REFER TO DRAWING NO. 2399.3002

REFER TO DRAWING NO. 2399.3004

NOTE - Refer to sheet 2399.3012 for planting schedule

16 No. Echinacea purpurea 'White Swan'
9 No. Geranium Rozanne
9 No. Fuchsia magellanica gracilis
18 No. Salvia nemorosa 'Caradonna'
7 No. Geranium Rozanne
11 No. Philadelphus 'Manteau d'Hermine'
44 No. Allium nigrum
70 No. Anemone nemorosa
8 No. Ceanothus thyrsiflorus repens
14 No. Sarcococca confusa
2 No. Jasminum x stephanense
8 No. Escallonia 'Apple Blossom'
11 No. Philadelphus 'Manteau d'Hermine'
17 No. Salvia nemorosa 'Caradonna'
7 No. Prunus laurocerasus 'Otto Luyken'
12 No. Fuchsia magellanica gracilis
10 No. Prunus laurocerasus 'Otto Luyken'
11 No. Salvia nemorosa 'Caradonna'
8 No. Hydrangea macrophylla 'Blue Wave'
7 No. Ceanothus thyrsiflorus repens
7 No. Vinca major
8 No. Viburnum davidii
9 No. Calluna vulgaris
14 No. Salvia nemorosa 'Caradonna'
13 No. Brunnera macrophylla 'Jack Frost'
15 No. Hosta 'Francee'
1 No. C K
12 No. Hydrangea macrophylla 'Blue Wave'
17 No. Geranium Rozanne
6 No. Hydrangea macrophylla 'Blue Wave'
10 No. Fuchsia magellanica gracilis
6 No. Hebe rakaiensis
7 No. Sarcococca confusa
14 No. Euonymus fortunei 'Emerald Gaiety'
10 No. Hosta 'Francee'
2 No. Euonymus fortunei 'Emerald Gaiety'
13 No. Vinca major
12 No. Hydrangea macrophylla 'Blue Wave'
1 No. C K
17 No. Anemone hupehensis 'Bressingham Glow'
16 No. Brunnera macrophylla 'Jack Frost'
20 No. Rosa Iceberg
8 No. Sarcococca confusa
115 No. Anemone nemorosa
7 No. Sarcococca confusa
5 No. Euonymus fortunei 'Emerald Gaiety'
11 No. Brunnera macrophylla 'Jack Frost'
2 No. Euonymus fortunei 'Emerald Gaiety'
9 No. Vinca major
57 No. Anemone nemorosa
7 No. Hydrangea macrophylla 'Blue Wave'
9 No. Sarcococca confusa
6 No. Sarcococca confusa
15 No. Hosta 'Francee'
12 No. Lamium maculatum 'Beacon Silver'
Ground Cover Mix 2 (Shade)
9 No. Alchemilla mollis
41 No. Anemone nemorosa
9 No. Brunnera macrophylla 'Jack Frost'
57 No. Galanthus nivalis
9 No. Vinca major
18 No. Hosta 'Francee'
12 No. Hydrangea macrophylla 'Blue Wave'
9 No. Mahonia aquifolium 'Apollo'
7 No. Hosta 'Francee'
78 No. Anemone nemorosa
11 No. Vinca major
8 No. Hydrangea macrophylla 'Blue Wave'
7 No. Euonymus fortunei 'Emerald Gaiety'
9 No. Luzula sylvatica 'Marginata'
9 No. Viburnum tinus 'Eve Price'
12 No. Dryopteris wallichiana
14 No. Camellia japonica
13 No. Rosa Iceberg
11 No. Rosa rugosa 'Rubra'
8 No. Camellia japonica
8 No. Ceanothus thyrsiflorus repens
8 No. Prunus laurocerasus 'Otto Luyken'
10 No. Fuchsia 'Mrs Popple'
11 No. Hydrangea arborescens 'Annabelle'
9 No. Viburnum davidii
14 No. Rosa Iceberg
12 No. Philadelphus 'Manteau d'Hermine'
12 No. Salvia nemorosa 'Caradonna'
12 No. Ceanothus thyrsiflorus repens
2 No. Lonicera periclymenum 'Graham Thomas'
11 No. Salvia nemorosa 'Caradonna'
9 No. Lavandula angustifolia
9 No. Brunnera macrophylla 'Jack Frost'
12 No. Philadelphus 'Manteau d'Hermine'
7 No. Daphne pontica
11 No. Fuchsia 'Mrs Popple'
10 No. Anemone hupehensis 'Bressingham Glow'
3 No. Clematis armandii
2 No. Lonicera periclymenum 'Graham Thomas'
11 No. Geranium Rozanne
14 No. Camellia japonica
16 No. Euonymus fortunei 'Emerald Gaiety'
8 No. Euonymus fortunei 'Emerald Gaiety'
6 No. Hydrangea arborescens 'Annabelle'
9 No. Bergenia 'Bressingham White'
21 No. Prunus lusitanica
140 No. Anemone nemorosa
2 No. P c 'Chi'
18 No. Rosa Iceberg
11 No. Fuchsia 'Mrs Popple'
15 No. Salvia nemorosa 'Sensation White'
9 No. Escallonia 'Apple Blossom'
10 No. Hibiscus syriacus 'Blue Bird'
8 No. Lavandula angustifolia
7 No. Geranium Rozanne
7 No. Camellia japonica
5 No. Viburnum davidii
7 No. Brunnera macrophylla 'Jack Frost'
22 No. Brunnera macrophylla 'Jack Frost'
6 No. Geranium Rozanne
5 No. Salix tanata
6 No. Daphne pontica
7 No. Brunnera macrophylla 'Jack Frost'
11 No. Fuchsia 'Mrs Popple'
6 No. Salvia nemorosa 'Sensation White'
7 No. Geranium Rozanne
12 No. Geranium Rozanne
35 No. Allium nigrum
12 No. Fuchsia magellanica gracilis
