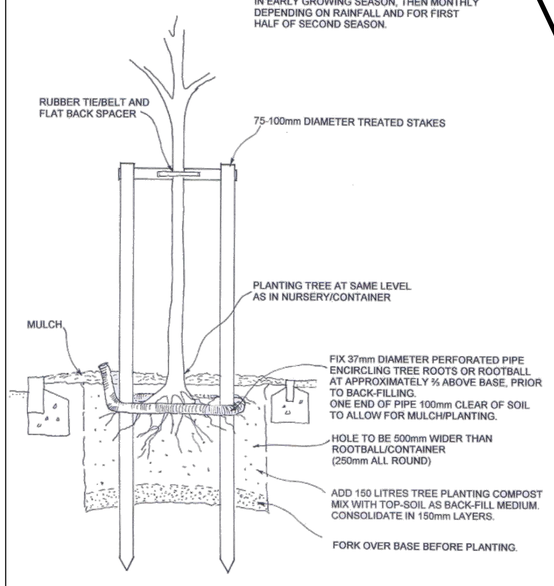
NOTES:

1. THIS DRAWING IS BASED ON:
XREF - DRAINAGE (23.04.2026)
XREF - 703-SITE LAYOUT (23.04.2026)
XREF - LEVELS (23.04.2026)
XREF -703-PHASE 2 LAYOUT NMA (23.04.2026)
2. MUST BE READ AS PART OF THE PLANNING PACK WITH ALL OTHER DRAWINGS.
3. DO NOT SCALE FROM THIS DRAWING.
4. ANY DIFFERENCES WITHIN THIS DRAWING OR BETWEEN THIS DRAWING AND ANY OTHER INFORMATION IS TO BE REPORTED TO THE LANDSCAPE ARCHITECT AT CROUDACE HOMES LTD FOR CLARIFICATION.
5. ALL SCHEMES ARE AUDITED FOR COMPLIANCE.
6. ANY SUBSTITUTIONS MUST BE AGREED IN WRITING WITH THE LANDSCAPE ARCHITECT AT CROUDACE HOMES LTD.
7. PLANTING WILL BE CARRIED OUT IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE, RELEVANT BRITISH STANDARDS.
8. THIS DRAWING IS NOT FOR CONSTRUCTION

WATER FORTNIGHTLY, FOR FIRST SEASON, IN EARLY GROWING SEASON, THEN MONTHLY DEPENDING ON RAINFALL AND FOR FIRST HALF OF SECOND SEASON.



Existing Crack Willow Trees For Pollarding as per Arboriculturalist specification

Existing Crack Willow Trees For Pollarding as per Arboriculturalist specification

MOUND
Gradient 1 in 4 and max height 500mm

PLAY AREAS 1-5
For details of all play areas please refer to drawing
703.710 Open Space Play areas

