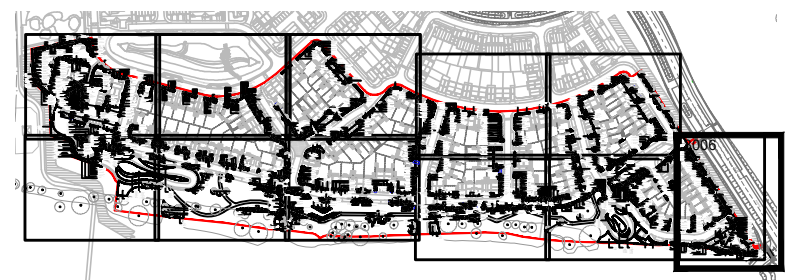


KEY PLAN



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 Handling and Establishing Landscaping Planting, Parts 14.
- Imported topsoil (if required) shall meet BS 3883 Makapuu Grade standards and be sourced from an approved supplier. Existing topsoil for reuse must contain no more than 35% clay and at least 2% organic matter, with a pH range of 5.5 to 8.5. 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. Ameliorate or screen existing topsoil as necessary to meet these specifications.
- Soil conditioner: Apply a 75mm depth of aerated and stabilized compost conforming to BS PAS 100. Incorporate this topsoil to a minimum depth of 100mm during cultivation. Compost must be certified by the Compost Association or sourced from an approved supplier.
- Much all planting beds with matured coniferous bark (5-30mm particle size) to a minimum depth of 75mm over weed-free soil after planting and watering operations.

Existing Features

- 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 BS5838 (2012) during construction works.

Tree Planting

- Tree pits in soft landscape areas:
 - Multi-stem and standard: 1200mm diameter x 600mm depth.
 - Standard (selected) and feathered: 600mm diameter x 600mm depth.
 - Whips/Transplants: 150mm wider and 75mm deeper than root spread.
 - Support trees with 2 x 75mm diameter stakes, cut 600mm above ground level, and 2 x adjustable tie lvs.
 - All tree pits to be backfilled with excavated topsoil and compost, mixed with slow-release fertiliser, quantity in accordance with manufacturer's recommendations, and tamped in.
- Install radial protection for all whips and transplants using spiral HDPE guards 0.6m high x 50mm diameter (or larger, to suit girth). Secure guards with 900mm bamboo canes inserted 200mm below ground. Protection must allow natural tree movement and unrestricted growth.
- Fit all street trees with sensor/watering pipes and nozzles.

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 north-planted, while container-grown shrubs shall be south-planted. Ensure the root collar sits at ground level after planting and firming.
- Install radial protection as follows:
 - Transplants, cuttings, seedlings: Photodegradable PP tube guards (0.6m high x 50mm diameter or greater, to suit girth), supported by 900mm bamboo stakes.
 - Container-grown shrubs: Reusable rigid polypropylene mesh guards (0.6m high x 150-180mm diameter or greater, to suit girth), supported by 900mm timber stakes.

Planting Ornamental Shrubs

- Incorporate 12mm of aerated 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.
- Much planting beds with matured coniferous bark (particle size 5-50mm) to a depth of 75mm over weed-free soil after planting and watering operations.

Proposed Grass Areas

- Amenity grass: Turf according to BS 3806 or seed with a suitable amenity grass mix at 25g/m² or per the manufacturer's instructions.
- Meadow grass: Broadcast seed at 4g/m² for areas of meadow or disturbed ground. Follow manufacturer's guidelines for preparation and sowing. Ensure thorough seedbed preparation to establish a fine silt.

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 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)

Pruning General

- Remove all dead, damaged, or diseased tree branches, and dispose of all prunings.
- Prune shrubs in the appropriate season to maintain health and vigor, avoiding cutting vigor, and prevent encroachment on paths or car parking areas. Deadhead flowering shrubs and herbaceous plants at the end of their flowering season.

Native Shrubs

- Prune native shrub on one side each year, alternating on a 2- or 3-year rotation in February to maintain a height of 2.5 metres. This encourages dense growth while providing habitats and foraging opportunities for wildlife.

Amenity Grass

- Regularly mow amenity grass to maintain a height between 35 mm and 75 mm. Remove clippings and apply a suitable fertiliser 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 100 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 adequate irrigation.
 - Control weeds through herbicide application or hand weeding.
 - Regularly pick litter.
 - Apply fertiliser in spring of years 1, 2, and 3.
 - Replenish mulch as needed.
 - Inspect tree stakes, ties, and growing 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

Pruning General

- Remove dead, damaged, or diseased tree branches and dispose of prunings off-site.
- Prune shrubs in the appropriate season to maintain health and vigor, avoiding cutting vigor, and prevent encroachment on paths or car parking areas. Deadhead flowering shrubs and herbaceous plants after flowering.

Native Shrubs

- Maintain native shrub and sward areas with a focus on biodiversity. Prune native shrubs on a 2- or 3-year rotation, maintaining a height of 2.5 metres.

Amenity Grass

- Regularly mow amenity grass to a height of 35 mm to 75 mm. Remove all clippings after each cut.

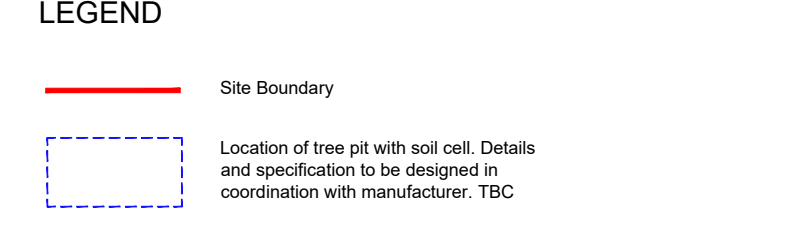
Meadow Grass

- 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 soft 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



REFER TO DRAWING NO. 2399.3005

0 1 2 3 4 5 10m
SCALE 1:100

A	02.03.2025	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 6 OF 11)			
Drawing no:			
2399.3006			
Rev:			
A			
Scale/AB: 1:100 Date: JAN 26 Drawn: SB Checked: JM			

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CONSTRUCTION