

# Landscape Management Plan

Loddon Garden Village – Landscape to Primary Road

**498048 – Rev A**



# Landscape Management Plan

## Landscape to Primary Road

**savills**

**Project: Loddon Garden Village – Landscape to Primary Road**

**Client: University of Reading**

**Project Number: 498048**

**File Origin:**

**Status: PLANNING – Rev A**

### Document Checking:

**Prepared by:** Richard Alldread  
Associate  
Savills Urban Design Studio

# Landscape Management Plan

## Landscape to Primary Road

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## 1. Introduction

- 1.1 This document has been produced as part of the supporting information for the Primary Road or Spine Road infrastructure works. The document sets out the overarching management and maintenance operations associated with the landscape proposals and various types of planting to be implemented. This includes new tree planting and seeding to verges, in addition planting associated with attenuation basins required as part of the Primary Road drainage strategy will also include, scrub/hedgerow planting and a range of seeding mixes.
- 1.2 The report identifies the day to day operations, together with strategic actions required to cover a 30 year period from implementation.

### The site

- 1.3 The primary road will form part of the wider strategic infrastructure on the site and will provide a connecting route running through the site for vehicles, cycles and pedestrians. It will link into the adjacent developments to be delivered as part of the wider Loddon Garden Village as well as giving access to the various development parcels.
- 1.4 The site includes a number of existing trees and hedgerows which have been retained where possible and incorporated into the overall landscape proposals, with the management of these captured in this report. Reference should be made to the FLAC drawings and information for specific requirements relating to veteran and significant trees on the site.
- 1.5 The landscape proposals for the primary road are shown on the planting drawings LA310 – LA315 which relate to the soft landscape elements, the hard landscape aspects are covered on Abley Letchford Partnership Ltd (ALP) drawings.
- 1.6 The SuDS features combine planting with engineered basins, shown on drawings LA316 – LA319, with this document considering the landscape operations, any drainage functions or similar maintenance requirements to be provided by ALP. A summary of the key elements to be provided as part of the works is set out below:
  - Create new primary route through the site providing vehicular, cycle and pedestrian access through the associated highways works
  - Provide crossing points as part of the wider footpath/cycleway infrastructure
  - Provide new SuDS features as part of the surface water drainage strategy
  - Retain and manage existing hedgerows and trees
  - Provide new tree and seeding to verges to the primary route

- Provide new tree planting, areas of native species understorey planting and areas of seeding to the attenuation basins

1.7 The key aims and objectives of the landscape scheme is to:

- Provide an attractive landscape setting to the proposed primary road and create clear definition between vehicle and cycle/pedestrian routes through the provision of generous verge areas;
- Provide a range of new habitat opportunities through the planting approach and use of native species;
- Use landscape to incorporate SuDS features as part of the surface water management strategy with plant species suited to seasonal inundation and the anticipated ground conditions;
- Management of existing trees and hedges to ensure the long term health and contribution of these elements.

## 2. Habitat management

2.1 In addition to those operations focussed on maintaining the appearance and overall health of the planting there are further operations focussed on maximising the biodiversity of the site, these include the following:

- Timing of trimming or cutting back operations to avoid nesting birds, with thicket/scrub cutting to take place in January or February
- Implementing a rotational approach to native species planting on a 2-3 year basis to maintain cover for wildlife
- Maintaining species rich verges and areas of seeding to encourage the development of a diverse sward

### Regular maintenance operations

2.2 These are tasks to be undertaken as part of the day to day activities on the site to ensure it is safe, useable and an attractive landscape feature, these have been separated into the various landscape elements.

2.3 Maintenance tasks will be carried out by suitably qualified operatives of the appointed landscape contractor for the initial 12 months post completion with the longer term contractor arrangements to be confirmed with the University of Reading.