KEY

SOFTWORKS

- APPLICATION BOUNDARY
- PHASE 1 CONSTRUCTION BOUNDARY
- PHASE 2 CONSTRUCTION BOUNDARY
- **EXISTING VEGETATION - RETAINED** Refer to Arboricultural Impact Assessment and Method Statement; Changes must be consulted with the arboriculturist
- **ROOT PROTECTION AREA** Planting within the Tree Root Protection areas to be carried out by hand. Refer to Arboricultural Impact Assessment and Method Statement. Changes must be consulted with arboriculturist.
- **PROPOSED TREE** Species as per the planting schedule; Including double stake, biodegradable tree tie and watering tube as per Croudace Landscape Specification
- **INSTANT HEDGING - MIXED NATIVE 0.8M** Species as per the planting schedule; 50mm depth of bark mulch; To be planted in accordance with Croudace Landscape Specification.
- **NATIVE SCRUB MIX** Species as per the planting schedule; 50mm depth of bark mulch and 1No. Biodegradable guard.
- **NATIVE WET WOODLAND AND RIVER BANK MIX** Species as per the planting schedule; 50mm depth of bark mulch and 1No. Biodegradable guard
- **LOW NATIVE WOODLAND SHRUB AND VASCULAR SPECIES MIX** Species as per the planting schedule; 50mm depth of bark mulch and 1No. Biodegradable guard
- **NATIVE WOODLAND MIX** Species as per the planting schedule; 50mm depth of bark mulch and 1No. Biodegradable guard
- **ORNAMENTAL SHRUB MIX** Area to be cultivated and planting with proposed shrub species as per the planting schedule; 50mm depth of bark mulch, planted in accordance with Croudace Landscape specification.
- **AMENITY GRASSLAND - TURF** 'Medallion' multi-purpose ryegrass/fescue turf by Rolawn or equal and approved
- **SPECIES-RICH AMENITY GRASS AND MOWN PATHS - TURF** 'WFT-Species-Rich-26' Species Rich Lawn Turf by Wildflower Turf Ltd or equal and approved
- **SPECIES-RICH GRASSLAND - SEED** 'EL1' Flowering Lawn Mixture by Emorsgate Seeds or equal and approved.
- **NATIVE MEADOW - SEED** 'EM2' Standard General Purpose Meadow Mixture by Emorsgate Seeds Ltd or equal and approved; Sow rate 4g/m²
- **NATIVE WET MEADOW - SEED** 'EM8' Meadow Mixture for Wetlands by Emorsgate Seeds Ltd or equal and approved; Sow rate 4g/m²
- **SuDS & SLOPES WILDFLOWER MEADOW** 'WFT-SUD-37' SuDS Turf by Wildflower Turf Ltd or equal and approved; Co-ordinate with Civil Engineers drawings
- **MARGINAL PLANTING MIX** Planting with marginal species as per the planting schedule; Co-ordinate with Civil Engineers drawings
- **NATIVE BLUB MIX** Planting with bulbs as per the planting schedule and Croudace Landscape Specification.
- **PLAY SIGNAGE** See drawing 703.710 Play plan and associated plans for details
- **LANDSCAPE FEATURES** See drawing 703.701 Site Furniture Plan for details
- **BENCHES AND BINS** See drawing 703.701 Site Furniture Plan for details
- **WAYFINDING BOLLARDS AS PART OF NATURE TRAIL AND INTERPRETATION** See drawing 703.701 Site Furniture Plan for details

Planting Season - Refer to Croudace's Landscape Specifications for details			
Abbrev.	Abbrev.	Abbrev.	Abbrev.
Refer to Planting Schedule	Trees	November to March	Planting out of season will result in an uplift in the cost of container-grown trees, and additional irrigation may be required during summer.
SM / PM1 / OSM1	Shrub Mix / Play Area Mix / Open Space Mix	All year round	All shrubs to be container grown unless otherwise specified.
CM1	Climbing Mix	All year round subject to stock availability	Avoid planting in frozen or waterlogged conditions.
PFH	Pre-formed Hedge	All year round subject to stock availability	Additional irrigation may be required in summer.
NH	Native Hedgerow - Double / Triple staggered	November to March	Avoid planting in frozen or waterlogged conditions.
NA	Aquatic Plant	When water temperature is above 10˚C	1) Optimal planting time: March to August. 2) Only plant when water temperature is consistently above 10˚C.
AM1	Aquatic Plant Mix	When water temperature is above 10˚C	-
NSM	Native Scrub Mix	November to March	Planting as per specifications unless otherwise specified.
Refer to Key	Amenity Grassland - Turf	All year round	-
Refer to Key	Species-rich Grassland - Turf	All year round subject to stock availability	1) Optimal planting time: March to June or September to October. 2) Limited stock in winter, avoid planting in frost and drought conditions.
Refer to Key	Species-rich Grassland - Seed	March to June or August to October	Planting as per specifications unless otherwise specified.
Refer to Key	Wildflower meadow - Turf	All year round subject to stock availability	1) Optimal planting time: March to June or September to October. 2) Limited stock in winter, avoid planting in frost and drought conditions.
Refer to Key	Wildflower meadow - Seed	March to June or August to October	Planting as per specifications unless otherwise specified.

