

Landscape Management & Maintenance Plan

Arborfield District Centre
1501-GI-401 Rev P2
April 2026



MURDOCH WICKHAM
THE LANDSCAPE ATELIER

Arborfield District Centre

Landscape Management and Maintenance Plan

April 2026

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Figure 1: 1501-007P Arborfield District Centre Full Landscape Masterplan (Murdoch Wickham, January 2023)

Appendices

Appendix A: Drawings (Murdoch Wickham)

1501-GI-101 P3 High Street Hard Landscape Plan
1501-GI-200 P4 Linear Park Phase 2 Planting Plan
1501-GI-201 P2 C3 Feature Pond Planting Plan
1501-GI-202 P1 C70 SUDs Planting Plan
1501-GI-203 P1 C71 SUDs Planting Plan

1501-GI-204 P3 High Street Planting Plan
1501-GI-206 P1 LEAP Play Area Planting Plan
1501-GI-207 P7 LEAP Play Area Plan

1. Introduction

This Landscape Management and Maintenance Plan (LMMP) has been prepared in accordance with the requirements of Planning Condition No. 7 of the planning approval (ref. 230872) granted to Crest Nicholson Chiltern by Wokingham Borough Council on 17th October 2023, for Arborfield Green District Centre, Arborfield Green, RG2 2GB, specifically:

Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 (dated 02/04/2015). The Reserved Matters (access, appearance, landscaping, layout and scale) comprise details of a mixed-use District Centre including 206 dwellings, commercial floorspace (Use Class E), a pre-school, public open space, pedestrianised high street, and a mixed-use community centre building including cafe, associated community facilities and day nursery. New vehicular, pedestrian and cycle accesses to be provided with associated internal roads, parking, landscaping, drainage, substations, plant, bin and cycle storage.

Planning Condition 7 is as follows:

Landscape management

7. Prior to the first occupation 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 unless otherwise agreed in writing by the Local Planning Authority.

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

This LMMP relates to all hard and soft landscape elements associated with the amenity landscape, including the linear park, SuDS ponds, LEAP and High Street. The LMMP includes management recommendations for new and retained landscape elements, which include existing trees.

The purpose of this LMMP is to:

- Set out the principal management liabilities and responsibilities associated with the site
- Describe the management aims and objectives and prescriptions for each element of the scheme
- Set out a typical annual maintenance schedule
- Describe requirements for monitoring and review.

The LMMP includes prescriptions which will be applicable to the site for up to 10 years. The management prescriptions include both annual and cyclical or periodic operations, and suggested frequencies for inspections, monitoring and repeat surveys. Establishment management prescriptions and recommended timeframes

are also included, unless otherwise specified in section 5, for recently created landscape features.

The LMMP also includes recommendations for surveys and monitoring in order to inform future decisions on management and maintenance.

This LMMP should be read in conjunction with the relevant drawings (see Appendix).

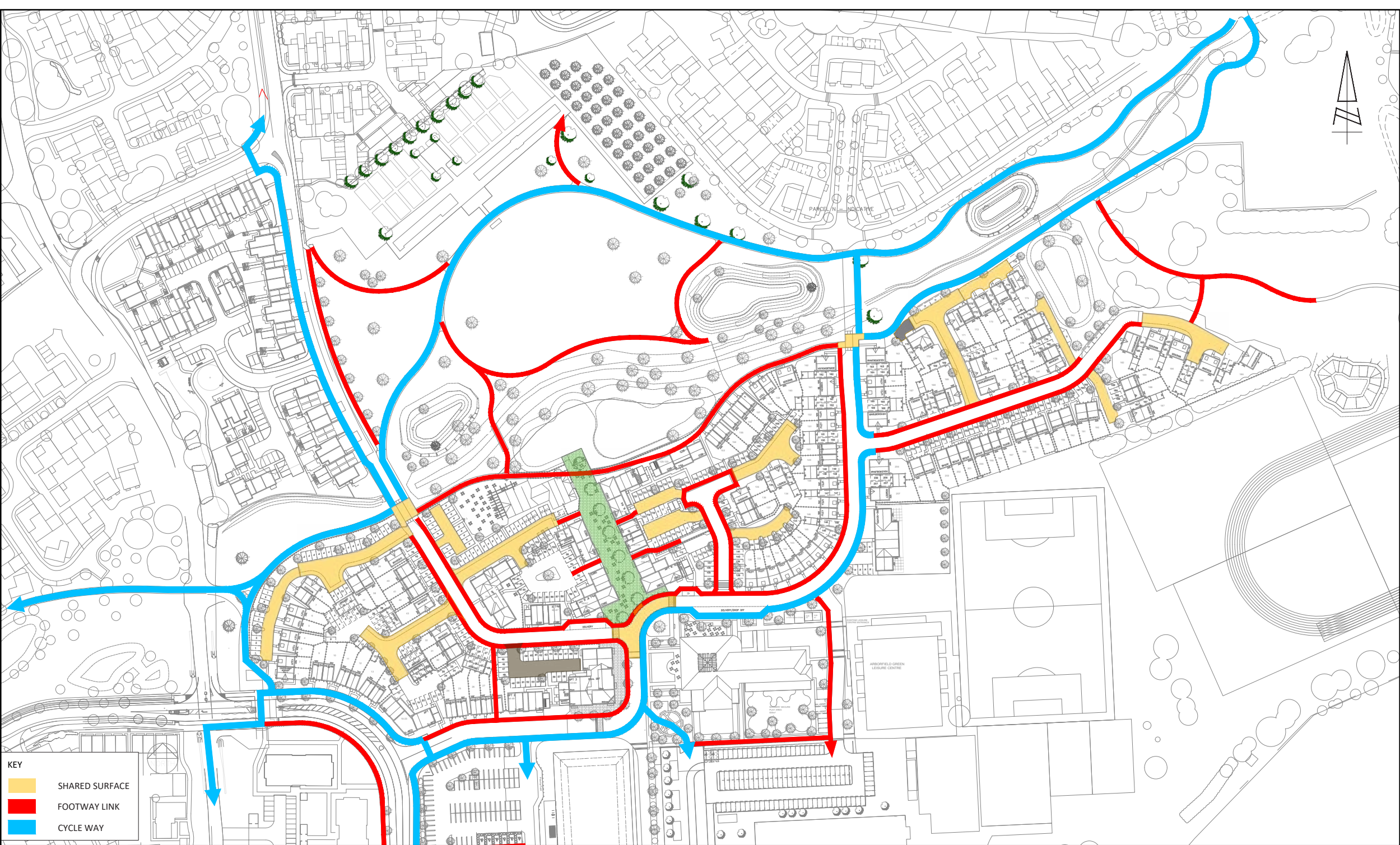
Legend

- Existing trees & vegetation
- Proposed trees
- Hedge planting
- Shrub planting
- Public realm
- Private realm
- Wildflower grassland
- Bitumen macadam to road and footway
- Tegula block paving to driveways and parking courts
- Tegula block paving to High Street (two tone grey colours)
- SuDS ponds planted for biodiversity
- Bike stands
- Planted rain gardens
- View corridor to the Infirmary Stables
- Application boundary

Landscape Masterplan (1:1000)



Pedestrian & Cycle Movement (NTS)

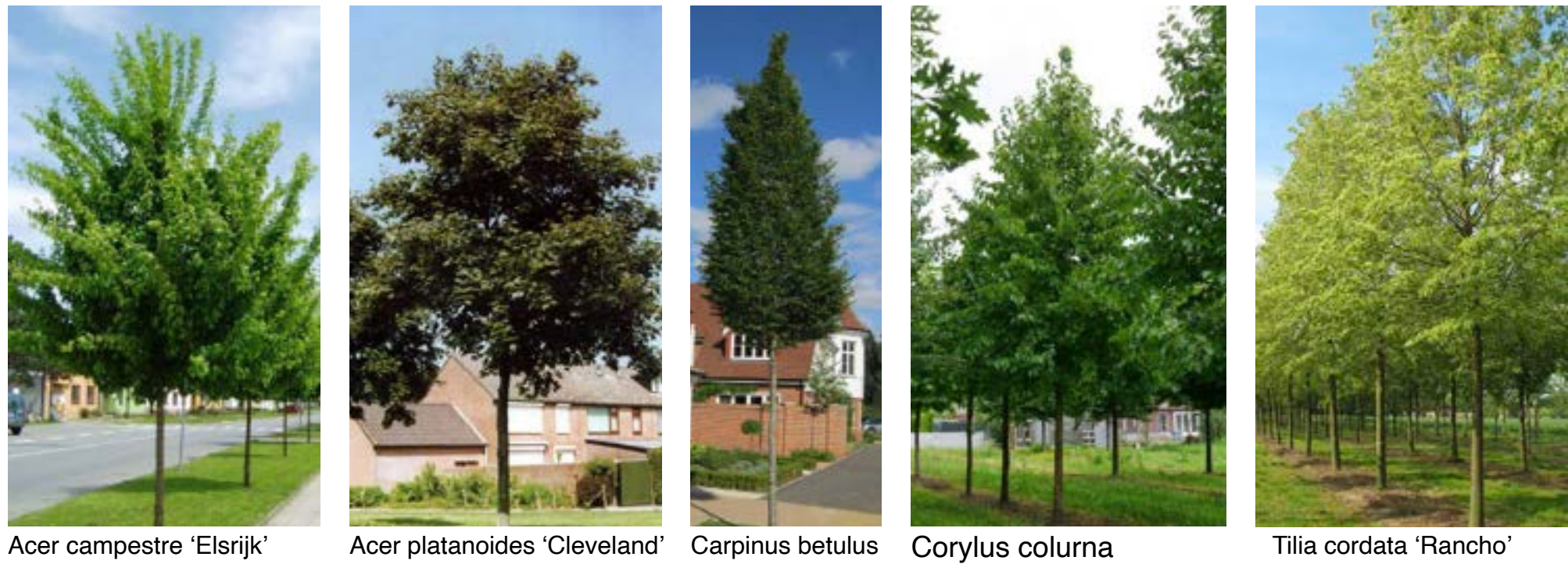


Tree Location Plan

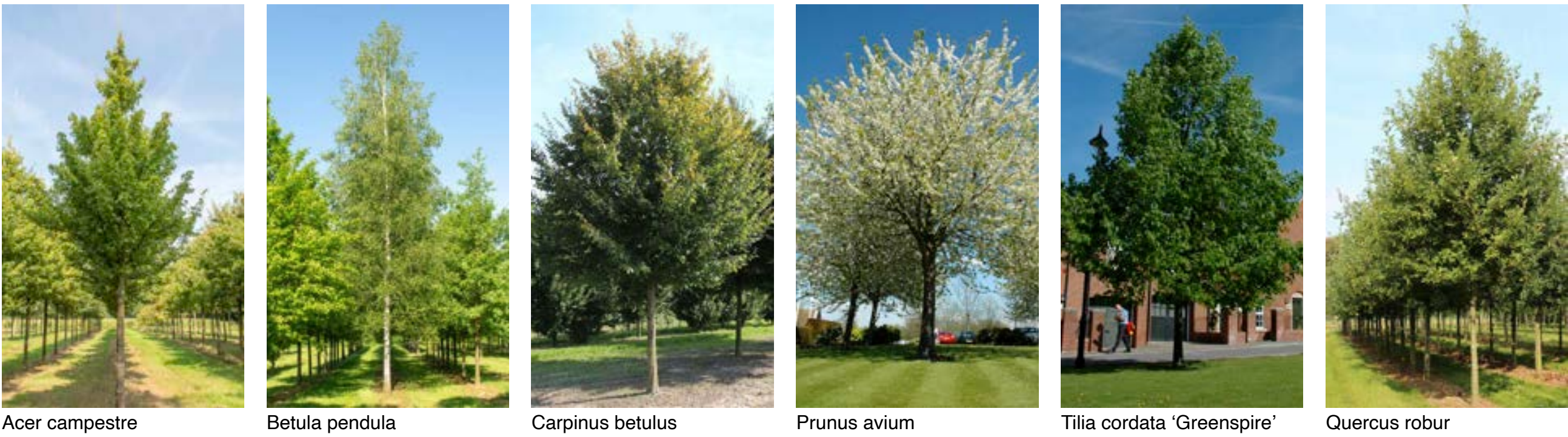


Tree Images

Street & Verge Trees



Open Space Trees



Tree Species

- Street & Verge Trees**
Planted as semi-mature and advanced nursery stock
Acer campestre 'Elsrijk'
Acer platanoides 'Cleveland'
Carpinus betulus 'Frans Fontaine'
Corylus colurna
Crataegus monogyna 'Stricta'
Sorbus aria 'Lutescens'
Prunus avium 'Plena'
Tilia cordata 'Rancho'
Ulmus 'New Horizon'
- Car Park Trees**
Planted as advance nursery stock
Acer platanoides 'Columnare'
Carpinus betulus 'Frans Fontaine'
Betula pendula (multi-stem)
Malus baccata 'Street Parade'
Pyrus calleryana 'Chanticleer'
Sorbus aucuparia 'Sheenwater Seedling'
Tilia cordata 'Greenspire'
- Open Space Trees**
Planted as semi-mature and advanced nursery stock
Acer campestre
Betula pendula
Carpinus betulus
Prunus avium
Tilia cordata 'Greenspire'
Quercus robur
Ulmus 'New Horizon'
- Trees for Front Garden**
Planted as advanced nursery stock & multi-stems 2-3m high
Amelanchier lamarckii (multi-stem)
Amelanchier x arborea 'Robin Hill'
Ilex aquifolium 'Nellie Stevens'
Malus 'Evereste'
Magnolia x loebneri 'Merrill'
- SUDS, Rain Gardens & Water Associated Trees**
Planted as advanced nursery stock and multi-stems
Ainus glutinosa (multi-stem)
Ainus spaethii
Betula pendula (multi-stem)
Betula nigra 'Heritage' (multi-stem)
Carpinus betulus
Cornus mas (multi-stem)
Corylus avellana (multi-stem)
Liquidambar styraciflua
Metasequoia glyptostroboides
Platanus x hispanica 'Pyramidalis'
- Native Hedgerow Mix**
Planted as transplants
25% Acer campestre
5% Cornus sanguinea
20% Corylus avellana
15% Crataegus monogyna
3% Euonymus Europaeus
10% Ilex aquifolium (3L pot)
15% Prunus spinosa
2% Sorbus torminalis
5% Viburnum opulus

2. The Proposed Development and Green Infrastructure

The landscape proposals are shown on the Landscape Masterplan (see Figure 1) and Planting Plans (see Appendix A) prepared by Murdoch Wickham.

The Site is located in Arborfield, Reading and forms part of the wider Arborfield Garrison development. The Site includes a number of retained trees.

Elements of the proposed development include:

- Retained trees;
- New open space and Linear Park featuring tree, shrub and hedge planting appropriate to location and function to provide an attractive setting to the District Centre and provide high quality amenity space for residents and visitors; tree species include a mix appropriate to location which combine to provide variety of structure and year round flower, fruiting and foliage interest;
- New areas of grassland to include amenity and native wildflower grassland and mixes appropriate to wetland areas; to enhance visual amenity and support wildlife and habitat connectivity;
- SuDs ponds and realigned watercourse; marginal and aquatic planting, wetland meadow and water associated trees to create an attractive landscape setting which contributes to wider site drainage;
- Pedestrianised High Street tree and shrub planting to enhance streetscape;
- Rain gardens within the streetscape to enhance drainage and biodiversity and visual amenity; these will absorb excess water and run off and will include plants which are tolerant of periodic waterlogging, which may occur after heavy rainfall;
- Creation of new LEAP play area enhanced by new tree and shrub planting.

This LMMP also includes management prescriptions for routine cleansing and maintenance of hard surfaces, structures and furniture.

The landscape components can be subdivided into the following landscape and management typologies.

Landscape Type 1: Trees: retained trees and new tree planting including open space trees planted as standards and multistems; street trees and water associated trees in the SuDs areas and Rain Gardens.

Landscape Type 2: Native hedgerow planting to delineate car parking areas and buffer the open space areas from the access road

Landscape Type 3: Ornamental planting of shrubs, perennials and grasses to provide an attractive setting to the ponds and LEAP, to include species suitable for wetland areas. Rain gardens will be planted with a specific Rain Garden mix using species appropriate to function and location.

Landscape Type 4: Grassland: including: amenity grass; wildflower grassland, wetland meadow and pond edge mixes

Landscape Type 5: SuDS ponds and watercourse: aquatic and marginal planting.

Figure 1: Arborfield District Centre Landscape Masterplan 1501/007 Rev P (Murdoch Wickham, January 2023)

3. Management Responsibilities and Liabilities

It is anticipated that the areas of open space and landscape infrastructure planting will be managed by a Management Company, and that highways will be adopted by the local Highway Authority. The LEAP is proposed to be managed by the Management Company. Management responsibilities and the commitments set out in this LMMP shall be adopted by the Managing Organisation.

A clear definition of responsibilities and consistency in maintenance regimes is considered essential to the efficient management of the estate. The management responsibilities, objectives and prescriptions set out in this LMMP should, therefore, be adopted by all bodies with management responsibilities across the site.

