
Proposed Residential Care Home.
Lower Wokingham road,
Crowthorne, RG45 6BX.
Barchester Healthcare.

Landscape Management
specification. May 2025.



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Rev. A. Nov. 2025. Note added to item 2.00 Existing trees and vegetation as advised by LPA.

CONTENTS.

- 1.0 INTRODUCTION
- 3.0 AMENITY GRASS AREAS
- 4.0 HERBACEOUS PLANTING (& Ornamental Grasses)
- 5.0 SHRUB BEDS
- 6.0 HEDGING
- 7.0 NEW SPECIMEN TREES
- 8.0 FOOTPATHS AND HARDSTANDING AREAS.

1.0 INTRODUCTION

1.1 Purpose of Report

- 1.1.1 The purpose of this report is to set out clearly the basic management/maintenance techniques appropriate to this site for the lifetime of the development and is to be read in conjunction with PDP Landscape and Urban Design drawing CCH L1. Entitled Landscape Proposals.
- 1.1.2 For the purpose of this report, on newly created landscapes, Year 1 begins 12 months after practical completion has been achieved, and the Defects Liability and Aftercare Period have been served and the site handed over.
- 1.1.3 The 12 months Aftercare Period should have included the following items:
- Maintaining a weed and litter free site
 - Herbicide and fertiliser applications
 - Ensuring mulch mats are secure and missing ones replaced
 - Ensuring bark mulch is evenly spread to specified depth and is replenished as necessary
 - Watering through periods without significant rainfall
 - Replacing plants that have died in the 12 months since practical completion was achieved.
- 1.1.4 Generally, all the planting should be according to the relevant drawing, in a healthy condition, and free from litter and competition from weed growth.

1.2 Design aims, maintenance aims and management responsibilities.

The long-term design objectives and general aims of the management/maintenance plan is to present guidelines that enable the landscape to achieve the original design and planning objectives whilst maintaining a presentable appearance at all times. The Care Home operator will at all times have management responsibilities for the site. The original landscape design vision for the development included the following:

- Retain the mature landscape setting of the site, in particular the mature woodland.
- Enrich existing Lawn areas with the introduction of Wildflower species.
- Mitigate any potential visual impact with tree, hedge and shrub planting
- Create safe and secure amenity spaces for the residents with opportunities for activity and relaxation with a combination of private terraces and open communal spaces.

1.3 The Specification

The various landscape elements are collated together under the headings below and their treatment is described in detail year by year up to Year 5 and with basic recommendations beyond Year 5 to Year 10 and beyond.

Section 2.0	Existing Trees and Vegetation
Section 3.0	Amenity Grass Areas
Section 4.0	Herbaceous Beds
Section 5.0	Shrub Beds
Section 6.0	Hedging
Section 7.0	New Specimen Trees
Section 8.0.	Footpaths and hardstanding areas.

1.4 General Maintenance Application to all Years including hard surfacing.

- 1.4.1 Maintain site litter free.
- 1.4.2 Maintain structures and fences in a sound manner and ensure they are preserved or painted as original specification and repaired if necessary.
- 1.4.3 Maintain all road and path surfaces ensuring that they are sound and weed free.
- 1.4.4 Maintain all trees and shrub bed areas weed free until planting has become established.

2.0 Existing Trees and Vegetation.

2.1 Trees on site are currently protected by TPO 1898/2022 protecting all existing trees on site at the time the Order was served. Proposed tree works, including to roots, shoots and trunks of all protected trees (including excavations) will require a tree works application for approval by the local planning authority.