Twyford Open Space Plant schedule

Trees

Qty	Abbrev.	Botanical Name	Common Name	Girth / Dia.cm	Height cm	Root zone	Specification
10	QR	Quercus robur	Common Oak	10-12cm	3.0-3.5m	Rootball	Selected Standard ;Clear Stem 175-200 ;4 brks ;2x ;RB
6	SF	Salix fragilis	Fragile Willow	10-12cm	300-350cm	Rootball	Selected Standard ;Clear Stem 175-200 ;4 brks ;2x
6	PNI	Populus nigra	Black Poplar	10-12cm	300-350cm	Rootball	Selected Standard ;Clear Stem 175-200 ;4 brks ;2x
3	BN	Betula nigra	River Birch	12-14cm	350-425cm	Rootball	Heavy Standard ;Clear Stem 175-200 ;5 brks ;3x
8	PAP	Prunus avium 'Plena'	Double Gean	14-16cm	400-450cm	Rootball	Extra Heavy Standard ;Clear Stem 175-200 ;5 brks ;3x
7	BP	Betula pendula	Common Silver Birch	10-12cm	300-350cm	Rootball	Selected Standard ;Clear Stem 175-200 ;4 brks ;2x
1	SAR	Sorbus aria	Whitebeam	10-12cm	300-350cm	Rootball	Selected Standard ;Clear Stem 175-200 ;4 brks ;2x
8	SAB	Salix alba	White Willow	10-12cm	300-350cm	Rootball	Selected Standard ;Clear Stem 175-200 ;4 brks ;2x
12	PT	Populus tremula	Aspen	10-12cm	300-350cm	Rootball	Selected Standard ;Clear Stem 175-200 ;4 brks ;2x
14	AG	Alnus glutinosa	Common Alder	10-12cm	300-350cm	Rootball	Selected Standard ;Clear Stem 175-200 ;4 brks ;2x
9	TC	Tilia cordata	Small-leaved Lime	10-12cm	300-350cm	Rootball	Selected Standard ;Clear Stem 175-200 ;4 brks ;4x
13	BPU	Betula pubescens	Downy Birch	10-12cm	300-350cm	Rootball	Selected Standard ;Clear Stem 175-200 ;4 brks ;2x

NWM - Native Woodland Mix, with Timber stakes and Biodegradable guards, and seeded with EW1F as per schedule

Number	Abbreviation	Species	Height	Specification	Density	Percentage Contribution
202	AC	Acer campestre	80-100cm	1+1 ;Transplant	3/m²	25%
122	BP	Betula pendula	80-100cm	1+1 ;Transplant	3/m²	15%
162	CB	Carpinus betulus	80-100cm	1+1 ;Transplant	3/m²	20%
82	CORAV	Corylus avellana	80-100cm	1+2 ; Transplant ; branched; 4 brks	3/m²	10%
122	CM	Crataegus monogyna	80-100cm	1+2 ;Transplant	3/m²	15%
42	SALCA	Salix caprea	60-80cm	0/1 ;Cutting; branched; 2brks	3/m²	5%
82	SORTO	Sorbus torminalis	60-80cm	1+2 ;Transplant	3/m²	10%
Total :814						

NWW - Native Wet Woodland, with Timber stakes and biodegradable guards into existing vegetation, with bare soil seeded with EM8 as per schedule

Number	Abbreviation	Species	Height	Specification	Density	Percentage Contribution
514	AG	Alnus glutinosa	80-100cm	1+1; Transplant - seed raised	3/m²	20%
514	BET PUB	Betula pubescens	80-100cm	1+1; Transplant - seed raised	3/m²	20%
514	PNI	Populus nigra	80-100cm	0/1; Cutting	3/m²	20%
514	SA	Salix alba	60-80cm	0/1; Cutting	3/m²	20%
514	SALFR	Salix fragilis	80-100cm	0/1; Cutting	3/m²	20%
Total :2570						

LNW - Low Native Woodland, with Timber stakes and Biodegradable guards with VSM, NBM and to be seeded with EW1F as per schedule

Number	Abbreviation	Species	Height	Specification	Density	Percentage Contribution
392	CORSA	Cornus sanquinea	60-80cm	1+1; Transplant: branched; 3 breaks	2/m²	30%
132	CYTSC	Cytisus scoparius	60-80cm	1+2; Transplant	2/m²	10%
132	PRUSP	Prunus spinosa	80-100cm	1+2; Transplant ;Branched ;3 brks	2/m²	10%
392	RIBRU	Ribes rubrum	80-100cm	1+2; Transplant; branched; 4 brks	2/m²	30%
132	ROSCA	Rosa canina	60-80cm	1+1; Transplant; branched; 3 brks	2/m²	10%
132	ULEEU	Ulex europaeus	60-80cm	1+2; Transplant	2/m²	10%
Total :1312						

VSM - Vascular Species Mix. Groups of 3 to5.