The principal statutory obligations, duties, responsibilities and liabilities on the organisation relevant to the management of the landscape and green infrastructure are set out below:

- The Environmental Protection Act 1990 imposes duties under section 89(1) and (2) on landowners and occupiers to keep specified land clear of litter and refuse, and on local authorities and the Secretary of State to keep clean public highways for which they are responsible. Duties and responsibilities are described in the Act and in the supporting DEFRA Code of Practice on Litter and Refuse (April 2006).
- Compliance with the Wildlife and Countryside Act (1981), the Conservation of Habitats and Species Regulations 2010 and subsequent legislation is required in relation to protected species and the control of invasive non-native species. The proposals include measures to encourage wildlife through the retention and creation of a diversity of habitats. The success of these measures should be monitored and prescriptions set out in this LMMP modified as necessary to ensure species protection. Regular monitoring should also be undertaken to identify the presence of non-native invasive species listed under the 1959 Weeds Act and Wildlife and Countryside Act 1981, in order to implement measures to eradicate before species can spread to other areas of the site. Potential impacts on protected species and sites should be identified prior to land management works and advice sought from a suitably qualified professional ecologist where required.
- All nesting birds are protected under the Wildlife and Countryside Act 1981. Management operations with the potential to cause harm to nesting birds should not be carried out during the nesting season (mid-February to end August).
- All mature trees should be subject to a regular full tree condition survey (this LMMP recommends every three years). The frequency of inspection, which may be determined by the Site Manager in consultation with a suitably qualified arboriculturalist, may be varied (increased or decreased) depending on identified levels of risk associated with the trees and the site context. Safety inspections should also be undertaken annually and after severe

weather events, and management implemented in accordance with the recommendations of the condition survey and safety inspections. Risk based assessments will also be undertaken as required in accordance with the tree condition survey and in response to reports of damage or risk of failure.

- Where trees are subject to Tree Preservation orders, Conservation Areas or tree planning conditions, suitable permission will be sought from the Local Authority, prior to works.
- Ash dieback is now widespread throughout south east England. Frequencies for inspections and timeframes for removal will be advised by the arboriculturalist.
- Compliance with the Environment Act (1990) and other legislation governing the use of chemicals and pollution control.
- Compliance with the Environment Act 2021 which places obligations and responsibilities on land owners and site operators with regard to carbon offsetting, waste and resource efficiency, air quality, water management and biodiversity gain.
- Biosecurity: trees, shrubs and other plants in the UK are under threat from an increasing number of pests and diseases. Where replacement plants are required, procurement should be in accordance with relevant current legislation, regulations and biosecurity recommendations and guidelines regarding the supply and procurement of plant material. Published guidance relevant to plant supply and in general to the arboriculture, horticulture and forestry sectors on the risks associated with, and management of, pests and pathogens is available from a range of sources including the Landscape Institute and the Arboricultural Association. All plant material should be regularly monitored for signs of pests or diseases, which should be reported immediately to the Site Manager.

4. Management Aims

In summary, the key landscape principles seek to:

- Create and maintain attractive amenity spaces and a strong landscape infrastructure to the District Centre;
- Create a year-round landscape celebrating seasonal change;
- Create a multifunctional Green Infrastructure (GI) network of open spaces, green corridors and habitats which link with the surrounding area;
- Encourage people to enjoy nature and the outdoor environment.

4.1 Management Aims

Green Infrastructure and Asset Value/Visual Amenity

- Create a linked Green Infrastructure which flows through the Site to provide a strong sense of place and a high quality environment for local residents, enhance the asset value of the wider residential area and provide associated benefits linked to adaptability to climate change, health and well being;
- Provide access to high quality open spaces and access to nature.

Biodiversity

- Protect, maintain and enhance retained and newly created habitats to optimise benefits for wildlife and biodiversity;
- Introduce and manage new native and wildlife friendly planting;
- Enhance habitat connectivity within the GI network.

General

- Maintain and enhance landscape quality;
- Ensure sustainability and effective resource management;
- Ensure all maintenance operations comply with current UK and European legislation in relation to protected species and habitats, including seasonal requirements relating to nesting birds;
- Compliance with all health and safety and security commitments and duties under current legislation;
- Ensure all maintenance operations comply with current UK and European legislation in relation to storage and application of pesticides and herbicides;
- Minimise use of chemical controls (herbicides, pesticides, fertilisers) unless other management methods are inappropriate or ineffective (apply in accordance with all relevant legislation, manufacturer's instructions and recommended good practice guidance);
- All landscape maintenance operations to be in accordance with sound ecological principles;
- Continually monitor and review landscape provision and landscape management.

5. Management Objectives and Management Prescriptions

This section is set out by broad Landscape Components or Typologies as outlined in Section 2. It also sets out objectives and prescriptions for the routine management of hard landscape elements, furniture and play equipment, and general cleansing and litter duties.

Each section is set out as follows:

- Brief description of the landscape typology or feature
- Management Objective
- Management Prescription

Where new landscapes are created, recommended timeframes for establishment maintenance post-construction are given in each prescription, although these should be subject to review by the Site landscape manager. For each new soft landscape element or habitat an establishment maintenance prescription is included.

5.1 Trees

The Site includes a number of retained trees. The key objective will be to maintain all retained trees in a safe and attractive condition to ensure their continued long term health and to conserve and enhance their amenity and biodiversity value.

New open space trees, planted as semi-mature standards for immediate impact will feature across the Linear Park open space and SuDs areas and provide an attractive setting to the LEAP, using species such as field maple (*Acer campestre*), oak (*Quercus robur*), small leaved lime (*Tilia cordata* 'Greenspire') and wild cherry (*Prunus avium* 'Plena'). Street trees, to be underplanted with shrubs or Rain Garden mix, include eg Norway maple (*Acer platanoides* 'Globosum') and sweet gum (*Liquidambar styraciflua*).

Water associated trees, to be used in the SuDs areas and High Street Rain Gardens, include multistem alder (*Alnus glutinosa*), sweet gum, dawn redwood (*Metasequoia glyptostroboides*) and pollarded white willow (*Salix alba*).

Other multistem species include birch (*Betula pendula*) and black birch (*Betula nigra* 'Heritage').

Management Objectives

- To maintain all trees in a safe, healthy and attractive condition which optimises their features, seasonal ornamental interest and their value to wildlife in the provision of foraging and shelter.

Management Prescription

Establishment Maintenance (Years 1 to 5)

- Maintenance of any guying/staking systems as required; check and repair or replace tree guards, stakes and ties as required to ensure healthy growth; refirm trees loosened by wind or frost (once trees are established, remove tree guards or stakes);
- Irrigation in accordance with current Arboricultural Association Guidance to ensure successful establishment. Between April and end September:
 - Years 1 to 2: water weekly to ensure 50 litres per tree;
 - Years 3 to 5: Monitor establishment and if ten days of dry weather apply 50 litres of water;
 - Site manager to monitor tree condition and water requirements and advise if additional/less frequent watering is necessary;
- Formative pruning as required in accordance with species requirements to ensure a balanced structure or in accordance with natural habit (multi-stem); pollarded trees: once tree has reached required height, pollard annually in late winter;
- Maintain 700mm mulched circle in grassed areas at 50mm depth;
- Weed control (hand weed or spot application of appropriate herbicide) to maintain a 1m weed free diameter around the tree base;
- Replacement of losses to ensure 100% establishment by Year 5.

Annual post establishment maintenance (new trees)

- Weed control;
- Irrigation as appropriate during extended periods of drought (to be advised by Site Manager);
- Top up bark mulch to 50mm;
- Trimming as required to maintain pedestrian and vehicle height clearances;
- Remove sucker growth;
- Pollarded trees: pollard branches annually in late winter or early spring to just above the previous year's cut.

Annual post establishment maintenance (all retained and established trees)

- As newly planted trees mature, and for all retained trees, implement tree condition survey (every 3 years or at frequencies to be determined by the Site Manager/Highway Authority, see Section 4) and annual safety checks and canopy management as required in order to maintain trees in a safe condition and pedestrian and vehicle clearances, where necessary. Where possible, carry out any routine works in the winter months (Jan/Feb) to enable birds to feed on winter berries;
- Where appropriate, create refugia and hibernacula and habitat piles from thinnings and brush wood (as advised by Site manager);

- Where possible (ie taking account of health and safety), retain standing and fallen deadwood and tree stumps to provide wildlife habitat (as advised by Site manager);
- Additional safety inspections of all trees in or adjacent to public access areas should be carried out by the Site Manager/Arboricultural Contractor after severe weather events, and any necessary works carried out accordingly;
- Monitor for evidence of signs of pests and diseases, especially ash dieback. Treat affected specimens in accordance with current DEFRA regulations and guidelines.

5.2 Native hedgerow

The scheme includes new native hedgerow planting using a combination of species eg field maple (*Acer campestre*), dogwood (*Cornus sanguinea*), hazel (*Corylus avellana*), hawthorn (*Crataegus monogyna*) and holly (*Ilex aquifolium*).

Management Objective

- Maintain in a safe and healthy condition to ensure hedges continues to fulfil design function, enhance the landscape setting to the development and provide foraging and refuge habitat for wildlife and nesting habitat for birds.

Management Prescription

Establishment Maintenance

- Check canes, ties and guards at each maintenance visit, adjust as necessary; replace damaged or missing guards as necessary. Remove guards once plants established;
- Replacement of losses during Years 1 to 5;
- Maintain hedge line in a weed free condition and top up mulch required;
- Irrigation as required to ensure establishment;
- Annual pruning as required to encourage healthy plant growth.

Annual post establishment maintenance

- Maintain in weed-free condition; hand weed to remove climbers such as bind weed;
- Annual trimming in late winter (Jan/Feb, thereby retaining winter food supply for birds and other wildlife and outside bird nesting season). Maintain at height to be advised by Site Manager (suggested height 1.2m-1.5m). If necessary to maintain access and sight lines, consider additional trim in late summer (as directed by Site manager, minor trim only in order to safeguard nesting birds). Where practicable, retain arisings on site either as low brash or as chippings to act as a mulch, otherwise remove (as directed by Site Manager);

- Gap up as necessary.

5.3 Shrubs, perennials and grasses

Shrub planting will be used across the scheme to complement open space areas and provide an attractive setting to the LEAP, SuDS ponds and High Street. Species will include a mix of shrubs which combine to provide variety of structure and year round flower, fruiting and foliage interest.

A combination of shrubs, perennials and grasses offering wide seasonal interest will help to delineate the LEAP, using species such as *Brachyglottis* 'Sunshine', *Cornus Alba* 'Ivory Halo', *Deschampsia cespitosa* 'Bronzeschleier', Japanese Forest Grass (*Hakonechloa macra*) and *Verbena bonariensis*.

Shrubs to be used around pond C3 include varieties of dogwood suitable for wetland areas such as *Cornus sanguinea* 'Midwinter Fire' and *Cornus alba* 'Ivory Halo'.

Shrubs to be used as underplanting on the High Street include evergreen sedge *Carex morrowii* 'Ice Dance', *Hypericum* 'Hidcote' and *Ceanothus* 'Blue Mound'. *Anemone x hybrida* 'September Charm' will be used as spot plants.

The Rain Gardens will feature a Rain Garden mix (RM1) which will contribute to SuDs drainage, using a mix of shrubs, perennials and grasses including *Cornus stolonifera* 'Kelsey', *Deschampsia cespitosa* 'Goldtau', *Hydrangea paniculata* 'Little Lime', *Stipa tenuissima* and *Geranium phaeum* 'Album'. Most rain gardens require little maintenance but will need irrigation during establishment and general care to ensure that the gardens continue to fulfil SuDs function and are maintained in a healthy and attractive condition. For management of trees in the High Street and Rain Gardens, see Section 5.1.

Management Objectives

- To maintain all planting in a healthy and attractive condition which optimises the ornamental features and qualities of individual species and enhances the overall asset value of the residential area;
- To maintain rain gardens in a healthy and attractive condition for visual amenity and ongoing contribution to SuDs drainage function.

Management Prescription

Establishment maintenance

- Weed control by hand means in order to maintain beds predominantly weed free (5% weed cover tolerance);
- Remove litter and debris as necessary from Rain Gardens;
- Light cultivation, in particular in Rain Gardens, to prevent compaction;
- Irrigation/watering as required to ensure establishment;

- Maintain bark mulch as required to 50 mm depth;
- Remove canes and guards when these restrict growth;
- Formative pruning appropriate to individual shrub species to promote healthy growth, good cover and desirable ornamental features;
- Replacement of losses to ensure 100% establishment by Year 5.

Annual post establishment maintenance

- Weed control as during establishment phase;
- Light cultivation as required to prevent compaction, in particular in Rain Gardens;
- Top up bark mulch annually to 50 mm depth;
- Pruning appropriate to individual shrub species to promote healthy growth, good cover and desirable ornamental features including flowering, fruiting, autumn colour and stem colour (avoid siding up with hedge trimmers); manage multi-stem specimens in accordance with species requirements to maintain good structure; to optimise winter stem colour, as advised by Site manager, *Cornus* can be pruned annually in March/April as new growth begins to appear;
- Irrigation/watering as required during the growing season from April/May to ensure continued healthy growth;
- Light trimming back as necessary of excess growth overhanging footways where this impedes access;
- Grasses and perennials: cut back old flowered stems and dead material to base in late winter; divide in spring to maintain vigour (as advised by Site manager).
- Gap up as necessary.

5.4 Grassland

The scheme includes turfed areas within the LEAP, anticipated to be Rolawn Medallion or similar. Large areas of amenity grassland will use a Strong Lawn Grass mix (EG22). Areas of the Linear Park and around the LEAP will be sown with a wildflower grassland mix (EM2 Emorsgate Standard General Purpose mix) to create an attractive, biodiverse setting to the open space and enhance biodiversity.

A swathe of seasonally wet wildflower meadow mix (EM8) will be used along the length of each side of the watercourse. A pond edge mix (EP1) will be used around the margins of all the ponds, interspersed with areas of marginal planting (see Section 5.5)

Prescriptions below are informed by supplier's recommendations, but annual mowing regimes may be modified as advised by the Site manager as appropriate to location.

5.4.1 Amenity turf

Management Objective

- To maintain the amenity grassland as an attractive, accessible area with good cover.

Management Prescription

- In first year irrigate regularly to ensure turf does not dry out and establishes successfully;
- Amenity grassland to be maintained at heights of between 25 and 50 mm (cut roughly fortnightly throughout the growing season (mid-March to mid-October); re-form edges abutting hard surfaces; remove arisings;
- Monitor condition and cover to maintain a predominantly grass sward with 90% cover;
- Weed control by mechanical means. Selective herbicide (portable applicator and spot treatment where required) to control invasive weed species only to be used in cases of high infestation;
- Aerate areas of poor cover, reinstate worn areas with turf of quality and appearance to match existing and overseed bare patches, as required;
- Monitor for evidence of compaction for instance due to unauthorised vehicle access or parking and relieve compaction and/or renovate if required. Where necessary install temporary fencing to prevent unauthorised access.

5.4.2 Lawn grass mix (EG22 Strong Lawn grass mix)

EG22 is an all purpose lawn mixture suited to a range of landscape applications, which will be used to create the amenity areas of the Linear Park.

Management Objective

- To maintain the grassland as an attractive, accessible area with good cover.

Management Prescription

- Establishment maintenance in accordance with supplier's recommendations;
- Mow as required to maintain a height of (25-50mm); (cut roughly fortnightly throughout the growing season (mid-March to mid-October); re-form edges abutting hard surfaces; remove arisings.
- Weed control by mechanical means. Selective herbicide (portable applicator and spot treatment where required) to control invasive weed species only to be used in cases of high infestation;
- Aerate areas of poor cover and overseed bare patches, as required;
- Monitor for evidence of compaction for instance due to unauthorised vehicle access or parking and relieve compaction and/or renovate if required. Where necessary install temporary fencing to prevent unauthorised access.

5.4.3 Wildflower grass mix (EM2 standard General Purpose mix)

Emorsgate EM2 Standard General Purpose Meadow Mixture is a species-rich grassland mix which will be used to create dedicated wildflower grassland areas to enhance biodiversity, wildlife habitat and visual amenity across the Linear Park and around the LEAP. Species include, for example, yarrow (*Achillea millefolium*), common knapweed (*Centaurea nigra*) and field scabious (*Knautia arvensis*), common bent (*Agrostis capillaris*), crested dogtail (*Cynosurus cristatus*) and slender creeping red fescue (*Festuca rubra*).

Management Objectives

- To maintain the wildflower grassland areas in an attractive condition which optimises species diversity and opportunities for wildlife;
- To create an attractive landscape setting to the open space area.

Management Prescription

Establishment Maintenance (Year 1)

- Perennial meadow mixes may be slow to germinate and may not flower in the first season. Control annual weeds by topping or mowing. Mow regularly to a height of 40-60mm in the first growing season, remove arisings;
- Dig out residual perennial weeds such as dock;
- If appropriate, sowing of yellow rattle (*Rhinanthus minor*) will help to reduce the dominance of grasses and encourage a more diverse sward (to be advised by Site Manager);
- Scarify and re-seed any areas where cover is poor (less than 75% cover).

