Phase 2 (WG2)

Prepared for: Tony Gee & Partners LLP

July 2024

Office Locations

Cambridge

1A Clifton Court,
Clifton Road, Cambridge, CB1 7BN
01223 776740

London

**8 Devonshire Square,
London, EC2M 4YD
020 3011 0820**

Manchester

One St Peter's Square,
Manchester, M2 3DE
0161 7111740

Norwich

Brettingham House,
98 Pottergate,
Norwich, NR2 1EQ
01603 631319

York

Stanley Harrison House,
The Chocolate Works,
Bishopsthorpe Road,
York, YO23 1DE
01904 803800

Issue Sheet

Document Prepared for: Tony Gee & Partners LLP

Landscape Management Plan

Prepared by: James Carey CMLI

Title: Associate Director of Landscape Architecture

Date: July 2024

Approved by: Anne Jennings FLI

Title: Associate Director of Landscape Architecture

Date: July 2024

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APPENDIX 2	WMHP-TG-WG2-DR-LS-3005-P09 ‘LANDSCAPING MASTERPLAN’
APPENDIX 3	WHMP-TG-WG2-SP-LS-3001-P05 ‘WRITTEN LANDSCAPE SPECIFICATION’

1 Introduction

1.1 Summary

1.1.1 Lanpro Services Ltd. ('Lanpro') was commissioned by Tony Gee & Partners LLP to prepare a Landscape Management Plan to assist the local planning authority's consideration of the application to discharge condition 11 of Planning Approval number 203535 for the landscaping scheme associated with: '...works at the junction of the A321 Finchampstead Road and Molly Millars Lane comprising replacement of the existing three-arm mini-roundabout with a larger roundabout; demolition of Nos 81 and 83/85 Finchampstead Road; and associated landscaping and changes to the pedestrian crossing environment' hereby referred to as the 'Development'.

1.1.2 The requirements of condition 11 of the Decision Notice is detailed as follows:

Landscape Management

Prior to the commencement of the development a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, 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 Document Format

1.1.3 The document is structured into the following parts:

- Section 1 is the introduction that sets out planning basis of this document alongside all relevant guidance and standards.
- Section 2 sets out the overall design vision/long term intents for the fully developed landscape.
- Section 3 sets out management responsibilities.
- Section 4 sets out the Landscape Establishment and On-Going Maintenance prescriptions.

1.1.4 The document is also supported by the following appendices:

- Appendix 1: WMHP-TG-WG2-DR-LS-3001-P16 'Soft Landscaping Planting Plan'
- Appendix 2: WMHP-TG-WG2-DR-LS-3005-P09 'Landscaping Masterplan'
- Appendix 3: WHMP-TG-WG2-SP-LS-3001-P05 'Written Landscape Specification'

1.2 Relevant Guidance

1.2.1 This LMP has been produced with reference to the following guidance:

- Institute of Environmental Management and Assessment; and
- National Plant Specification 'Handling and Establishing Landscape Plants'.

1.2.2 All plants and planting operations are to comply with the requirements and recommendations of all current relevant British Standard specifications including but not limited to:

- BS 8545. Trees: From Nursery to Independence in the Landscape;
- BS 3936-1:1992. Nursery stock. Specification for trees and shrubs;
- BS 3882:2015 - Specification for topsoil;

- BS 4428:1989. Code of practice for general landscape operations (excluding hard surfaces) (AMD 6784);
- BS 5837: 2012 Trees in relation to design, demolition and construction. Recommendations;
- BS3998:2010 Recommendations for Tree Work;
- The Hedgerow Regulations 1997;
- Local Authority Guidance; and
- Bumblebee Conservation Trust.

2 Long Term Design Objectives

2.1 Overall Design Vision

2.1.1 This section sets out the overall design vision and long-term intents. This management and maintenance plan will ensure the successful establishment and retention of high-quality landscape features, which form the public open spaces throughout the development, with particular focus on enhancing the ecological value and visual amenity of the site.

2.1.2 The overall design vision aims of this management and maintenance plan are:

- To safeguard and enhance the integrity of existing landscape and ecological features;
- To maintain and enhance trees and hedges in a healthy condition;
- To maintain existing public access and ensure that potential conflict with the above two objectives are minimised;
- To enhance public awareness and appreciation of the habitats and associated flora and fauna, except where it compromises the first two objectives;
- To ensure the successful establishment and continued growth to maturity of the soft landscape scheme;
- To comply with legal obligations and constraints; and
- To manage the landscape in a manner that ensures the safety of site users.

2.2 Long Term Objectives

2.2.1 The long term intents are set out in the table below:

Table 2.1 Long Term Intents

Year 1-5	On-Going
Ensure good plant establishment	Develop landscape character
Ensure rapid plant growth	Develop structural and visual diversity
Create visual impact	Develop screening / shelter where needed
Create rich / varied wildlife habitats	Increase wildlife habitats / value
Begin the development of natural ground layers	
Create visual and sensory diversity	

3 Management Responsibilities

- 3.1.1 For the purpose of this report, it is assumed that the implementation contractor will be responsible for the first years maintenance of all landscape works associated with this development and in-line with the defects liability period set out in the works contract.
- 3.1.2 Following the initial years maintenance it is assumed the local highway authority will be responsible for the maintenance of all landscape thereafter.
- 3.1.3 Any maintenance operatives undertaking works defined in this management plan will have the necessary experience and certificates of competence to undertake landscape management and maintenance operations on site. The projects manager will ensure all operations on site comply with the guidelines set out in this management and maintenance plan.
- 3.1.4 All persons undertaking management prescriptions on site will be responsible for reviewing all relevant health and safety files alongside the relevant documents set out in Section 1 of this landscape management plan prior, to undertaking the works.

4 Landscape Management

- 4.1.1 The following section outlines the management prescriptions to ensure a successful establishment and the long-term healthy growth for the soft landscape proposals set out in drawings:
 - WMHP-TG-WG2-DR-LS-3001-P16 'Soft Landscaping Planting Plan'
 - WMHP-TG-WG2-DR-LS-3005-P09 'Landscaping Masterplan'
- 4.1.2 For the purpose of this report, we identify the establishment period as the first 5 years following planting, with the long-term management in the years following this.
- 4.1.3 The establishment period of plants can vary between species and the location of planting, time of year and climatic conditions during establishment. It is therefore important to continuously evaluate the establishment of the planting to ensure the correct prescriptions are adopted to ensure optimum growth.
- 4.1.4 It is the responsibility of all persons undertaking the landscape management to review the actions set out in this report and propose any necessary adjustments required to ensure the management objectives set out in Section 2 are met in full.
- 4.1.5 All substantial changes to the prescriptions contained within this report that will have a material impact on the objectives should be consulted with the planning and highways authorities prior to their implementation.

4.2 Monitoring Visits

- 4.2.1 For successful establishment, it is essential to undertake regular monitoring visits to assess the condition of all the newly planted areas across the development.
- 4.2.2 The purpose of the monitoring visits is to provide a detailed assessment of plant establishment and health and growing conditions.
- 4.2.3 It is recommended that monitoring visits are undertaken twice a year, one in early-mid spring at the beginning of the growing season and once in late summer – early autumn towards the end of the growing season.
- 4.2.4 It is recommended that the monitoring visits are carried out prior to any scheduled maintenance activity.

- 4.2.5 Following the monitoring visit, a monitoring report should be provided to the maintenance teams setting out the condition of the planting and any recommendations to ensure the management objectives are met.

4.3 Management Prescriptions

- 4.3.1 To ensure successful establishment and the long-term health of all planting associated with the development, the following methods should be strictly followed:

Mixed Native Hedgerows

General Maintenance Activities

- 4.3.2 All plants should be regularly re-firmed until sufficiently established, particularly following periods of strong winds and heavy rain.
- 4.3.3 All guards, stakes and ties should be checked regularly to ensure they are in the correct position and in a good, usable condition. Any damaged guards, stakes and ties should be replaced as required.
- 4.3.4 Once hedge plants are suitably established, all guards, stakes and ties will be removed and will be disposed of off-site (subject to satisfactory establishment and growth) in year 5.
- 4.3.5 All grass edges should be trimmed and edged and where required, re-cut to ensure a clean edge is retained to the planting area to prevent need for strimming which will result in damage to the plants.

Pruning

- 4.3.6 The ultimate desired height and width of the newly planted hedgerow is 2-3m (h) and 0.8m (w).
- 4.3.7 The newly planted hedgerow should be lightly formatively pruned regularly throughout the year to encourage healthy, bushy growth and to increase the wildlife value of the hedge. This should be continued until the desired height and width is achieved.
- 4.3.8 Once the desired hedgerow height and width has been achieved and plants are suitable established, this should be maintained for the lifespan of the hedge by pruning biannually.
- 4.3.9 When pruning, any dead and dying branches should be removed from within the hedge to promote healthy growth.
- 4.3.10 When pruning, care should be taken to avoid damage to any hedgerow trees.
- 4.3.11 All formative pruning should be undertaken outwith the bird nesting season (1st March – 31st August) to avoid disturbance to nesting birds. If pruning is required during bird nesting season advice from a suitably qualified ecologist should be sought prior to undertaking any works.