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### Existing trees and vegetation

Operation	Actions required	Timing/frequency
Inspect for damage or defects, particularly after high winds	Ensure trees have not been damaged or become dangerous. Cut back damaged branches as required and remove dangerous trees. (Obtain consents or notify LPA as appropriate)	Annual check and as required due to weather conditions
Inspect planting for evidence of pests or disease	As part of regular site walkover check trees for presence of diseases or invasive pests. If identified treat as appropriate and if required provide notification to relevant body/organisation	As part of each visit
Veteran tree features – standing deadwood		
Carry out pruning operations	Pruning to remove damaged or diseased limbs, to promote new growth and maintain overall form, as required	Annually as appropriate to the species and outside of bird nesting season

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### New trees and vegetation

Operation	Actions required	Timing/frequency
Check guards and any tree ties/guys	Ensure adequate room for growth and adjust ties as required to prevent damage to the tree	As part of each visit
Checks after high winds to ensure trees have not been damaged or dislodged	Cut back damaged branches as required and re-firm as necessary adjusting stakes and guys	As required due to weather conditions
Mulching	Ensure mulch surrounds are maintained at the specified depth to control weed growth	As part of each visit
Selective pruning	Carry out formative pruning as required, to maintain desired shape and health, of new trees	Annually as appropriate to the species
Pest and disease control	As part of regular site walkover check trees for presence of diseases or invasive pests. If identified treat as appropriate and if required provide notification to relevant body/organisation	As part of regular visits
Irrigation inlets	Check inlets are free from debris and not blocked	As part of regular visits
Soil aeration	Cultivate ground as required to relieve compaction or to address any hollows, without causing damage to root systems.	Every 6 months
Fertilizer application	Apply suitable slow release fertilizer to new trees and planting in accordance with supplier's guidelines	Spring application in years 1-3 post completion

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Replacement planting	Remove any dead plants and replace with new to original specification.	Annually during planting season
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### New hedge planting

Operation	Actions required	Timing/frequency
Formative pruning	Prune new plants to maintain a balanced structure and shape and to control growth/height as required	Annually as appropriate to species and outside of bird nesting season
Thinning of shrub planting	Once established, remove/lift plants as required to ensure adequate space for healthy specimens to develop, re-plant on site as appropriate	Annually during winter when plants are dormant and outside of bird nesting season
Weed control,	Cut back/remove weeds through the use of appropriate mechanical tools or hand weeding.	Monthly outside of growing season Fortnightly during growing season
Mulching	Maintain specified level of mulch around the base of new plants to restrict weed growth	As part of regular visits, until planting is established
Litter collection	Collect all litter from around or on new planting beds and remove from site	As part of regular visits
Soil aeration	Cultivate ground as required to relieve compaction or to address any hollows.	Every 6 months, until established
Fertilizer application	Apply suitable slow release fertilizer to new trees and planting in accordance with supplier's guidelines	Spring application in years 1-3 post completion
Replacement planting	Remove any dead plants and replace with new to original specification.	Annually during planting season

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### Grass and species rich areas

Operation	Actions required	Timing/frequency
New areas of seeding.	To be maintained in accordance with the seed supplier's recommendations.	Operations vary, refer to schedule
Litter collection	Collect litter and remove from site	As part of regular visits

### SuDS features

Operation	Actions required	Timing/frequency
Litter collection	Collect litter and remove from site	As part of regular visits
Prune/cut back vegetation as required	Grass to be cut as part of the site wide mowing operations and as appropriate to the mix and intended sward composition	As required/annually
Control/remove any invasive species as required	Any self-sown invasive species are to cut back/removed	As required/annually

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## Appendix 1.0 Annual Management and Maintenance Schedule

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# Landscape Management Plan

## Landscape to Primary Road



### Annual Landscape Maintenance Matrix – Soft Landscape

		Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Tree Planting	Scheduled inspection including checking tree stakes and straps	1	1	1	1	1	1	1	1	1	1	1	1	12
	Soil inspection around newly planted trees	1	1	1	1	1	1	1	1	1	1	1	1	12
	Assessment of young tree health/ pests and diseases						1							1
	Litter picking and remove litter/ debris	1	1	1	1	2	2	2	2	1	1	1	1	16
	Scheduled pruning and limb removal	1												1
	Fertilizer application to trees			1										1
	Autumn leaf removal									1	1			2
	Watering of young trees	As required during periods of low or no rainfall or for 7 days, or during extended periods of high temperatures												
	Invasive weed removal/ control	As required												
		Tree replacement												
		Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Thicket mix planting	Scheduled inspection	1	1	1	1	1	1	1	1	1	1	1	1	12
	Pruning where necessary	1	1											2
	Remove litter/ debris	1	1	1	1	2	2	2	2	1	1	1	1	16
	Mulch/ compost application			1										1
	Watering during periods of low rainfall (first 2 years)	As required during periods or no rainfall for 7 days, or during extended periods of high temperatures												
	Invasive weed removal/ control	As required												

