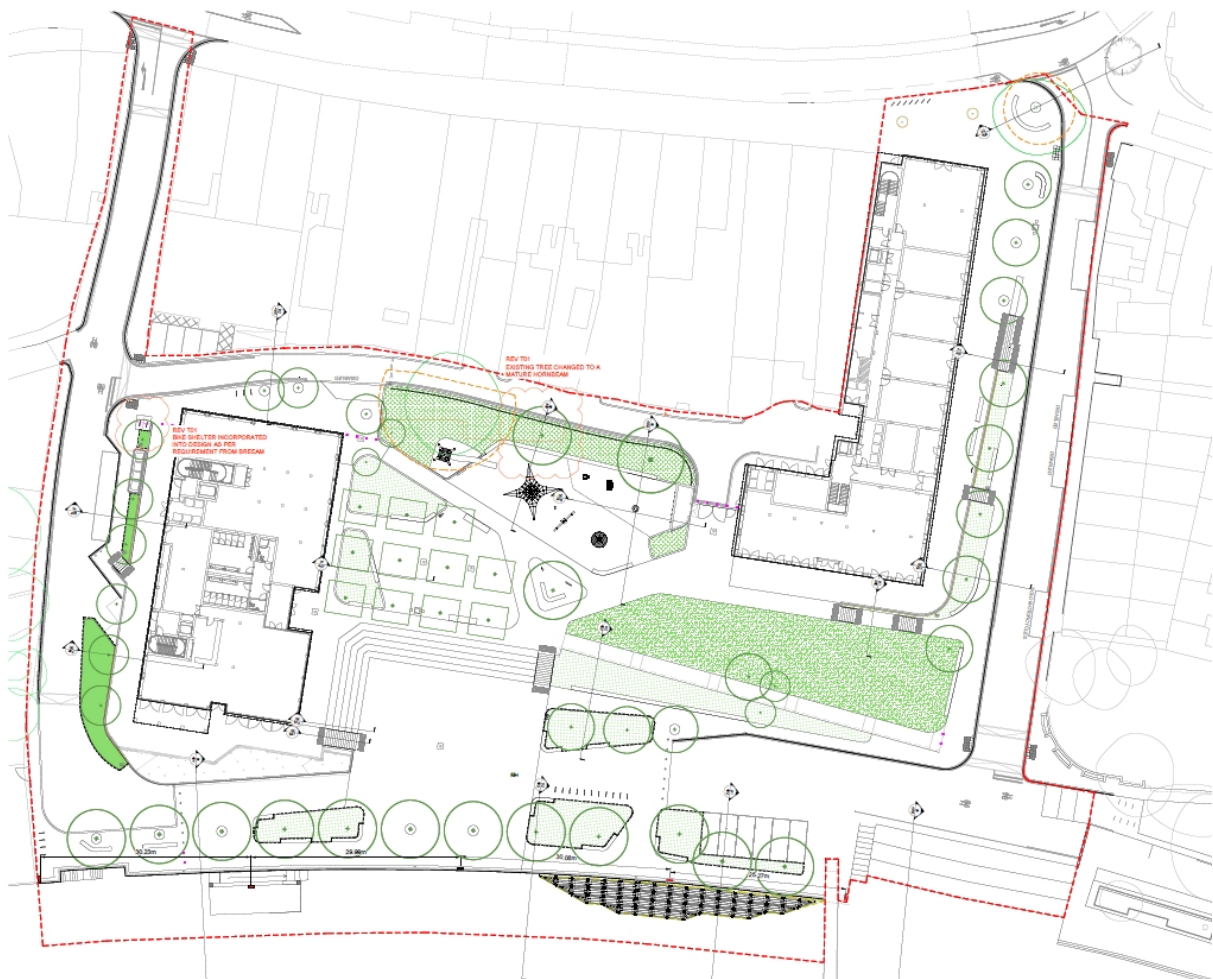


Soft Landscaping

Twickenham Riverside

TW1 3DX



1.0 Content

1.1 Information on Soft Landscaping

This document contains the information on the soft landscaping of the Twickenham Riverside project. The table under 3.1 Table for Discharge contains references to drawings, specification, planting schedule, and a maintenance and management plan.