Watering

- 4.3.12 All newly planted hedge plants should be watered immediately after planting and again during periods of drought. This should be done at a rate of c.15 litres per plant and at weekly intervals during extended drought, but will be variable dependant on weather patterns.

Weed Control

- 4.3.13 All newly planted hedgerows should have minimum of 75mm (d) of pulverised bark mulch at 0.5m offset from the centreline of the hedgerow at planting.

- 4.3.14 The bark mulch will be topped up regularly to ensure a consistent depth of 75mm to ensure sufficient weed suppression.
- 4.3.15 All persistent weeds should be hand pulled if not too excessive or treated using a spot herbicide treatment if more widespread.
- 4.3.16 If herbicide treatments are to be used, contact with the new planting must be avoided and all health and safety prescriptions set out by the herbicide manufacturer must be followed.

Hedgerow Tree Planting

General Maintenance Activities

- 4.3.17 All plants should be regularly re-firmed until sufficiently established, particularly following periods of strong winds and heavy rain.
- 4.3.18 All guards, stakes and ties should be checked regularly to ensure they are in the correct position and in a good, usable condition. Any damaged guards, stakes and ties should be replaced as required.
- 4.3.19 Once trees are suitably established, all stakes, ties and straps will be removed and will be disposed of off-site (subject to satisfactory establishment and growth) in year 5.

Pruning

- 4.3.20 Tree pruning will be undertaken regularly to remove dead and dying branches and encourage healthy growth.
- 4.3.21 A minimum of 0.5m clearance should be maintained between the top of the hedgerow and the bottom of the tree canopy to facilitate hedgerow cutting and to avoid damage to the tree when undertaken.
- 4.3.22 To prevent access restrictions all trees adjacent to vehicular access areas, including those on private land must retain a 2.4m clear stem and trees adjacent to pedestrian access areas, including those on private land must retain a 2.0m clear stem.
- 4.3.23 All tree pruning, other than works required on health and safety grounds, will be undertaken outwith the bird nesting season (1st March – 31st August) to avoid disturbance to nesting birds

Watering

- 4.3.24 All newly planted hedgerow trees should be watered immediately after planting and again during periods of drought. This should be done at a rate of c.25 litres per plant and at weekly intervals during extended drought, but this will be variable dependant on weather patterns.

Weed Control

- 4.3.25 All newly planted hedgerow trees should have minimum of 75mm (d) of pulverised bark mulch at 0.5m offset from the centreline of the hedgerow in which they are planted.
- 4.3.26 The bark mulch will be topped up regularly to ensure a consistent depth of 75mm to ensure sufficient weed suppression.
- 4.3.27 All persistent weeds should be hand pulled if not too excessive or treated using a spot herbicide treatment if more widespread.
- 4.3.28 If herbicide treatments are to be used, contact with the new planting must be avoided and all health and safety prescriptions set out by the herbicide manufacturer must be followed.

Individual Tree Planting

General Maintenance Activities

- 4.3.29 All plants should be regularly re-firmed until sufficiently established, particularly following periods of strong winds and heavy rain.
- 4.3.30 All stakes, ties and straps should be checked regularly to ensure they are in the correct position and in a good, usable condition. Any damaged guards, stakes and ties should be replaced as required.
- 4.3.31 Once trees are suitably established, all stakes, ties and straps will be removed and will be disposed of off-site (subject to satisfactory establishment and growth) in year 5.
- 4.3.32 All grass edges should be trimmed and edged and where required, re-cut to ensure a clean edge is retained to the planting area to prevent need for strimming which will result in damage to the trees' stems.

Pruning

- 4.3.33 Tree pruning will be undertaken regularly to remove dead and dying branches and encourage healthy growth.
- 4.3.34 All tree pruning will be undertaken regularly to remove dead and dying branches, encourage healthy growth and to maintain a canopy clear of roadways and footways.
- 4.3.35 To prevent access restrictions all trees adjacent to vehicular access areas, including those on private land must retain a 2.4m clear stem and trees adjacent to pedestrian access areas, including those on private land must retain a 2.0m clear stem.
- 4.3.36 All tree pruning, other than works required on health and safety grounds, will be undertaken outwith the bird nesting season (1st March – 31st August) to avoid disturbance to nesting birds.

Watering

- 4.3.37 All newly planted hedgerow trees should be watered immediately after planting and again during periods of drought. This should be done at a rate of c.25 litres per plant and at weekly intervals during extended drought, but this will be variable dependant on weather patterns.

Weed Control

- 4.3.38 All newly planted hedgerow trees should have minimum of 75mm (d) of pulverised bark mulch at 0.5m offset from the centreline of the hedgerow in which they are planted.
- 4.3.39 The bark mulch will be topped up regularly to ensure a consistent depth of 75mm to ensure sufficient weed suppression.
- 4.3.40 All persistent weeds should be hand pulled if not too excessive or treated using a spot herbicide treatment if more widespread.
- 4.3.41 If herbicide treatments are to be used, contact with the new planting must be avoided and all health and safety prescriptions set out by the herbicide manufacturer must be followed.

Ornamental Planting

General Maintenance Activities

- 4.3.42 During establishment all plants should be regularly re-firmed until sufficiently established, particularly following periods of strong winds and heavy rain.
- 4.3.43 Once established, herbaceous perennials may require staking to prevent the collapse into other plants. This should be done using metal plant supports and positioned as the plant emerges in the spring.
- 4.3.44 Dead plant material from herbaceous perennials and fallen leaves from deciduous trees and shrubs should be cleared between November and March and prior to any emergence of new growth.
- 4.3.45 All grass edges should be trimmed and edged and where required, re-cut to ensure a clean edge is retained to the planting area to prevent need for strimming which will result in damage to the plants.

Watering

- 4.3.46 All newly planted plants should be watered immediately after planting and again during periods of drought. This should be done at a rate of c.10 litres per plant and at weekly intervals during extended drought, but this will be variable due to weather patterns.

Weed Control

- 4.3.47 All ornamental planting areas should have a minimum of 75mm (d) of pulverised bark mulch across the entire planting area.
- 4.3.48 The bark mulch will be topped up regularly to ensure a consistent depth of 75mm to ensure sufficient weed suppression.
- 4.3.49 All persistent weeds should be hand pulled if not too excessive or treated using a spot herbicide treatment if more widespread.
- 4.3.50 If herbicide treatments are to be used, contact with the new planting must be avoided and all health and safety prescriptions set out by the herbicide manufacturer must be followed.

Amenity Grass Seeding

First Year Management

- 4.3.51 In the first year, and once the seedlings are established (typically 3-4 weeks), all newly sown grass areas should be lightly rolled to firm and level around the grass roots. Do not roll if the ground is saturated.
- 4.3.52 Following rolling, and after 5-7 days the first cut should be undertaken reducing the grass by a maximum of one third of its total height.
- 4.3.53 Thereafter, the grass should be cut every 7-10 days to a height of 40-60mm to control the growth of annual weeds, but this will be variable due to weather patterns.
- 4.3.54 Where cuttings are dense, these should be removed and disposed of away from site.

Management Once Established

- 4.3.55 In the second and subsequent years, the grass area will be split into two key areas; Verge and Main Body.
- 4.3.56 The Verge should be mown regularly to a height of 25-40mm during the growing season.
- 4.3.57 The Main Body should be mown less frequently and be allowed to grow out and cut ever 8 weeks during the growing season.
- 4.3.58 Mowing should be relaxed from late June – September to permit flowering and only cut when the lawn becomes untidy (every 4-8 weeks) .
- 4.3.59 If cowslips are present in the sward then mowing should be relaxed from early spring to allow these to flower and set seed.
- 4.3.60 Where cuttings are dense, these should be removed and disposed of away from site.
- 4.3.61 All residual perennial weeds such as docks and nettles should be dug of to prevent regrowth.