# Landscape Management Plan

Landscape to Primary Road

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## Annual Landscape Maintenance Matrix – Soft Landscape

Plant replacement	As required, works to be carried out during the next suitable planting season											
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		Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Mown verges (Areas sown with Germinal A18 mix)	Cut grass (25-50mm height)				1	1	1	2	1	1	1			8
	Trim edges to footpaths				1	1	1	2	1	1	1			8
	Scarifying											1		1
	Aeration and sand dressing										1			1
	Re-sow bare patches	As required												
	Remove pernicious weeds	As required												
	Irrigation during extensive dry periods	As required												

		Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Species rich grass verges (Areas sown with Emorsgate EM3 mix)	Cut grass*							1		1				2
	Trim edges to paths							1		1				2
	Re-sow bare patches	As required												
	Remove pernicious weeds	As required												
	Irrigation during extensive dry periods	As required												

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Note: During the first year, to ensure a diverse sward structure is maintained and the area does not become dominated by grasses or any particular species, management will occur. This will involve strimming or mowing the grassland on a monthly basis to a height of 75-80mm. After Year 1 the grass will be cut twice a year, during mid-summer (after flowering in July) and again in September. Cutting must be done by mowing to around 40-75mm. After mowing the hay should be left on the surface for 1-7 days to allow seed dispersal. The arisings must then be formed to ensure that the wildflowers can grow and also to prevent the encroachment of scrub.

		Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Flowering lawn mix (Areas sown with Emorsgate EL1 mix)	Cut grass*				2	4	2			4	2 if required			14
	Trim edges to paths			1	2	4	2	1	1	4	1			16
	Re-sow bare patches	As required												
	Remove pernicious weeds	As required												
	Irrigation during extensive dry periods	As required												

Note: First Year Management: The wild flower and grass species in this mix are perennial; they will be slow to germinate and grow and will not usually flower in their first growing season. There will often be a flush of annual weeds from the soil in the first growing season. This annual weed growth is easily controlled by repeated mowing. Mow newly sown flowering lawns regularly (every 7 -10 days during growing season) throughout the first year of establishment. Cut to a height of 40-60mm, removing cuttings if dense. This will gradually develop a good sward structure, help maintain balance between faster growing grasses and slower developing wild flowers, and control annual weeds. Dig out any residual perennial weeds such as docks.

Management Once Established: Mow regularly as a lawn but not too short (25-40mm). To permit flowering, mowing can be relaxed from late June. Cut again when the sward gets untidy (after 4-8 weeks). Mowing may be suspended earlier in the year to allow cowslips to flower. Heavy quantities of cuttings should be collected and removed from site.

# Landscape Management Plan

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		Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Basin seed mix (Areas sown with Emorsgate EM8 mix)	Cut grass*							1		1				2
	Trim edges to paths							1		1				2
	Re-sow bare patches	As required												
	Remove pernicious weeds	As required												
	Irrigation during extensive dry periods	As required												

Note: First Year Management: Most of the sown meadow species are perennial and are slow to establish. Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings, are great for bugs, and they will die before the year is out. So resist cutting the annual weeds until mid to late summer, especially if the mixture contains Yellow Rattle, or has been sown with a nurse of cornfield annuals. Then cut, remove and compost the cuttings. This will reveal the young meadow, which can then be kept short by grazing or mowing through to the end of March of the following year. Dig out any residual perennial weeds such as docks.

Management Once Established: In the second and subsequent years EM8 sowings can be managed in a number of ways which, in association with soil fertility, will determine the character of the grassland. The best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing or grazing.

Meadow grassland is not cut or grazed from spring through to July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut': cut back with strimmer or tractor mower to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed.

Wetland habitats are characteristically quite variable in composition, reflecting local drainage and management. Conditions can vary, for instance, between the highs and lows in ridge and furrow grassland. Localized differences may require a targeted approach.