1.2 Purpose

The information contained in this document seek to clear planning condition NS36 Soft Landscaping for the Twickenham Riverside project. The condition is required to be discharged prior to above ground works commences.

2.0 The Planning Condition

NS36 Soft Landscaping Requirement

1. All soft landscape works shall be carried out in accordance with the hereby approved drawings and details as set out in NS101A and in any event prior to the occupation of any part of the development, and thereafter maintained as approved, unless otherwise agreed in writing by the Local Planning Authority.
2. Prior to the commencement of the development hereby permitted, excluding any demolition of buildings above ground as per Plan TRS-HAL-ZZ-00-DR-A-SK-262 CO1 notwithstanding the submitted details outlined in 1 and drawings NS101A, revised details of the following shall be submitted to, and approved, in writing by the Local Planning Authority and thereafter implemented as approved and maintained as such:
 - A. Written specifications (including finalised details and designs for tree pits and soil volumes, cultivation and other operations associated with plant and grass establishment); detailing the quantity, density, size, species, position, planting bed protection and the proposed time or programme of planting of all shrubs, hedges, grasses etc.,
 - B. Details of earthworks, to include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform;
 - C. Indication of how the soft landscaping will integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. All species should be of native or non-native plants of known value for wildlife and include examples of seed/fruit bearing species, pollinator plants and those which attract night flying insects.
 - D. Planting methodology
 - E. Programme for planting
 - F. The tree planting scheme shall be written in accordance with the British Standard 5837:2012 Trees in relation to design, demolition, and construction - Recommendations (sections 5.6) and BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations, and include:

- a) Details of the quantity, size, species, and position.
- b) Planting specification and methodology including soil volume calculations and incorporating root deflection measures (Where necessary)
- c) Proposed time of planting (season)
- d) 3-year maintenance and management programme.

G. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with BS 3936:1986 (Parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

H. If within a period of 5 years from the date of planting that tree or any tree planted in replacement for it, is removed, uprooted, destroyed, or dies (or becomes in the opinion of the local planning authority seriously damaged or defective) then the tree shall be replaced in the same location to reflect the specification of the approved planting scheme in the next available planting season / within one year of the original tree's demise unless the local planning authority gives its written consent to any variations.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests. Specification and details

3.0 Information for Discharge

3.1 Specification of planting and soil

The specification contains detailed information on plants, grass, and soil. In the specification 6975_901_Landscape Specification_Twickenham Riverside-2002-11-07 by LDA, please refer to section;

- Q28 Topsoil and soil ameliorants
- Q30 Seeding and Turfing
- Q31 External planting

3.2 Site Wide Planting Schedule

The planting schedule lists out plants and trees across the site.

3.3 Drawings and Detailed Information

The LDA drawing pack contains general arrangement of soft landscaping, information on location of plants, and sections through the topography, tree pits, and planters. There is also information on soil volumes and levels on the GA drawings. The drawings should be read in conjunction with the planting schedule and the specification, and together these documents contain detailed information on soft landscaping across the site.

3.4 Drawings and Detailed Information

The LDA Management and Maintenance Plan describes maintenance across the site and required frequency across 1-10 years.

