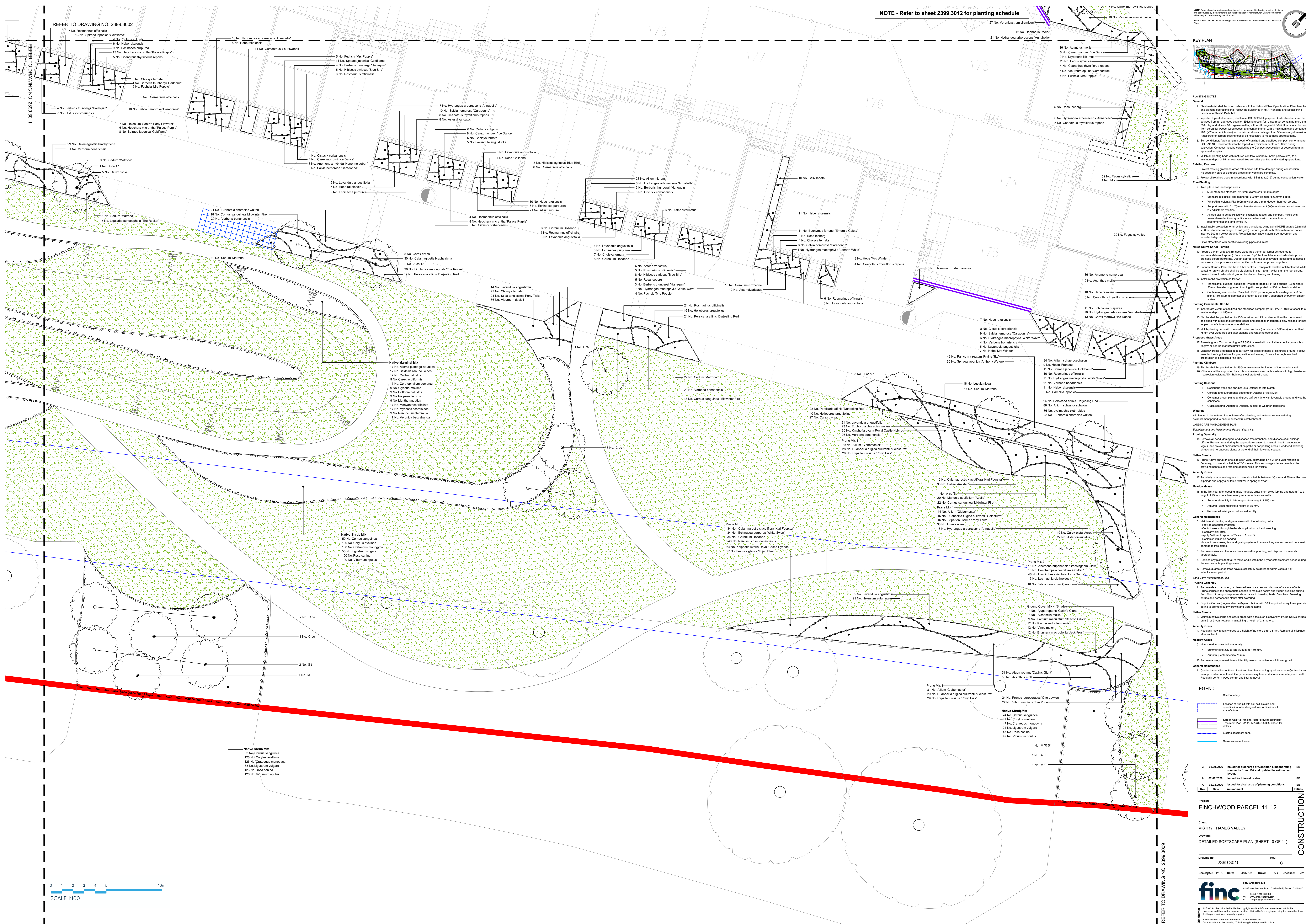




NOTE: Planting in landscape and equipment, as shown on this drawing, must be designed and installed to the appropriate standard in accordance with the relevant standards. The plan is for information only and is not to be used for construction purposes. The plan is for information only and is not to be used for construction purposes. The plan is for information only and is not to be used for construction purposes.