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## Appendix 2.0

### Thirty-Year Management and Maintenance Schedule

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Item of work	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	YR 15	YRS 20-30
<b>General</b>												
Tidy up areas removing litter etc from planted and grass areas	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Treat pests and disease as necessary	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water all plant material and grass as necessary to maintain healthy growth	✓	✓	✓									
Check plant material is firmly planted and firm in where required.	✓	✓	✓									
Dead, dying or diseased wood to be pruned out	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Check shelter guards and re-firm / replace as required including removing weed growth from within. Consider removal at years 4 to 5.	✓	4x	4x	4x	2x	✓	✓	✓	✓	✓	✓	✓
Removal of diseased or dead plants with replacements as appropriate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Tree Planting</b>												
Check, adjust, replace stakes and ties as necessary. Remove stakes after approximately 3 years if appropriate. Prune, water and feed as necessary	✓	✓	✓	✓	✓							
Remedial tree surgery as necessary to remove any dead, dying or diseased branches and to allow the tree to achieve full stature. All works to be carried out by an Arboricultural Association approved contractor in accordance with BS3998: Recommendations for Tree Work.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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Item of work	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	YR 15	YRS 20-30
Semi mature trees may need corrective surgery to be carried out by an Arboricultural Association approved contractor in accordance with BS3998: Recommendations for Tree Work										✓	✓	✓
<b>Thicket / Native Hedge Planted Areas</b>												
Keep areas clear of weed growth by herbicide treatment as appropriate from mid-April to late September.	4x	4x	4x	4x	2x	2x	2x	Once	Once	Once	Once	Once
Thicket planting to be managed to ultimately achieve a tree canopy with understorey. A gradual development of a diverse age structure should be established over a period of time by the use of a regime of selective thinning, pruning and coppicing.					1/3 of thicket plants			1/3 of thicket plants		1/3 of thicket plants	1/3 of thicket plants	1/3 of thicket plants
Remove branches that overhang footpaths or prevent access for grass cutting. Allow native hedges to achieve natural form with only lower branches removed. Cut back on a rotation basis.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Prune native hedges on a 2-3 rotational basis to maintain cover. Cut sides, tops and ends to straight and true lines, avoid flail cutting.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Mown Grass Areas</b>												
Grass cutting with edge trim (where required). Frequency of grass cutting operations to be commensurate with location and visual importance of grass area: Up to 18no. cuts per year	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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Item of work	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	YR 15	YRS 20-30
Shape grass edge as necessary with half-moon spade. 2 times per year.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Application of fertilizer and selective weed killer as appropriate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Species Rich Grass Areas and Basin Seed Mix												
Grass cutting with edge trim (where required).												
Frequency of grass cutting to be mid-summer (after flowering) in July and September (40-75mm height)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shape grass edge as necessary with half-moon spade. 2 times per year.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Application of selective weed killer as appropriate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Flowering Lawn Areas												
Grass cutting with edge trim (where required).												
Frequency of grass cutting to be mid-March to mid June, let flower then resume cutting in September up to mid October if required (25-40mm height)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shape grass edge as necessary with half-moon spade. 2 times per year.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Application of selective weed killer as appropriate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

# Landscape Management Plan

## Landscape to Primary Road

The Savills logo, featuring the word "savills" in a red, lowercase, sans-serif font inside a yellow square.