Number	Abbreviation	Species	Pot Size	Specification	Density	Percentage Contribution
445	DRYFM	Dryopteris filix-mas	2L	Full Pot British Native Origin	2/m²	34%
432	LONPE	Lonicera periclymenum	3L	Caned ;Several Shoots :3/4 brks	2/m²	33%
432	POLSE	Polystichum setiferum	2L	Full Pot British Native Origin	2/m²	33%
Total :1309						

NBM - Native Bulb Mix. Groups of 5 -20.

Number	Abbreviation	Species	Specification	Density	Percentage Contribution
3320	GALNI	Galanthus nivalis	Grade 5/6; in the green	10/m²	40%
3320	HYANS	Hyacinthoides non-scripta	Grade 8/9; in the green	10/m²	40%
1662	NARPSE	Narcissus pseudonarcissus	Grade 5/6	10/m²	20%
Total :8302					

NSM - Native scrub mix with timber stakes and biodegradable guards.

Qty	Species	Common Name	Height	Root zone	Specification	Density	% of Mix
534	Cornus sanguinea	Common Dogwood	60-80cm	Bareroot	1+1; Transplant; branched; 3 breaks	3/m²	15%
534	Corylus avellana	Common Hazel	80-100cm	Bareroot	1+2 ; Transplant ; branched; 4 brks	3/m²	15%
534	Crataegus monogyna	Common Hawthorn	80-100cm	Bareroot	1+2 ;Transplant	3/m²	15%
179	Lonicera periclymenum	European Honeysuckle	60-80cm	3L	Caned ;3/4 brks	3/m²	5%
534	Malus sylvestris	Common Crab Apple	80-100cm	Bareroot	1+2 ;Transplant	3/m²	15%
356	Prunus spinosa	Blackthorn	80-100cm	Bareroot	1+2; Transplant ;Branched ;3 brks	3/m²	10%
179	Rosa canina	Dog Rose	60-80cm	Bareroot	1+1; Transplant; branched; 3 brks	3/m²	5%
179	Salix caprea	Goat Willow	80-100cm	Bareroot	0/1 ;Cutting; branched; 2brks	3/m²	5%
179	Sambucus nigra	Common Elder	80-100cm	Bareroot	1+1; Transplant; branched; 3 brks	3/m²	5%
356	Viburnum opulus	Guelder Rose	80-100cm	Bareroot	1+2; Transplant; branched; 3 brks	3/m²	10%
Total :3564							Total :100%

PFH - Preformed Hedge - Mixed Native

Qty	Abbrev.	Species	Specification
220	PFH1	Mixed hedge including Hawthorn, Hazel and Field Maple (no toxic species)	Height 1m. Please see Landscape specification

Marginal planting mix - MAQ1

Number of Plants	Species	Common Name	Specification	Density
319	Caltha palustris	Marsh-marigold	Clump	4/m²
319	Carex pendula	Pendulous sedge	Clump; 3 bud: minimum 1 year old: British native origin	4/m²
319	Iris pseudacorus	Yellow Flag Iris	Clump	4/m²
319	Juncus acutiflorus	Sharp-flowered Rush	Clump; 3 buds: Minimum 1 year old; British native origin	4/m²
319	Juncus effusus	Common Rush	Clump; 3 Buds: minimum 1 year old; british native-origin	4/m²
Total :1595				

Grass Areas - Seed and Turf (See key for areas)