Annual post-establishment maintenance

- In subsequent years, the mix can be managed as meadow based around a summer hay cut combined with mowing through to autumn. The meadow is not mown until late summer to allow the different species to flower;
- Cut back to a height of 50mm in late summer when flowers have set seed and invertebrates have completed life cycles (July/August - timings to be advised by Site Manager). Cuttings to be left for up to 7 days to dry and drop seed prior to removal (subject to risk assessment of vandalism/fire); any areas designated for pedestrian access may be mown more frequently to maintain path definition (routes may be varied from time to time to avoid compaction, as directed by Site manager);
- Cut re-growth back to 50mm into late autumn/winter and again in spring if required;
- Clip round all posts or structures etc. which are surrounded by grass; avoid damage to trees from strimmers;
- Monitor appearance and species composition of grassland and hand weed to remove any invasive species which may dominate as advised by the Site

Manager. Spot treatment with an appropriate herbicide may be used to treat persistent species;

- Review cutting regime annually in order to ensure ongoing fulfilment of management objectives.

5.4.4 Seasonally wet wildflower meadow (EM8)

A swathe of seasonally wet wildflower meadow mix (EM8) will be used along the length of each side of the watercourse.

EM8 contains species suitable for seasonally wet soils which may flood for short periods in winter, but are usually well drained in summer.

Management Objectives

- To maintain the wet meadow area in an attractive condition which optimises species diversity and opportunities for wildlife;
- To create an attractive landscape setting to the residential development.

Management Prescription

Establishment Maintenance (Year 1)

- Perennial meadow mixes may be slow to establish. Control annual weeds by topping or mowing in mid-late summer. Thereafter mow regularly to a height of 40-60mm in the first growing season, remove arisings;
- Dig out residual perennial weeds such as dock;
- If appropriate, sowing of yellow rattle (*Rhinanthus minor*) will help to reduce the dominance of grasses and encourage a more diverse sward (to be advised by Site Manager);
- Scarify and re-seed any areas where cover is poor (less than 75% cover);
- Regular checks for invasive/residual perennial weed species and removal by hand (or spot treatment with herbicide), as advised by Site Manager/ecologist.

Annual post establishment maintenance

- Cut back to a height of 50mm in late summer (July/August). Cuttings to be left for up to 7 days to dry and drop seed prior to removal (subject to risk assessment of vandalism/fire), then remove;
- Cut re-growth into late autumn/winter and again in spring if required;
- Clip round all posts or structures etc. which are surrounded by grass;
- Monitor appearance and species composition of grassland and hand weed to remove any invasive species which may dominate as advised by the Site Manager/ecologist. Spot treatment with herbicide may be used to treat persistent species.

5.4.5 Pond edge mix (EP1) (if prone to flooding)

A pond edge mix (EP1) suitable for wet margins will be used around the margins of all the ponds, interspersed with areas of marginal planting.

Management Objectives

- To maintain as an attractive and species rich grassland providing habitat for a range of wildlife;
- To enhance SuDs functionality through water attenuation;
- Create maximum habitat value by managing the mix for variation in vegetation structures with minimal disturbance to wetland wildlife population.

Management Prescriptions

Establishment maintenance (Year 1)

- Cut back annual weed growth to encourage the development of perennial ground cover.

Annual post establishment maintenance

- Remove short sections/wedges of vegetation on a 2/3 year rotation;
- Selective thinning of individual species;
- Cutting or thinning of vegetation Sept-Nov to minimise disturbance to wildlife.

5.5 SuDs Ponds and watercourse

A series of new ponds will form a network of linked green infrastructure to enhance the landscape setting to the development, provide an attractive amenity area, contribute to SuDs drainage function and enhance biodiversity. A realigned watercourse runs through the Linear Park. The ponds and watercourse will be enhanced with marginal planting, including e.g. perennials, such as marsh marigold (*Caltha palustris*), common rush (*Juncus effusus*) and yellow iris (*Iris pseudacorus*), and pre-established coir rolls. The ponds will also feature aquatic species, including water lily (*Nymphaea alba*) and spiked water milfoil (*Myriophyllum spicatum*).

A pond regeneration area will be created around the western section of pond C3. The area will be surfaced with washed gravel, edged with rocks and planted with marginals and aquatics and allowed to generate naturally. The area will require little maintenance but should be kept clear of litter and debris (see Section 5.9); planting should be managed according to the prescription below.

Management Objectives

- To provide an interlinked network of open water and wetland habitats providing breeding habitat for amphibians and wetland birds and foraging habitat for a range of species including bats, birds, reptiles and amphibians;

- To provide an attractive landscape setting to the development as part of the open space network and green infrastructure;
- To maintain features and plant cover in attractive condition.

Management Prescription

- Remove litter and debris as necessary from ponds, watercourse and edges, management of aquatic/bankside vegetation (winter months only) as advised by scheme ecologist. Site Manager and ecologist to review management annually;
- Inspect waterbodies quarterly and after major rainfall events for evidence of damage and to remove litter and debris including from inlets and outlets;
- Marginal and aquatic planting: once established, lift and divide marginal planting as necessary to maintain vigour. Replace losses;
- If required, marginal plants can be cut back after flowering, as appropriate to species - common rush - remove dead foliage and old flowered stems in spring;
- Hand weeding to remove invasive species from marginal and herbaceous planting;
- Annual inspections to review individual species cover;
- Monitoring of evidence of algal bloom and removal by raking during summer months;
- Regular monitoring of water levels and water quality.

5.6 Structures, furniture and boundary treatments

The scheme will include a range of boundary treatments such as railings, 3-bar timber fencing with dog proof mesh, gates, walls, gabion wall structures; and structures and furniture such as seating, picnic tables, signage, cycle stands and litter bins, lighting columns, and edging to Rain Garden planters. The scheme also includes a timber viewing deck and timber bridges across Rain Gardens.

For play structures and equipment associated with the LEAP see section 5.7.

Management Objective

- To maintain all structures in a safe and serviceable condition, fit for purpose.

Management Prescription

- Weekly checks of all structures; repairs as necessary;
- Replace any sections of boundary treatment which are deemed to no longer provide the appropriate secure boundary or are deemed unsafe;
- Seating, bins, etc: cleansing (anticipate twice per annum - late spring and early autumn); replacement if damaged beyond repair with identical specification, similar if no longer available or more appropriate where required;
- Regular checks of lighting to ensure continued operation;

5.7 LEAP play equipment and surfacing

The LEAP will include a range of largely timber construction play equipment and areas of safety surfacing, eg Matta. Equipment includes adventure play structures such as jungle hut and mail coach, and more traditional items, including swings and see-saw.

Management Objectives

- To maintain all elements of the LEAP and surfaces in a clean, safe and serviceable condition fit for purpose at all times.

Management Prescription

- Daily checks of all elements of equipment in accordance with maintenance guidance (manufacturer's instructions) and levels of use. Carry out minor repairs as required to ensure equipment remains in a safe and serviceable condition; a supply of specialised replacement parts including fixing bolts, clamps, carabiners, bearings, etc shall be maintained to enable immediate repairs where ever possible;
- Evidence of wear and tear with potential to require equipment replacement to be highlighted as part of frequent routine checks and annual RoSPA inspections (see section 5.10 below). Where the anticipated lifespan of a piece of equipment is less than six months, replacement equipment shall be pre-ordered to enable immediate replacement;
- Safety surfacing to be checked and cleansed as part of daily routine safety checks. Repair as necessary in accordance with manufacturer's instructions;
- Annual RoSPA (Royal Society for the Prevention of Accidents) inspection of all play equipment and surfacing by a suitably qualified and approved RoSPA inspector.

5.8 Hard surfaces

A range of finishes and materials will be used in order to reflect the nature of use. Footways will be surfaced with bitumen macadam, flexi-pave surfacing or, through the Linear Park, gravel. The pedestrianised High Street will be surfaced with feature paving. The scheme also includes timber surfaces for footbridges and viewing deck.

For safety surfacing within the play areas, see section 5.7.

Management Objective

- To maintain a high quality, safe and accessible pedestrian and vehicular network for all users.

Management Prescription

- Street cleansing and sweeping in accordance with local authority prescribed frequencies;
- Monitoring of condition of street and footway networks and repairs as required to maintain a safe and accessible network;
- Monitoring and removal of weed growth (levels of weed growth will be influenced by levels of use and frequency of cleansing);
- Timber bridges and viewing deck: sweep weekly to remove dirt, moss and algae; clean annually in accordance with manufacturer's recommendations;
- Top up bound gravel surfaces as required; annual checks for areas of compaction, rutting or impeded drainage and remedial works are required;
- Leaf clearance during leaf fall period to maintain safe access in main amenity landscape areas and public access areas;
- Snow and ice clearance as required to maintain safe access to all public areas.

5.9 Cleansing and litter

Street cleansing will be the responsibility of the Highway Authority in accordance with requirements of the Environmental Protection Act. Litter picking within the open spaces and public realm which do not fall within the remit of the local authority shall be the responsibility of the Management Company.

Management Objective

- To ensure the open spaces and public realm are managed in a safe, serviceable and attractive condition with no litter build up.

Management Prescriptions

The Code of Practice on Litter and Refuse (April 2006, modified in September 2019) published by DEFRA defines standards for litter management:

Grade A is defined as: No litter or detritus

Grade B is defined as: Predominantly free of litter and detritus apart from small items

- Litter picking will be carried out on a regular basis as required to ensure the site is maintained in a safe and clean condition (objective to maintain High Street, streetscape and other public realm within the residential areas to Grade A, Linear Park and associated open space to Grade B); initially it is anticipated to undertake litter picking on a weekly rotation during summer months (April to September) and every two weeks during winter months. Site Manager to monitor evidence of litter build up and increase or decrease frequencies as necessary;
- Any evidence of fly tipping to be removed or reported to the Local Authority for removal within 24 hours (depending on location);

- Leaf clearance from main amenity landscape areas and streetscape during October through to end November;
- Clearance of ice and snow from principal routes, footways and pavements as required.

5.10 Inspections and surveys

Inspections and monitoring regimes as prescribed above are intended to monitor the condition and quality of the landscape, the effectiveness of on-going maintenance regimes and to ensure the site and individual elements remain in a safe and serviceable condition. The management prescription below provides an overview of the recommended Inspections and Monitoring and those responsible for each task.

Management Prescriptions

- Tree Safety Inspections – Annual – Site Manager/Highway Authority with Arboricultural Contractor
- Tree Condition Survey – Recommended Every 3 years – Highway Authority/Arboricultural Contractor
- Site wide review of Management Prescriptions and Maintenance Tasks Reviews – Annual – Site Manager
- Ecology - Ecology Survey every 5 years carried out by suitably qualified ecologist
- Daily checks (Site manager) and annual RoSPA inspections of all LEAP equipment and surfaces
- Other eg boundary treatments and structures – regular checks to ensure maintained in a safe and serviceable condition – Site Manager.

6. Typical Annual Maintenance Schedule

Landscape Type		Component	Operation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Trees	All established & retained trees	Annual inspections														
		Works (if required)														
	All new trees	Top up mulch														
		Irrigation														
		Weed control														
		Remove sucker growth														
		Pollarded trees: pollard in late winter														
Native hedgerow		Trimming														
Shrubs, perennials and grasses		Irrigation if required														
		Weed control														
		Top up bark mulch														
		Pruning (to suit species)														
		Trimming back from path edges														
		Perennials: cut back old growth late winter/early spring; divide as necessary in spring														
Grassland	Amenity turf/EG22 Strong Lawn Grass	Cutting (every 2 weeks or as advised by Site manager)														
		Weed control (if necessary)														
		Aeration and repairs														
	Wildflower grass (EM2)/ Wet wildflower mix (EM8)	Cutting														
		Hand weed/spot treat invasive species as required														
	Pond edge mix (EP1)	Cutting/thinning (as advised by Site Manager/ecologist)														
SuDs Ponds and watercourse		Management														
		Litter clearance														
Structures, furniture and boundary treatments		Inspections (weekly) and minor repairs														
		Cleansing														
LEAP equipment and surfacing		Inspections and repairs														
Hard Surfaces		Sweeping and cleansing														

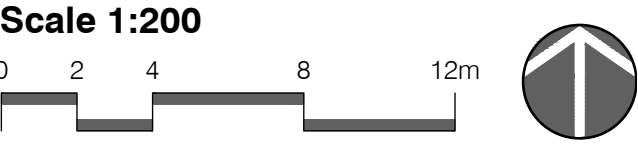
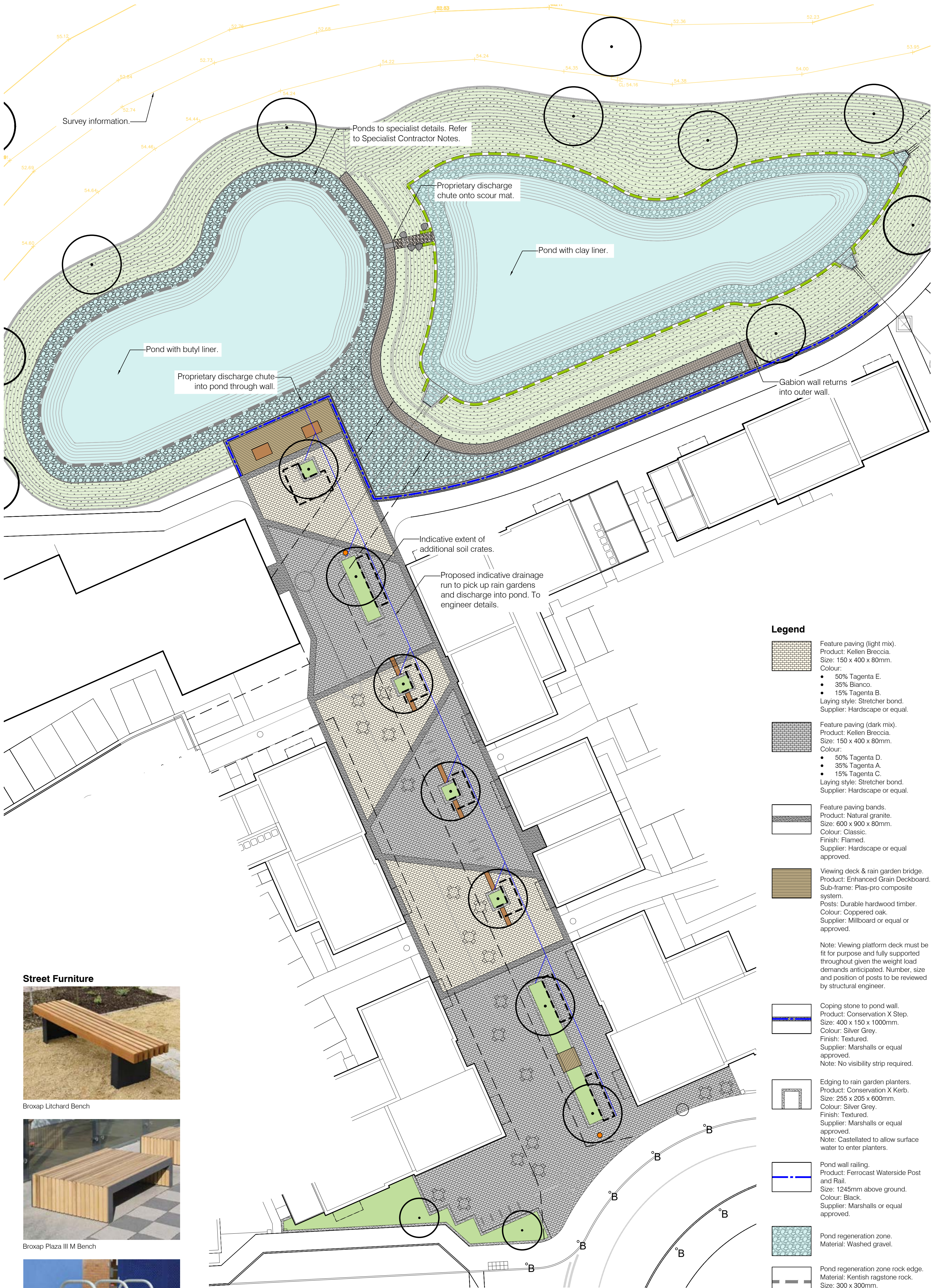
Landscape Type	Component	Operation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
		Weed control												
		Gravel surfaces – top up as necessary												
		Leaf clearance (main amenity landscape & public areas)												
		Snow and ice clearance												
Litter picking & cleansing		Summer – weekly												
		Winter – every 2 weeks												
		Leaf clearance												
Inspections and surveys	All retained and established trees	Annual safety inspection												
		3 year condition survey												
	LEAP	Frequent checks and annual RoSPA inspection												
	Structures, furniture and boundary treatments	Frequent checks												
	Site	Management Reviews												
	Site	Ecology survey every 5 yrs												

7. Monitoring and Review

This LMMP and the prescriptions will be subject to annual review. At this annual review any changes to prescriptions and frequencies should be recorded. The LMMP should be subject to full review at Practical Completion and updated as necessary to reflect as built works. Suggested frequencies for inspections, surveys and monitoring are described in the main body of the document. It is recommended that a full update of the LMMP is prepared every five years. This update should be informed by the recommended 3 year tree condition survey and ecology surveys.