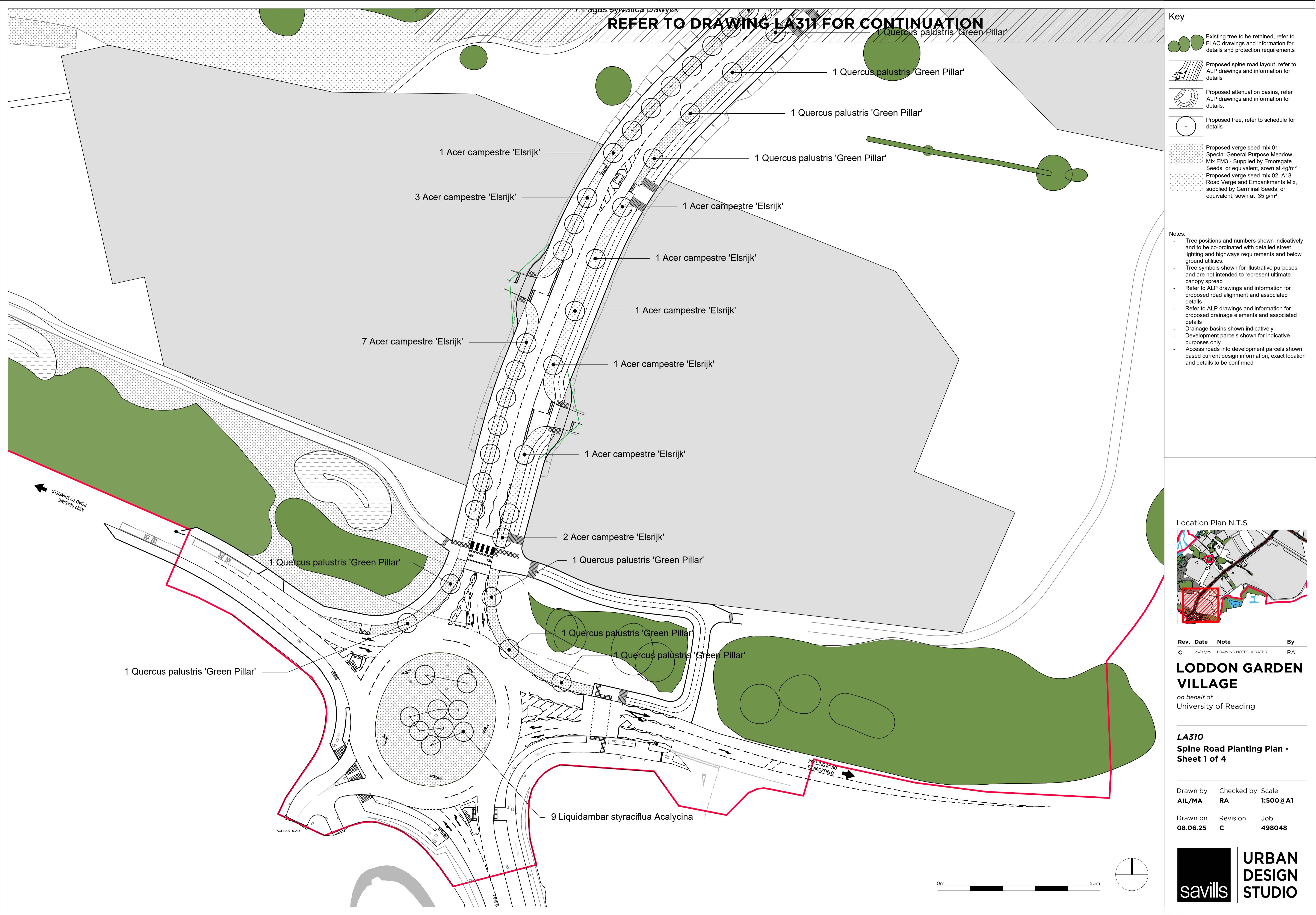
SuDS Features													
SuDS features to be maintained to provide suitable surface water drainage requirements and meet original design objectives. Where necessary aggressive or pernicious weeds or woody plants shall be removed.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

