

NOTE - Refer to sheet 2399.3012 for planting schedule

NOTE: Foundations for furniture and equipment, as shown on this drawing, must be designed and constructed by the appropriate structural engineer in accordance with applicable building codes and standards. Foundations for furniture and equipment, as shown on this drawing, must be designed and constructed by the appropriate structural engineer in accordance with applicable building codes and standards. Foundations for furniture and equipment, as shown on this drawing, must be designed and constructed by the appropriate structural engineer in accordance with applicable building codes and standards.

KEY PLAN



PLANTING NOTES

General

- Plant material shall be in accordance with the National Plant Specification. Plant handling and planting operations shall follow the guidelines in HTA Tending and Establishing Landscaping Practice, 2018.
- Imported topsoil (if required) shall meet BS 3882 Multipurpose Grade standards and be sourced from an approved supplier. Existing topsoil for re-use must contain no more than 80% clay and at least 5% organic matter, with a pH range of 5.5-6.5. It must also be free from perennial weeds, weed seeds, and contaminants, with a maximum stone content of 20% (>20mm particle size) and individual stones no larger than 50mm in any dimension. Amendment or proven existing topsoil as necessary to meet these specifications.
- Soil conditioner: Apply a 75mm depth of sanitized and stabilized compost conforming to BS PAS 100, incorporate into the topsoil to a minimum depth of 150mm during cultivation. Compost must be certified by the Compost Association or sourced from an approved supplier.
- Mix all planting beds with matured coniferous bark (5-35mm 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 BS5837 (2012) during construction works.

Tree Planting

- Tree pits in soft landscapes areas:
 - Multi-stem and standard: 1200mm diameter x 600mm depth.
 - Standard (pawled) and feathered: 600mm diameter x 600mm depth.
 - Whip/Transplants: Fit 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, quantity in accordance with manufacturer's recommendations, and firmed in.
- Install solid protection for all saplings and transplants using spiral HDPE guards 0.6m high x 50mm diameter (or larger, to suit girth). Secure guards with 800mm bamboo canes (inserted 200mm below ground). Protection must allow natural tree movement and unrestricted growth.
- Fit all shrub trees with armitex/leathering pipes and inlets.

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 notch-planted, with container-grown shrubs shall be planted into pits 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: Photodegradable PP tube guards (0.6m high x 50mm diameter or greater, to suit girth), supported by 800mm bamboo stakes.
 - Container-grown shrubs: Reusable HDPE photodegradable mesh guards (0.6m high x 150 x 150mm diameter or greater, to suit girth), supported by 800mm bamboo stakes.

Planting Ornamental Shrubs

- Incorporate 75mm of sanitized and stabilized compost (to BS PAS 100) into topsoil to a minimum depth of 100mm.
- 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.
- Mix all planting beds with matured coniferous bark (particle size 5-35mm) to a depth of 75mm over weed-free soil after planting and watering operations.

Proposed Grass Areas

- Amenity grass: Turf according to BS 3969 or seed with a suitable amenity grass mix at 30g/m² over the manufacturer's instructions.
- Meadow grass: Broadcast seed at 4g/m² for areas of made or disturbed ground. Follow manufacturer's guidelines for preparation and sowing. Ensure thorough seedbed preparation to establish a fine fib.

Planting Seasons

- Deciduous trees and shrubs: Late October 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 seedling: 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)

- 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, encourage vigor, and prevent encroachment on paths or car parking areas. Deadhead flowering shrubs and herbaceous plants at the end of their flowering season.
- Prune native shrub on one side each year, alternating on a 2- or 3-year rotation in February, to maintain height of 2-3 metres. This encourages dense growth while providing habitats and foraging opportunities for wildlife.

Native Shrubs

- Prune native shrub on one side each year, alternating on a 2- or 3-year rotation in February, to maintain height of 2-3 metres. This encourages dense growth while providing habitats and foraging opportunities for wildlife.

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.
- Remove all clippings to reduce soil fertility.

General Maintenance

- Maintain all planting and grass areas with the following tasks:
 - Provide release 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 stakes and ties 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

- 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. Deadhead flowering shrubs and herbaceous plants after flowering.
- Copper Corvus (dogwood) or a 4-year rotation, with 50% replaced every three years in spring to promote bushy growth and vibrant stems.

Native Shrubs

- Maintain native shrub and scrub areas with a focus on biodiversity. Prune native shrubs on a 2- or 3-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.

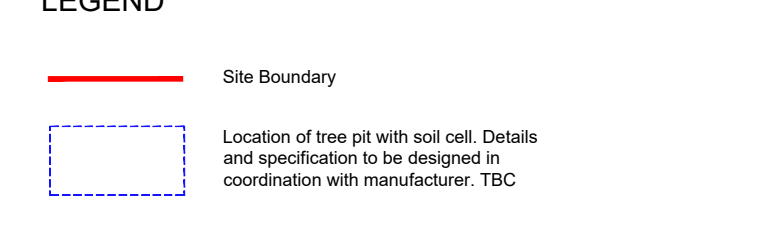
Meadow Grass

- Mow meadow grass twice annually:
 - Summer (late July to late August) to 150 mm.
 - Autumn (September) to 75 mm.
- Remove clippings to maintain soil fertility levels conducive to wildlife growth.

General Maintenance

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

LEGEND



A	02.02.2025	Issued for discharge of planning conditions	SB
Rev	Date	Amendment	Initials

Project:
FINCHWOOD PARCEL 11-12

Client:
VISTRY THAMES VALLEY

Drawing:
DETAILED SOFTSCAPE PLAN (SHEET 4 OF 11)

Drawing no: 2399.3004 Rev: A

Scale@A1: 1:100 Date: JAN '26 Drawn: SB Checked: JM

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All dimensions and measurements to be checked on site.
Do not scale from this drawing. This drawing is to be printed in colour.

CONSTRUCTION

REFER TO DRAWING NO. 2399.3003

REFER TO DRAWING NO. 2399.3005

REFER TO DRAWING NO. 2399.3008

SCALE 1:100