4.4 Management Schedule

Operation	Target	Frequency per annum	Season	Y1	Y2	Y3	Y4	Y5	Y6 onwards
Hedgerow Tree and Extra Heavy Standard Tree Planting:	Hedgerow Trees 100% establishment Extra Heavy Standard Trees 100% establishment								
Inspect & formative prune in accordance with good Arboricultural practice to BS 3998:2010. Maintain a clear stem for all hedgerow trees annually after year 3 in order for hedgerow trees to be distinguishable.		1	Nov - Mar						ongoing
Replace dead or dying trees.	Next available planting season	1	Nov - Mar						
Check ties and stakes, and remove if no longer required.	As necessary	2	-						
Maintain depth of loose mulch.	75 mm depth minimum	1	-						
Keep planting clear of weeds by chemical/mechanical control.		1-2	Apr-Aug						ongoing
Hedgerow planting:	Vigorous and healthy establishment without gaps and bushy base								

Operation	Target	Frequency per annum	Season	Y1	Y2	Y3	Y4	Y5	Y6 onwards
Keep planting clear of weeds by maintaining full thickness of mulch and hand weeding.		2	-						
Pruning to promote shape and bushy growth			Nov - Mar						
Replacement of dead stock.	Next available planting season	1	Nov						
Formative prune to achieve required hedge height and form, generally 2-3m across the development.	To achieve required height and form	Cut on a three-year cycle.	Jan-Feb						Ongoing on a 3-year cutting cycle across the Site
Maintain depth of loose mulch.	75 mm depth minimum	1	-						ongoing as required
Ornamental Grass & Flower Mix	Vigorous and healthy establishment								
Remove dead plant material from herbaceous perennials and all other detritus.	Clear of all dead plant matter	1-2	Oct-Mar						
Keep planting clear of weeds by chemical/mechanical control.		1-2	-						
Maintain depth of loose mulch.	75 mm depth minimum	1	-						ongoing as required

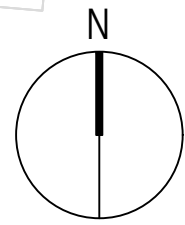
Operation	Target	Frequency per annum	Season	Y1	Y2	Y3	Y4	Y5	Y6 onwards
Replacement of dead stock.	Next available planting season	1	Nov						
Grassland Mix:	A heathy, dense sward								
Verge Seeding - Year 1, post seeding, cut 14 times per year to maintain a minimum height of 25-40mm. Number of cuts may be variable dependant on weather patterns	A heathy, dense sward	14	April – October						ongoing as required
Main Body of grass - Year 1, post seeding, cut 4 times per year to maintain a minimum height of 25-40mm. Number of cuts may be variable dependant on weather patterns	A longer, more relaxed flowering grass mix.	4	April – October						ongoing as required
Monitoring of grass growth and species	A heathy, dense sward	4	April – October						
Control of pernicious weeds	Keep planting free of competing weed growth. Perennial weeds to be spot treated followed by spot sowing.	4	April – October						ongoing as required
Over seeding; reinstate wear and tear, bald patches or wheel ruts	If the coverage is poor with large areas of bare ground, depending on ground conditions, rotovate or								

Operation	Target	Frequency per annum	Season	Y1	Y2	Y3	Y4	Y5	Y6 onwards
	scarify, top dress and over seed with similar Germinal A18 Road Verge and Embankments Grass Mixture and apply a light fertilizer. A high nitrogen fertiliser should be used at a rate								
All areas:									
Invasive non-native species to be controlled by chemical or mechanical means.	Eradication where practicable	As required	Apr-Sept						ongoing as required
Watering	Landscape Institute's Technical Bulletin on Water Restrictions must adhere to.	Frequency as necessary for the continued thriving of all areas.							ongoing as required

Appendix 1 Planting Plan'

WMHP-TG-WG2-DR-LS-3001-P16 'Soft Landscaping

File name: S:\PROJECTS\201\18048\BIM\WPDRAWINGS\WMHP-TG-WG2-DR-LR-3001.DWG, printed on: 16 July 2024 15:48:42, by: Jennifer Beatty



KEY

Application Boundary

EXISTING FEATURES

- Existing Overhead Power Line
- Existing Overhead Power Line
6m Easement Offset
- Existing Category C tree to be Retained
(as defined by **BS5837:2012**)
LOW Quality/ value
- Existing tree to be Removed
- Existing Uncategorized Vegetation
As defined by topographical survey or
estimated on site
- RPA (Root Protection Area)

PROPOSED FEATURES

- Proposed Tree
- Proposed Native Species Hedgerow with Trees
- Proposed Lawn
Germinal A18 Road Verge and Embankments Grass
Mixture. Sown at a rate of 35g/m² as per
manufacturers specification.
- Proposed Ornamental Planting Mix
To roundabout only
- Proposed Pavement for Access to
Residences
For pavement design refer to Tony Gee
Drawing WMHP-TG-WG2-DR-HI-0701
- Proposed Bat Box Location
Schwegler 2P (or similar approved), affixed at 3m plus.
The bat boxes are orientated to the tree bank and
facing north and north west away from the glare from
street lights

Planting Schedule

Specimen Tree Planting					
Number	Abbreviation	Species	Height	Girth	Specification
4 -	Ac	Acer campestre	450-500cm	16-18cm	3x BR: Extra Heavy Standard
3 -	CbF	Carpinus betulus 'Fastigiata'	450-500cm	16-18cm	3x BR: Extra Heavy Standard
3 -	Qr	Quercus robur	450-500cm	16-18cm	3x BR: Extra Heavy Standard
4 -	Tc	Tilia cordata	450-500cm	16-18cm	3x BR: Extra Heavy Standard

Total :14 -

Hedgerow Trees				
Number	Abbreviation	Species	Height	Specification
3 -	AIRH	Amelanchier lamarckii 'Robin Hill'	150-175cm	2x BR: Feather

Total :3 -

Ornamental Grass and Flower Mix - 5/m ²					
Number	Abbreviation	Species	Pot Size	Specification	Spacing
96 -	Lvu	Leucanthemum vulgare	2L	C	5/m ²
143 -	Mc	Molinia caerulea	2L	C	5/m ²
96 -	RG	Rudbeckia 'Goldsturm'	2L	C	5/m ²
48 -	So	Salvia officinalis	2L	C	5/m ²
96 -	Sa	Sesleria argentea	2L	C	5/m ²

Total :479 -

Native Species Hedgerow Mix - 5/lin, double staggered					
Number	Abbreviation	Species	Height	Specification	Spacing
23 -	Csa	Cornus sanguinea	40-60cm	1+1 BR: Transplant	5/m
23 -	Cav	Corylus avellana	40-60cm	1+1 BR: Transplant	5/m
52 -	Cmo	Crataegus monogyna	40-60cm	1+1 BR: Transplant	5/m
37 -	Psp	Prunus spinosa	40-60cm	1+1 BR: Transplant	5/m
15 -	Rca	Rosa canina	40-60cm	1+1 BR: Transplant	5/m

Total :150 -

0 5 10 15 20 25 30 35 40 45 50m
SCALE 1:500

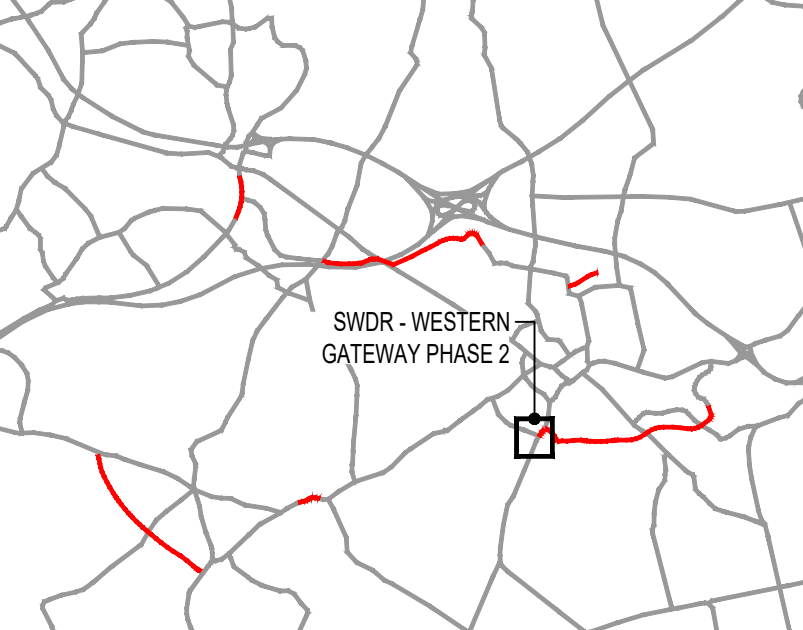
DO NOT SCALE

NOTES:

- FOR PLANTING NUMBERS, DENSITIES AND PLANTING NOTES REFER TO WRITTEN LANDSCAPE SPECIFICATION, REPORT WMHP-TG-WG2-SP-LS-3001.
- FOR DETAILED PLANTING PLAN REFER TO DRAWING WMHP-TG-WG2-DR-LS-3005.
- FOR LANDSCAPE CONSTRUCTION DETAILS REFER TO DRAWING WMHP-TG-WG2-DR-LS-3006.
- ALL PROPOSED LEVELS REFER TO ENGINEERS DRAWING.
- ALL TREE REMOVAL TO BE IN ACCORDANCE WITH TREE IMPACTS PLAN DRAWING WMHP-TG-WG2-DR-LS-3003.
- FOR PAVEMENT DESIGN INFORMATION REFER TO DRAWING WMHP-TG-WG2-DR-HI-0701.
- FOR KERBS FOOTWAYS AND HARDSTANDING INFORMATION REFER TO DRAWING WMHP-TG-WG2-DR-HI-1101.
- FOR FENCING AND GATEWAY INFORMATION REFER TO DRAWING WMHP-TG-WG2-DR-HI-0301.
- ALL NEW AND EXISTING SHRUB PLANTING SHOULD BE PRUNED, AND MAINTAINED TO A HEIGHT OF 1 - 1.5M MAXIMUM TO ALLOW FULL VISIBILITY OF ROAD SIGNAGE. EXISTING VEGETATION ALONG ALL PROPOSED SHARED FACILITY ROUTES TO BE CLEARED AND MAINTAINED IN PERPETUITY TO ENSURE MAXIMUM FACILITY WIDTH. PLEASE REFER TO THE WRITTEN LANDSCAPE SPECIFICATION WMHP-TG-WG2-SP-LS-3001

P17	16/07/24	JB	UPDATED FOR PLANNING CONDITION DISCHARGE	DJF	JC
P18	02/08/22	NO	MATTERS OUTSTANDING WMHP-TG-WG2-RG-DM-0002	BH	JC
P15	05/04/22	WM	REVISED NOTES	CH	CH
P14	23/02/22	WM	REVISED LAYOUT	CH	CH
P13	10/02/22	WM	REVISED FOLLOWING TG COMMENTS	CH	CH
P12	30/11/21	WM	REVISED FOLLOWING WBC COMMENTS	CH	CH
P11	10/11/21	WM	REVISED BAT BOX LOCATION	CH	CH
P10	14/10/21	WM	REVISED FOLLOWING TG COMMENTS	CH	CH
P09	09/09/21	WM	BAT BOX LOCATION ADDED	CH	CH
P08	09/09/21	WM	REVISED LAYOUT	CH	CH
P07	18/09/21	LH	REVISED LAYOUT	JC	JC
P06	20/11/20	LH	REVISED ROUNDABOUT PLANTING	JC	JC
P05	05/11/20	JC	REVISED RED LINE BOUNDARY AND UPDATED KERB AND HIGHWAY LAYOUT	LH	LH
P04	21/08/20	WM	UPDATED WITH KERB AND HIGHWAY LAYOUT	LH	LH
P03	19/08/20	WM	REVISED RED LINE BOUNDARY	LH	LH
P02	17/02/20	WM	UPDATED BASED ON TREE SURVEY	LH	LH
P01	13/02/20	WM	REVISED FOLLOWING TG COMMENTS	LH	LH
REV	DATE	BY	DESCRIPTION	CHK	APP

KEYPLAN



DRAWING STATUS:

SUITABLE FOR EXAMINATION S8

DESIGNER:

Tony Gee
Consulting Civil, Structural and Geotechnical Engineers

Tony Gee and Partners LLP
Hardy House
140 High Street
Esher, Surrey
KT10 9QJ
Tel: 01372 461600
www.tonygee.com

CONTRACTOR:

Balfour Beatty

CLIENT:

WOKINGHAM BOROUGH COUNCIL
Shute End, Wokingham, Berkshire RG40 1BN
Tel: (0118) 974 6000 Web: www.wokingham.gov.uk

PROJECT:

WOKINGHAM MAJOR HIGHWAYS PROGRAMME
SWDR WESTERN GATEWAY PHASE 2

TITLE:

ROUNDABOUT ENHANCEMENT
SOFT LANDSCAPING PLANTING
PLAN LAYOUT

SCALE @ AT:

1:500

CHECKED:

CH

APPROVED:

LH

PROJECT NO:

C118048

DESIGNED:

LH

DRAWN:

WM

DATE:

May 22

DRAWING NO:

WMHP-TG-WG2-DR-LS-3001

REV:

P16

SIGNIFICANT RESIDUAL HAZARDS

RESIDUAL HAZARD	STAGE	SUGGESTED CONTROL MEASURE
 STRIKING UNDERGROUND SERVICES	C	HAND DIGGING AND CAT SCANNING TECHNIQUES SHALL BE UNDERTAKEN TO LOCATE SERVICES/UTILITIES. MARK UP ON SITE IF REQUIRED. NO WORKS TO BE UNDERTAKEN WITHOUT A VALID PERMIT TO DIG.
 ELECTROCUTION OF OPERATIVES - LARGE PLANT STRIKING OVERHEAD CABLES	C	ALL WORKERS WORKING IN THE VICINITY ARE TO BE AWARE OF THE LOCATION OF OVERHEAD CABLES AND THE ELECTRICITY PYLON AT ALL TIMES DURING THE WORKS. ENSURE THAT THE PROCEDURES SET OUT IN GUIDANCE NOTE GS6 ARE CARRIED OUT AND A SAFE SYSTEM OF WORK IS IN PLACE.
 PLANT/EQUIPMENT STRIKING THE RESTRICTED HEIGHT RAIL OVERBRIDGE - 126" (3.8M) AT CENTRE, 99" (3.0M) ABOVE NORTHBOUND LANE	C	DUE CONSIDERATION SHOULD BE MADE TO ACCESS AND EGRESS FOR LARGE PLANT ENTERING OR LEAVING THE SITE WITH ROBUST PLANNING WITH REGARDS TO TM AND DIVERSIONS TO TRAFFIC BEING REROUTED WITH THIS IN MIND. APPROPRIATE SIGNAGE SHOULD REMAIN OR TEMPORARY SIGNS ERECTED IN THEIR PLACE AT ALL TIMES IN ACCORDANCE WITH TSM CHAPTER 8.

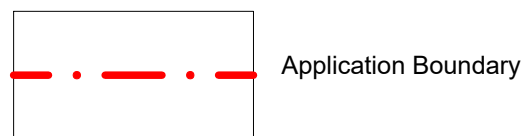
NOTE: The above hazards do not include every hazard or assumption, but identify significant residual construction hazards that are not likely to be obvious to a competent contractor and those that could be difficult to manage effectively. Refer also to the designer's risk documentation.

Appendix 2

WMHP-TG-WG2-DR-LS-3005-P09 'Landscaping Masterplan'

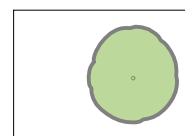
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KEY

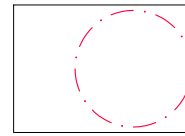


Application Boundary

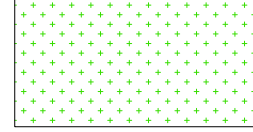
EXISTING FEATURES



Existing tree to be retained
(For Tree categories refer to drawing WMHP-TG-WG2-DR-LS-3002
Tree Constraints Plan and WMHP-TG-WG2-RP-LS-0001 Arboricultural
Impact Assessment)

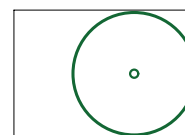


RPA (Root Protection Area)

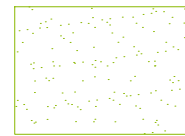


Existing Vegetation Retained

PROPOSED FEATURES



Proposed Heavy Standard Tree



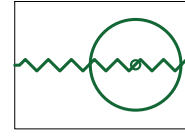
Proposed Amenity Grass
Germinal A18 Road Verge and Embankments Grass Mixture,
Sown at a rate of 35g/m2 as per manufacturers specification.



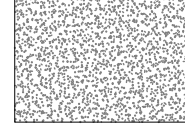
Proposed Amenity Grass Maintenance Verge
Amenity grass within 2 m of the pavement to be maintained regularly as per Wokingham
Western Gateway Landscape Specification WMHP-TG-WG2-SP-LS-3001.



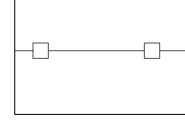
Proposed Ornamental Planting Mix
To roundabout only



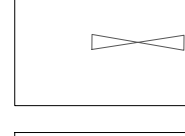
Proposed Native Species Hedgerow with Trees



Proposed Vehicular Crossover
For pavement design refer to Tony Gee Drawing
WMHP-TG-WG2-DR-HI-0701



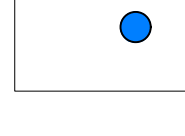
Proposed and Existing Fencing
For proposed fencing design refer to Tony Gee Drawing
WMHP-TG-WG2-DR-HI-0301 Roundabout Enhancement Fencing Plan



Proposed and Existing Gates
For proposed gates specification refer to Tony Gee Drawing
WMHP-TG-WG2-DR-HI-0301 Roundabout Enhancement Fencing Plan



Proposed Wall
For proposed gates specification refer to Tony Gee Drawing
WMHP-TG-WG2-DR-HI-0301 Roundabout Enhancement Fencing Plan



Proposed Bat Box Location
Schwegler 2F (or similar approved), affixed at 3m plus. The bat boxes are
orientated to the tree bank and facing north and north west away from
the glare from street lights.