Appendix A: Drawings (Murdoch Wickham)

1501-GI-101 P3 High Street Hard Landscape Plan
1501-GI-200 P4 Linear Park Phase 2 Planting Plan
1501-GI-201 P2 C3 Feature Pond Planting Plan
1501-GI-202 P1 C70 SUDs Planting Plan
1501-GI-203 P1 C71 SUDs Planting Plan
1501-GI-204 P3 High Street Planting Plan
1501-GI-206 P1 LEAP Play Area Planting Plan
1501-GI-207 P7 LEAP Play Area Plan



Baseline Information
This drawing is based on:
Pegasus P21-2598_DE_05Z-Site Layout.

Health & Safety Comments
Level changes greater than 600mm are to be protected by suitable guarding. All guarding must comply with current legislation. Contract Administrator to be notified of any discrepancies

Heavy boulders to be mechanically lifted under the supervision of an experienced cranesperson. Appropriate cross-bracing stopping technique to be used. All boulders are to be seated 1/3rd in the ground to ensure stability and to avoid finger traps.

Gradients to landscaped slopes to be maximum of 1:3. If finished site levels necessitate a steeper gradient Contract Administrator to be notified.

Due to proximity of landscape to water, public rescue equipment may be necessary. Any requirements to Client specification.

Ponds and swales are designed with shallow margins to allow easier escape. Should margins be too steep for this, Contract Administrator to be notified.

General Notes
To be read in conjunction with:
• 1501-GI-101 High Street Hard Landscape Plan.
• 1501-GI-102 High Street Pond General Profiles.
• 1501-GI-204 High Street Planting Plan.

PLANNING drawing only, not suitable for Tender or Construction purposes.

Do not scale from this drawing. Landscape Architect to be notified of any discrepancies in figured dimensions. Contractor must check all dimensions on site.

All structural elements to be designed and specified by Structural Engineer. Any details provided here are illustrative of design intent or for information only.

Highways layout and finishes to Highways Engineer details. Any details provided here are for information only.

Highways kerbs and edgings to Highways Engineer details. Any details provided here are for information only.

All material hatch patterns shown are illustrative only. Refer to Legend for sizes and laying style.

Contractor to provide specific cutting schedules for all curved and special wall, coping, edging and kerb elements for approval of the contract administrator. Where panel systems are specified for cladding,

Specialist Contractor Notes
All pond/water feature details, including any requirement for underline drainage, are to be designed by Fairwater Ltd or equal approved. Pond/water feature details shown are illustrative of design intent only. Final fabrication drawings to be supplied by the manufacturer for the approval of the Contract Administrator.
www.fairwater.co.uk

Soil crate quantity and exact locations (including all ancillaries) are to be designed by GreenBlue Urban or equal approved.
Soil crate quantity and locations shown are illustrative of design intent only. Final design drawings to be supplied by the manufacturer for the approval of the Contract Administrator.
www.greenblue.com

Suppliers
Broxap: www.broxap.com.
Hardscape: www.hardscape.co.uk.
Marshalls: www.marshalls.co.uk.
Salix: www.salixrw.com.

Material samples are to be provided by Contractor for the approval of Contract Administrator.

All products to be installed strictly in accordance with manufacturers recommendations unless stated.

- Cycle stand. Quantity: 15 no.
Product: Sheffield Cycle Stand.
Fixing: Root fixed.
Supplier: Marshalls or equal approved.
- Litter bin (double). Quantity: 2.
Product: Derby Double E Litter Bin.
Finish: Jet black, RAL9005
Supplier: Broxap or equal approved.
- Soil crates (indicative locations).
Product: RootSpace soil cells.
Size: 400 + 400 series configuration (800mm total height), 75mm Airflow lid installed over.
Supplier: GreenBlue Urban or equal approved.
Note: Refer to 1501-GI-204 High Street Planting Plan for soil volumes required. Specialist item, refer to Specialist Contractor Notes.

- Proposed tree
- Shrub planting
- Biodiverse planting
- Pre-planted coir roll
- Proposed indicative drainage run. To engineer detail.

P3	11.08.25	Issued for planning
P2	18.09.24	Issued for planning
P1	04.09.24	Preliminary issue for coordination.



Job Title
Arborefield District Centre

Client
Crest Nicholson Chiltern

Drawing Title
High Street Hard Landscape Plan

Date
Scale
Drawing
06 September 2024
1:200 @ A1
MP

Drawing no.
1501/GI/101

Rev.
P3

Street Furniture



Broxap Litchard Bench



Broxap Plaza III M Bench



Marshalls Sheffield Cycle Stand



Broxap Derby Double E Litter Bin

Hard Materials



Feature Kellen Breccia Paving



Millboard Decking



Marshalls Conservation X Step, coping stone to pond wall



Marshalls Conservation X Kerb

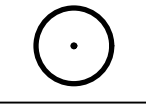
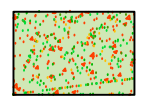
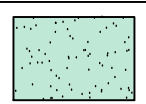
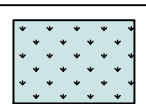
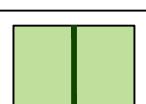
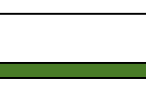
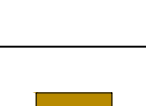
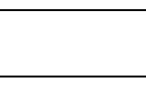
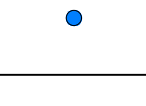


Ferrocast Waterside Post and Rail

Legend

- Feature paving (light mix).
Product: Kellen Breccia.
Size: 150 x 400 x 80mm.
Colour:
 - 50% Tagenta E.
 - 35% Bianco.
 - 15% Tagenta B.Laying style: Stretcher bond.
Supplier: Hardscape or equal.
- Feature paving (dark mix).
Product: Kellen Breccia.
Size: 150 x 400 x 80mm.
Colour:
 - 50% Tagenta D.
 - 35% Tagenta A.
 - 15% Tagenta C.Laying style: Stretcher bond.
Supplier: Hardscape or equal.
- Feature paving bands.
Product: Natural granite.
Size: 600 x 900 x 80mm.
Colour: Classic.
Finish: Flamed.
Supplier: Hardscape or equal approved.
- Viewing deck & rain garden bridge.
Product: Enhanced Grain Deckboard.
Sub-frame: Plas-pro composite system.
Posts: Durable hardwood timber.
Colour: Coppered oak.
Supplier: Millboard or equal or approved.
- Note: Viewing platform deck must be fit for purpose and fully supported throughout given the weight load demands anticipated. Number, size and position of posts to be reviewed by structural engineer.
- Coping stone to pond wall.
Product: Conservation X Step.
Size: 400 x 150 x 1000mm.
Colour: Silver Grey.
Finish: Textured.
Supplier: Marshalls or equal approved.
Note: No visibility strip required.
- Edging to rain garden planters.
Product: Conservation X Kerb.
Size: 255 x 205 x 600mm.
Colour: Silver Grey.
Finish: Textured.
Supplier: Marshalls or equal approved.
Note: Castellated to allow surface water to enter planters.
- Pond wall railing.
Product: Ferrocast Waterside Post and Rail.
Size: 1245mm above ground.
Colour: Black.
Supplier: Marshalls or equal approved.
- Pond regeneration zone.
Material: Washed gravel.
- Pond regeneration zone rock edge.
Material: Kentish ragstone rock.
Size: 300 x 300mm.
Note: Continuous around pond.
- Pond liner anchor.
Material: Concrete block.
- Pond wall.
Material: Welded mesh gabion wall, kentish ragstone/flint backfill.
Note: To engineer detail.
- Pond scour mat.
Product: Pre-filled Rock Mattress.
Supplier: Salix or equal approved.
Note: Matching rock boulders placed sporadically.
- Benches. Quantity: 6 no.
Product: Litchard Bench.
Size: 1800mm long, 450mm high, 435mm wide.
Supplier: Broxap or equal approved.
- Plaza Benches. Quantity: 2 no.
Product: Plaza III M Bench.
Size: 1810mm long, 1210mm wide, 450mm high.
Timber slats: FSC Iroko.
Supplier: Broxap or equal approved.

Legend

-  Proposed trees
-  Proposed multi-stem trees
-  Areas of Wildflower - EM2 Standard General Purpose Meadow Mix by Emorsgate
-  Areas of amenity grass - EG22 Strong lawn grass mixture by Emorsgate
-  Seasonally Wet Wildflower - EM8 Meadow Mixture for Wetlands by Emorsgate
-  EP1 Pond Edge Mixture
-  Areas of aquatic planting
-  Areas of shrub planting
-  Areas of hedge planting
-  3no. Type 3 timber backed bench standard 2m length, below ground fixed by Woodscape Ltd or equal approved
-  2no. Type 2 Standard Picnic Set. 1800mm straight type 2 seats and 1800mm rectangular table by Woodscape Ltd or equal approved
-  2no. Derby E Slimline Litter Bin, 90L by Broxap or an approved and similar
-  Linear Park Phase 2 / District Centre boundary



Planting Schedule

Trees – all trees are to be supplied in air-pots/containers or can be rootballed if planted in winter			
Code	Name	Scientific Name	Quantity
Acca	Acer	campestre	13
Algl	Alnus	glutinosa (multi-stem)	13
Benih	Betula	nigra 'Heritage' (multi-stem)	9
Btpen	Betula	pendula (multi-stem)	6
Cabt	Carpinus	betulus	2
Megl	Metasequoia	glyptostroboides	3
Prap	Prunus	avium 'Plena'	3
Quro	Quercus	robur	5
Saal	Salix	alba (pollarded)	6
Tieg	Tilia	cordata 'Greenspire'	9
Tipl	Tilia	platyphyllos	4

Native Hedge – width 100cm. All plants are to be supplied field grown (unless otherwise specified). Planted in a double staggered row, in random groups, 6 plants/metre			
%	Scientific Name	Quantity	Size
20	Acer	campestre	116
5	Corylus	avellana	62
20	Cornus	sanguinea	83
25	Crataegus	monogyna	145
10	Ilex	aquifolium	58
15	Prunus	spinosa	87
5	Viburnum	opulus	29



Woodscape Type 3 Timber Backed Bench



Woodscape Type 2 Standard Picnic Set



Broxap Derby E Slimline Litter Bin

Scale 1:500



Health & Safety Comments

S DS attenuation areas/ditches to be designed with appropriate slopes/banks with a gradient of no more than 1:3. Level platforms are included at the top and bottom of the banks, and planting has been designed to allow a clear view of the water body as well as clearly defining the edge of the water. All attenuation areas/swales/ponds have been designed in accordance with CIRIA's S DS Manual - Health and Safety Principles for S DS, November 2013. Where sloped banks cannot be achieved in the ponds, drops have been protected by an 1100mm high barrier in accordance with Building Regs Part K.

General Notes

None

Planting Notes

Formation Levels
Formation levels are to be excavated or made up where required (except within the RPA of existing trees) to the following depths below finished ground level:
Shrub/herbaceous beds 600mm
Transplant areas 500mm
Grassed areas 300mm
Exposed substrate is to be thoroughly broken up by machine or by hand to a minimum depth of 400mm. Prior to backfilling with subsoil/topsoil water test all areas of prepared ground to ensure that they are free draining.

Soiling
Subsoil shall be multipurpose complying BS 8601:2013. Topsoil shall be multipurpose complying with BS 3882:2015 and have a pH value of 5.5-8.0. Shrub beds: 400mm topsoil over 200mm subsoil. Transplant areas 300mm topsoil over 200mm subsoil. Grassed areas: 150mm topsoil over 150mm subsoil. Semi-mature - multi-stem trees 400mm topsoil over 600mm subsoil.

Finished Levels
Turfed and seeded areas 25mm above adjacent hard surfaces.
Shrub beds 30mm below adjacent hard surfaces.

Tree Pits
Semi-mature trees 20-25cm girth - planting hole 1200mm x 1200mm x 1000mm deep.
Semi-mature trees 25-30cm girth - planting hole 1300mm x 1300mm x 1000mm deep.
Semi-mature trees 30-35 girth - planting hole 1500mm x 1500mm x 1000mm deep.
Semi-mature trees above 35cm girth and Multi-stem trees - planting hole 1.5 x the rootball diameter x 1000mm deep.
The base of each planting hole shall be broken up to a minimum depth of 400mm.
GreenBlue - rban's manual watering systems are to be incorporated within all tree pits as per the schedule below:
Trees 20-35cm girth - Root Rain Civic, code RRCVIC1A.
Multi-stem trees up to 5m Trees over 35cm girth - Root Rain Civic, code RRCVIC2A.
Multi-stem trees over 5m Trees over 50cm girth - Root Rain Civic, code RRCVIC3A.
Obtain further information from www.greenblueurban.com
Any waterlogged tree pits are to be positively drained before planting.
The base of the tree pit is to be backfilled with imported washed sand and the final 400mm of the pit backfilled with topsoil. The upper 200mm is to have a 30mm compost layer mixed into the topsoil.

Planting Notes Cont.

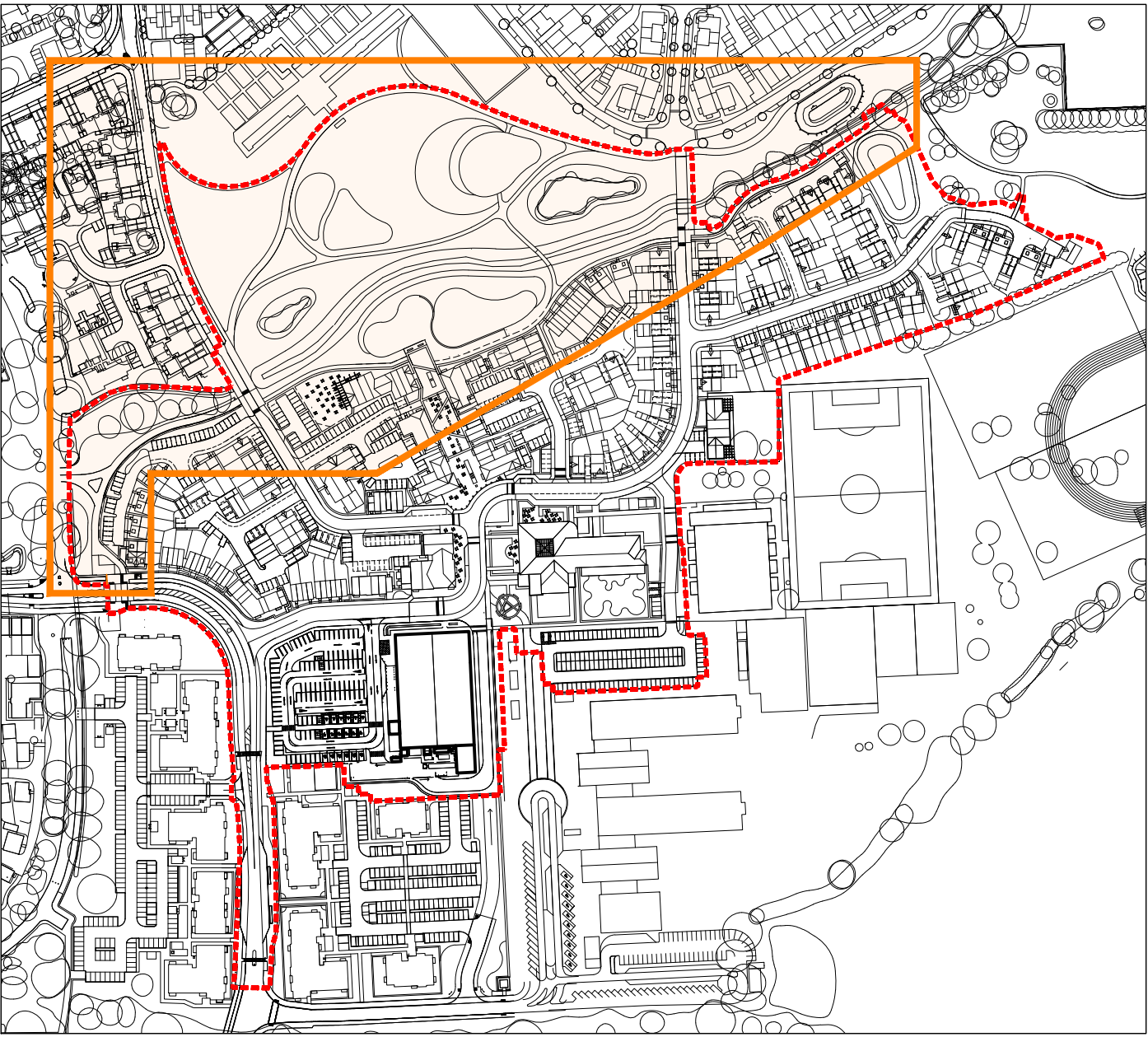
Trees and Shrubs
Trees are to be supplied by Deepdale in airports or rootballs during the dormant season.
www.deepdale-trees.co.uk
Shrubs are to be supplied in containers by Robin Taachi Plants.
www.robinatachiplants.com
Transplants are to be supplied by Oakover Nurseries https://oakovernurseries.co.uk

Planting
All planted areas are to be mulched with 50mm of Melcourt Ornamental Bark Mulch.
www.melcourt.co.uk
EG22 Strong Lawn Grass Mixture is to be sown at a rate of 25g/m2 where specified by Emorsgate.
EP1 Pond Edge Mixture is to be sown at a rate of 4g/m2 where specified by Emorsgate.
EM8 Meadow Mixture for Wetlands is to be sown at a rate of 4g/m2 where specified by Emorsgate.

