

KEY PLAN



PLANTING NOTES

- Plant material shall be in accordance with the National Plant Specification. Plant handling and planting operations shall follow the guidelines in HTA Handling and Establishing Landscaping Planting Note 1.
- Imported topsoil (if required) shall meet BS 3883 Multipurpose Grade standards and be free from gravel, weed seeds, and contaminants, with a maximum stone content of 20% (20mm particle size) and individual stones no larger than 50mm in any dimension. Amenity grass seed shall be based on necessary to meet these specifications.
- Soil conditioner: Apply a 75mm depth of sanitized and stabilized compost conforming to BS PAS 100, incorporate to the topsoil to a minimum depth of 150mm during subsoiling. Compost must be certified by the Compost Association or sourced from an approved supplier.
- Make all planting beds with natural confining bank (5-10mm particle size) to a minimum depth of 75mm over weed-free soil after planting and watering operations.
- Protect existing grassland areas retained on site from damage during construction. Re-seed any bare or disturbed areas after works are complete.
- Protect all retained trees in accordance with BS5831 (2012) during construction works.

Tree Planting

- Tree pits in soft landscapes areas.
- Multi-trunk and standard: 120mm diameter x 600mm depth.
- Standard (potted) and feathered: 600mm diameter x 600mm depth.
- Whip/Transplants: Pits 150mm wider and 75mm deeper than root spread.
- Support trees with 2 x 15mm diameter stakes, cut 600mm above ground level, and 2 x adjustable tree ties.
- All tree pits to be backfilled with excavated topsoil and compost, mixed with slow-release fertiliser, quantify in accordance with manufacturer's recommendations, and firm in.
- Install solid protection for all stumps and transplants using spiral HDPE guards 0.6m high x 50mm diameter (or larger, to suit girth). Secure guards with 600mm bamboo canes inserted 200mm below ground. Protection must allow natural tree movement and unrestricted growth.
- If all stumps trees with arborvitae/waterlogging pipes and risers.

Mixed Native Shrub Planting

- Prepare a 0.5m wide x 0.3m deep weed-free trench (or larger as required to accommodate root spread). Fork over and top the trench base and sides to improve drainage before backfilling. Use an appropriate mix of excavated topsoil and compost if necessary (Compost Association certified or from an approved supplier).
- For new shrubs: Plant shrubs at 0.5m centres. Transplants shall be root-pruned, while container-grown shrubs shall be planted in the ground. Plugs 150mm wider than the root spread. Ensure the root collar sits at ground level after planting and firming.
- Install rabbit protection as follows:
 - Transplants, cuttings, seedlings: Polythene/plastic PP tube guards (0.6m high x 50mm diameter or greater, to suit girth), supported by 600mm bamboo stakes.
 - Container-grown shrubs: Reusable HDPE polythene/plastic mesh guards (0.6m high x 150-180mm diameter or greater, to suit girth), supported by 600mm bamboo stakes.

Planting Ornamental Shrubs

- Incorporate 75mm of sanitized and stabilized compost (to BS PAS 100) into topsoil to a minimum depth of 150mm.
- Shrubs shall be planted in pits 150mm wider and 75mm deeper than the root spread, backfilled with a mix of excavated topsoil and compost. Incorporate slow-release fertiliser as per manufacturer's recommendations.
- Make all planting beds with natural confining bank (particle size 5-10mm) to a depth of 75mm over weed-free soil after planting and watering operations.

Proposed Grass Areas

- Amenity grass: Broadcast seed at 30kg/ha or seed with a suitable amenity grass sowing machine. Follow manufacturer's guidelines for preparation and sowing. Ensure thorough seedbed preparation to establish a fine till.

Planting Seasons

- Deciduous trees and shrubs: Late May to late March.
- Conifers and evergreens: September/October or April/May.
- Container-grown plants and grass turf: Any time with favourable ground and weather conditions.
- Grass seeding: August to October, subject to weather conditions.

Watering

All planting to be watered immediately after planting, and watered regularly during establishment period to ensure successful establishment.

LANDSCAPE MANAGEMENT PLAN

Establishment and Maintenance Period (Years 1-5)

Planting Generally

- Remove all dead, damaged, or diseased tree branches, and dispose of all stumps off-site. Prune shrubs during the appropriate season to maintain health and vigor, avoiding cutting from March to August to prevent disturbance to breeding birds. Deadwood flowering shrubs and herbaceous plants at the end of their flowering season.

Native Shrubs

- Prune Native shrubs on one side each year, alternating on a 2- or 5-year rotation in February to maintain height of 2-3 metres. This encourages dense branching. Deadwood flowering shrubs and herbaceous plants at the end of their flowering season.

Amenity Grass

- Regularly mow amenity grass to maintain a height between 30 mm and 75 mm. Remove clippings and apply a suitable fertilizer in spring of Year 2.

Meadow Grass

- In the first year after seeding, mow meadow grass short twice (spring and autumn) to a height of 75 mm. In subsequent years, mow twice annually:
 - Summer (late July to late August) to a height of 150 mm.
 - Autumn (September) to a height of 75 mm.

General Maintenance

- Maintain all planting and grass areas with the following tasks:
 - Provide adequate irrigation.
 - Control weeds through herbicide application or hand weeding.
 - Regularly pick litter.
 - Apply fertilizer in spring of Years 1, 2, and 3.
 - Re-seed/mulch as needed.
 - Inspect tree stakes, ties, and guying systems to ensure they are secure and not causing damage to tree stems.
- Remove stumps and tree once trees are self-supporting, and dispose of materials appropriately.
- Replace any plants that fail to thrive or die within the 5-year establishment period during the next suitable planting season.
- Remove guards once trees have successfully established within years 3-5 of establishment period.

Long-Term Management Plan

Planting Generally

- Remove dead, damaged, or diseased tree branches and dispose of stumps off-site. Prune shrubs in the appropriate season to maintain health and vigor, avoiding cutting from March to August to prevent disturbance to breeding birds. Deadwood flowering shrubs and herbaceous plants after flowering.

Native Shrubs

- Maintain shrub and scrub areas with a focus on biodiversity. Prune Native shrubs on a 2- or 5-year rotation, maintaining a height of 2-3 metres.

Amenity Grass

- Regularly mow amenity grass to a height of no more than 75 mm. Remove all clippings after each cut.

Meadow Grass

- Mow meadow grass twice annually:
 - Summer (late July to late August) to 150 mm.
 - Autumn (September) to 75 mm.

General Maintenance

- Conduct annual inspections of soil and hard landscaping by a Landscape Contractor and an approved arboriculturist. Carry out necessary tree works to ensure safety and health. Regularly perform weed control and litter removal.

LEGEND

- Site Boundary
- Location of tree pit with wall call. Details and specification to be designed in coordination with manufacturer, TBC.

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Rev	Date	Amendment	Initials

Project: FINCHWOOD PARCEL 11-12

Client: VISTRY THAMES VALLEY

Drawing: DETAILED SOFTSCAPE PLAN (SHEET 1 OF 11)

Drawing no: 2399.3001 Rev: A

Scale: 1:100 Date: JAN '26 Drawn: SB Checked: JM