Area	Seed Mix Name	Seed Mix Supplier	Seed Mix Details
865m²	'Medallion'	Rolawn Ltd	'Medallion' multi-purpose ryegrass/fescue turf by Rolawn or equal and approved
1244m²	'WFT-Landscape-26'	Wildflower Turf Ltd	'WFT-Species-Rich-26' Species Rich Lawn Turf by Wildflower Turf Ltd or equal and approved
5304m²	EL1	Emorsgate Seeds	Existing grass mown short, with arisings removed, and then oversown with 'EL1' Flowering Lawn Mixture by Emorsgate Seeds or equal and approved, sown rate 4g/m2. If on new ground see Croudace Landscape specification.
2957m²	EM2	Emorsgate Seeds	Existing grass mown short, with arisings removed, and then oversown with 'EM2' Standard General Purpose Meadow Mixture by Emorsgate Seeds or equal and approved, sown rate 4g/m2. If on new ground see Croudace Landscape specification.
15904m²	EM8	Emorsgate Seeds	Existing grass mown short, with arisings removed, and then oversown with 'EM8' Meadow Mixture for Wetlands by Emorsgate Seeds or equal and approved, sown rate 4g/m2. If on new ground please see Croudace Landscape Specification.
919m²	EW1F	Emorsgate Seeds	EW1F Wildflowers for Woodlands from Emorsgate seeds or equal and approved, sown rate of 4g/m2
1821m²	WFT-SUD-37	Wildflower Turf Ltd	WFT-SUD-37 Wildflower Turf SuDS from Wildflower Turf Ltd or equal and approved

SM1 - Ornamental planting mix. Equal proportions. Groups of 3 to 5. Lavandula and Geranium to the front.

Qty	Species	Pot Size	Height	Specification	Density
93	Bergenia 'Silberlicht'	5L		Full pot	4/m²
93	Geranium oxonianum 'Wargrave Pink'	5L		Full pot	4/m²
93	Hebe 'Autumn Glory'	5L		Bushy ;7 brks	4/m²
93	Lavandula angustifolia 'Hidcote'	5L	20-30cm	Bushy; 7 brks	4/m²
93	Pittosporum tenuifolium 'Elizabeth'	5L	60-80cm	Branched ;5 brks	4/m²
Total :465					

SM2 - Ornamental planting mix. Equal proportions. Groups of 3 to 5

Qty	Species	Pot Size	Height	Specification	Density
126	Cornus stolonifera 'Flaviramea'	5L	80-100cm	Branched ;5 brks	4/m²
126	Geranium Rozanne	5L		Full pot	4/m²
126	Lavandula angustifolia 'Hidcote'	5L	20-30cm	Bushy; 7 brks	4/m²
126	Polystichum setiferum Plumosomultilobum Group	5L		Full pot	4/m²
126	Sedum 'Herbstfreude'	5L		Full pot	4/m²
Total :630					

SM3 - Ornamental planting mix. Equal proportions. Groups of 3 to 5. Bergenia to the front.

Qty	Species	Pot Size	Height	Specification	Density
134	Bergenia 'Abendglut'	5L		Full pot	4/m²
134	Ceanothus 'Blue Mound'	5L	30-40cm	Bushy; 6 brks	4/m²
134	Choisya ternata	5L	40-60cm	Bushy ;5 brks	4/m²
134	Hebe 'Great Orme'	5L		Bushy ;5 brks	4/m²
134	Rosmarinus officinalis	5L	40-60cm	Bushy; 5 brks	4/m²
Total :670					

SM4 - Ornamental planting mix. Equal proportions. Groups of 3 to 5. Carex, Lavandula and Sedum to the front

Qty	Species	Pot Size	Height	Specification	Density
82	Carex oshimensis 'Evergold'	5L		Full pot	4/m²
82	Cornus alba 'Siberica' Variegata'	5L	80-100cm	Branched ;4 brks	4/m²
82	Cornus sanguinea 'Midwinter Fire'	5L		Branched; 4 brks	4/m²
82	Lavandula angustifolia 'Hidcote'	5L	20-30cm	Bushy; 7 brks	4/m²
82	Sedum telephium 'Matrona'	5L		Full pot	4/m²
Total :410					

1:500 @ A1 (0, 5, 10, 15, 20) Metres

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TWYFORD - OPEN SPACE

PLANTING PLAN

PLANNING ISSUE

SCALE :	1:500 @ A1
DATE :	01.05.2026
DRAWN :	RZ
CHECKED :	-
DRG.No. :	703/700
	-