Tree Guying
All feathered trees, multistems and trees over 20cm girth are to be secured underground using 'Arborguy' Tree Anchoring systems as per the schedule below (www.greenblue.com) or similar and approved. Fixing should be strictly in accordance with the manufacturer's recommendations. Where trees are guyed underground tree stakes are not to be used.
Arborguy Drive-In Anchor (for regular tree planting)
Trees up to 25cm girth - SASMCB
Trees up to 45cm girth - SASLCB
For trees larger than 45cm girth use two kits per tree, six anchor wires positioned equally around the rootball, the two straps installed in a Star of David pattern, in accordance with the manufacturer's recommendations.

Refer to JPP 29556 101 (1) Preliminary Levels Layout for footpath surface finishes.

Location Plan (NTS@A0)



- P4 20.03.26 Bench, bin tree species amended.
P3 11.08.25 Issued for planning
P2 05.12.24 Issued for planning
P1 12.09.24 Issued for planning

Revisions



Job Title

Arborfield District Centre

Client

Crest Nicholson Chiltern

Drawing Title

Linear Park Phase 2 Planting Plan

Date 06 September 2024
Scale 1:500 @ A1
Drawn JL

Drawing no.
1501/GI/200

Rev.
P4

Planting Notes

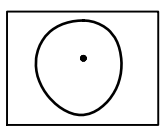
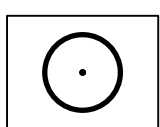
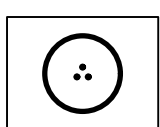
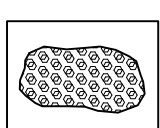
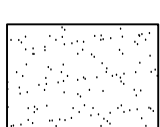
Soiling
Subsoil shall be multipurpose complying BS 8601:2013. Topsoil shall be multipurpose complying with BS 3882:2015 and have a pH value of 5.5-8.0.
Shrub beds: 400mm topsoil over 200mm subsoil.
Aquatics: 300mm subsoil.
Grassed areas: 150mm topsoil over 150mm subsoil.

Shrubs
Shrubs are to be supplied in containers by Robin Tacchi Plants.
www.robin tacchi plants.com

Planting
Areas of shrub planting are to be mulched with 50mm of Melcourt Ornamental Bark Mulch.
www.melcourt.co.uk

Coir Planting
300mm dia. coir rolls 3 metres long. Coir rolls are to be supplied by Salix and installed strictly in accordance with their instructions. www.salixrw.com

Legend

-  Existing retained trees
-  New standard tree planting
-  New multi-stem tree planting
-  Aquatic planting
-  EP1 Pond Edge Mixture - Refer to 1501/GI/200 Linear Park Phase 2 Planting Plan for details.
-  300mm dia pre-established coir roll

Scale 1:200



Health & Safety Comments

SUDS attenuation areas/ditches to be designed with appropriate slopes/banks with a gradient of no more than 1:3. Level platforms are included at the top and bottom of the banks, and planting has been designed to allow a clear view of the water body as well as clearly defining the edge of the water. All attenuation areas/swales/ponds have been designed in accordance with CIRIA's SUDS Manual - Health and Safety Principles for SUDS, November 2013. Where sloped banks cannot be achieved in the ponds, drops have been protected by an 1100mm high barrier in accordance with Building Regs Part K.

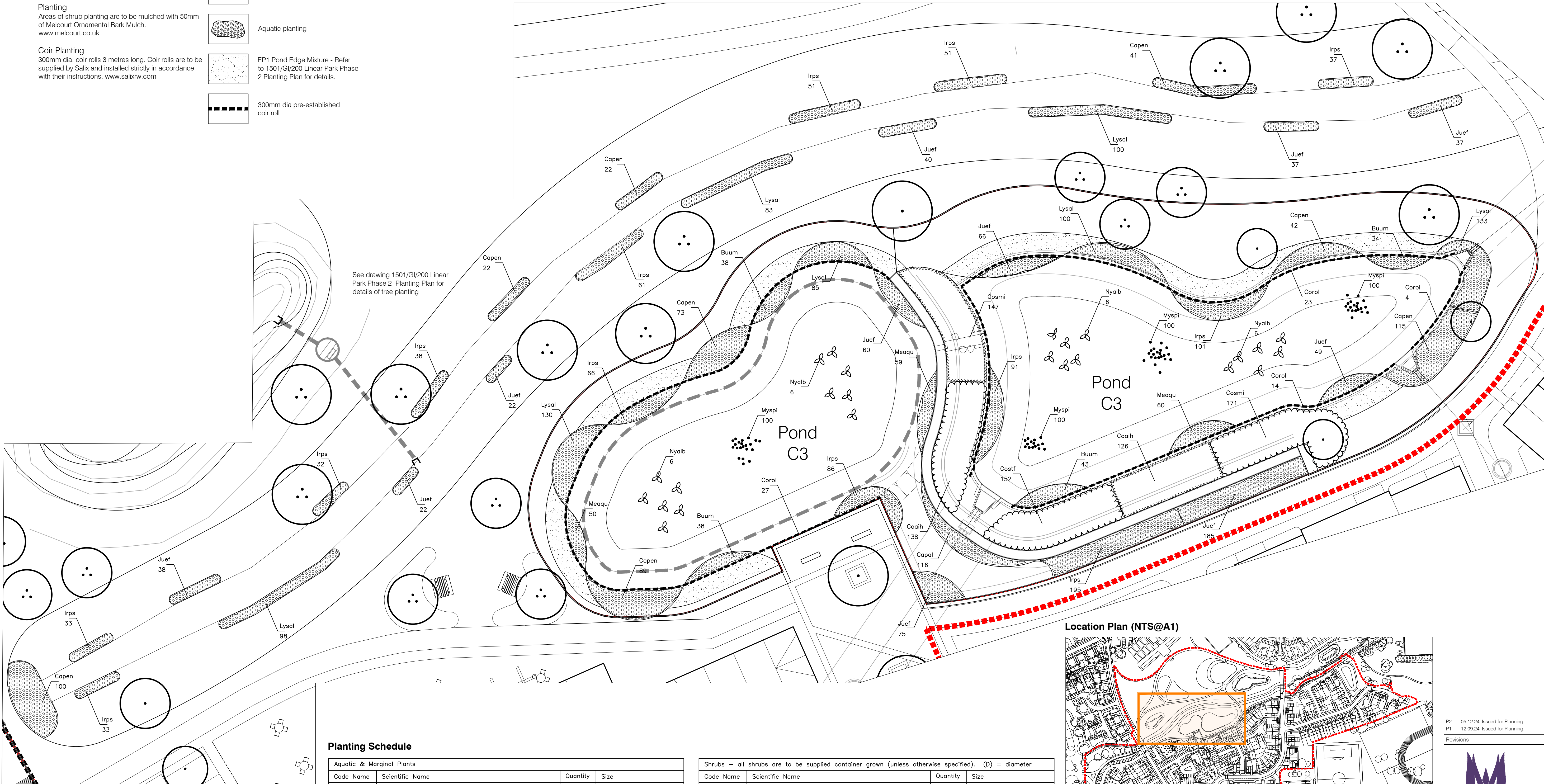
Baseline Information

This drawing is based on the following drawings :

- 60312043/CIV/DC/1000 P05 (Aecom)
- 60312043/CIV/DC/1001 P02 (Aecom)
- RT222072P0001-0005 Topographical Survey (Warner Surveys).

General Notes

None

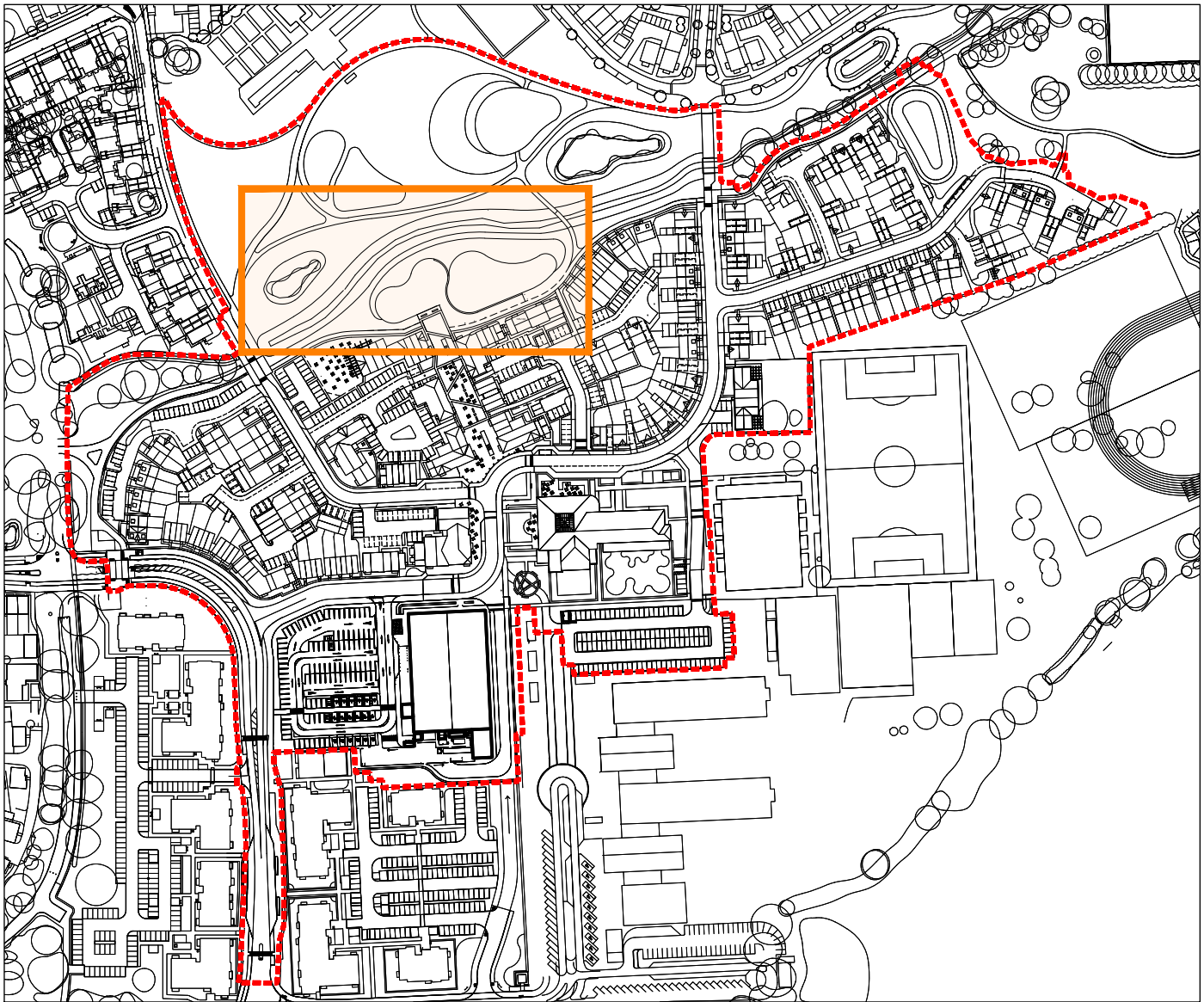


Planting Schedule

Aquatic & Marginal Plants			
Code Name	Scientific Name	Quantity	Size
Buum	Butomus umbellatus	153	1L
Capal	Caltha palustris	116	1L
Capen	Carex pendula	504	2L
Corol	Coir rolls (3m long x 200mm dia)	68	Rolls
Irps	Iris pseudacorus	875	1L
Juef	Juncus effusus	631	1L
Lysal	Lythrum salicaria	729	2L
Meaqu	Mentha aquatica	169	1L
Myspi	Myriophyllum spicatum (weighted bunches)	400	Weighted clumps
Nyalb	Nymphaea alba	24	1L

Shrubs – all shrubs are to be supplied container grown (unless otherwise specified). (D) = diameter			
Code Name	Scientific Name	Quantity	Size
Coalh	Cornus alba 'Ivory Halo'	264	5L, 40–60cm
Cosmi	Cornus sanguinea 'Midwinter Fire'	318	5L, 40–60cm
Costf	Cornus stolonifera 'Flaviramea'	152	3L, 60–80cm

Location Plan (NTS@A1)



P2	05.12.24	Issued for Planning.
P1	12.09.24	Issued for Planning.

Revisions



The Tide Barn
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www.murdowickham.com

Job Title
Arborfield District Centre

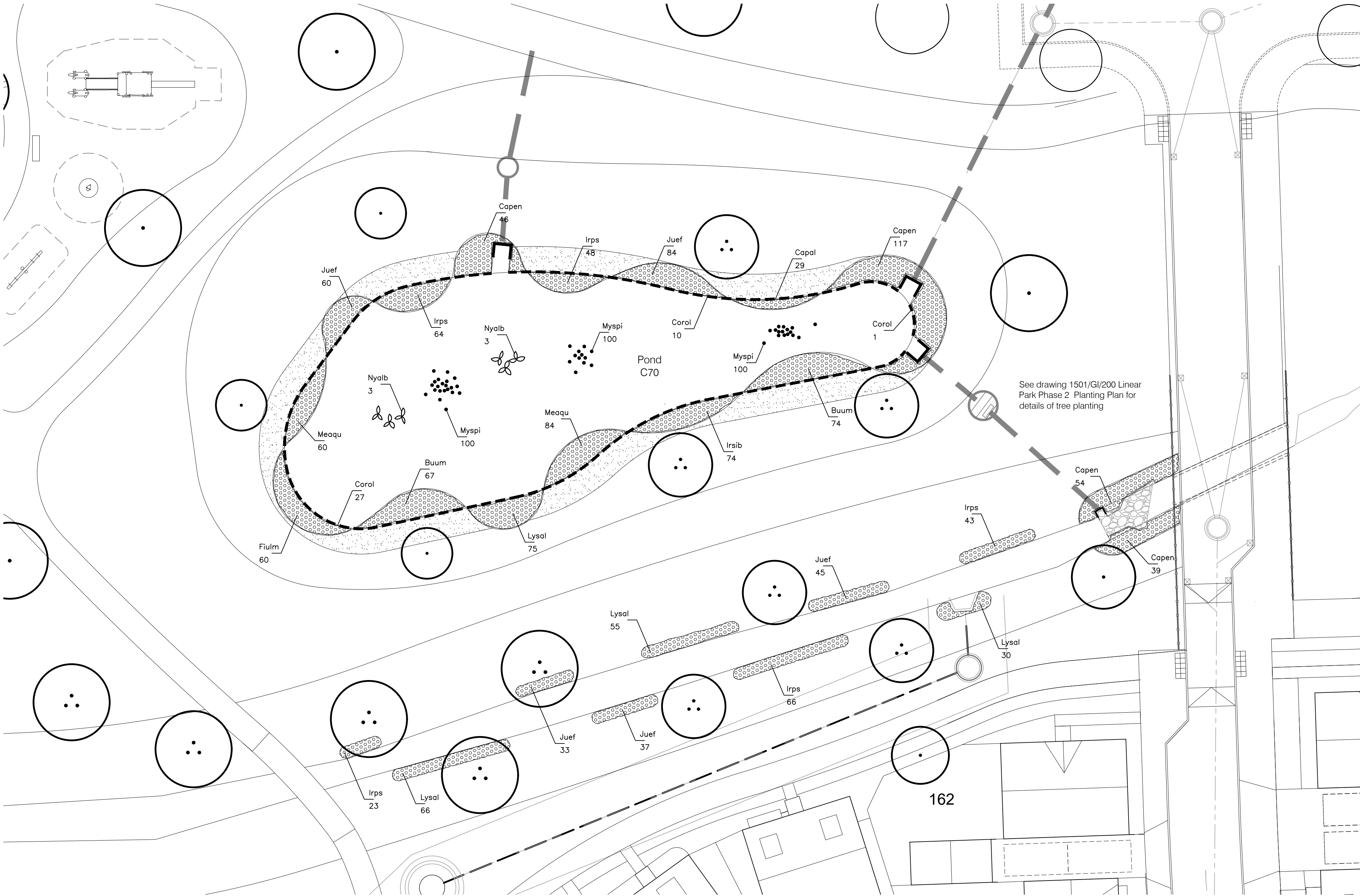
Client
Crest Nicholson Chiltern

Drawing Title
C3 Feature Pond Planting Plan

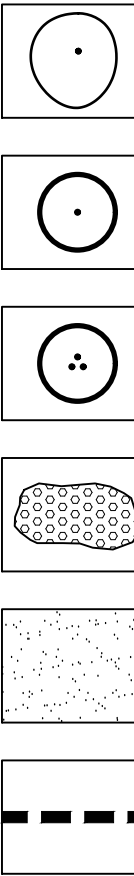
Date
Scale
Drawn
06 September 2024
1:200 @ A1
JL

Drawing no.
1501/GI/201

Rev.
P2



Legend



Existing retained trees

New standard tree planting

New multi-stem tree planting

Aquatic planting

EP1 Pond Edge Mixture - Refer to 1501/GI/200 Linear Park Phase 2 Planting Plan for details.

300mm dia pre-established coir roll

Scale 1:200



Baseline Information

This drawing is based on the following drawings :

- 60312043/CIV/DC/1000 P05 (Aecom)
- 60312043/CIV/DC/1001 P02 (Aecom)
- RT222072P0001-0005 Topographical Survey (Warner Surveys).