Existing trees and vegetation shall be regularly inspected for damage and disease each season. Professional advice shall be sought if any trees appear damaged, dangerous or diseased. 2.2. Carry out any pruning, if necessary following inspection, in keeping with good horticultural practice and avoiding the breeding bird season. Professional advice shall be sought prior to carrying out any works to trees. All tree works shall be to BS 3998:2010 Recommendations for Tree Work: • Prune in accordance with good horticultural and arboricultural practice: • Do not damage or tear the stem or bark when removing branches • Keep wounds as small as possible and cut cleanly back to sound wood. • Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area. • Prune larger branches neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide. • Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well-balanced natural appearance. • Use clean sharp secateurs, hand saws or other approved tools. Trim off ragged edges of bark or wood with a sharp knife. • Do not use growth retardants, fungicide or pruning sealant unless instructed.

2.3. Existing vegetation should not be left to cause obstruction/hazard or obscure sightlines for pedestrians, cyclists or vehicles. Existing trees and vegetation shall be kept free of litter and weeds.

3.0 AMENITY GRASS AREAS

3.1 Maintenance Objective

The maintenance objective is to provide an even standard of vegetation of uniform height and colour comprising of predominantly grass species, with no more than 5% dicotyledenous plants.

3.2 Maintenance Operations - Year 1 and beyond

Mowing shall be carried out using a cylinder rotary mower where appropriate to maintain the vegetation within the limits of 20mm and 50mm during April to September inclusive and between 30mm and 60mm during the rest of the year. Areas of low maintenance grass, identified on the drawing are to be mown less intensively. All arisings are to be removed for composting.

- 3.2.1 Where necessary grass area may be sprayed overall with a suitable approved selective herbicide in accordance with the manufacturer's instructions. Alternatively, spot weeding of isolated weed infestation may be carried out.
- 3.2.2 Scarify grass annually in the autumn.
- 3.2.3 Apply organic fertiliser in the spring and autumn.
- 3.2.4 Spike for aeration to 150mm depth annually.
- 3.2.5 Remove all litter, debris, and deleterious material from the site at regular intervals and prior to mowing.

- 3.2.6 All edges of grass areas, against buildings, footpaths, roadways, trees, posts, and any other obstructions shall be kept neat and tidy by use of hand/mechanical edge trimmer or herbicide as appropriate.
- 3.2.7 Reinstatement by re-turfing or re-seeding of worn areas shall be undertaken as necessary and at the appropriate time of year.

4.0 HERBACEOUS BEDS Including Ornamental Grasses and Ferns

4.1 Maintenance Objective

The purpose of this perennial planting is to form an attractive, healthy herbaceous area with a range of species that will increase the diversity and interest of the space.

4.2 Maintenance Operations - Years land 2

- 4.2.1 In spring before the plants begin to grow, clear away any deleterious material which has collected over the winter period.
- 4.2.1.2 Cut back any plants to ground level (or as appropriate by species) which were left standing from last winter i.e. ornamental grasses or ferns.
- 4.2.2 Remove any perennial weeds by hand taking care not to damage any new plant growth.
- 4.2.3 Apply a granular/liquid or powdered slow release fertiliser (following manufacturer's instructions) as a top dressing before growing starts.
- 4.2.4 Water perennial beds regularly throughout summer especially in times of prolonged drought.
- 4.2.5 Stake early on in the growing season, any plants which have the potential to split and become untidy. Use an appropriately sized stake for the species.
- 4.2.6 Dead head any spent blooms throughout growing period and remove material from site.
- 4.2.7 Cultivate the surrounding soil (space permitting) at least two times during the growing season to inhibit the growth of weeds.
- 4.2.8 After the plant is past its best in autumn cut back to ground level (excluding those used for winter interest) and clear clippings from site.
- 4.2.9 Apply organic mulch to 75mm in autumn.

4.3 Year 3

- 4.3.1 Repeat all procedures as per Years 1 & 2
- 4.3.2 In early spring (or late autumn depending on species) divide any specimens which are outgrowing their allocated space or overcrowding neighbouring plants. Replant this new plant elsewhere to fill any spaces where specimens have failed to establish.

4.4 Years 4,5 to Year 10 and beyond.

- 4.4.1 Repeat all procedures as per years 1-3.
- 4.4.2 Remove and replace any specimens which have exhausted their natural growing lifespan.