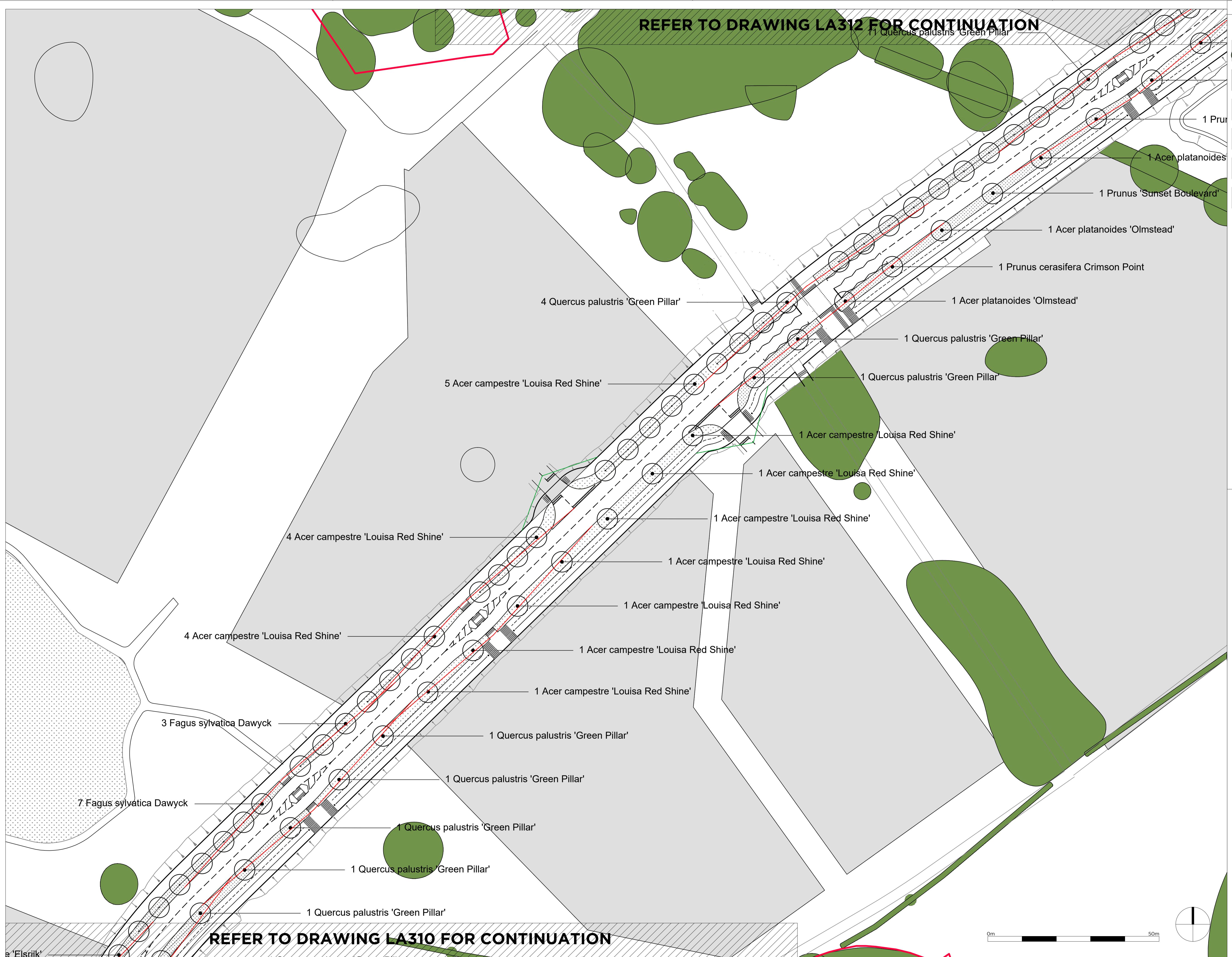
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## Appendix 3.0

