



- ### LEGEND
- RED LINE BOUNDARY (TO BE CONFIRMED)
  - 20M GREEN BUFFER ZONE
  - PHASE 2: CARE HOME
  - ACOUSTIC BARRIER  
To engineers specification.
- ### HARD LANDSCAPE
- ROAD  
To engineers specification.
  - PAVEMENT/FOOTWAY  
To engineers specification.
  - PUMPING STATION  
Concrete surface to engineers specification.
  - PATH  
Addagrip 'Addastone' resin bonded path in colour 'Trent Pea', 3-6mm aggregate size. Refer to PW D201 for detail
  - EDGING  
Marshalls or similar approved PCC Pinkerb, concrete flat top, flush, 914 x 115 x 50mm. Refer to PW D201 for detail
  - STONE CHIPPINGS/COURSE GRAVEL  
To sub station enclosure to be specified by specialist contractor SSEN
  - FEEDER PILLAR on concrete base  
As specified by M+E Engineer
  - + + + LIGHTING COLUMNS AND BOLLARDS  
To be specified by M+E Engineers.
  - SUB STATION SAFETY FENCE AND GATE  
to sub station enclosure. Palisade railings to be specified by specialist contractor SSEN

- ### SOFT LANDSCAPE
- EXISTING RIVER  
To be protected.
  - EXISTING SOFT LANDSCAPE - 5,200m2  
Neutral grassland to be retained and protected. Any areas damaged during construction to be made good with amenity grass seed mix
  - ACOUSTIC BUND AND BARRIER  
To engineers specification
  - AMENITY GRASS - 860m2
  - WILDFLOWER MEADOW MIX - 564m2
  - WOODLAND EDGE GROUNDCOVER MEADOW MIX - 7,907m2
  - WETLAND MEADOW MIX - 2,275m2
  - POND EDGE MEADOW MIX - 758m2  
To seasonally wet micro pools.
  - EXISTING WOODLAND TO BE RETAINED AND PROTECTED  
To be enhanced through management
  - EXISTING LOW GRADE TREE GROUP TO BE PARTLY RETAINED AND PROTECTED
  - EXISTING INDIVIDUAL TREES TO BE RETAINED
  - EXISTING WOODLAND AND TREES TO BE REMOVED  
Trees of poor quality and to allow for site construction, refer to Tree Survey Plan - Duckworths Arboriculture LTD.
  - PROPOSED NATIVE WOODLAND EDGE STRUCTURE PLANTING MIX - 2,114m2
  - PROPOSED NATIVE WOODLAND TREE - 16no.  
Refer to PW L102, L103 and D202 and for further detail
  - BAT BOXES - 5no.  
Five bat boxes. 2F Schwegler Bat Box or similar (see Appendix 8 of the ecologist's report) should be installed on retained mature trees on site in the suggested locations as indicated. The boxes should be positioned at a minimum height of 3m with a clear flight path to the entrance. Bat boxes are most optimal when placed on a southerly or westerly aspect. Final positions to be agreed with ecologist.
  - BIRD BOXES - 5no.  
Five bird boxes. 3S Schwegler Starling Nest Box or similar (see Appendix 8 of the ecologist's report) to be installed on retained mature trees on site in the suggested locations, as indicated. Boxes should be attached using aluminium nails or screws only, the use of copper, zinc or steel affixers in particular must be avoided. Bird boxes are most optimal when placed at a height of at least 3m on a northerly or eastern aspect, with a clear flight path to the entrance. Final positions to be agreed with ecologist.

**GENERAL NOTES**

1. Please refer to engineers drawings for all proposed levels and contours and for detail and specification of all proposed hard landscape construction.
2. Scaled dimensions must not be taken from this drawing.
3. This drawing must be read in conjunction with all relevant drawings, documents and information prepared by the Landscape Architect, other consultants and specialists.
4. Any discrepancy on this drawing must be referred to the Landscape Architect and clarification obtained prior to any works commencing.
5. All dimensions must be checked on site before commencing works or prior to the preparation of drawings by other consultants.

Rev	Date	Description
Rev -	05.10.22	First Issue
Rev A	13.10.22	Amendments to layout and addition of arb survey
Rev B	19.10.22	Amendments to layout and tree planting
Rev C	26.10.22	Updated to reflect updated road layout. Existing grass areas around SuDS basin retained
Rev D	31.10.22	Red Line boundary altered
Rev E	04.11.22	Note added about levels
Rev F	18.11.22	Revised Red line, phasing areas, extended road and bund
Rev G	21.11.22	For Tender - Landscape updated in line with updated entrance road alignment and banking
Rev H	30.11.22	For Planning
Rev I	19.12.22	For Planning: Bridge omitted from Topo

Bird and bat boxes to be installed on retained trees. Locations to be determined by ecologists.

Levels and contours proposed to be taken from Engineer's levels drawings (condition 7).

Road layout in abeyance. Indicative only

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client	Wokingham Borough Council						
project	Toutley East, Wokingham						
drg	PHASE 1: Landscape Masterplan						
scale	1:1000	scale at size	A2	date	Oct '22	project no.	1770
purpose of issue	F O R	prefix	L	drw no.	101	rev	I
purpose of issue							
F O R PLANNING							