Planting Schedule

Specimen Tree Planting

Number	Abbreviation	Species	Height	Girth	Specification
4 -	Ac	Acer campestre	450-500cm	16-18cm	3x :BR :Extra Heavy Standard
3 -	CbF	Carpinus betulus 'Fastigiata'	450-500cm	16-18cm	3x :BR :Extra Heavy Standard
3 -	Qr	Quercus robur	450-500cm	16-18cm	3x :BR :Extra Heavy Standard
4 -	Tc	Tilia cordata	450-500cm	16-18cm	3x :BR :Extra Heavy Standard
Total :14 -					

Hedgerow Tree Planting

Number	Abbreviation	Species	Height	Specification
3 -	AIRH	Amelanchier lamarckii 'Robin Hill'	150-175cm	2x :BR :Feather
Total :3 -				

Ornamental Grass and Flower Mix - 5/m²

Number	Abbreviation	Species	Pot Size	Specification	Spacing
79 -	Lvu	Leucanthemum vulgare	2L	C	5/m ²
118 -	Mc	Molinia caerulea	2L	C	5/m ²
79 -	RG	Rudbeckia 'Goldsturm'	2L	C	5/m ²
40 -	So	Salvia officinalis	2L	C	5/m ²
79 -	Sa	Sesleria argentea	2L	C	5/m ²
Total :395 -					

Native Species Hedgrow Mix - 5/lin, double staggered

Number	Abbreviation	Species	Height	Specification	Spacing
23 -	Csa	Cornus sanguinea	40-60cm	1+1 :BR :Transplant	5/m
23 -	Cav	Corylus avellana	40-60cm	1u1 :BR :Transplant	5/m
52 -	Cmo	Crataegus monogyna	40-60cm	1+1 :BR :Transplant	5/m
37 -	Psp	Prunus spinosa	40-60cm	1+1 :BR :Transplant	5/m
15 -	Rca	Rosa canina	40-60cm	1+1 :BR :Transplant	5/m
Total :150 -					

Ornamental Planting Mix

79 No. Lvu	20%
79 No. Sa	20%
118 No. Mc	30%
40 No. So	10%
79 No. RG	20%

Native Species Hedgerow Mix

23 No. Csa	15%
23 No. Cav	15%
52 No. Cmo	35%
37 No. Psp	25%
15 No. RCA	10%

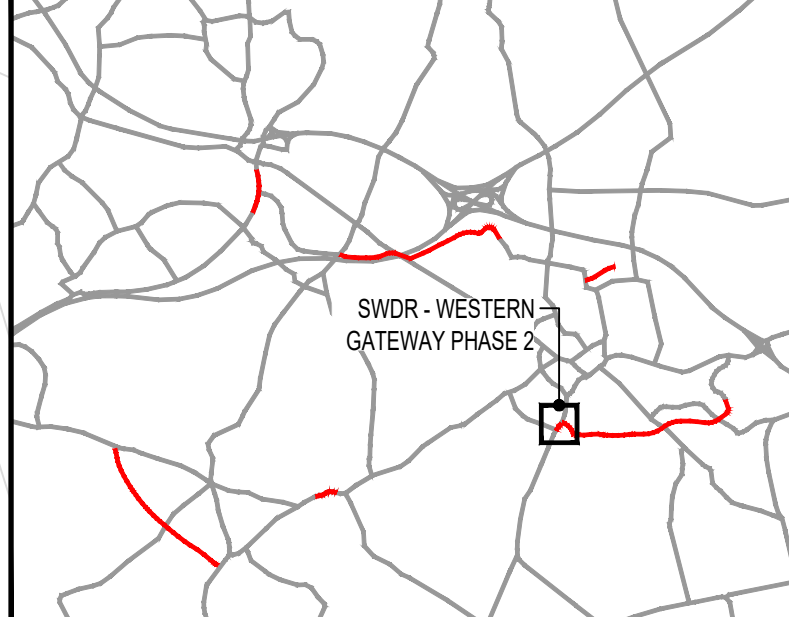
DO NOT SCALE

NOTES:

- FOR PLANTING NUMBERS, DENSITIES AND PLANTING NOTES REFER TO WRITTEN LANDSCAPE SPECIFICATION, REPORT WMHP-TG-WG2-SP-LS-3001.
- ALL PROPOSED LEVELS REFER TO ENGINEERS DRAWING.
- ALL TREE REMOVAL TO BE IN ACCORDANCE WITH TREE IMPACTS PLAN DRAWING WMHP-TG-WG2-DR-LS-3003.
- FOR PAVEMENT DESIGN INFORMATION REFER TO DRAWING WMHP-TG-WG2-DR-HI-0701.
- FOR KERBS, FOOTWAYS AND HARDSTANDING INFORMATION REFER TO DRAWING WMHP-TG-WG2-DR-HI-1101.
- FOR FENCING AND GATEWAY INFORMATION REFER TO DRAWING WMHP-TG-WG2-DR-HI-0301.
- FOR LANDSCAPE CONSTRUCTION DETAILS REFER TO DRAWING WMHP-TG-WG2-DR-LS-3006. SEE CONSTRUCTION DETAIL TAGS (D01 3006)
- ALL NEW AND EXISTING SHRUB PLANTING SHOULD BE PRUNED, AND MAINTAINED TO A HEIGHT OF 1 - 1.5M MAXIMUM TO ALLOW FULL VISIBILITY OF ROAD SIGNAGE. EXISTING VEGETATION ALONG ALL PROPOSED SHARED FACILITY ROUTES TO BE CLEARED AND MAINTAINED IN PERPETUITY TO ENSURE MAXIMUM FACILITY WIDTH. PLEASE REFER TO THE WRITTEN LANDSCAPE SPECIFICATION WMHP-TG-WG2-SP-LS-3001

P10	16/07/24	JB	UPDATED FOR PLANNING CONDITION DISCHARGE	DJF	JC
P09	02/06/22	HD	MATTERS OUTSTANDING WMHP-TG-WG2-RG-DM-0002	BH	JC
P08	05/04/22	WM	REVISED NOTES	CH	CH
P07	23/02/22	WM	REVISED LAYOUT	CH	CH
P06	10/02/22	WM	REVISED FOLLOWING TG COMMENTS	CH	CH
P05	10/11/21	WM	REVISED BAT BOX LOCATION	CH	CH
P04	14/10/21	WM	REVISED FOLLOWING TG COMMENTS	CH	CH
P03	09/09/21	WM	BAT BOX LOCATION ADDED	CH	CH
P02	16/08/21	WM	REVISED LAYOUT	CH	CH
P01	17/03/21	LH	DETAILED DESIGN ISSUE	JC	JC
REV	DATE	BY	DESCRIPTION	CHK	APP

KEYPLAN



DRAWING STATUS:

SUITABLE FOR EXAMINATION S8

DESIGNER:

Tony Gee
Consulting Civil, Structural and Geotechnical Engineers
www.tonygee.com
Hardy House
140 High Street
Esher, Surrey
KT10 9QJ
Tel: 01372 461600

CONTRACTOR:

Balfour Beatty

CLIENT:

WOKINGHAM BOROUGH COUNCIL
Shute End, Wokingham, Berkshire RG40 1BN
Tel: (0118) 974 6000 Web: www.wokingham.gov.uk

PROJECT:

WOKINGHAM MAJOR HIGHWAYS PROGRAMME
SWDR WESTERN GATEWAY PHASE 2

TITLE:

ROUNDAABOUT ENHANCEMENT
LANDSCAPING
MASTER PLAN

SCALE @ A1:

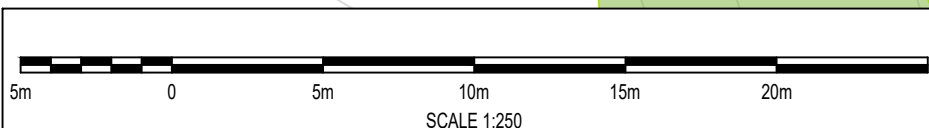
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PROJECT NO: C118048
DESIGNED: WM
DRAWN: WM
DATE: May 22

DRAWING No:

WMHP-TG-WG2-DR-LS-3005

REV:

P09



SIGNIFICANT RESIDUAL HAZARDS

RESIDUAL HAZARD	STAGE	SUGGESTED CONTROL MEASURE
STRIKING UNDERGROUND SERVICES	C	HAND DIGGING AND CAT SCANNING TECHNIQUES SHALL BE UNDERTAKEN TO LOCATE SERVICES/UTILITIES. MARK UP ON SITE IF REQUIRED. NO WORKS TO BE UNDERTAKEN WITHOUT A VALID PERMIT TO DIG.
ELECTROCUTION OF OPERATIVES - LARGE PLANT STRIKING OVERHEAD CABLES	C	ALL WORKERS WORKING IN THE VICINITY ARE TO BE AWARE OF THE LOCATION OF OVERHEAD CABLES AND THE ELECTRICITY PYLON AT ALL TIMES DURING THE WORKS. ENSURE THAT THE PROCEDURES SET OUT IN GUIDANCE NOTE G56 ARE CARRIED OUT AND A SAFE SYSTEM OF WORK IS IN PLACE.
PLANT/EQUIPMENT STRIKING THE RESTRICTED HEIGHT RAIL OVERBRIDGE - 12'6" (3.8M) AT CENTRE, 9'9" (3.0M) ABOVE NORTHBOUND LANE	C	DUE CONSIDERATION SHOULD BE MADE TO ACCESS AND EGRESS FOR LARGE PLANT ENTERING OR LEAVING THE SITE WITH ROBUST PLANNING WITH REGARDS TO TM AND DIVERSIONS TO TRAFFIC BEING REROUTED WITH THIS IN MIND. APPROPRIATE SIGNAGE SHOULD REMAIN OR TEMPORARY SIGNS ERECTED IN THEIR PLACE AT ALL TIMES IN ACCORDANCE WITH TSM CHAPTER 8.

NOTE: The above hazards do not include every hazard or assumption, but identify significant residual construction hazards that are not likely to be obvious to a competent contractor and those that could be difficult to manage effectively. Refer also to the designer's risk documentation.

**Appendix 3
Specification'**

WHMP-TG-WG2-SP-LS-3001-P05

'Written

Landscape

Wokingham Major Highways Project South Wokingham Distributor Road (SWDR) – Western Gateway Phase 2 (WG2)

Written Landscape Specification WHMP-TG-WG2-SP-LS-3001

(Revision P05, Date 27/05/2022)



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**STATUS B PARTIALLY
SIGNED OFF**

Document Issue Record

Project:	Wokingham Major Highways Programme South Wokingham Distributor Road (SWDR) - Western Gateway Phase 2 (WG2)
Report Title:	Written Landscape Specification
Client:	Wokingham Borough Council
Document No:	WHMP-TG-WG2-SP-LS-3001-P05
Revision:	P05
Status	B - Partially signed off
Date:	27/05/2022
Filename:	WMHP-TG-WG2-SP-LS-3001-P05

Rev	Date	Description and Purpose of Issue	Prepared	Reviewed	Approved
P01	18.03.21	First Issue	JC	LH	JC
P02	17.08.21	Second Issue	WM	CH	CH
P03	25.10.21	Third Issue	WM	CH	CH
P04	30.11.21	Fourth Issue	WM	CH	CH
P05	27.05.22	Matters outstanding WMHP-TG-WG2-RG-DM-0002	WM	CH	CH

Issuing Office:	Tony Gee and Partners LLP, Hardy House, 140 High Street Esher, Surrey, KT10 9QJ
Tel:	+44 1372 461600
Email:	esher@tonygee.com

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2.	Description of Works	6
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1. Introduction

This written landscape specification has been produced to provide the detailed specification for all soft planting operations shown on drawing WMHP-TG-WG2-DR-LS-3005 'Detailed Soft Landscaping Planting Plan' in Appendix 1 for the A321 Finchampstead Road/Molly Millar's Land roundabout, herein referred to as 'the Development'.

This specification supports the discharge of conditions 8, 9, 10 and 11 of planning approval notice 203535. The condition specifies a need for a landscape scheme to be approved in advance of the commencement of the Development.

Draft Condition 8 states the following:

Detailed landscaping scheme

8. Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

The following drawings are provided in section 6 of this report. These drawings should be read in conjunction with this report to support the full discharge of the above condition:

- WMHP-TG-WG2-DR-LS-3003 'Tree Impacts Plan';
- WMHP-TG-WG2-DR-LS-3004 'Tree Protection Plan'
- WMHP-TG-WG2-DR-HI-1101 'Kerbs, Footways and Paved Areas Plan';

- WMHP-TG-WG2-DR-DD-0501 'Drainage Plan';
- WMHP-TG-WG2-DR-HI-0301 'Fencing Plan';
- WMHP-TG-WG2-DR-HI-1201 'Traffic Signs Plan; and
- WMHP-TG-WG2-DR-LI-1301 'Lighting Plan'

This document will be adhered to by the Projects' personnel, Principal Contractor and sub-contractors involved with construction activities carried out in relation to the Development.

The approved version of this Written Landscaping Scheme will be adopted and implemented by the Projects' personnel, the appointed Principal Contractor and all sub-contractors for the Development works. Minor changes may be made to this document by the Principal Contractor during construction phase. However, changes of a material nature will be agreed with the Wokingham Borough Council and stakeholders as relevant.

1.1. Relevant Guidance

The landscape works set out in this document should be read in conjunction with the following guidance, regulations and codes of good practice (or, otherwise, updated/superseded):

- National Joint Utilities Volume 4 (2007) Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees. Issue 2;
- British Standard (BS) 5837:2012 Trees in relation to design, demolition and construction – Recommendations;
- BS 4428:1989 Code of practice for general landscape operations (excluding hard surfaces);
- BS 3998:2010 Tree work. Recommendations;
- BS 8545:2014 - Trees: From Nursery to Independence in the Landscape
- BS 3936-1:1992 Nursery stock – Specification for trees and shrubs;
- BS 3882:2015 - Specification for topsoil;
- Control of Pesticides Regulations 1986 (COPR) (as amended 1997); and
- Forestry Commission (1999) Using local stock for planting native trees and shrubs: Practice Note.

2. Description of Works

Wokingham Borough Council has allocated, within its Local Development Plan – Core Strategy (CS), a number of Strategic Development Locations (SDL) across the Borough. These SDL are

located to the north and south of Wokingham town, to the south of the M4 in Shinfield and Spencers Wood and at Arborfield Garrison.

In order to realise the vision for the SDL, and mitigate traffic impacts from the development sites, a series of transport and infrastructure initiatives are being progressed including the provision of a number of major highway projects.

The South Wokingham Distributor Road (SWDR) will provide access to a development of 2500 new homes, new primary schools, and local shopping and community facilities.

The new distributor road is proposed to extend in an easterly direction from Finchampstead Road, along the southern side of the Reading to Waterloo rail line, to London Road, as illustrated in Figure 1.

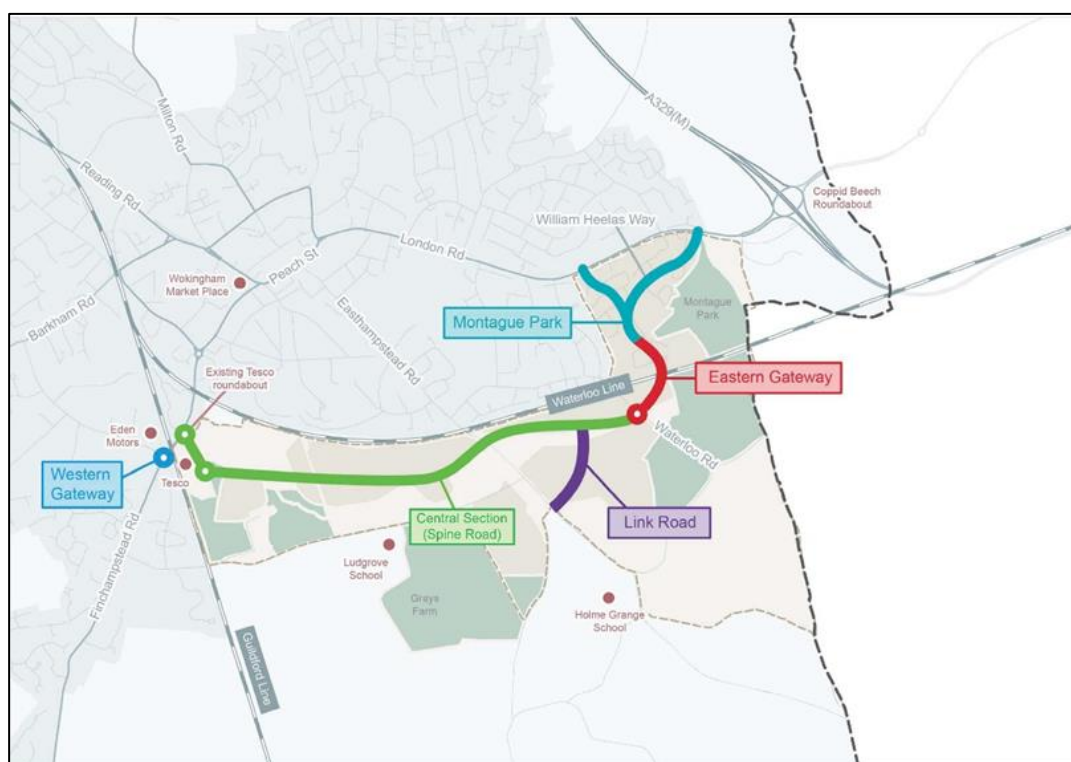


Figure 1 .Indicative alignment of South Wokingham Distributor Road

The first phase of the Distributor Road, which extends from London Road into the Montague Park Development, has previously been constructed by David Wilson Homes. The second phase crosses the rail line, linking Montague Park to Waterloo Road, referred to as Eastern Gateway. The third phase, referred to as Spine Road and Western Gateway Phase 1 was submitted to planning in October 2019 with construction dates to be confirmed.