3.5 Table for Discharge

Condition wording	Evidence
1	Compliance
2A - Written specifications (including finalised details and designs for tree pits and soil volumes, cultivation and other operations associated with plant and grass establishment); detailing the quantity, density, size, species, position, planting bed protection and the proposed time or programme of planting of all shrubs, hedges, grasses etc.	<p>Refer to LDA specification, section:</p> <ul style="list-style-type: none"> • Q28 Topsoil and soil ameliorants • Q30 Seeding and Turfing • Q31 External planting <p>Refer to LDA drawings:</p> <ul style="list-style-type: none"> • 6975_103 – GA Tree Pit Plan • 6975_310 to 317 – Planting Plan(s) • 6975_401 to 409 - Sections • 6975_601 - Softworks Details <p>Refer to LDA Schedule:</p> <ul style="list-style-type: none"> • 6975_305 – Site Wide Planting Schedule
2B - Details of earthworks, to include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform	<p>Refer to LDA drawing:</p> <ul style="list-style-type: none"> • 6975_101 – GA Levels • 6975_103 – GA Tree Pit Plan • 6975_401 to 409 – Sections • 6975_601 - Softworks Details
2C - Indication of how the soft landscaping will integrate with the proposal in the long term with regard to their mature size and anticipated routine	<p>Refer to LDA drawing:</p> <ul style="list-style-type: none"> • 6975_300 – GA Softworks • 6975_301 – Site Wide Planting Plan, Trees

<p>maintenance. All species should be of native or non-native plants of known value for wildlife and include</p>	<ul style="list-style-type: none"> • 6975_302 – Site Wide Planting Plan, Roof Gardens • 6975_350 – Tree Canopy Plan <p>Schedule:</p> <ul style="list-style-type: none"> • 6975_305 – Site Wide Planting Schedule
<p>2D - Planting methodology</p>	<p>Refer to LDA specification, section:</p> <ul style="list-style-type: none"> • Q28 Topsoil and soil ameliorants • Q30 Seeding and Turfing • Q31 External planting <p>Refer to LDA Schedule:</p> <ul style="list-style-type: none"> • 6975_305 – Site Wide Planting Schedule <p>Refer to LDA drawings:</p> <ul style="list-style-type: none"> • 6975_300 – GA Softworks • 6975_601 - Softworks Details
<p>2E - Programme for planting</p>	<p>Refer to LDA specification, section:</p> <ul style="list-style-type: none"> • Q28 Topsoil and soil ameliorants • Q30 Seeding and Turfing • Q31 External planting
<p>2F - The tree planting scheme shall be written in accordance with the British Standard 5837:2012 Trees in relation to design, demolition, and construction - Recommendations (sections 5.6) and BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations, and include:</p>	<p>Refer to LDA Schedule:</p> <ul style="list-style-type: none"> • 6975_305 – Site Wide Planting Schedule
<p>a) Details of the quantity, size, species, and position.</p>	<p>Refer to LDA Schedule:</p> <ul style="list-style-type: none"> • 6975_305 – Site Wide Planting Schedule
<p>b) Planting specification and methodology including soil volume calculations and incorporating root</p>	<p>Refer to LDA Schedule:</p> <ul style="list-style-type: none"> • 6975_103 – GA Tree Pit Plan • 6975_305 – Site Wide Planting Schedule

deflection measures (Where necessary)	
c) Proposed time of planting (season)	<p>Refer to LDA Schedule:</p> <ul style="list-style-type: none"> • 6975_305 – Site Wide Planting Schedule <p>Refer to LDA specification, section:</p> <ul style="list-style-type: none"> • Q28 Topsoil and soil ameliorants • Q30 Seeding and Turfing • Q31 External planting
d) 3-year maintenance and management programme	<p>Refer to LDA specification, section:</p> <ul style="list-style-type: none"> • Q35 Landscape Maintenance <p>Refer to LDA document:</p> <ul style="list-style-type: none"> • 9734_Twickenham_Riverside_MMP_Landscape
2G - All tree, shrub and hedge planting included within that specification shall be carried out in accordance with BS 3936:1986 (Parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).	Compliance
2H - If within a period of 5 years from the date of planting that tree or any tree planted in replacement for it, is removed, uprooted, destroyed, or dies (or becomes in the opinion of the local planning authority seriously damaged or defective) then the tree shall be replaced in the same location to reflect the specification of the approved planting scheme in the next available planting season / within one year of the original tree's demise unless the local planning authority gives its	<p>Compliance. Refer to LDA document:</p> <ul style="list-style-type: none"> • 9734_Twickenham_Riverside_MMP_Landscape

written consent to any variations.	
------------------------------------	--