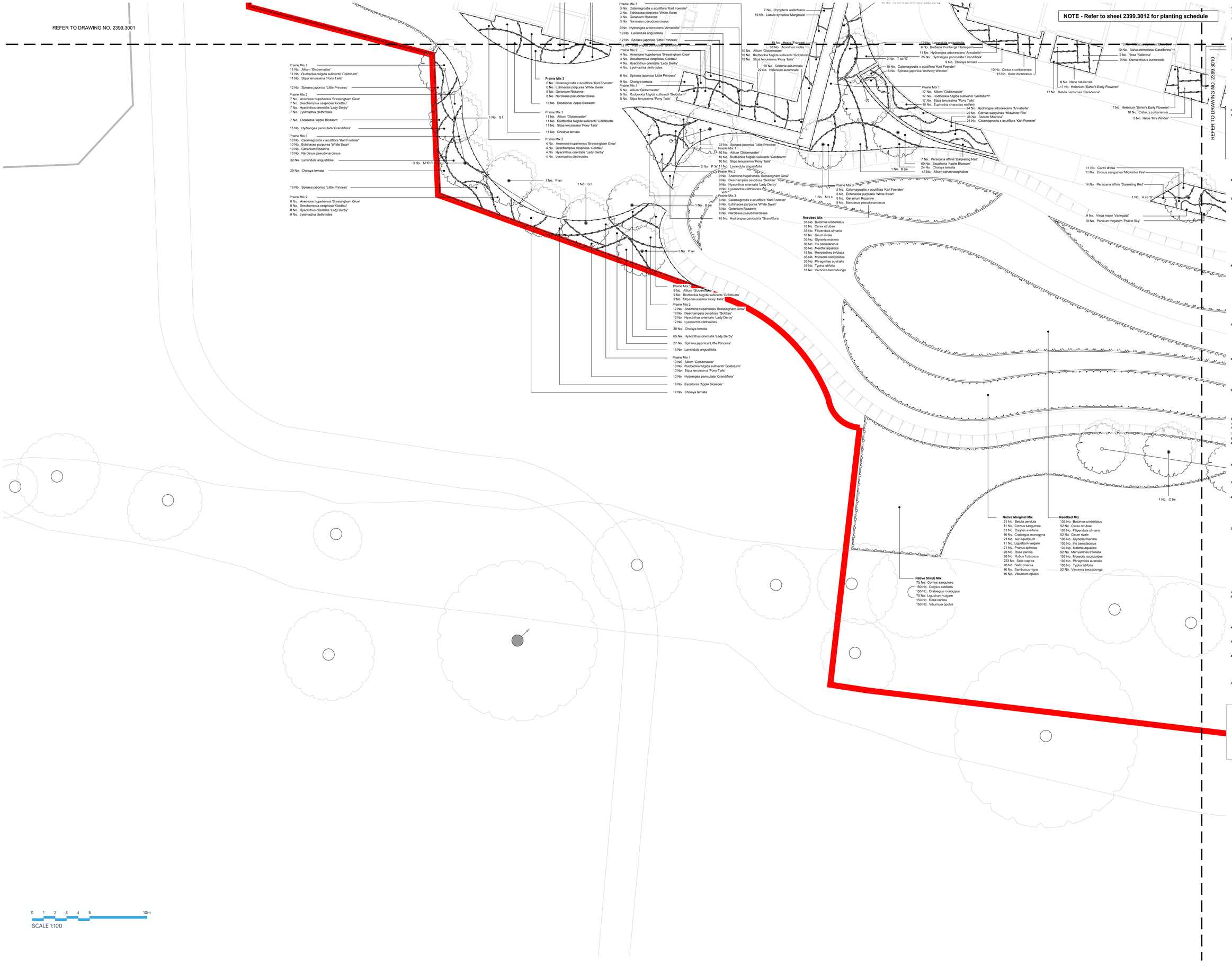

NOTE: Foundations for furniture and equipment, as shown on this drawing, must be designed and constructed by the appropriate structural engineer or manufacturer. Ensure compliance with safety and load-bearing specifications.

