

SUPPLEMENTARY LANDSCAPE INFORMATION FOR:

THE CROFT MEDICAL CENTRE, EASTERGATE

For:
PHP PRIMARY CARE DEVELOPMENTS

May 2021

I - IMPLEMENTATION

General

All works shall to be undertaken to recognised good horticultural practice and to relevant British Standards. The quality of all landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations'.

All trees and other plants included within the approved details shall be healthy, well-formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications for Trees & Shrubs' and British Standard 4043:1989 (where applicable).

Biosecurity

'BS 8545:2014 Trees: From Nursery to Independence in the Landscape' shall be adhered to. In the interest of Biosecurity, *trees should not be imported directly from European suppliers and planted straight into the field, unless they have appropriate certification that they are 100% disease free and have come from an area with no known horticultural diseases*; If disease free certification is not possible, the trees shall have spent a full growing season in quarantine, in a British nursery to ensure plant health and non-infection by foreign pests and diseases. This is a measure to address the threat of the introduction of pests and diseases from outside the UK.

Soiling and planting specification

The following other areas of specification shall also be strictly adhered to:

- Under existing trees / within tree root protection areas, except where minor regrading is noted, only the top 100mm of existing soil shall be prepared, by hand, to prevent damage to underlying roots. New plants, where specified, shall be carefully pit planted, to avoid any major roots.
- In new planting areas to be topsoiled, away from existing trees, underlying subsoil shall be broken up / ripped as required to provide adequate drainage. Rubble / excess kerb haunching shall be fully removed.
- Topsoil depths generally (away from tree root protection areas): shrub, whip and hedgerow planting to be planted in minimum 350mm depth of topsoil. Amenity grass areas to be topsoiled to a minimum 150mm depth of topsoil. Grassland / wildflower areas to be seeded into 150mm depth low fertility topsoil. Topsoil laid over prepared subsoil in all cases as noted. Topsoil shall be kept weed-free prior to planting by hand weeding or use of non-residual herbicides.
- In existing topsoiled areas, the depth of soil shall be checked to ensure minimum requirements noted above are achieved.
- Existing topsoil shall be reused from site where possible. A topsoil analysis test should be undertaken to assess the pH level, structural analysis and nutrient composition of the soil and to confirm that there are no harmful levels of toxins present.
- Imported topsoil, if required, should be compatible in pH with existing soil on site and shall comply with BS3882: 2015 Multipurpose topsoil. A topsoil analysis certificate is required to indicate compliance with this specification.
- Additional PAS 100 peat free organic matter shall be incorporated into the soil in tree and shrub planting areas (only) at a ratio of 1 cubic metre per 20 cubic metres and thoroughly mixed in prior to planting.

- Organic fertilisers shall be incorporated as required according to the findings of the topsoil analysis in shrub, hedge, tree planting and amenity grass areas (only) to ensure there are sufficient plant nutrients within the soil.
- Tree pits are to be square in plan and excavated to a minimum size of 500mm larger than the rootball, with base broken up to minimum 300mm depth below rootball. (Guide size 1200mm x 1000mm, 700mm depth). Watering 'dishes' to be formed around the base of each tree, to hold water directly over rootball during watering.
- Rootballed / container grown trees to be double staked, with a low cross bar, fixed with rubber tree ties. Bare root trees shall be single staked, fixed with rubber tree ties.
- Trees outside planting areas to be mulched with minimum 50mm settled depth, medium graded ornamental bark mulch to 1m diameter.
- All shrub planting and hedgerows to be mulched with minimum 50mm settled depth medium graded ornamental bark mulch to suppress weeds.
- Whip planting to be mulched with 50mm minimum settled depth woodchip mulch to suppress weeds.
- Planting to be protected from rabbit damage, with appropriate rabbit proof guards. Where there is also a possibility of pedestrian desire lines crossing planting, post and wire fencing with rabbit proof netting shall be installed.
- Amenity grass areas shall be turfed or seeded as specified, laid / sown onto a cultivated, weed free, level bed with a fine tilth per the supplier's recommendations.
- Grassland / wildflower planting shall be sown per the supplier's recommendations into a well-prepared low fertility topsoil with a fine tilth. Where wildflowers are to be sown onto existing topsoil, areas shall be prepared by removing any perennial weeds (spot herbicide treatment if necessary). NO fertilisers shall be used.

Timing and monitoring of planting works

All planting shall be undertaken, at the latest, within the first planting season (1st November to 31st March inclusive) following substantial completion of the major construction and groundworks. The developer may however, undertake planting prior to this, outside the planting season, using fully containerised planting material. This is on the understanding that increased watering will be required to establish the planting successfully. Grass / wildflower seeding shall be undertaken in Spring / early Autumn. All planting works will be undertaken and supervised by a competent professional landscape contractor.

2 - LANDSCAPE MAINTENANCE AND MANAGEMENT

Long term design objectives

The general intent of landscape maintenance of the site is to ensure that over a period of time the planting develops to maturity, to the concept that has been approved by the local planning authority. Management and maintenance is to be undertaken in such a way as to allow healthy plants to develop, unhindered by weed growth or other inhibiting factors.

