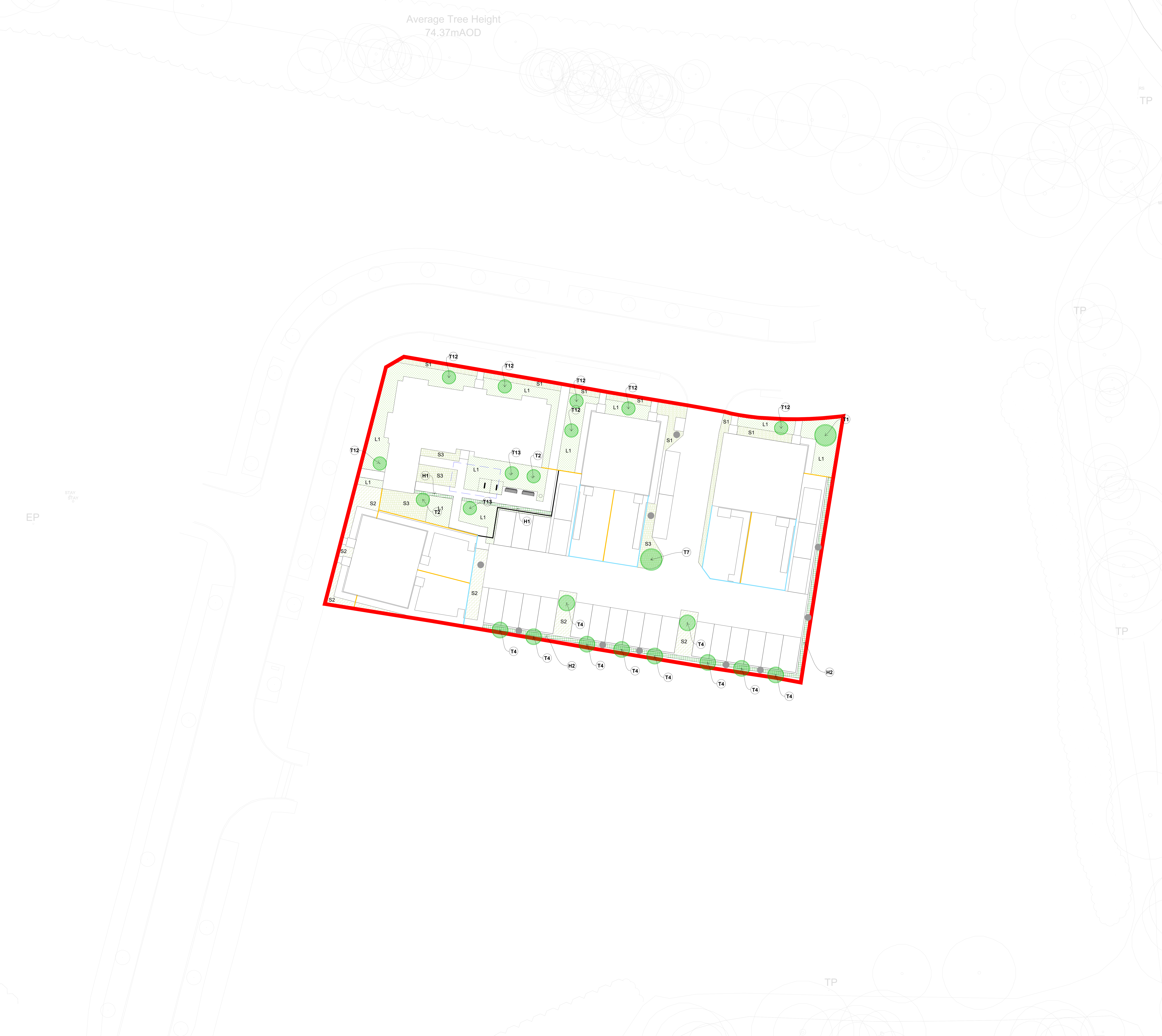

SOFT LANDSCAPE

Trees

Note:

- All trees to be rootballed unless otherwise specifed
- Mulch: All specimen trees in soft landscape to have 75mm mulch depth of mulch in 500mm radius around tree base.
- Topsoil: To be spread in layers no greater than 150mm depth. Gently firm each layer before spreading the next. Do not compact topsoil. Preserve a friable texture of separate visible crumbs wherever possible.
- Subsoil: Grade 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 earthmoving plant to exclude large voids but prevent over-compaction. The resulting area must form free draining ground, free from hollows or depressions. If area becomes over-worked or compacted, loosen thoroughly with a 3 tine ripper.
- Root barrier: All trees within 6m of hard surfacing, services or structure to have appropriate depth (1200mm adjacent to services and 600mm adjacent to hard surfaces) of proprietary vertically ribbed root barrier located to protect relevant surface / service or structure.
- Aeration/ Irrigation: All specimen trees to have appropriate proprietary aeration/ irrigation provision.
- All trees to have underground guying support - fixings to be suitable 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,

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 200710-OEL-22-XX-DR-L-0900 for species mix,

S3: Street Mix 2
Refer to detail sheet 200710-OEL-22-XX-DR-L-0900 for species mix,

Grasses

L1: Amenity Grass
Low maintenance Amenity grass - A22 Low Maintenance mix by Germinal Seeds or equal approved.
· Sown at 50g/m2
Bulbs - 20% of total area
Crocus tommasinianus 30 per m2
Crocus 'Jeanne d'Arc' 30 per m2
Galanthus nivalis 30 per m2

L2: Species Rich Lawn
WFG20 Eco Species Rich Lawn by Germinal Seeds or equal approved. Sown at 10g/m2

L3: Wildflower
WF1 Flowering Meadow by Germinal Seeds or equal approved. Sown at 1-5g/m2

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:

△ CDM

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_copthorne_topo_survey_3d_0517.

For Site Consraints 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

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

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Registerd No: SLR Consulting Limited 3880506
Incorporated in England and Wales

Client
Miller Home

Project
Land Parcels adjacent to Worsell Drive
Copthorne

Drawing Title
Optimisation
Soft Landscape Plan
Sheet 4 of 4

Scale Bar
2.5m 5.0m 7.5m 10m 12.5m
North

Scale: **1:250@A1**
Date: **Nov 2025**
By: **sp**
Status: **PLANNING**
Checked: **bt**
Approved: **cg**

Drawing Number
200710-OEL-22-XX-DR-L-0808
Rev
P01

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