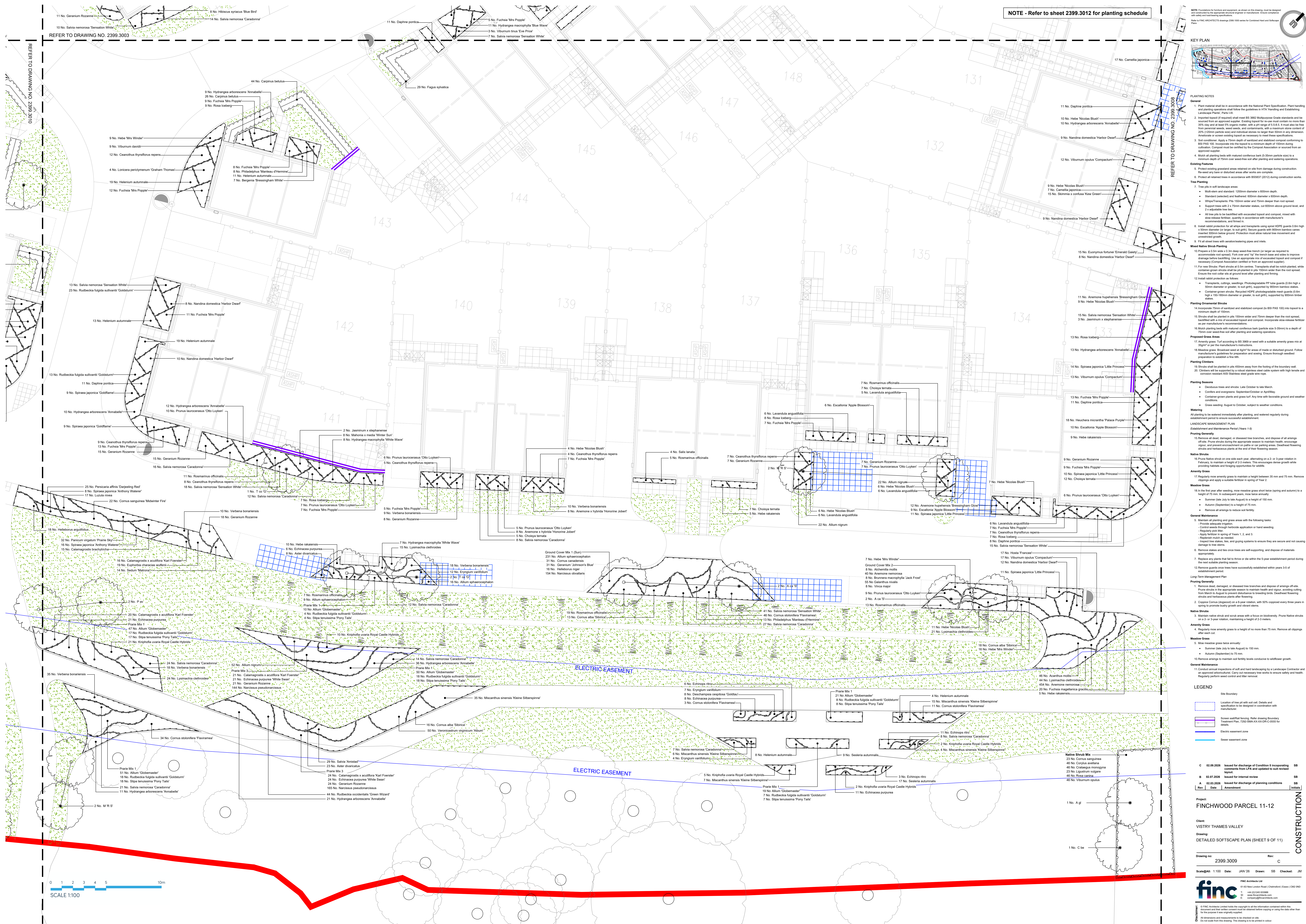




NOTE - Refer to sheet 2399.3012 for planting schedule



- 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 146.
 - Imported topsoil (if required) shall meet BS 3882 Multiple-Use Grade standards and be sourced from an approved supplier. Existing topsoil for reuse shall 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 existing topsoil as necessary to meet these specifications.
 - Soil conditioner: Apply a 75mm depth of levelled and stabilised compost conforming to BS PAS 100, incorporate into the topsoil to a minimum depth of 100mm during cultivation. Compost must be certified by the Compost Association or sourced from an approved supplier.
 - Mulch all planting beds with natural confusable bark (5-55mm 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:
 - Mulch stem and standard: 1500mm diameter x 600mm depth.
 - Standard (excavated) and barked: 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, quantify 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 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.
 - Fit all stem trees with aerobol/watering pipes and inlets.

- Brick Netting Bush-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 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.
 - 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 100-150mm diameter) or greater to suit girth, supported by 900mm mesh stakes.

- Planting Generalised Strips**
- Incorporate 75mm of sanitised and stabilised compost (to BS PAS 100) into topsoil to a minimum depth of 150mm.
 - Strips shall be planned in pits 150mm wide 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 confusable bark particle size 5-55mm 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 mix at 10g/m² or per the manufacturer's instructions.
 - Meadow grass: Broadcast seed at 4g/m² for areas of made or disturbed ground. Follow manufacturer's guidelines for site preparation and sowing. Ensure thorough seedbed preparation to establish a fine bed.

- Planting Climbers**
- Climbers will be supported by a robust stainless steel cable system with high tensile and corrosion-resistant A65 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 is 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**
- 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 development of pests or on parking areas. Deadhead flowering 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 in 3 year rotation in February, to maintain a height of 2-3 metres. This encourages dense growth and provides 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 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, wire, and girdling systems to ensure they are secure and not causing damage to tree stems.

- Remove**
- Remove all stumps and less than trees are self-supporting, and dispose of materials appropriately.

- Regularly**
- Regularly any plants that fall or die within the 5-year establishment period during the next suitable planting season.

- Remove**
- Remove grass once trees have successfully established within years 3-5 of establishment period.

- Copice**
- Copice Cornus (dogwood) on a 6-year rotation, with 50% coppiced every three years in spring to promote bushy growth and attract birds.

- Native Shrubs**
- Maintain native shrub and scrub areas with a focus on biodiversity. Prune Native shrubs on a 2 in 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 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.

- LEGEND**
- Site Boundary
 - Location of tree pit with soil cell. Details and specifications to be designed in coordination with manufacturer.
 - Screen wall/Rail fencing. Refer drawing Boundary Treatment Plan: 2399-SMA-XX-XX-GR-C-055 for details.
 - Electric easement zone
 - Sewer easement zone

C	02.09.2026	Issued for discharge of Condition 5 incorporating layout.	SB
B	02.07.2026	Revised for internal review.	SB
A	02.02.2026	Issued for discharge of planning conditions.	SB
Rev	Date	Amendment	Initials

Project:
FINCHWOOD PARCEL 11-12

Client:
VESTRY THAMES VALLEY

Drawing:
DETAILED SOFTSCAPE PLAN (SHEET 9 OF 11)

Drawing no:
2399.3009

Rev:
C

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



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