Health & Safety Comments

SUDS attenuation areas/ditches to be designed with appropriate slopes/banks with a gradient of no more than 1:3. Level platforms are included at the top and bottom of the banks, and planting has been designed to allow a clear view of the water body as well as clearly defining the edge of the water. All attenuation areas/swales/ponds have been designed in accordance with CIRIA's SUDS Manual - Health and Safety Principles for SUDS, November 2013. Where sloped banks cannot be achieved in the ponds, drops have been protected by an 1100mm high barrier in accordance with Building Regs Part K.

General Notes

None

Planting Notes

Soiling
Subsoil shall be multipurpose complying BS 8601:2013. Topsoil shall be multipurpose complying with BS 3882:2015 and have a pH value of 5.5-8.0.
Aquatics: 300mm subsoil.
Grassed areas: 150mm topsoil over 150mm subsoil.

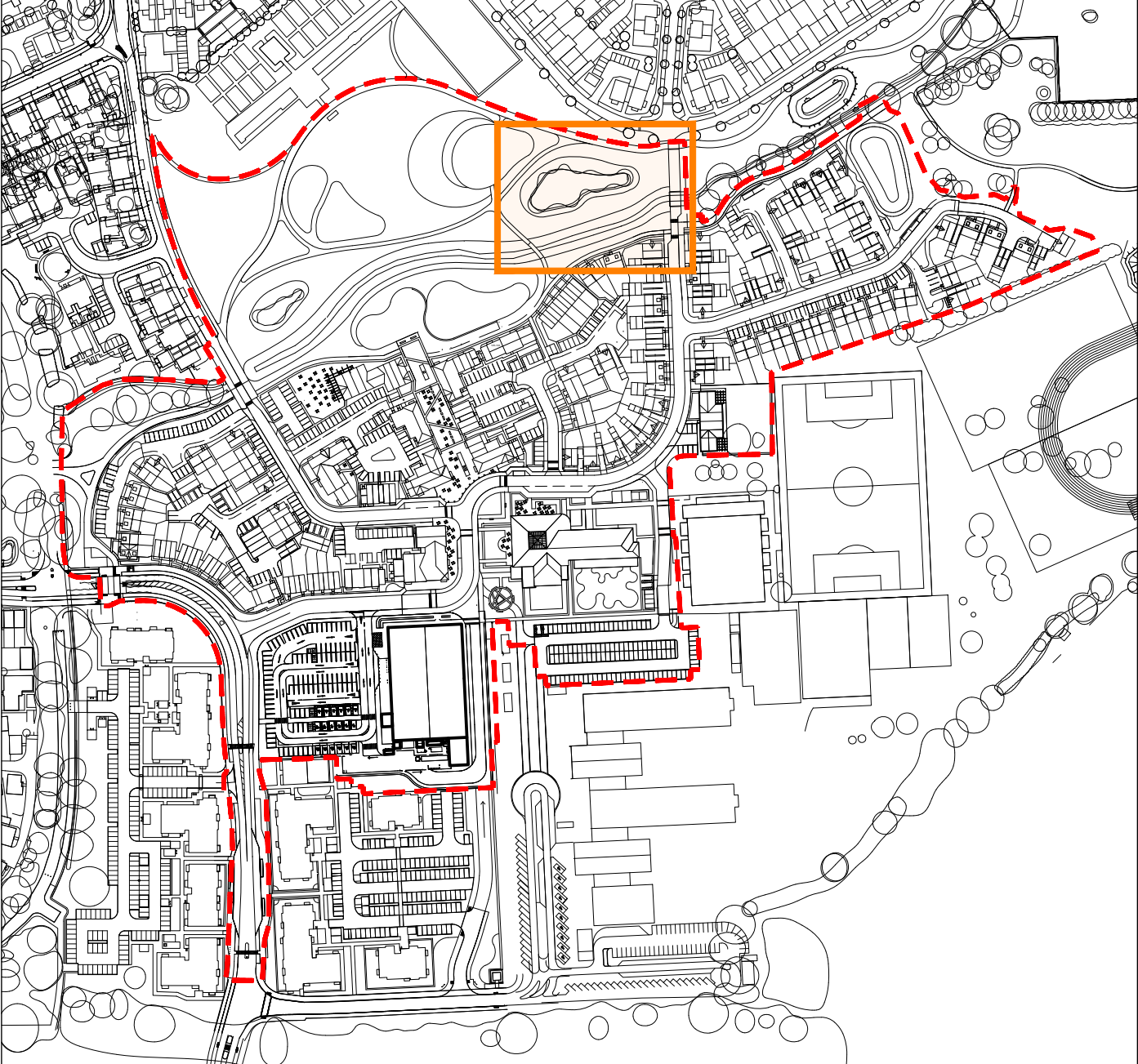
Shrubs
Shrubs are to be supplied in containers by Robin Tacchi Plants.
www.robintacchiplants.com

Coir Planting
300mm dia. coir rolls 3 metres long. Coir rolls are to be supplied by Salix and installed strictly in accordance with their instructions. www.salixrw.com

Planting Schedule

Aquatic & Marginal Plants			
Code	Name	Scientific Name	Quantity
Buum	Butomus	umbellatus	141
Capal	Caltha	palustris	29
Copen	Carex	pendula	256
Coral	Coir rolls	(3m long x 200mm dia)	38
Fiulm	Filipendula	ulmaria	60
Irps	Iris	pseudacorus	244
Irsib	Iris	sibirica	74
Juef	Juncus	effusus	259
Lysal	Lythrum	salicaria	226
Meaqu	Mentha	aquatica	144
Myspi	Myriophyllum	spicatum (weighted bunches)	300
Nyalb	Nymphaea	alba	6
			Size
			1L
			1L
			2L
			Rolls
			1L
			1L
			1L
			1L
			1L
			1L
			Weighted clumps
			1L

Location Plan (NTS@A1)



P1 12.09.24 Issued for Planning.

Revisions



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Job Title
Arborfield District Centre

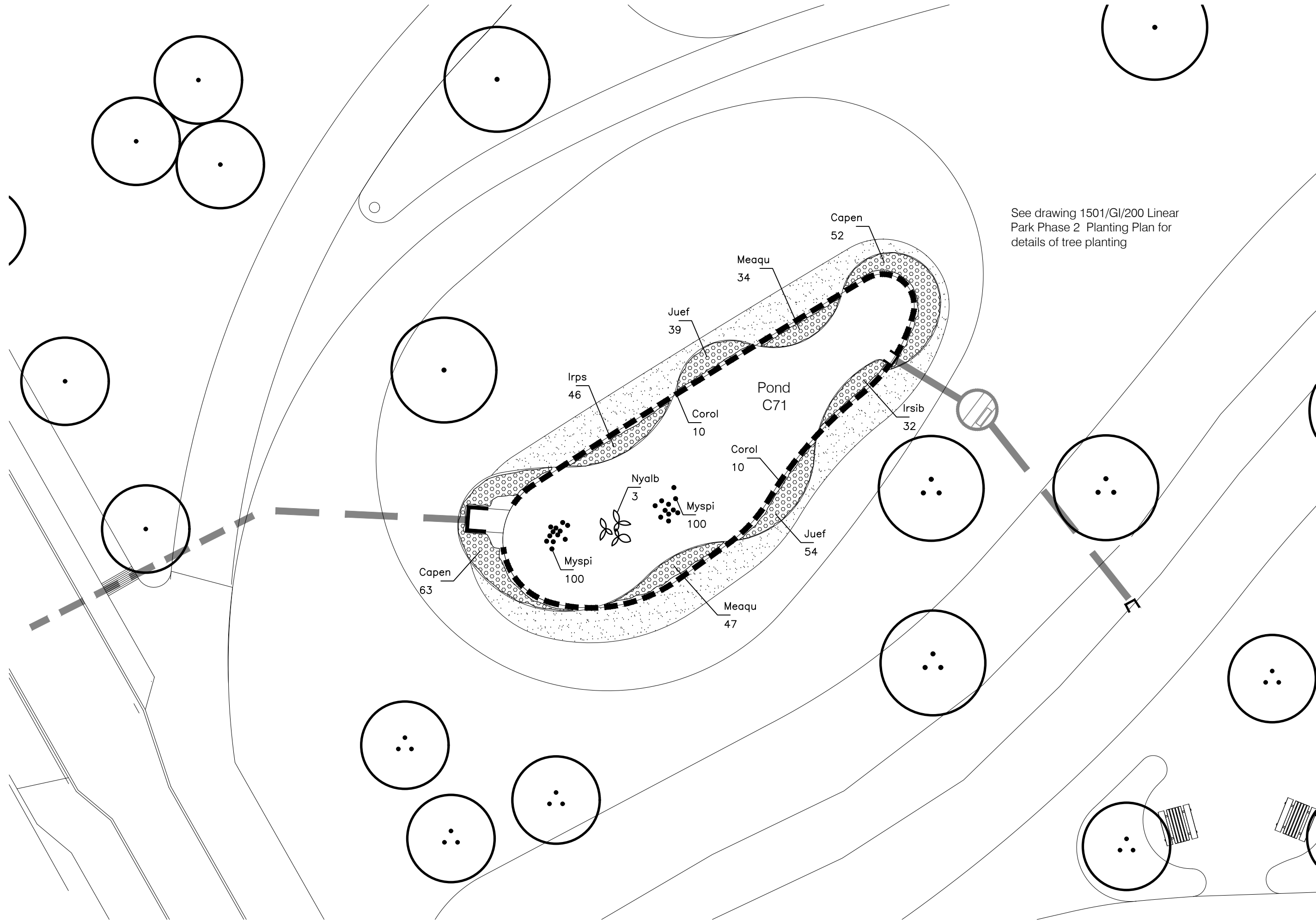
Client
Crest Nicholson Chiltern

Drawing Title
C70 SUDS Planting Plan

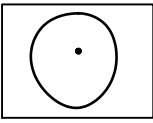
Date
Scale
Drawn
06 September 2024
1:200 @ A1
JL

Drawing no.
1501/GI/202

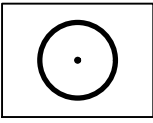
Rev.
P1



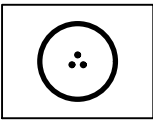
Legend



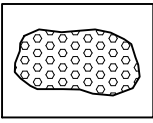
Existing retained trees



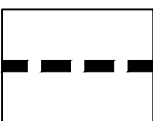
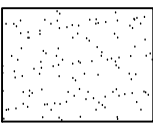
New standard tree planting



New multi-stem tree planting



Aquatic planting



EP1 Pond Edge Mixture - Refer to 1501/GI/200 Linear Park Phase 2 Planting Plan for details.

300mm dia pre-established coir roll

Scale 1:200



Baseline Information

This drawing is based on the following drawings :

- 60312043/CIV/DC/1000 P05 (Aecom)
- 60312043/CIV/DC/1001 P02 (Aecom)
- RT222072P0001-0005 Topographical Survey (Warner Surveys).

Health & Safety Comments

SUDS attenuation areas/ditches to be designed with appropriate slopes/banks with a gradient of no more than 1:3. Level platforms are included at the top and bottom of the banks, and planting has been designed to allow a clear view of the water body as well as clearly defining the edge of the water. All attenuation areas/swales/ponds have been designed in accordance with CIRIA's SUDS Manual - Health and Safety Principles for SUDS, November 2013. Where sloped banks cannot be achieved in the ponds, drops have been protected by an 1100mm high barrier in accordance with Building Regs Part K.

General Notes

None

Planting Notes

Soiling
Subsoil shall be multipurpose complying BS 8601:2013. Topsoil shall be multipurpose complying with BS 3882:2015 and have a pH value of 5.5-8.0.
Aquatics: 300mm subsoil.
Grassed areas: 150mm topsoil over 150mm subsoil.

Shrubs

Shrubs are to be supplied in containers by Robin Tacchi Plants.
www.robin tacchi plants.com

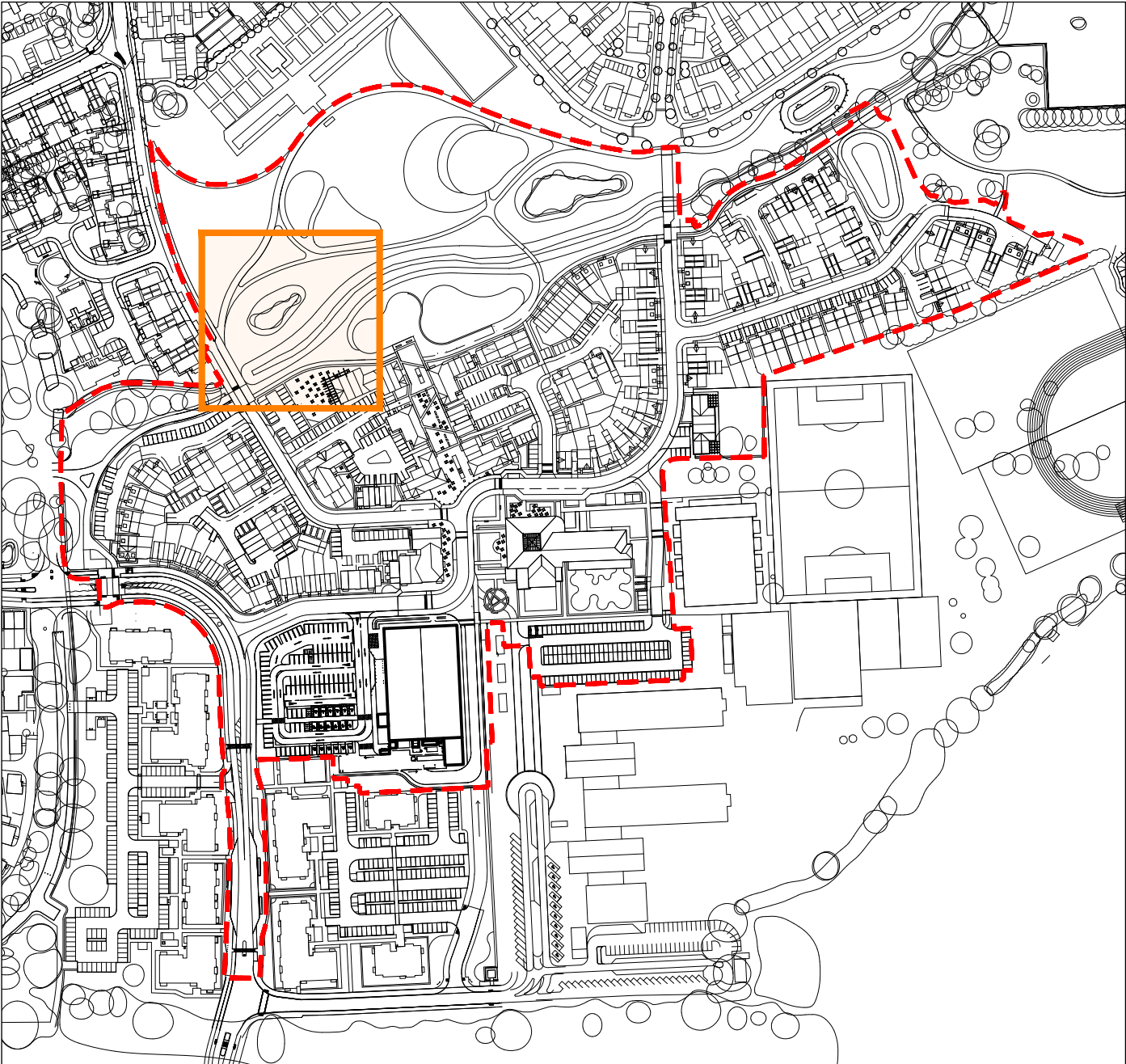
Coir Planting

300mm dia. coir rolls 3 metres long. Coir rolls are to be supplied by Salix and installed strictly in accordance with their instructions. www.salixrw.com

Planting Schedule

Aquatic & Marginal Plants			
Code	Name	Scientific Name	
Copen		Carex pendula	115 1L
Coral		Coir rolls (3m long x 200mm dia)	20 Rolls
Irps		Iris pseudacorus	46 1L
Irsib		Iris sibirica	32 1L
Juef		Juncus effusus	93 1L
Meaqu		Mentha aquatica	81 1L
Myspi		Myriophyllum spicatum (weighted bunches)	200 Weighted clumps
Nyalb		Nymphaea alba	3 1L

Location Plan (NTS@A1)



P1 12.09.24 Issued for Planning.

Revisions



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Job Title

Arborfield District Centre

Client

Crest Nicholson Chiltern

Drawing Title

C71 SUDs Planting Plan

Date **06 September 2024**
Scale **1:200 @ A1**
Drawn **JL**

Drawing no.
1501/GI/203

Rev.

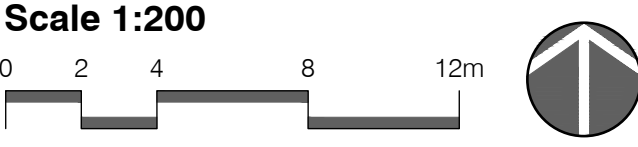
P1



Soil Crates



GreenBlue Urban RootSpace soil cells



Baseline Information

This drawing is based on:
Pegasus P21-2598_DE_05Z-Site Layout.

