



## SOFT LANDSCAPE

## Trees

- **Notes:**
  - All trees to be rootkilled unless otherwise specified
  - Match: All specimen trees in soft landscape to have 75mm ground depth of roots (100mm radius) as per road but prevent over-compaction
  - Tolerant: All trees to spread in layers no greater than 150mm depth
  - Substrate: All specimen trees to have 100mm compacted subsoil. Preserve a fabric smooth of separate visible strata wherever possible.
  - Substrate: All to smooth and flowing contours to achieve specified finished levels of topsoil. Spread subsoil in layers of no more than 200mm thick and consolidate each layer with earthrammer to exclude large voids but prevent over-compaction. The resulting area must form free draining ground, free from hollows or depressions. If areas become waterlogged, excavated, and replaced with free draining material.
  - Root barrier: All trees within 6m of hard landscaping, services or structures have appropriate depth (1200mm adjacent to services) of root barrier to hard landscaping, services or structures. Install root barrier located to protect relevant surface / service or structure.
  - Aeration / Irrigation: All specimen trees to have appropriate proprietary aeration/irrigation provision.
  - Root barrier: All specimen trees requiring support - failings to be applied to ground conditions

 **T1-T11: Standard Trees**  
Refer to detail sheet 200710-OEL-22-XX-DR-L-0900 for species.

## Planting

- Note:**
- Allowance for minimum 450mm high quality top soil, 50mm ornamental grade mulch and 450mm BS subsoil to shrub and herbaceous mixes
  - Allow for an additional 25% of planted area of bulbs which are supplementary to each plant mix
  - Allowance for concrete edging to shrub and herbaceous planting within frontages and timber edging within public realm spaces.

**W1: Woodland Planting**  
Refer to detail sheet 200710-OEL-22-XX-DR-L-0900 for  
species mix,

 **W2: Woodland Edge Planting**  
Refer to detail sheet 200710-OEL-22-XX-DR-L-0900 for  
species mix,

species mix,

**S1: Street Mix - north facing**  
Refer to detail sheet 200710-OEL-22-XX-DR-L-0900 for species mix,

**S2: Street Mix 1**  
Refer to detail sheet 200310-CEI-20-XX-DE-I-0000 for

## Grasses

- L1: Amenity Grass**  
Low maintenance Amenity grass - A22 Low Maintenance mix by Germinal Seeds or equal approved. Sown at 50g/m<sup>2</sup>  
Bulbs - 20% of total area  
Crocus tommasinianus 30 per m<sup>2</sup>  
Crocus 'Jeanne d'Arc' 30 per m<sup>2</sup>  
Galanthus nivalis 30 per m<sup>2</sup>
- L2: Species Rich Lawn**  
WFG20 Eco Species Rich Lawn by Germinal Seeds or equal approved. Sown at 10g/m<sup>2</sup>
- L3: Wildflower**  
WF1 Flowering Meadow by Germinal Seeds or equal approved. Sown at 1-5g/m<sup>2</sup>

## Hedges

- H1: Beech Hedge**  
Double staggered beech hedgerow to boundary.  
Double staggered row, 6 plants per linear metre  
75mm of mulch to be provided around plant base.  
Metal post and wire fence to run through the center of hedge.
- H2: Native Hedge**  
Double staggered native hedgerow to boundary.  
Double staggered row, 6 plants per linear metre  
75mm of mulch to be provided around plant base.  
Metal post and wire fence to run through the center of hedge.

## Lighting

- **Lighting**  
Refer to engineers drawings for detail.
- 5 meter offset from column

## NOTES

1. This drawing is to be read in conjunction with all other drawings and specifications.
2. Do not scale off this drawing. Written dimensions to be taken only.
3. Any discrepancies found between this drawing and other drawings and specifications in the construction documents must be referred to the Landscape Architect prior to work commencing.
4. This drawing must not be copied in whole or in part without prior written consent of Optimised Environments Ltd.

## CDM REGULATIONS 2015

The designs on this drawing are prepared with reasonable skill and care in the consideration of identifying hazards and in giving due regard to their elimination or minimisation.

Reference must be made to the health and safety information prepared by the Principal Designer - or - where the designs on this drawing contain significant hazards within the meaning of the CDM Regulations 2015 these are highlighted thus:



## DRAWING INFORMATION BASED UPON

**Emapsite:** © Crown copyright and database rights 2019  
Ordnance Survey 0100031673.

**OS OpenData:** Contains OS data © Crown copyright and database right (2019).

**Topographical Survey:** Base survey carried out by SLR Consulting Ltd may 2017, drawing number 03120.00021.1.09.3\_cophthorne\_topo\_survey\_3d\_0517.

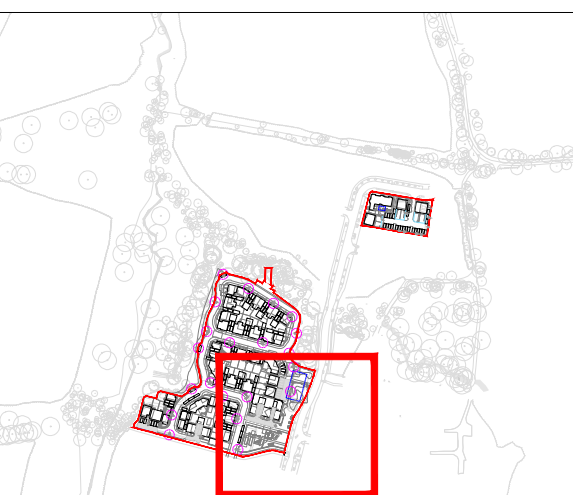
For Site Constraints refer to Stantec Constraints Plan 24205/401/101.

For drainage and levels refer to Stantec Drawing:  
20205/5523/500.

For Proposed Earthworks refer to Stantec Drawing:  
24205/5523/500.

For Civil Engineering information refer to Stantec Drawings.

## KEY PLAN



|       |                                           |         |            |
|-------|-------------------------------------------|---------|------------|
| P01   | Updated to coordinate lighting - planning | sp      | 11.12.2025 |
| P00   | Updated Issue for Planning.               | sp      | 19.11.2025 |
| Issue | Revision                                  | Initial | Date       |



**SLR Consulting Limited**  
www.slrconsulting.com  
+44 3300 886111  
Head Office: 1 Bartholomew Lane, London, EC2A 4NF

Client  
**Miller Home**

## Project

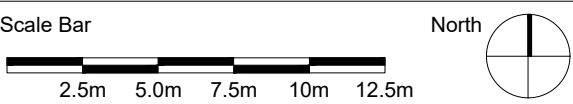
### Land Parcels adjacent to Worsell Drive

## Copthorne

Drawing Title

**Optimisation  
Soft Landscape Plan**

**Sheet 2 of 4**



Scale: 1:250@A1 Date: Nov 2025

By: **sp** Status: **PLANNING**

Checked: **bt**                      Approved: **cg**

|                                                     |                   |
|-----------------------------------------------------|-------------------|
| Drawing Number<br><b>200710-OEL-22-XX-DR-L-0806</b> | Rev<br><b>P01</b> |
|-----------------------------------------------------|-------------------|