Refer to FINC ARCHITECTS drawings XX.XXXX.LXXXX series for Hardscape Plans

KEY PLAN

PLANTING NOTES

General

1. 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 Landscape Plants', Parts I-III.
2. 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 35% clay and at least 5% organic matter, with a pH range of 5.5-8.5. 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.
3. Soil conditioner: Apply a 75mm depth of sanitized and stabilized compost conforming to BSI 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.
4. Mulch 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.

Existing Features

5. Protect existing grassland areas retained on site from damage during construction. Re-seed any bare or disturbed areas after works are complete.
6. Protect all retained trees in accordance with BS5837 (2012) during construction works.

Tree Planting

7. 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: Pits 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 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.
8. Install rabbit 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 300mm below ground. Protection must allow natural tree movement and unrestricted growth.
9. Fit all street trees with aeration/watering pipes and inlets.

Mixed Native Shrub Planting

10. Prepare a 0.5m wide x 0.3m deep weed-free trench (or larger as required to accommodate root spread). Fork over and "rip" 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).
11. For new Shrubs: Plant shrubs at 0.5m centres. Transplants shall be notch-planted, while container-grown shrubs shall be pit-planted in pits 150mm wider than the root spread. Ensure the root collar sits at ground level after planting and firming.
12. 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 900mm bamboo stakes.
    - Container-grown shrubs: Recycled HDPE photodegradable mesh guards (0.6m high x 150-180mm diameter or greater, to suit girth), supported by 900mm timber stakes.

Planting Ornamental Shrubs

14. Incorporate 75mm of sanitized and stabilized compost (to BSI PAS 100) into topsoil to a minimum depth of 150mm.
15. 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 fertilizer as per manufacturer's recommendations.
16. Mulch 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

17. Amenity grass: Turf according to BS 3969 or seed with a suitable amenity grass mix at *35g/m²* or per the manufacturer's instructions.
18. 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 tilth.

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 favorable 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 Generally

1. Remove all dead, damaged, or diseased tree branches, and dispose of all arisings off-site. Prune shrubs during the appropriate season to maintain health, encourage vigour, and prevent encroachment on paths or car parking areas. Deadhead flowering shrubs and herbaceous plants at the end of their flowering season.

Native Shrubs

2. 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 meters. This encourages dense growth while providing habitats and foraging opportunities for wildlife.

Amenity Grass

3. Regularly mow amenity grass to maintain a height between 35 mm and 75 mm. Remove clippings and apply a suitable fertilizer in spring of Year 2.

Meadow Grass

4. 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 arisings to reduce soil fertility.

General Maintenance

5. 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.
6. Remove stakes and ties once trees are self-supporting, and dispose of materials appropriately.
7. Replace any plants that fail to thrive or die within the 5-year establishment period during the next suitable planting season.
12. Remove guards once trees have successfully established within years 3-5 of establishment period.

Long-Term Management Plan

Pruning Generally

1. Remove dead, damaged, or diseased tree branches and dispose of arisings off-site. Prune shrubs in the appropriate season to maintain health and vigour, avoiding cutting from March to August to prevent disturbance to breeding birds. Deadhead flowering shrubs and herbaceous plants after flowering.
2. Coppice Cornus (dogwood) on a 6-year rotation, with 50% coppiced every three years in spring to promote bushy growth and vibrant stems.

Native Shrubs

3. 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 meters.

Amenity Grass

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

Meadow Grass

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

General Maintenance

11. 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

Site Boundary

Location of tree pit with soil cell. Details and specification to be designed in coordination with manufacturer. TBC

Rev	Date	Amendment	Initials
A	02.03.2026	Issued for discharge of planning conditions	SB

Project:
FINCHWOOD PARCEL 11-12

Client:
VISTRY THAMES VALLEY

Drawing:
DETAILED SOFTSCAPE PLAN (SHEET 11 OF 11)

CONSTRUCTION

Drawing no: 2399.3011 **Rev:** A

Scale@A0: 1:100 **Date:** JAN '26 **Drawn:** SB **Checked:** JM

FINC Architects Ltd
01-63 New London Road | Chelmsford | Essex | CM2 0ND
T: +44 (0)1245 933988
W: www.fincarchitects.com
E: company@fincarchitects.com

Disclaimer:
© FINC Architects Limited holds the copyright to all the information contained within this document and their written consent must be obtained before copying or using the data other than for the purpose it was originally supplied.
All dimensions and measurements to be checked on site.
Do not scale from this drawing. This drawing is to be printed in colour.