Health & Safety Comments

No specific comments

General Notes

None

Planting Notes

Formation Levels
Formation levels are to be excavated or made up where required (except within the RPA of existing trees) to the following depths below finished ground level:
Shrub/herbaceous beds 600mm
Exposed substrate is to be thoroughly broken up by machine or by hand to a minimum depth of 400mm. Prior to backfilling with subsoil/topsoil water test all areas of prepared ground to ensure that they are free draining.

Soiling
Subsoil shall be multipurpose complying BS 8601:2013. Topsoil shall be multipurpose complying with BS 3882:2015 and have a pH value of 5.5-8.0. Shrub beds: 400mm topsoil over 200mm subsoil. Semi-mature & multi-stem trees 400mm topsoil over 600mm subsoil.

Finished Levels
Shrub beds 30mm below adjacent hard surfaces & 150mm below DPC.

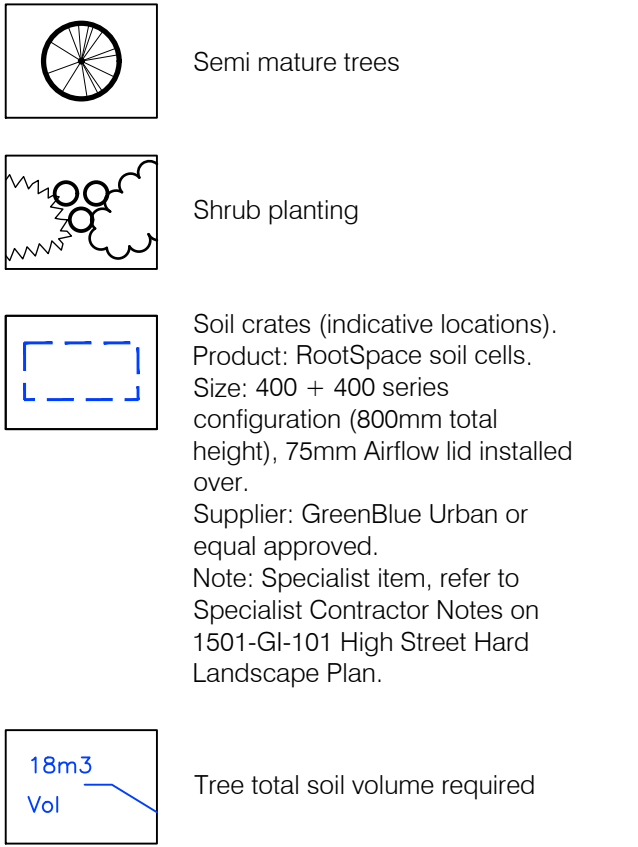
Tree Pits
Semi-mature trees 30-35 girth - planting hole 1500mm x 1500mm x 1000mm deep.
Semi-mature trees above 35cm girth - planting hole 1.5 x the rootball diameter x 1000mm deep.
The base of each planting hole shall be broken up to a minimum depth of 400mm.
GreenBlue Urban's manual watering systems are to be incorporated within all tree pits as per the schedule below:
Trees 20-35cm girth - Root Rain Civic, code RRCVIC1A.
Trees over 35cm girth - Root Rain Civic, code RRCVIC2A.
Obtain further information from www.greenblueurban.com
Any waterlogged tree pits are to be positively drained before planting.
The base of the tree pit is to be backfilled with imported washed sand and the final 400mm of the pit backfilled with topsoil. The upper 200mm is to have a 30mm compost layer mixed into the topsoil.

Trees and Shrubs
Trees are to be supplied by Deepdale in airpots or rootballs during the dormant season.
www.deepdale-trees.co.uk
Shrubs are to be supplied in containers by Robin Tacchi Plants.
www.robin tacchi plants.com

Planting
All planted areas are to be mulched with 50mm of Melcourt Ornamental Bark Mulch.
www.melcourt.co.uk

Tree Guying
All trees over 20cm girth are to be secured underground using 'Arboguy' Tree Anchoring systems as per the schedule below (www.greenblue.com) or similar and approved. Fixing should be strictly in accordance with the manufacturer's recommendations. Where trees are guyed underground tree stakes are not to be used.
Arboguy Drive-In Anchor (for regular tree planting)
Trees up to 45cm girth - SASLCB

Legend



Planting Schedule

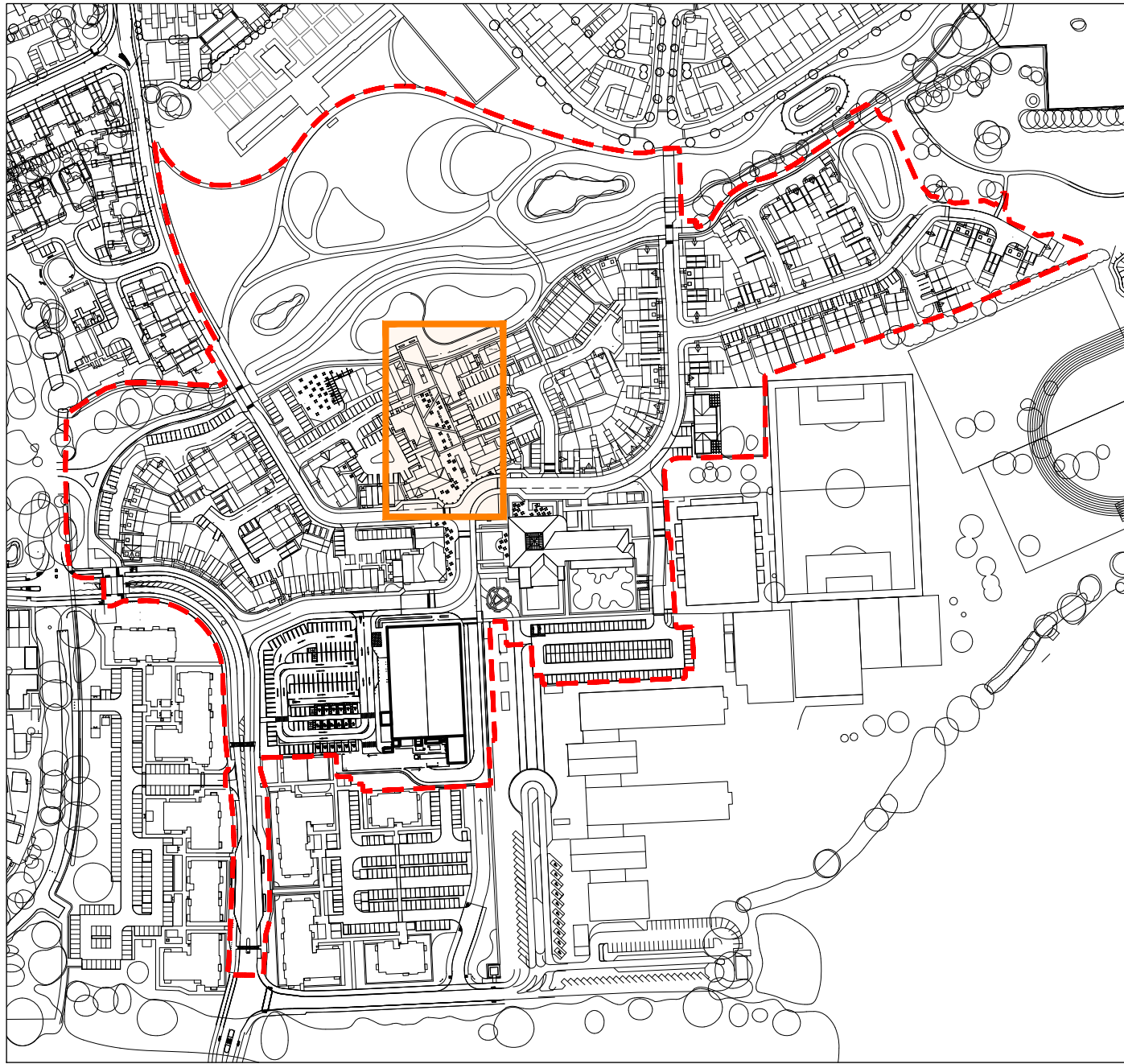
Trees – all trees are to be supplied in air-pots/containers or can be rootballed if planted in winter			
Code Name	Scientific Name	Quantity	Size
Acplg	Acer platanoides 'Globosum'	3	30–35cm girth
Glts	Gleditsia triacanthos 'Sunburst'	4	35–40cm girth
Prop	Prunus avium 'Plena'	3	35–40cm girth

Shrubs – all shrubs are to be supplied container grown (unless otherwise specified). (D) = diameter			
Code Name	Scientific Name	Quantity	Size
Camid	Carex morrowii 'Ice Dance'	146	2L
Cebm	Ceanothus 'Blue Mound'	44	5L, 30–40cm (D)
Hyhi	Hypericum 'Hidcote'	50	3L, 30–40cm
Roken	Rosa 'Kent'	50	3L, 30–40cm
Vidav	Viburnum davidii	21	5L, 30–40cm

Rain Garden Mix 1 (RM1) – species to be planted in groups of 3–5–7 plants where appropriate. Groups to be intermixed. Planting density (5/m2).			
Percentage	Scientific Name	Quantity	Size
20%	Cornus stolonifera 'Kelseyi'	36	3L, 20–30cm
20%	Deschampsia cespitosa 'Goldtau'	36	2L
10%	Geranium phaeum 'Album'	18	2L
10%	Hydrangea paniculata 'Little Lime'	18	5L
10%	Iris sibirica 'Tropic Night'	18	2L
10%	Rudbeckia fulgida 'Goldsturm'	18	2L
20%	Stipa tenuissima	36	2L

Spot Plants			
Code Name	Scientific Name	Quantity	Size
▲	Anemone x hybrida 'September Charm' (3 plants/spot)	33	2L

Location Plan (NTS@A1)



P3 11.08.25 Issued for planning
P2 18.09.24 Soil crates updated
P1 12.09.24 Issued for Planning



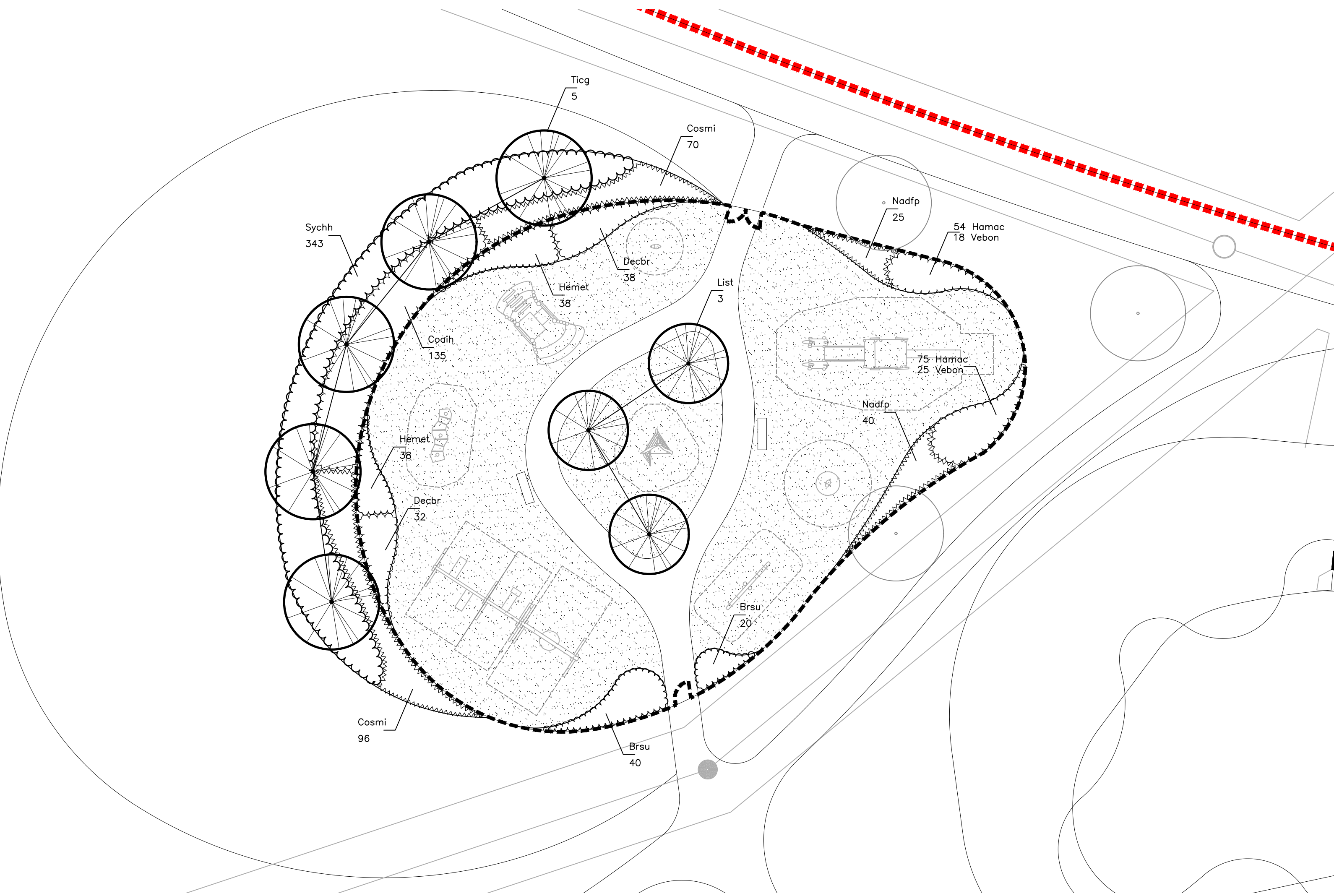
Job Title
Arborfield District Centre

Client
Crest Nicholson Chiltern

Drawing Title
High Street Planting Plan

Date **06 September 2024**
Scale **1:200 @ A1**
Drawn **JL**

Drawing no. **1501/GI/204** Rev. **P3**

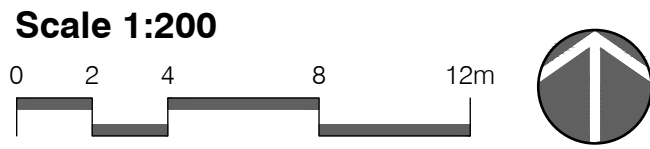
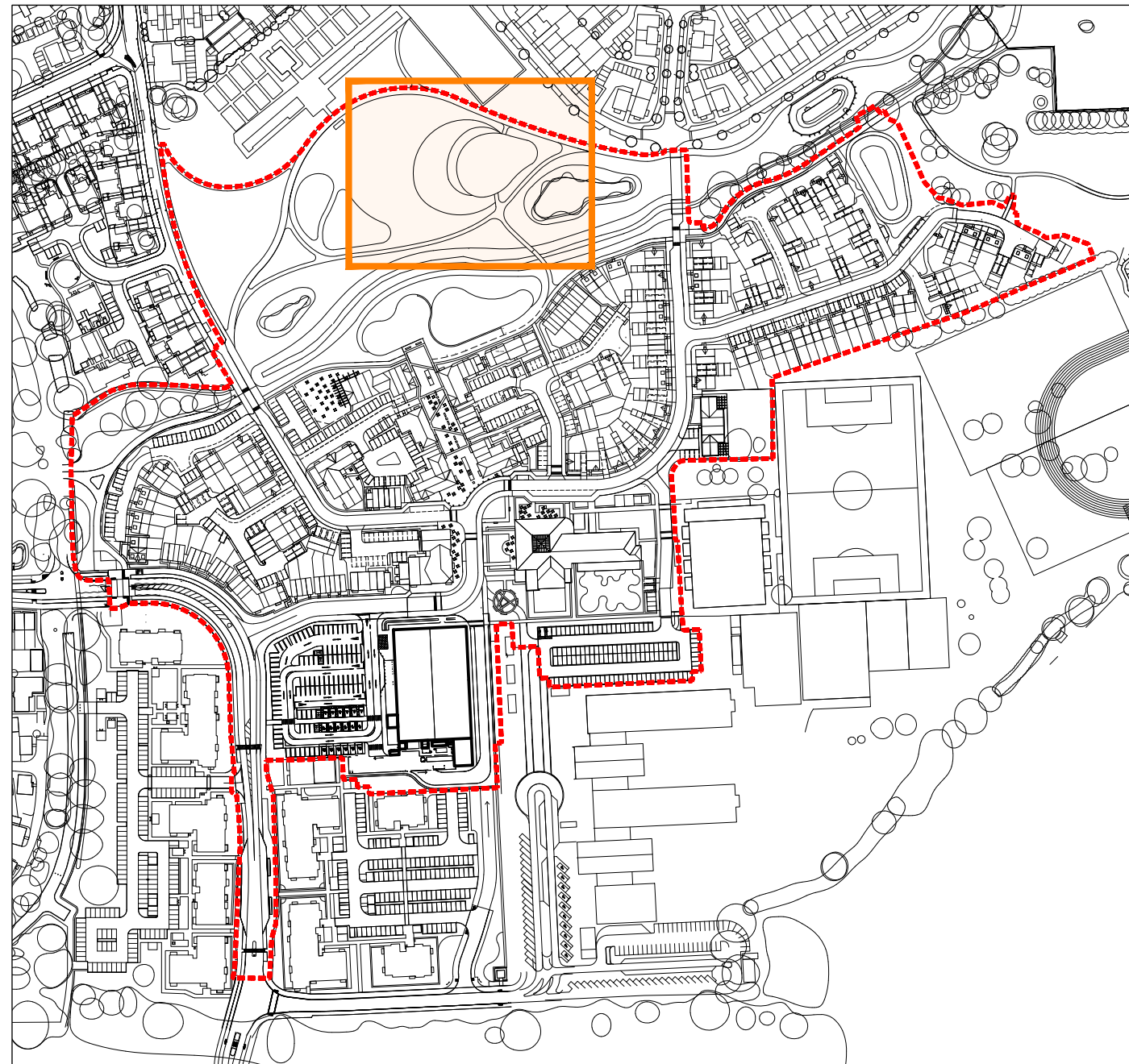


Planting Schedule

Trees – all trees are to be supplied in air-pots/containers or can be rootballed if planted in winter			
Code Name	Scientific Name	Quantity	Size
List	Liquidambar styraciflua	3	30–35cm girth
Ticg	Tilia cordata 'Greenspire'	5	20–25cm girth

Shrubs – all shrubs are to be supplied container grown (unless otherwise specified). (D) = diameter			
Code Name	Scientific Name	Quantity	Size
Brsu	Brachyglottia 'Sunshine'	60	5L, 40–50cm (D)
Coaih	Cornus alba 'Ivory Halo'	135	5L, 40–60cm
Cosmi	Cornus sanguinea 'Midwinter Fire' (min 7 breaks)	166	5L, 40–60cm
Decbr	Deschampsia cespitosa 'Bronzeschleier'	70	5L
Hamac	Hakonechloa macra	129	2L
Hemet	Hebe 'Mette'	76	5L, 40–60cm
Nadfp	Nandina domestica 'Fire Power'	65	3L, 20–30cm (D)
Sychh	Symphoricarpos x chenaultii 'Hancock'	343	3L, 40–60cm
Vebon	Verbena bonariensis	43	2L

Location Plan (NTS@A1)



Baseline Information

This drawing is based on the following drawings :

- 60312043/CIV/DC/1000 P05 (Aecom)
- 60312043/CIV/DC/1001 P02 (Aecom)
- 1501/010 District Centre LEAP (MW)
- RT222072P0001-0005 Topographical Survey (Warner Surveys).