5.0 SHRUB BEDS (see appendix for details of species)

5.1 Maintenance Objective

To maintain a boscaige of shrub growth to cover as much as possible of the border area and allowing the individual plants to achieve as nearly as possible their natural form. Maintain the borders free of visible weeds and shape and prune the shrubs to avoid obstructing pathways or blocking light to windows.

5.2 Maintenance Operations - Year 1

- 5.2.1 Immediately after planting, and thereafter yearly, in the appropriate season for the species involved, prune the shrubs to develop their desirable ornamental characteristics. At the same time remove intermediate plants that are restricting the natural and attractive development of their neighbours. These plants may be used to fill gaps produced elsewhere in the scheme where species have not been as successful in their development. Remove all arisings from site.
- 5.2.2 Carry out appropriate maintenance operations as indicated on the planting schedule on the landscape drawing. The following maintenance operations to be applied as appropriate to the relevant species:
- Hard prune March - April (where species flowers on current year's wood)
 - Remove flower wood after flowering (where species flowers on last year's wood)
 - Clip or trim to maintain shape and bushy habit.
- 5.2.3 Maintain the soil surface substantially free of weeds (less than 5% weed cover) by spot treating with Glyphosate or approved equivalent during the growing season.
- 5.2.4 Top up mulch to 75mm depth as required.
- 5.2.5 Replace any dead or missing plants to the original specification.

5.3 Year 2

- 5.3.1 Prune the shrubs as much as is necessary to achieve their desirable ornamental features (flowering, autumn colours, overcrowded, leggy plants etc.), following sound horticultural practices, and to prevent them overgrowing footpaths or blocking light to windows. Carry out any maintenance operations as indicated in Item 5.2.2.
- 5.3.2 Remove all arisings from site as well as any damaged dead or diseased parts of the shrub.
- 5.3.3 Maintain any visible surface soil free of weeds as specified for newly planted borders.
- 5.3.4 Apply organic fertiliser prior to commencement of the growing season, except adjacent to any watercourses, prior to re-mulching any bare areas where necessary.
- 5.3.5 Apply fungicide/insecticide to any plants suffering from fungal infection or insect attack as per manufacturer's instructions.

5.4 Year 3 & Year 4

- 5.4.1 Repeat all the procedures as in Year 2.
- 5.4.2 Maintain any visible surface soil free of weeds (less than 5% weed cover) by applying an annual dressing of approved residual herbicide in the winter months and spot treating with Glyphosate or approved equivalent during the growing season.

5.5 Year 5

- 5.5.1 Repeat all the procedures as in Year 2 except item 5.3.4.
- 5.5.2 Thin out over mature plants that are becoming unsightly and have outgrown their useful life. Replace these with young plants as per the original specification where gaps remain.

5.6 Beyond Year 5 to Year 10 and beyond.

- 5.6.1 The above 5-year cycle should be repeated thereafter except omit Item 5.3.4. Maintain bare patches weed and litter free, however allow the growth of self-seeded, regenerated shrub species. Formative prune shrubs as required to achieve their desirable ornamental features as Item 5.2.2.

Only where applicable;

6.0 HEDGING (see appendix for details of species)

6.1 Maintenance Objective

Native hedges identified on the plan are to be clipped annually to promote a dense, uniform and tidy appearance. Regularly mow or otherwise control any weed or grass growth at the base of the hedge so that it does not detract from the overall appearance. Maintain litter free beds (applicable to all years).

6.2 Maintenance Operations - Year 1

- 6.2.1 Spot treat any weeds with Glyphosate (or similar approved) during the growing season prior to topping up with 75mm depth bark mulch where applicable to suppress weeds and retain soil moisture. Carefully clip and prune the top and sides of the hedge to promote dense growth to ground level and in the desirable parameters that the hedge will eventually attain. Prune the top of the hedge only when it has achieved its desired height (2.0m).