10 No. Anemone hupehensis 'Bressingham Glow'
7 No. Philadelphus 'Manteau d'Hermine'
3 No. Jasminum x stephanense
9 No. Ceanothus thyrsiflorus repens
23 No. Allium nigrum
7 No. Camellia japonica
10 No. Daphne pontica
8 No. Salvia nemorosa 'Sensation White'
7 No. Euonymus fortunei 'Emerald Gaiety'
5 No. Viburnum tinus 'Eve Price'
16 No. Escallonia 'Apple Blossom'
12 No. Hydrangea macrophylla 'White Wave'
6 No. Euonymus fortunei 'Emerald Gaiety'
7 No. Lavandula angustifolia
7 No. Salvia nemorosa 'Sensation White'
7 No. Daphne pontica
25 No. Allium nigrum
6 No. Camellia japonica
7 No. Daphne pontica
5 No. Escallonia 'Apple Blossom'
12 No. Fuchsia 'Mrs Popple'
14 No. Lavandula angustifolia
9 No. Hibiscus syriacus 'Blue Bird'
14 No. Salvia nemorosa 'Caradonna'
11 No. Geranium Rozanne
10 No. Salvia nemorosa 'Sensation White'
11 No. Daphne pontica
5 No. Fuchsia 'Mrs Popple'
11 No. Hydrangea macrophylla 'Blue Wave'
3 No. Viburnum tinus 'Eve Price'
7 No. Salvia nemorosa 'Sensation White'
30 No. Salvia nemorosa 'Sensation White'
10 No. Fuchsia magellanica gracilis
2 No. C K
9 No. Spiraea japonica 'Goldflame'
14 No. Rudbeckia fulgida sullivantii 'Goldsturm'
16 No. Daphne pontica
17 No. Euonymus fortunei 'Emerald Gaiety'
4 No. Hebe rakaiensis
15 No. Euonymus fortunei 'Emerald Gaiety'
16 No. Spiraea japonica 'Goldflame'
10 No. Hydrangea arborescens 'Annabelle'
7 No. Fuchsia 'Mrs Popple'
11 No. Echinacea purpurea 'White Swan'
10 No. Salvia nemorosa 'Sensation White'
7 No. Brunnera macrophylla 'Jack Frost'
33 No. Allium nigrum
79 No. Anemone nemorosa
6 No. Philadelphus 'Manteau d'Hermine'
5 No. Echinacea purpurea 'White Swan'
9 No. Rudbeckia fulgida sullivantii 'Goldsturm'
20 No. Prunus lusitanica
7 No. Choisya ternata
20 No. Prunus lusitanica
42 No. Prunus lusitanica
7 No. Echinacea purpurea 'White Swan'
8 No. Fuchsia magellanica gracilis
15 No. Rudbeckia fulgida sullivantii 'Goldsturm'
4 No. Hydrangea macrophylla 'Blue Wave'
9 No. Spiraea japonica 'Goldflame'
6 No. Viburnum davidii
9 No. Euonymus fortunei 'Emerald Gaiety'
7 No. Choisya ternata
6 No. Lavandula angustifolia
15 No. Hydrangea arborescens 'Annabelle'
4 No. C lae 'P S'
18 No. Salvia nemorosa 'Sensation White'
3 No. Jasminum x stephanense
20 No. Rudbeckia fulgida sullivantii 'Goldsturm'
11 No. Fuchsia magellanica gracilis
8 No. Hosta 'Francee'
7 No. Hydrangea macrophylla 'Blue Wave'
6 No. Vinca major
6 No. Brunnera macrophylla 'Jack Frost'
7 No. Hydrangea macrophylla 'Blue Wave'
6 No. Ceanothus thyrsiflorus repens
9 No. Vinca major
7 No. Viburnum davidii
9 No. Euonymus fortunei 'Emerald Gaiety'
8 No. Viburnum davidii
7 No. Ceanothus thyrsiflorus repens

REFER TO DRAWING NO. 2399.3009

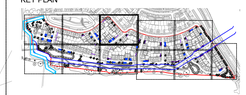
0 1 2 3 4 5 10m

SCALE 1:100

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 2399-1000 series for Combined Hard and Softscape 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 Climbers

19. Shrubs shall be planted in pits 450mm away from the footing of the boundary wall.
20. 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 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

15. 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

16. 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

17. 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

18. 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.
- Screen wall/Rail fencing. Refer drawing Boundary Treatment Plan, 7292-SMA-XX-XX-DR-C-0555 for details.
- Electric easement zone
- Sewer easement zone

Rev	Date	Amendment	Initials
C	02.09.2026	Issued for discharge of Condition 5 incoporating comments from LPA and updated to suit revised layout.	SB
B	02.07.2026	Issued for internal review	SB
A	02.03.2026	Issued for discharge of planning conditions	SB

CONSTRUCTION

Project:
FINCHWOOD PARCEL 11-12

Client:
VISTRY THAMES VALLEY

Drawing:
DETAILED SOFTSCAPE PLAN (SHEET 3 OF 11)

Drawing no: 2399.3003 **Rev:** C

Scale@A0: 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.