A planning application prepared by Tony Gee for the fourth and final phase of the South Wokingham Distributor Road, referred to as the Western Gateway Phase 2 (WG2), was

submitted on behalf of Wokingham Borough Council following the development of design through this scheme. This is planning application ref 203535.

This phase will tie in to an existing underbridge, which extends from the south-west arm of the Tesco access roundabout, and shall comprise of the following works:

- Realignment of the existing highway along Finchampstead Road and Molly Millars Lane including construction of a new offline roundabout to replace the existing mini roundabout;
- Demolition of properties 81 and 83/85 Finchampstead Road;
- A new controlled crossing on the northern Finchampstead Road arm of the new roundabout;
- Relocation of the existing controlled crossing on Molly Millars lane; and
- Extension of the existing shared use (unsegregated) footway / cycleway along Molly Millar's Lane.

3. Protection of Existing Trees

Prior to machinery entering the site for any site clearance, construction or grading purposes, all retained trees and vegetation groups, will be fenced off in a continuous line of tree protective fencing for the duration of the construction works associated with the Development.

Drawing WMHP-TG-WG2-DR-LS-3003 'Tree Impacts Plan' in Appendix 3 identifies all retained and removed trees and drawing WMHP-TG-WG2-DR-LS-3004 'Tree Protection Plan' in Appendix 4 illustrates the location and specification of tree protection fencing. Both drawings have been submitted and approved under the above planning approval notice.

Removal of the tree protection fencing will only be permitted upon completion of all construction works associated with the Development and once all machinery and materials have left site.

4. Planting and Seeding

4.1. Introduction

The landscape proposals consist of tree planting, ornamental planting and amenity grass mixes. This proposed planting reflects both the species and form of that seen locally to the site to complement the wider landscape and increase biodiversity on site.

All landscape operations will be in-line with the relevant British Standard listed in Section 1.1 of this report.

4.2. Planting and Seeding Locations

The location of all proposed planting and seeding areas are illustrated in WMHP-TG-WG2-DR-LS-3005 'Detailed Soft Landscape Plan' in Appendix 1.

4.3. Restrictions on Planting

Proposed planting may be restricted due to the presence of existing and proposed, below and above ground services. Where services are present, a reasonable safe distance for landscape contractors when undertaking planting works must be adhered to.

The Principal Contractor is responsible for accurately identifying all information in relation to existing services on site. This includes the accurate location of existing services and identification and agreement of associated easements required by each asset owner and will be shared with the landscape contractor prior to the commencement of landscape works.

4.4. Planting and Seeding Preparation

4.4.1. Clearance

Where required, the Site will be cleared prior to any planting operations being undertaken.

Where existing ground vegetation is retained or has re-established during the construction phase, the following clearance works should be undertaken prior to any planting or seeding works:

- **Tree Planting:** All grass and perennial vegetation within a 250mm radius of the base of each proposed tree should be cleared to ground level including all epicormic and below ground growth.
- **Ornamental Planting:** All grass and perennial vegetation should be cleared from site to ground level including all epicormic and below ground growth across the entire planting bed.
- **Hedgerow Planting (including Hedgerow Tree Planting):** All grass and perennial vegetation within a 500mm offset each side of the proposed centre line and within a 250mm radius of each proposed tree should be cleared to ground level including all epicormic and below ground growth.
- **Proposed Amenity Grass Seeding Areas:** All grass and perennial vegetation should be cleared to ground level including epicormic and below ground growth.
- **All Areas:** Clear all rubbish and debris and stone pick all stones over 25mm diameter.
- **Arisings:** Removed from site.

4.4.2. Herbicide Applications

Areas cleared for tree, ornamental planting and amenity grass seeding will be treated with two applications of selective broadleaf herbicide prior to planting and seeding. Where necessary, care should be taken to avoid existing bulb and wildflowers and strictly in accordance with the Control of Pesticides Regulations 1986 (COPR) (as amended 1997) (or, otherwise, updated/superseded legislation) and following manufacturer's instructions by qualified staff.

4.4.3. Cultivation

Topsoil should be cultivated in-line with BS 3882: 2015 to a minimum of 400mm over all tree and ornamental planting areas and to a fine tilth over all areas to be seeded and include basic levelling with levels graded to fall.

No cultivation should take place in wet/ waterlogged conditions and within the root protection areas of existing trees. Where necessary imported topsoil should be sustainably sourced and must be compliant with the BS 3882: 2015.

4.5. Planting

The handling of plants and planting operations should be in accordance with the requirements and recommendations set out in the relevant British Standards outlined in section 1.1 of this report. The supplier of any plant material to site should be listed in the Horticultural Trade Associations, Nursery Certificate Scheme.

All planting should be carried out during appropriate climatic conditions and where possible during the optimal planting period of October through until the end of March.

Care should be taken to ensure the roots of any bareroot specified trees do not dry out prior to planting and should be planted as soon as possible after delivery. If this is not possible then rootballed and container grown plants should be specified and stored closed together with the ball or container covered with sand or a moist cloth to prevent drying out.

4.5.1. Individual Tree Planting

Table 1 provides a species list and specification for the 14 no. proposed tree planting associated with the Development works. Locations of all proposed trees are shown on drawing WMHP-TG-WG2-DR-LS-3005 'Detailed Soft Landscape Planting Plan' in Appendix 1.

Table 1: Individual Tree Planting Schedule

Species	Specification	Girth (cm)	Height (cm)	Clear Stem (cm)	Root	No.
<i>Acer campestre</i>	EHS, 3X	16-18cm	450-500	min. 200	BR	4

<i>Carpinus betulus fastigiata</i>	EHS, 3X	16-18cm	450-500	min. 200	BR	3
<i>Quercus robur</i>	EHS, 3X	16-18cm	450-500	min. 200	BR	3
<i>Tilia cordata</i>	EHS, 3X	16-18cm	450-500	min. 200	BR	4

Abbreviations: T= Transplant, Wh= Whip, F= Feathered, SLi= Light Standard, S= Standard, SSe= Select Standard, SHe= Heavy Standard, EHS= Extra Heavy Standard, Adv= Advanced Nursery Stock, SM= Semi-Mature, SSM= Super Semi-Mature, BR= Bare Root, RB= Root Balled, C= Containerised

Trees are planted in an appropriately prepared planting pit as per current horticultural best practice. Pits are dug out to comfortably accommodate the root system of the tree. The tree is placed into the pit and the soil replaced, firming carefully so as not to damage either tree or root.

4.5.2. Hedgerow Tree Planting

Table 2 provides a species list and specification for the 3 no. proposed tree planting associated with the Development works. Locations of all proposed trees are shown on drawing WMHP-TG-WG2-DR-LS-3005 'Detailed Soft Landscape Planting Plan' in Appendix 1.

Table 2: Hedgerow Tree Planting Schedule

Species	Specification	Height (cm)	Root	No.
<i>Amelanchier lamarckii</i> 'Robin Hill'	Feather, 2X	150-175	BR	3

Abbreviations: T= Transplant, Wh= Whip, F= Feathered, SLi= Light Standard, S= Standard, SSe= Select Standard, SHe= Heavy Standard, EHS= Extra Heavy Standard, Adv= Advanced Nursery Stock, SM= Semi-Mature, SSM= Super Semi-Mature, BR= Bare Root, RB= Root Balled, C= Containerised

Trees are planted in an appropriately prepared planting pit as per current horticultural best practice. Pits are dug out to comfortably accommodate the root system of the tree. The tree is placed into the pit and the soil replaced, firming carefully so as not to damage either tree or root.