### Planting Plans and Schedules

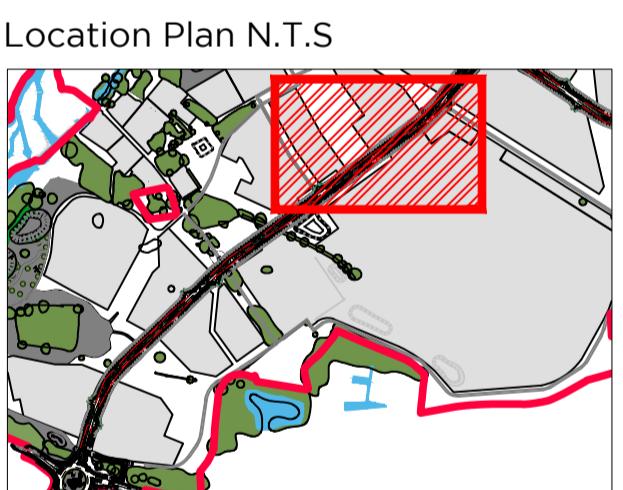
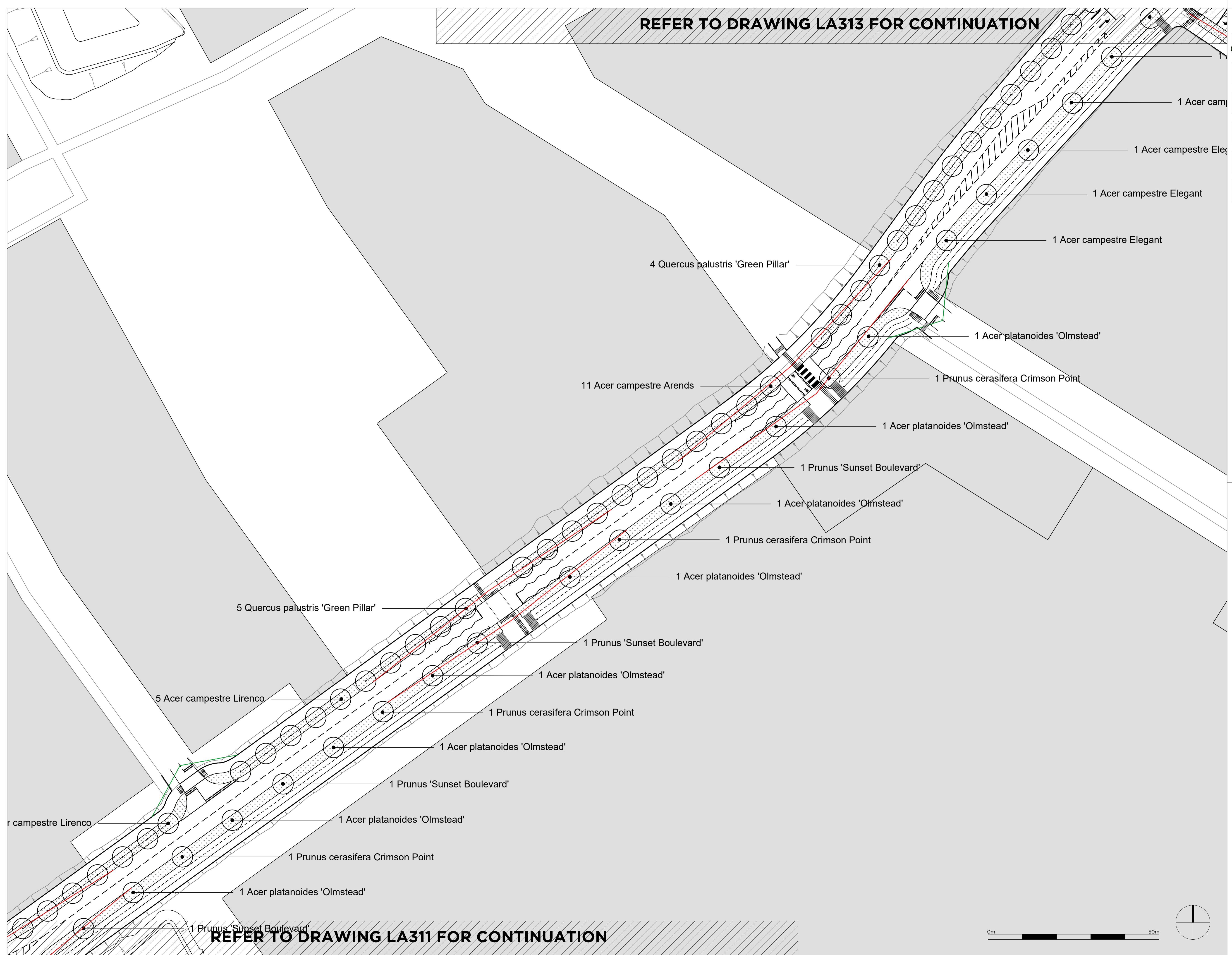
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**REFER TO DRAWING LA313 FOR CONTINUATION**

**REFER TO DRAWING LA311 FOR CONTINUATION**



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Rev.	Date	Note	By
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# **LODDON GARDENS VILLAGE**

*on behalf of*

## University of Reading

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**LA312**  
**Spine Road Planting Plan -**  
**Sheet 3 of 4**

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Drawn by      Checked by      Scale  
**All /MA**      **RA**      **1:500 @ A1**

Drawn on      Revision      Job  
**08.06.25**      **C**      **498048**



# URBAN DESIGN STUDIO

