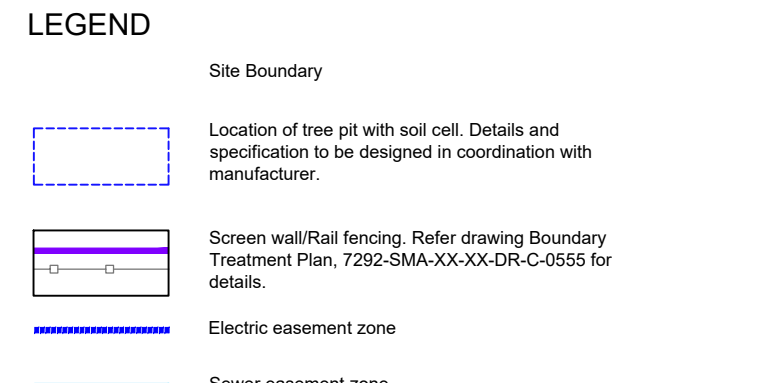


NOTE - Refer to sheet 2399.3012 for planting schedule

NOTE: Plant material shall be supplied and installed, as shown on this drawing, must be designed and installed to the appropriate standard import or export requirements. Please refer to the following table for the appropriate standard import or export requirements. Please refer to the following table for the appropriate standard import or export requirements.



- 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 Plants. Parts 1-18.
 - Imported topsoil (if required) shall meet BS 3882 Multi Purpose Grade standards and be sourced from an approved supplier. Existing topsoil to be reused must contain no more than 30% clay and at least 2% 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. Amenity or screen setting topsoil as necessary to meet these specifications.
 - Soil conditioner: Apply a 75mm depth of certified and suitable compost conforming to BS2446:100, incorporate into the topsoil to a minimum depth of 100mm during cultivation. Compost must be certified by the Compost Association or issued by an approved supplier.
 - Mulch all planting beds with natural confetti bark (5-50mm 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 related trees in accordance with BS5837:2012 during construction works.
- Tree Planting**
- Tree pits in soft landscape areas:
 - Multi-stem and standard: 1500mm diameter x 600mm depth.
 - Standard (single-stem) and bare-rooted: 800mm diameter x 600mm depth.
 - Whip/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.
 - Install rabbit protection for all shrubs 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 street trees with arbor/watering pipes and inlets.
- Brass 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 incorporation is not required or from an approved supplier).
 - For new shrubs: Plant shrubs at 0.5m centres. Transplants shall be redistributed, while container-grown shrubs shall be placed in pits 150mm wider than the root spread. Ensure the root collar sits at ground level after planting and firmed in.
 - 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: Recycled HDPE photodegradable mesh guards (0.6m high x 100-150mm diameter or greater, to suit girth), supported by 800mm fence stakes.
- Planting Generalised Shrubs**
- Incorporate 75mm of fertilised and stabilised compost (to BS1362:100) 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.
 - Mulch planting beds with natural confetti 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 3882 or seed with a suitable amenity grass seed at 30g/m² or per the manufacturer's instructions.
 - Meadow grass: Broadcast seed at 40g/m² for areas of mow or disturbed ground. Follow manufacturer's guidelines for seed preparation and sowing. Ensure thorough seedbed preparation to establish a fine bed.
- Planting Climbers**
- Shrubs shall be planted in pits 450mm away from the footing of the boundary wall.
 - Climbers will be supported by a robust stainless steel cable system with high tensile and corrosion-resistant AISI Stainless steel grade wire rope.
- 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)
- Pruning General**
- Remove 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 environmental damage to breeding birds. Deadwood encourage shrubs and herbaceous plants at the end of their flowering period.
- Native Shrubs**
- Prune native shrubs 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 while providing habitats and foraging opportunities for wildlife.
- Amenity Grass**
- Regularly mow amenity grass to maintain a height between 35mm and 75mm. 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 50mm. In subsequent years, mow twice annually:
 - Summer (late July to late August) to a height of 100mm.
 - Autumn (September) to a height of 75mm.
 - Remove all arisings 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 guying systems to ensure they are secure and not causing damage to tree stems.
 - Remove stakes and less once trees are self-supporting, and dispose of materials appropriately.
 - Regularly mow amenity grass to a height of no more than 75mm. Remove all clippings after each cut.
 - Mow meadow grass twice annually:
 - Summer (late July to late August) to 150mm.
 - Autumn (September) to 75mm.
 - Remove arisings to maintain soil fertility levels conducive to wildlife growth.
- Long-Term Management Plan**
- Pruning General**
- Remove dead, damaged, or diseased tree branches and dispose of all 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. Deadwood encourage shrubs and herbaceous plants after flowering.
 - Coppice Cornus (dogwood) on a 6-year rotation, with 50% coppiced every three years in spring to promote lushy growth and attract birds.
- 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 75mm. Remove all clippings after each cut.
- Meadow Grass**
- Mow meadow grass twice annually:
 - Summer (late July to late August) to 150mm.
 - Autumn (September) to 75mm.
 - Remove arisings 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.



C	02.09.2026	Issued for discharge of Condition 5 incorporating comments from LPA and updated to suit revised layout.	SB
C	02.07.2026	Issued for internal review	SB
A	02.03.2026	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 1 OF 11)			
Drawing no: 2399.3001			
Rev: C			
Scale@A1: 1:100			
Date: JAN '26			
Drawn: SB			
Checked: JM			

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Disclaimers:
All dimensions and measurements shall be to the finished state.
Do not scale from this drawing. This drawing is to be printed in colour.

CONSTRUCTION

REFER TO DRAWING NO. 2399.3011