Health & Safety Comments

No specific comments

General Notes

To be read in conjunction with:
1501-GI-207 LEAP Play Area Plan.

Planting Notes

Formation Levels
Formation levels are to be excavated or made up where required (except within the RPA of existing trees) to the following depths below finished ground level:
Shrub/herbaceous beds 600mm
Grassed areas 300mm
Exposed substrate is to be thoroughly broken up by machine or by hand to a minimum depth of 400mm. Prior to backfilling with subsoil/topsoil water test all areas of prepared ground to ensure that they are free draining.

Soiling
Subsoil shall be multipurpose complying BS 8601:2013. Topsoil shall be multipurpose complying with BS 3882:2015 and have a pH value of 5.5-8.0.
Shrub beds: 400mm topsoil over 200mm subsoil.
Grassed areas: 150mm topsoil over 150mm subsoil.
Semi-mature & multi-stem trees 400mm topsoil over 600mm subsoil.

Finished Levels
Turfed and seeded areas 25mm above adjacent hard surfaces.
Shrub beds 30mm below adjacent hard surfaces.

Tree Pits
Semi-mature trees 20-25cm girth - planting hole 1200mm x 1200mm x 1000mm deep.
Semi-mature trees 30-35 girth - planting hole 1500mm x 1500mm x 1000mm deep.
The base of each planting hole shall be broken up to a minimum depth of 400mm.
GreenBlue Urban's manual watering systems are to be incorporated within all tree pits as per the schedule below:
Trees 20–35cm girth - Root Rain Civic, code RRCV/C1A.
Obtain further information from www.greenblueurban.com
Any waterlogged tree pits are to be positively drained before planting.
The base of the tree pit is to be backfilled with imported washed sand and the final 400mm of the pit backfilled with topsoil. The upper 200mm is to have a 30mm compost layer mixed into the topsoil.

Trees and Shrubs
Trees are to be supplied by Deepdale in airports or rootballs during the dormant season.
www.deepdale-trees.co.uk
Shrubs are to be supplied in containers by Robin Tacchi Plants.
www.robintacchiplants.com

Planting
All planted areas are to be mulched with 50mm of Melcourt Ornamental Bark Mulch.
www.melcourt.co.uk
Rowlawn Medallion is to be used where turf is specified.
www.rolawn.co.uk

Tree Guying
All feathered trees, multistems and trees over 20cm girth are to be secured underground using 'Arborguy' Tree Anchoring systems as per the schedule below (www.greenblue.com) or similar and approved. Fixing should be strictly in accordance with the manufacturer's recommendations. Where trees are guyed underground tree stakes are not to be used.
Arborguy Drive-In Anchor (for regular tree planting)
Trees up to 25cm girth - SASMCB
Trees up to 45cm girth - SASLCB

P1 06.09.24 Issued for Planning.
Revisions



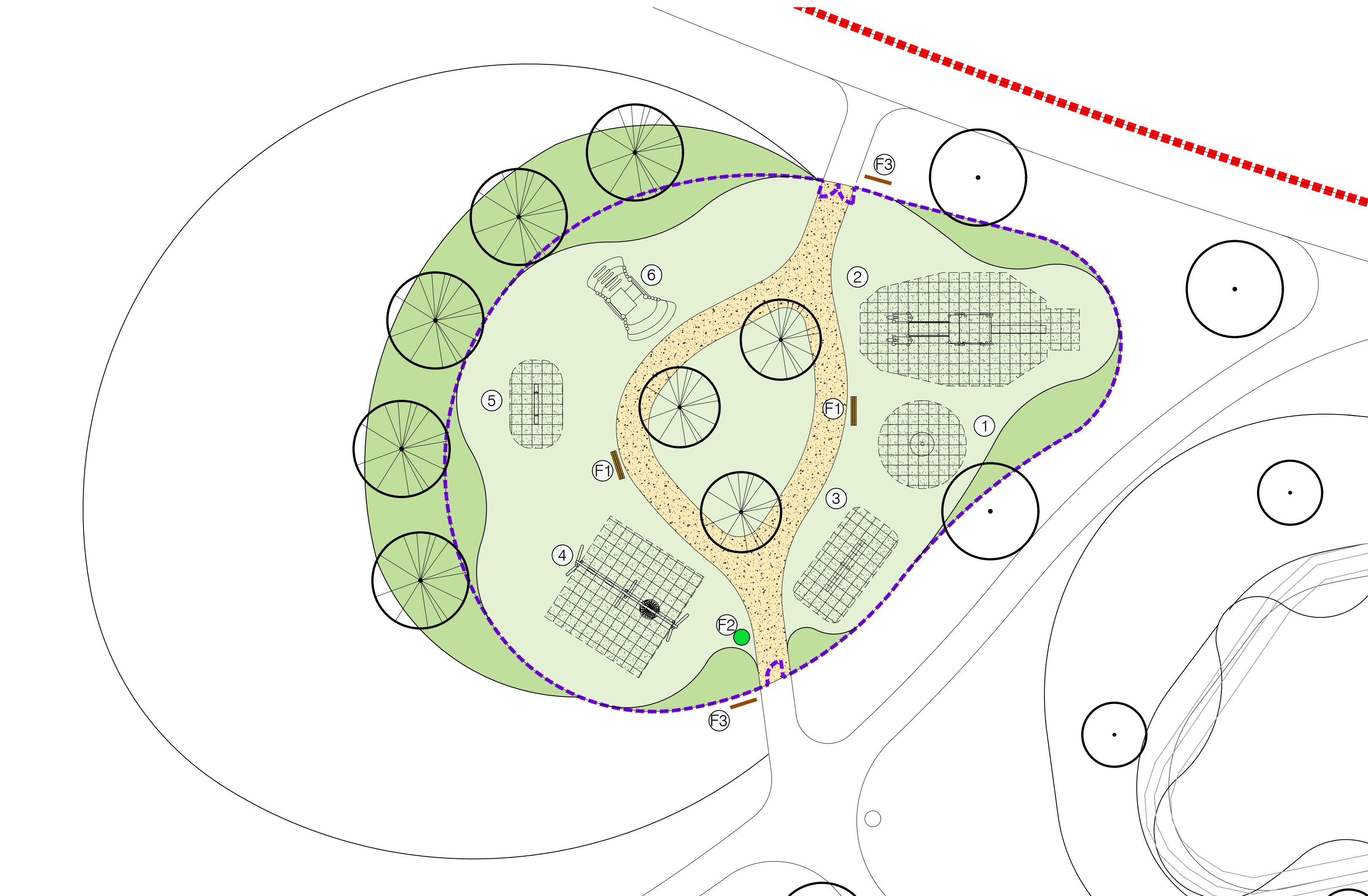
Job Title
Arborefield District Centre

Client
Crest Nicholson Chiltern

Drawing Title
LEAP Play Area Planting Plan

Date **06 September 2024**
Scale **1:200 @ A1**
Drawn **JL**

Drawing no. **1501/GI/206** Rev. **P1**



Play Equipment



1. Roundabout



2. Horse and Cart



3. See-saw



4. Combo Swing

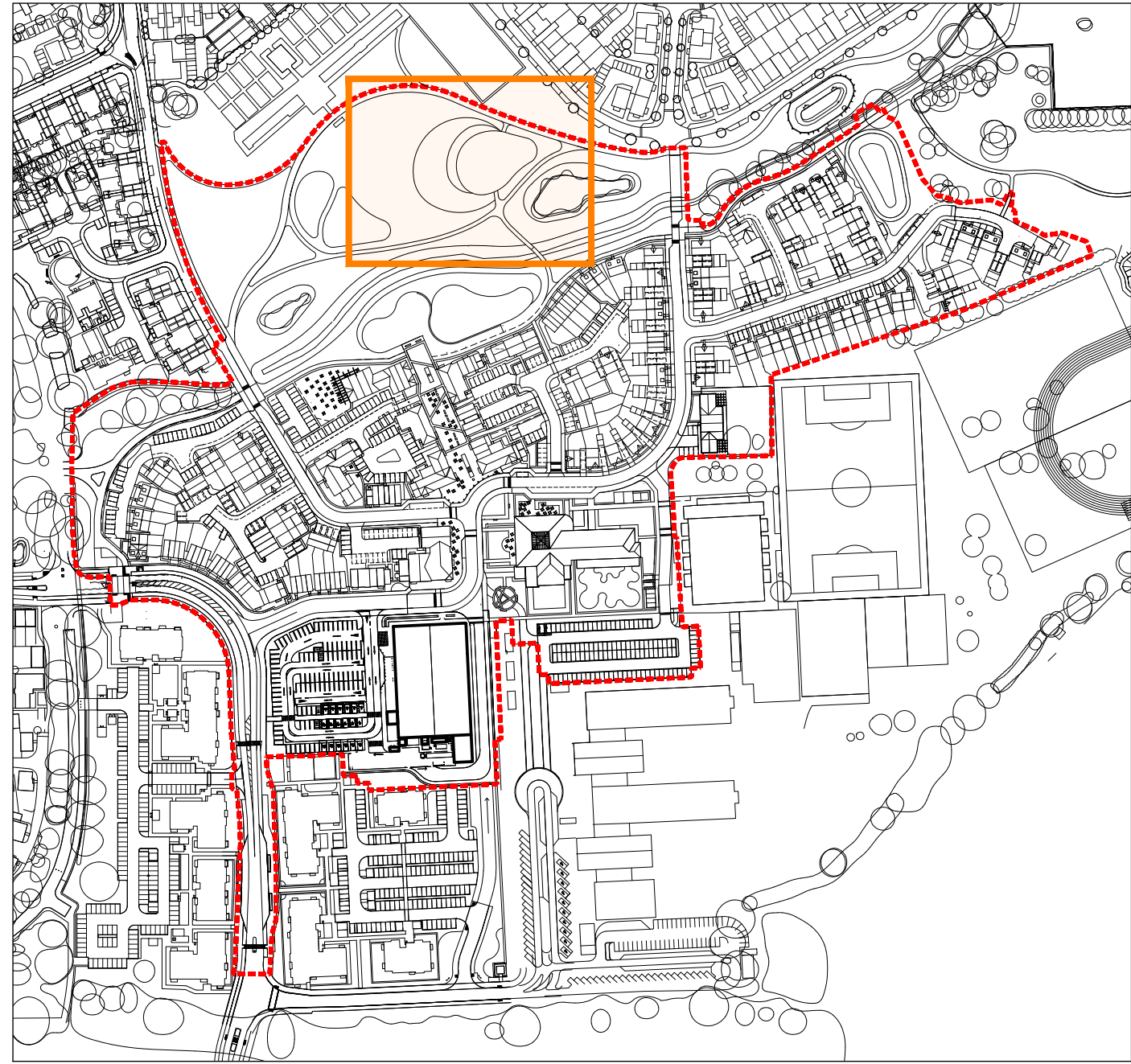


5. Timber See-Saw



6. Tunnel Surround

Location Plan (NTS@A1)



Legend

- Proposed trees. Refer to drawing 1501-GI-206.
- Shrub planting. Refer to drawing 1501-GI-206.
- Areas to be turfed
- Safety grass matting by Matta or an approved and similar. www.matta.co.uk
- 2 Rail timber fencing with mesh.
- Play area sign, see schedule for details.
- Hoggin footpath with softwood timber edging. Refer to JPP 29556 101 (1) Preliminary Levels Layout for details.
- Timber bench, see schedule for details.
- Litter bin, see schedule for details.

Equipment Schedule

Items of play equipment to be supplied by Spielart (unless otherwise stated) www.spielart-laucha.de

- 1no. Roundabout
Ref: K 1
- 1no. Horse and Cart
Ref: N 70
- 1no. See-Saw (Four Seater)
Ref: R 1-4a
- 1 no. Combo Swing
Ref: 1025
- 1no. Timber See-Saw
Ref: P 72
- 1no. Tunnel Surround
Ref: R 74

Site Furniture

Items of site furniture to be supplied by Russell Play and in accordance with Russell Play drawing 59636-008.

- www.russell-play.com
- F1. 2no. Palma Bench
Ref: Palma1

- F2. 1no. Eclipse 120l Bin
Ref: SF002

- F3. 2no. Play Park Sign.
Ref: Sign001

Site Furniture



F1. Palma Bench



F2. Eclipse 120l Litter Bin



F3. Play park sign



2 Rail Timber Fencing

Scale 1:200



Baseline Information

This drawing is based on the following drawings :

- 60312043/CIV/DC/1000 P05 (Aecom)
- 60312043/CIV/DC/1001 P02 (Aecom)
- 1501/010 District Centre LEAP (MW)
- RT222072P0001-0005 Topographical Survey (Warner Surveys).

Health & Safety Comments

No specific comments

General Notes

To be read in conjunction with:
1501-GI-206 LEAP Play Area Planting Plan.

Notes

This drawing is illustrative of design only. It is the specialist Play Manufacturer's responsibility to produce detailed design drawings and specifications for the installation of all the play equipment. Details are to comply with all the latest and appropriate regulations and standards. The wet pour safety surfacing shall be installed strictly in accordance with the manufacturer's instructions and be compliant with the relevant critical fall heights of the various elements of play equipment. It is also the specialist Play Manufacturer's responsibility to ensure that the play equipment is set out to comply with any dimensional safety criteria.

Refer to Russell Play drawing 59636-007 for further details of play equipment and installation.

It is the main contractor's responsibility to ensure that during construction the playground is appropriately fenced off to ensure no premature use of play equipment.

Prior to the playground being opened to the public it is the responsibility of the main contractor to procure from ROSPA a full safety audit of the play ground.

Wetpour safety surfacing to be supplied and laid by Charles Lawrence Ltd. or an approved and similar. Surfacing to be laid strictly in accordance with manufacturers instructions. Surfacing to conform in all aspects to BS 5696 Part 3 and BS 7189 or to the most current standards. On completion of works, contractor to supply full test certification authenticating critical fall height compliance.

All items of play equipment to be installed by a qualified and approved specialist sub-contractor. All items installed strictly in accordance with the manufacturers instructions and to the latest safety standards.

All individual items of play to be installed with integral reinforced concrete bases. Refer to engineer's details.

Signage to the playground gate should indicate:
That the area is solely for use by children.
That adults are not allowed unless accompanied by children.
That dogs should be excluded.
The name and telephone number of the operator of the facility to report any incident or damage to the play equipment.
The location of the nearest public telephone.

- P7 20.03.26 Hoggin path added.
P6 23.02.26 Issued for Planning
P5 18.02.26 Issued for Planning
P4 03.02.26 Issued for Planning
P3 02.02.26 Issued for Planning
P2 11.08.25 Issued for planning
P1 06.09.24 Issued for planning

Revisions



Job Title

Arborfield District Centre

Client

Crest Nicholson Chiltern

Drawing Title

LEAP Play Area Plan

Date 06 September 2024
Scale 1:200 @ A1
Drawn JL

Drawing no.
1501/GI/207

Rev.
P7



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