Landscape maintenance schedules

All landscape maintenance work is to be undertaken by an experienced landscape maintenance contractor.

Maintenance visit, will typically be undertaken once monthly between October and March and twice monthly between April and September. A guide minimum number of 18 visits shall therefore be undertaken. The primary maintenance operations will include:

- Watering trees, plants, grass and wildflower areas as necessary to ensure vigorous and successful establishment during the early years after planting.
- Keeping planting areas free from weeds. All planted / mulched areas shall be hand weeded or treated with a non-residual herbicide as appropriate / required.
- Fertilising of tree pits, hedge and shrub / ground cover areas (only), annually in spring using a suitable organic slow release fertiliser.
- Fertilising amenity grass areas (only) with a suitable organic fertiliser annually in spring.
- General pruning and trimming to ensure footways, signs etc. are not obscured and to ensure plants develop appropriately according to their species.
- Trimming native hedges as necessary to encourage bushy growth. Hedges generally to be trimmed to approximately 1.2m height unless otherwise noted.
- Mowing amenity grass areas as a minimum every two weeks during the growing season to maintain a neat appearance.
- Cutting wildflower areas twice annually, once in spring and again after flowering in autumn, removing all cuttings.
- Checking and adjusting all tree stakes and ties at every maintenance visit during the first one to two years after planting. Removal of stakes and ties once trees are securely established (guide 12 – 18 months after planting).
- Removal of litter within planting areas.
- Collection and removal of leaves.
- Replacing plants that fail where required, with the approved species, (within 5 years of planting as a minimum). All planting will be inspected annually in late summer. Any dead, dying or diseased plants shall be removed and replanted according to the approved plan in the following planting season (November-March).

3 - INDICATIVE PLANT SCHEDULE

SPECIMEN TREE PLANTING

Species	Height (m)	Girth (cm)	Form	Root form / staking
Acer campestre 'Elsrijk'	4.2 – 5.0	14 – 16	EHS	Bare root / single staked
Betula pendula	4.5 – 5.0	14 – 16	EHS	Bare root / single staked
Carpinus betulus 'Fastigiata'	4.2 – 5.0	14 – 16	EHS	Bare root / single staked
Malus sylvestris	4.2 – 5.0	14 – 16	EHS	Bare root / single staked
Pinus sylvestris	2.0 – 2.5	--	--	Container / single staked
Prunus avium	4.2 – 5.0	14 – 16	EHS	Bare root / single staked
Prunus serrulata	4.2 – 5.0	14 – 16	EHS	Bare root / single staked
Sorbus aucuparia	4.2 – 5.0	14 – 16	EHS	Bare root / single staked
Sorbus x intermedia	4.2 – 5.0	14 – 16	EHS	Bare root / single staked

MIXED NATIVE HEDGE PLANTING

Planted in double staggered row, 5 plants / linear metre. Species randomly mixed.

Mixed native hedge planting to be under sown with shade tolerant wildflower mix.

Species	Height (cm)	Root form	Mix %
Corylus avellana	60 – 80	B/R	25
Crataegus monogyna	40 – 60	B/R	20
Ilex aquifolium	30 – 40	3L	5
Prunus spinosa	40 – 60	2L pot	10
Rosa canina	40 – 60	B/R	5
Taxus baccata	30 – 40	3L	5
Viburnum opulus	40 – 60	B/R	5

Wildflower underplanting shall be undertaken with a mix of species suitable for hedgerows and areas of semi-shade. Eg. Emorsgate mix EHI (25 species).

ORNAMENTAL HEDGE PLANTING

Planted as single species hedges within the Wellness Garden.

Species	Size (cm)	Root form	Density (no/m ²)
Carpinus betulus	80 – 100	B/R	4
Fagus sylvatica	80 – 100	B/R	4

SHRUB / GROUND COVER PLANTING

Species	Size (cm)	Pot size	Density (no/m ²)
Berberis thunbergii	30 - 40	3L Container	4
Ceanothus thyrsiflorus repens	30 - 40	3L Container	4
Cornus 'Annie's Winter Orange'	40 – 60	3L Container	3
Cotoneaster 'Coral Beauty'	30 - 40	3L Container	4
Hebe rakaiensis	30 - 40	3L Container	4
Hebe 'Red Edge'	30 - 40	3L Container	4

Hedera 'Hibernica'	40 – 60	2L Container	6
Lonicera Maygreen	30 - 40	3L Container	4
Mahonia 'Apollo'	30 - 40	3L Container	4
Pyracantha coccinea 'Red Cushion'	30 - 40	3L Container	4
Rosa 'Kent'	30 - 40	3L Container	4
Rubus 'Betty Ashburner'	30 - 40	2L Container	5
Symphoricarpos chenaultii 'Hancock'	30 - 40	Bare root	4

WILDFLOWER PLANTING

Wildflower areas to be seeded with a species rich mix suitable for sowing within SuDS infiltration areas. Eg. Emorsgate mix EM8 (29 species).