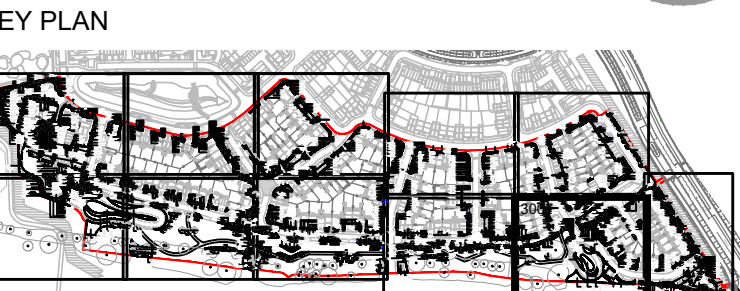


REFER TO DRAWING NO. 2399.3005

NOTE - Refer to sheet 2399.3012 for planting schedule

NOTE: Information for landscape and equipment, as shown on this drawing, must be designed and installed by the appropriate specialist engineer or specialist contractor. It is the responsibility of the client to ensure that the design and construction of the landscape is in accordance with the relevant standards and specifications.

Scale 1:1000. All dimensions are in millimetres unless otherwise stated.



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 Practice, 2014.
- Imported topsoil (if required) shall meet BS 3883:2015:2015 Grade standards and be sourced from an approved supplier. Existing topsoil for use in areas shall contain no more than 20% 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. Amended or screen existing topsoil as necessary to meet these specifications.
- Soil condition: Apply a 75mm depth of sanitized and stabilized compost conforming to BS PAS 100, incorporate the topsoil to a minimum depth of 150mm during cultivation. Compost must be certified by the Compost Association or sourced from an approved supplier.
- Match all planting beds with natural contours (5-10mm 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 BS5837 (2012) during construction works.

Tree Planting

- Tree pits in soft landscape areas:
 - Maximum and standard: 1200mm diameter x 600mm depth.
 - Standard (excavated) and feathered: 600mm diameter x 600mm depth.
 - Whips/Transplants: Fits 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, meet with slow-release fertiliser, quantity in accordance with manufacturer's recommendations, and firmed in.
- Install rabbit protection for all saplings and transplants using spiral HDPE guards 0.6m high x 500mm diameter (or larger, to suit girth). Secure guards with 800mm bamboo canes (inserted 200mm below ground). Protection must allow natural tree movement and unobstructed growth.
- Fit all shrub trees with anti-rabbit/watering pipes and shields.

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 rootball-planted, while container-grown shrubs shall be planted with the rootball 150mm wider than the root spread. Ensure the root collar sits at ground level after planting and firmed.
- 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 150-180mm diameter or greater, to suit girth), supported by 800mm corner stakes.
 - 6 No. Lavandula angustifolia
 - 5 No. Pachyandra terminalis

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.
- Match planting beds with natural contours (5-10mm particle size) to a depth of 75mm over weed-free soil after planting and watering operations.

Proposed Grass Areas

- Amenity grass: Turf according to BS 3809 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 bare or disturbed ground. Follow manufacturer's guidelines for preparation and sowing. Ensure thorough seedbed preparation to establish a fine fth.

Planting Seasons

- Deciduous trees and shrubs: Late April 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)

- Remove all dead, damaged, or diseased tree branches, and dispose of all stumps off-site. Prune shrubs during the appropriate season to maintain health, 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 a height of 2-3 metres. This encourages dense growth and provides habitat 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 150 mm.
 - Autumn (September) to a height of 75 mm.
- Remove all stumps 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 fertilizer in spring of Years 1, 2, and 3.
 - Replenish 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 Cornus (dogwood) as a 5-year species, 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 stumps to maintain soil fertility levels conducive to wilderness growth.

General Maintenance

- Conduct annual inspections of soil and hard landscaping by a Landscape Contractor and an approved arboriculturalist. 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 soil call. Details and specification to be designed in coordination with manufacturer. TBC.

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 7 OF 11)

Drawing no: 2399.3007 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. 2399.3008

REFER TO DRAWING NO. 2399.3006

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