6.3 Year 2

Water recently replaced plants as necessary to ensure establishment. Apply fungicide and or insecticide to any plants suffering from fungal infection or insect attack. Repeat all operations as for Year 1.

6.4 Year 3

Repeat procedures as for Year 2 above, residual herbicide may be applied to bare ground in accordance with manufacturer's instructions.

6.5 Year 4

Hedges should be dense and clothed in leaves to ground level, no further requirement for spot treating weeds or topping up mulch. Replace dead or missing plants as necessary to maintain the hedge density. Clip the top and sides of the hedges to maintain true and even levels and using suitable mechanical cutters to retain the existing shape and height. Remove any cuttings lodged in the surface of the hedge and rake up and remove all arisings. Allow for the operation to be carried out to suit the species and the position of the hedge as follows:

6.6 Year 5 to Year 10 and beyond.

Repeat procedures as for Year 4 above.

7.0 NEW SPECIMEN TREES (see Drawing for details of species)

7.1 Maintenance Objective

Establish a stable and healthily growing tree within three years from planting with a well-shaped framework for future growth.

7.2 Maintenance Operations - Year 1

7.2.1 One metre diameter circle to be maintained weed free around all specimen trees. Circle to be topped up with mulch and spot treated as necessary to maintain weed free. The bases of trees in planted beds to be absorbed into the general maintenance of the areas in which they occur.

7.2.2 All dead and missing specimen trees or trees which fail to develop properly during the first season after planting shall be replaced. Specification for replacements shall be the same as for their originals.

7.2.3 Water newly planted trees throughout the summer months (May to August) at fortnightly intervals after any period of four weeks without significant rainfall (less than 5mm). Apply sufficient water to thoroughly wet the top 150mm of soil around the tree roots. This will normally require 10 litres for a seedling or whip and 20 litres for a standard tree.

7.2.4 Check stakes and ties for firmness and support and adjust or replace as necessary. Check once a year in late spring.

7.2.5 Firm the soil around the roots to ensure that the tree is securely planted in the ground and upright.

7.2.6 Formative prune the tree to remove any dead, diseased or damaged shoots and create a balanced form for future growth.

7.3 Year 2

7.3.1 Begin phased removal of tree stakes and ties beginning with the stakes of the most vigorous and established trees, except in special circumstances.

7.3.2 Repeat procedures 7.2.1 to 7.2.3 inclusive.

7.3.3 Apply organic fertiliser prior to commencement of growing season at a rate of 30 litres per tree.

7.4 Year 3

7.4.1 Continue phased removal of tree stakes and ties beginning with the stakes of the most vigorous and established trees, except in special circumstances.

7.4.2 Repeat procedures 7.2.1 to 7.2.3 inclusive.

7.4.3 Thin out competing species of plants around the bases of specimen trees occurring in planted beds to reduce competition.

7.4.4 Apply organic fertiliser prior to commencement of growing season at a rate of 30 litres per tree.

7.5 Year 4

- 7.5.1 Continue phased removal of tree stakes and ties beginning with the stakes of the most vigorous and established trees, except in special circumstances.
- 7.5.2 Repeat procedures 7.2.1 to 7.2.3 inclusive.
- 7.5.3 Apply organic fertiliser prior to commencement of growing season at a rate of 30 litres per tree.

7.6 Year 5 to Year 10 and beyond.

Repeat procedures 7.2.1 to 7.2.3 inclusive.

8.0. FOOTPATHS AND HARDSTANDING AREAS.

- 8.1. All footpaths and hard standing areas are to be maintained free from litter and fallen leaves.
- 8.2. Any encroachment by weeds or grasses are to be strimmed back or treated using approved chemical means.
- 8.3. If required spray all weeds on footpaths and hardstanding with an appropriate herbicide to remove weed growth.