4.5.3. Ornamental Planting

Table 3 provides a species list and specification for all proposed ornamental planting on site. Locations of ornamental planting is shown on drawing WMHP-TG-WG2-DR-LS-3005 'Detailed Soft Landscape Planting Plan' in Appendix 1.

All ornamental planting should be planted randomly throughout the planting bed at 5 plants per meter square.

Table 3: Ornamental Planting Schedule

Species	Pot Size (L)	% in mix	No.
<i>Leucanthemum vulgare</i>	2	20	96
<i>Molinia caerulea</i>	2	30	143
<i>Rudbeckia 'Goldstrum'</i>	2	20	96
<i>Salvia officinalis</i>	2	10	48
<i>Sesleria argentea</i>	2	20	96

Plants are planted in an appropriately prepared planting pit as per current horticultural best practice. Pits are dug out to comfortably accommodate the root system of the plant. The plant is to be placed into the pit and the soil replaced, firming carefully so as not to damage either plant or root.

4.5.4. Native Species Hedgerow Planting

Table 4 provides a species list and specification for all proposed ornamental planting on site. Locations of ornamental planting is shown on drawing WMHP-TG-WG2-DR-LS-3005 'Detailed Soft Landscape Planting Plan' in Appendix 1.

Hedge to comprise of a double staggered row, 450mm between rows and 5 plants per linear meter. Species to be planted randomly throughout the rows in groups of 3 or 5. Plants to be trench planted in a trench with a minimum 600mm (w) and 450mm (d).

Table 4: Native Species Hedgerow Planting Schedule

Species	Specification	Height (cm)	% in mix	No.
<i>Cornus sanguinea</i>	1+1, BR, Transplant	40-60	15	23
<i>Corylus avellana</i>	1+1, BR, Transplant	40-60	15	23
<i>Crataegus monogyna</i>	1+1, BR, Transplant	40-60	35	52
<i>Prunus spinosa</i>	1+1, BR, Transplant	40-60	25	37
<i>Rosa canina</i>	1+1, BR, Transplant	40-60	10	15

Abbreviations: T= Transplant, Wh= Whip, F= Feathered, SL= Light Standard, S= Standard, SSe= Select Standard, SH= Heavy Standard, EHS= Extra Heavy Standard, Adv= Advanced Nursery Stock, SM= Semi-Mature, SSM= Super Semi-Mature, BR= Bare Root, RB= Root Balled, C= Containerised

Plants are planted in an appropriately prepared planting pit as per current horticultural best practice. Pits are dug out to comfortably accommodate the root system of the plant. The plant is

to be placed into the pit and the soil replaced, firming carefully so as not to damage either plant or root.

4.5.5. Plant Staking

Newly planted trees should be staked in-line with BS 4428: 1989 using a double stake and appropriate biodegradable tie and rubber buffer to prevent excessive movement during establishment.

The stakes should be positioned on the windward side of the tree and driven in to the ground vertically.

Refer to drawing WMHP-TG-WG2-DR-LS-3006 'Landscaping Construction Details' in Appendix 2 for tree pit and staking details.

4.5.6. Topsoil

Shall be a minimum of 500mm deep of trees, 400mm over hedgerow/planting beds and 200mm over grass. Imported topsoil must be BS 3882:2015 compliant and existing topsoil must be cultivated in accordance with BS 3882:2015 outside RPAs of existing trees. No cultivation should take place in wet/ waterlogged conditions and within the RPAs of existing trees. Topsoil to be used in areas of uneven surfaces to make good levels to create a smooth level surface. Where topsoil is added under existing trees to fill depressions in the surface such additions should be no greater than 100mm depth in line with BS5837:2012.

4.5.7. Mulching

All trees and ornamental planting areas should be covered using a course bark mulch to a minimum depth of 75mm leaving the stem of the plant clear.

Trees should receive a minimum mulch area of 500mm radius from stem and ornamental planting areas should receive a mulch area across the entire planting bed.

4.6. Seeding

Seeding areas should be sown with a suitable amenity grass mix that replicates other grassland areas local to the Development area.

Sowing should be undertaken in accordance with the seed supplier's instructions. Locations for seeding areas are shown on drawing WMHP-TG-WG2-DR-LS-3005 'Detailed Soft Landscape Planting Plan' in Appendix 1.

4.6.1. Grass Seeding

Table 5 provides a flowering lawn grass mix containing grassland species and is suggested for use on all proposed grass seed mix areas.

Table 5 – Amenity Grass Mix Species Schedule

Emorsgate EL1 Flowering Lawn Mixture - Sowing rate: 40kg per HA		
Latin name	Common name	%
Wild Flowers		20
Galium verum	Lady's Bedstraw	4
Leontodon hispidus	Rough Hawkbit	0.5
Leucanthemum vulgare	Oxeye Daisy - (Moon Daisy)	1
Lotus corniculatus	Birdsfoot Trefoil	3.7
Primula veris	Cowslip	3
Prunella vulgaris	Selfheal	4
Ranunculus acris	Meadow Buttercup	3.5
Trifolium pratense	Wild Red Clover	0.3
Grasses		80
Agrostis capillaris	Common Bent	8
Cynosurus cristatus	Crested Dogtail	40
Festuca rubra	Red Fescue	28
Phleum bertolonii	Smaller Cat's-tail	4

4.7. Availability of Species

It is acknowledged that at the time of planting, there is the potential for issues with the availability of the specific species detailed within the above sections; in particular in relation to the restriction of movement of certain species due to the risk from known pathogens and other threats. Where such issues are encountered, alternative species are supplemented based on guidance as applicable at the time of planting. Other planting parameters (i.e. height, density, etc.) would remain the same to ensure that the similar coverage is provided.

4.8. Aftercare

To ensure a reasonable level of establishment, newly planted areas of the site should be monitored and maintained for a period of 5 years following completion of planting works associated with each stage of works.

4.8.1. General

All newly planted areas should be maintained free from litter and excessive weed growth (i.e. growth that would be detrimental to the intended planting). Litter, grass cuttings or other deleterious materials should not be deposited on any of the planted areas during the establishment period. Should this occur then the deleterious material should be removed and responsibly disposed of away from site.

4.8.2. Watering

All newly planted areas should be watered immediately after planting and again during periods of drought. This should be done at a rate of 50 litres per tree and at weekly intervals during extended drought. All newly planted areas should be watered two to three times a week during summer months in the first year after planting, which can be reduced to once a week in the years following planting however to be increased in frequency during periods of dry weather.

4.8.3. Pruning

Trees and shrubs should be monitored for any deadwood, crossing branches and should be pruned accordingly to encourage healthy, strong growth.

Trees with clear stems should be maintained as such with any lower branches removed as required.

4.8.4. Weed Control

A weed free area, to a minimum of 500mm around the base of each newly planted tree and 250mm of shrub/hedgerow, should be maintained during establishment.

Weed control should be undertaken frequently as necessary to maintain weed free areas around the trees, and during the growing season, typically from March through to October however this may vary depending of the season and should occur at least 3 times during the season. Any use of herbicide applications should be strictly in accordance with the Control of Pesticides Regulations 1986 (as amended 1997) (or, otherwise, updated/superseded legislation) and following manufacturer's instructions by qualified staff.

4.8.5. Stakes and Protective Guards

Tree stakes and guards should be inspected twice yearly to ensure they are secure and in place and ties should be adjusted as required to allow for growth. The contractor should ensure that the protective guards do not impeded the natural growth of the plant.

Plant guards and stakes should be removed and responsibly disposed of away from site once the plant has fully established or at the end of the fifth growing season, whichever is sooner.

4.8.6. Mulch

A depth of 75mm of coarse bark mulch should be maintained at the base of each newly planted tree or shrub. This should be topped up on an annual basis or as required.

4.8.7. Plant Failures

Should any trees or shrubs planted as part of the landscape scheme, within a period of five years after planting, be removed, die or become, seriously damaged or diseased, it is to be replaced in the first available planting season with a specimen of the same species and size as that originally planted.

4.8.8. Mowing - Amenity Grass

The amenity should be maintained in-line with the suppliers' recommendations, typically:

- Following successful establishment, a 2-meter strip of grass offset from all highways, cycleways and footways will be regularly maintained to a height of 20-50cm with a minimum of 10 cuts per year, removing arisings from site;
- All areas outwith the 2-meter maintained area will receive a minimum of 4 cuts year to maintain a longer grass for biodiversity enhancements. All arisings will be removed from site.
- Carefully dig out or spot treat any residual perennial weeds such as docks as required throughout establishment.

5. Implementation Timeframes

All proposed tree and shrub planting and meadow seeding works will be implemented in the first available planting season (October – March) following the completion of the Development works.