PLANTING NOTES

General

- Plant material shall be in accordance with the National Plant Specifications. Plant handling and planting operations shall follow the guidelines in HFA Handing and Establishing Landscaping Plans. Parts 1-4.
- 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 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 seed content of 20% (200mm particle size) and individual stones no larger than 50mm in any dimension. Amended or screen washed topsoil as necessary to meet these specifications.
- Soil conditioner: Apply a 75mm depth of screened and stabilized 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.
- Match all planting beds with matured confensus bark (5-50mm particle size) to a minimum depth of 75mm over weed-free soil after planting and watering operations.

Existing Features

- Protect existing grassed 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:
 - Multi-stem and standard: 1200mm diameter x 600mm depth.
 - Standard (single-stem) and bushland: 600mm diameter x 600mm depth.
 - Whip/Transplant: Pit 150mm wider and 75mm deeper than root spread, and 2 x adjustable tree ties.
 - 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 rabat protection for all pits and transplants using spiral HDPF guards 0.6m high x 500mm diameter (or larger, to suit pits). Secure guards with 800mm bamboo canes inserted into the ground. Protection must allow natural tree movement and unrestricted growth.
- Fit all street trees with aerowatering pipes and inlets.

Mulch/Weed-Robust Planting

- Prepare a 0.5m wide x 0.3m deep weed-free trench (or larger as required to accommodate the root spread) for the trench sides and sides to improve drainage before backfilling. Use an appropriate mix of excavated topsoil and compost if necessary (as specified in the schedule) or from an approved supplier.
- For new shrubs: Plant shrubs at 0.5m centres. Transplants shall be established, 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.
- Install rabat protection as follows:
 - Transplants, cuttings, seedlings: Photodegradable PP tube guards (0.6m high x 500mm diameter) or greater, to suit pits, supported by 800mm bamboo canes.
 - Container-grown shrubs: Recycled HDPF photodegradable reem guards (0.6m high x 100-150mm diameter) or greater, to suit pits, supported by 800mm bamboo stakes.

Planting Grassed Areas

- Incorporate 75mm of sandblasted and stabilised 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 matured confensus 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 3906 or seed with a suitable amenity grass mix at 30g/m² per the manufacturer's instructions.
- Meadow grass: Broadcast seed at 40g/m² for areas of made or disturbed ground. Follow manufacturer's guidelines for preparation and sowing. Ensure thorough seedbed preparation to establish after 10 days.

Planting Climbers

- Climbers will be supported by a robust stainless steel cable system with high tensile and corrosion resistant AISI 316 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

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

Native Shrubs

- 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

- 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

- 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 fertilizer in spring of Years 1, 2, and 3.
 - Replace mulch as needed.
 - Inspect tree stakes, ties, and grouting systems to ensure they are secure and not causing damage to tree stems.
- Remove cables and less once trees are self-supporting, and dispose of materials appropriately.
- Regularly mow amenity grass to a height of no more than 75 mm. Remove all clippings after each cut.

Long-Term Management Plan

Pruning Generally

- Remove dead, damaged, or diseased tree branches and dispose of arisings 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.
- Coppice Cornus (dogwood) on a 6-year rotation, with 50% coppiced every three years in order to promote bushy growth and attract birds.
- Coppice Cornus (dogwood) on a 6-year rotation, with 50% coppiced every three years in order 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- or 3-year rotation, maintaining a height of 2-3 meters.

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 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 cell. Details and specifications to be designed in coordination with manufacturer.
- Screen wall/Rail fencing. Refer drawing Boundary Treatment Plan: F250-GMA-XXX-CH-C-0555 for details.
- Electric assessment zone
- Sewer assessment zone

Revisions

Rev	Date	Amendment	Initials
C	02.08.2026	Issued for discharge of Condition 5 incorporating comments from LPA and updated to suit revised layout.	SB
B	02.07.2026	Revised for internal review	SB
A	02.02.2026	Issued for discharge of planning conditions	SB

Project

FINCHWOOD PARCEL 11-12

Client: VISTRY THAMES VALLEY

Drawing: DETAILED SOFTSCAPE PLAN (SHEET 10 OF 11)

Drawing no: 2399.3010 Rev: C

Scale@A1: 1:100 Date: JAN '26 Drawn: SB Checked: JM

0 1 2 3 4 5 10m

SCALE 1:100

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