Maintenance Schedules (1 to 11): List of Operations, Timing and Frequency: To be repeated each year. The schedules below list the timing of key annual operations for specific soft landscape areas,

Schedule 1: Site Wide														
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D
1	Litter pick	Monthly	x	x	x	x	x	x	x	x	x	x	x	x
2	Removal of fallen leaves	Twice a year										x		x

Schedule 2: Existing Trees and Vegetation														
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D
1	Tree inspection for damage and disease	Twice a year							x				x	
2	Weed Control to all hedgerows	Three visits from March to October				x			x			x		
3	Pruning (subject to Site assessment)	Annually												x
4	Understorey control	Twice per year					x			x				

Schedule 3: Proposed Specimen Trees														
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D
1	Tree inspection for damage and disease	Annually							x					
2	Assessment of dead/missing trees	Annually									x			
3	Replace dead/missing trees	Annually												x
4	Weed Control to all tree surrounds	Monthly from March to October			x	x	x	x	x	x	x	x		
5	Watering	Twice Monthly from April to October				x	x	x	x	x	x	x		
6	Spray Crown	As instructed in spells of dry weather during the evening (First two years after planting only)				x	x	x	x	x	x			
7	Re-firming	Monthly	x	x	x	x	x	x	x	x	x	x	x	x
8	Pest & disease control	When required	x	x	x	x	x	x	x	x	x	x	x	x
9	Check tree support (adjust & replace as required)	Monthly	x	x	x	x	x	x	x	x	x	x	x	x
10	General pruning (subject to species)	As instructed											x	
11	Pruning/clipping	Twice a year					x			x				
12	Fertilizer	One application annually (in March or April)			x	x								

13	Mulching – topping up	Twice a year				x							x	
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Schedule 4: Hedgerow Planting														
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D
1	Assessment of dead/missing plants	Annually									x			
2	Replace dead/missing plants	Annually												x
3	Weed Control to all plants	Monthly from March to October			x	x	x	x	x	x	x	x		
4	Watering	Twice Monthly from April to October				x	x	x	x	x	x	x		
5	Re-firming	Monthly	x	x	x	x	x	x	x	x	x	x	x	x
6	Pest & disease control	Once during growing season				x	x	x	x	x				
7	Check plant guards (adjust & replace as required)	Monthly		x			x			x			x	
8	Formative pruning	When required								x			x	
9	Fertilizer	One application annually (in March or April)			x	x								

Schedule 5: Proposed Ornamental Shrubs and Grasses															
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D	
1	Assessment of dead/missing plants	Annually									x				
2	Replace dead/missing plants	Annually										x			
3	Weed Control to all plants	Monthly from March to October			x	x	x	x	x	x	x	x			
4	Watering	Twice Monthly from April to October				x	x	x	x	x	x	x			
5	Re-firming	Monthly	x	x	x	x	x	x	x	x	x	x	x	x	
6	Fertilizer	One application annually (in March or April)			x	x									
7	Soil Aeration	Twice a year			x							x			
8	Remove dead/faded flowers throughout season (dependent upon species) to prolong flowering period	Monthly	x	x	x	x	x	x	x	x	x	x	x	x	
9	Cut dead growth back to ground level (dependent upon species).	Annually (February or March)		x	x										
10	Mulching – topping up	Twice a year				x						x			

Schedule 6: Lawn Areas															
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D	
1	Weed Control	Twice a year					x				x				
2	Fertilizer application	Two applications annually (in April or September)				x					x				
3	Mowing	Weekly from March to October			x	x	x	x	x	x	x	x			
4	Trim/re-form edges	Monthly from March to October			x	x	x	x	x	x	x	x			
5	Thatch/moss removal	Annually			x										

Schedule 7: Footpaths and Hard Standing Areas															
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D	
1	Litter collection, sweeping paths	When required	x	x	x	x	x	x	x	x	x	x	x	x	
2	Weed killing, paving, tarmac	Annually				x	x	x							

