

LANDSCAPE STRATEGY

UNITED LIVING

DEVELOPMENT
CARR LANE, PRESCOT

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LANDSCAPE STRATEGY

REVISIONS:

Revision	Description
A	31.08.2023 - Planning Issue
B	03.10.2023 - Planning Issue
C	05.10.2023 - Acoustic fence to plots

LANDSCAPE STRATEGY

CONTENTS:

- 4. Introduction/Strategy & Lanscape Masterplan
- 5. Public Open Space & Ecology Strategy
- 6. Soft Landscaping Strategy - Tree Species
- 7. Soft Landscaping Strategy - Shrubs, Herbaceous & Wetland Planting
- 8. Soft Landscaping Strategy - Maintenance
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- 12. Shrub planting standards

WESTERN OPEN SPACE

The western half of the site provides amenity space, sited southwest adjacent to Carr Lane Woods. Creating a green amenity buffer between the acoustic fencing of the development and the adjacent woods.

The public open space comprises of an open meadow area and pathway connection route, which follows the edge of the existing woodland planting, to the western boundaries.

- A new pathway along the south and western boundary, connects the development to the wider footpath network.
- Existing grassland to be overseeded where possible with wildflower, and a network of informal mown grass pathways will run through the wildflower / orchard area, with potential seating/ litter bin locations.
- The south western corner of the space has an existing mine shaft that could be cordoned off to provide an inaccessible wildlife area bound by a rural style timber fence.
- To the west open space shall provide a small community orchard with edible fruiting native trees and wildflower to provide foraging habitats to birds, bats and insects.
- The existing retained woodland edge to the West, will provide locations for bird and bat boxes providing seasonal nesting opportunities.
- The proposed acoustic fencing will be softened with new native tree & hedge planting to mitigate the view of the acoustic fencing from the new residential areas.



PUBLIC OPEN SPACE & ORCHARD - NTS

NORTHERN & DEVELOPMENT AMENITY SPACE

Existing Woodland Thicket

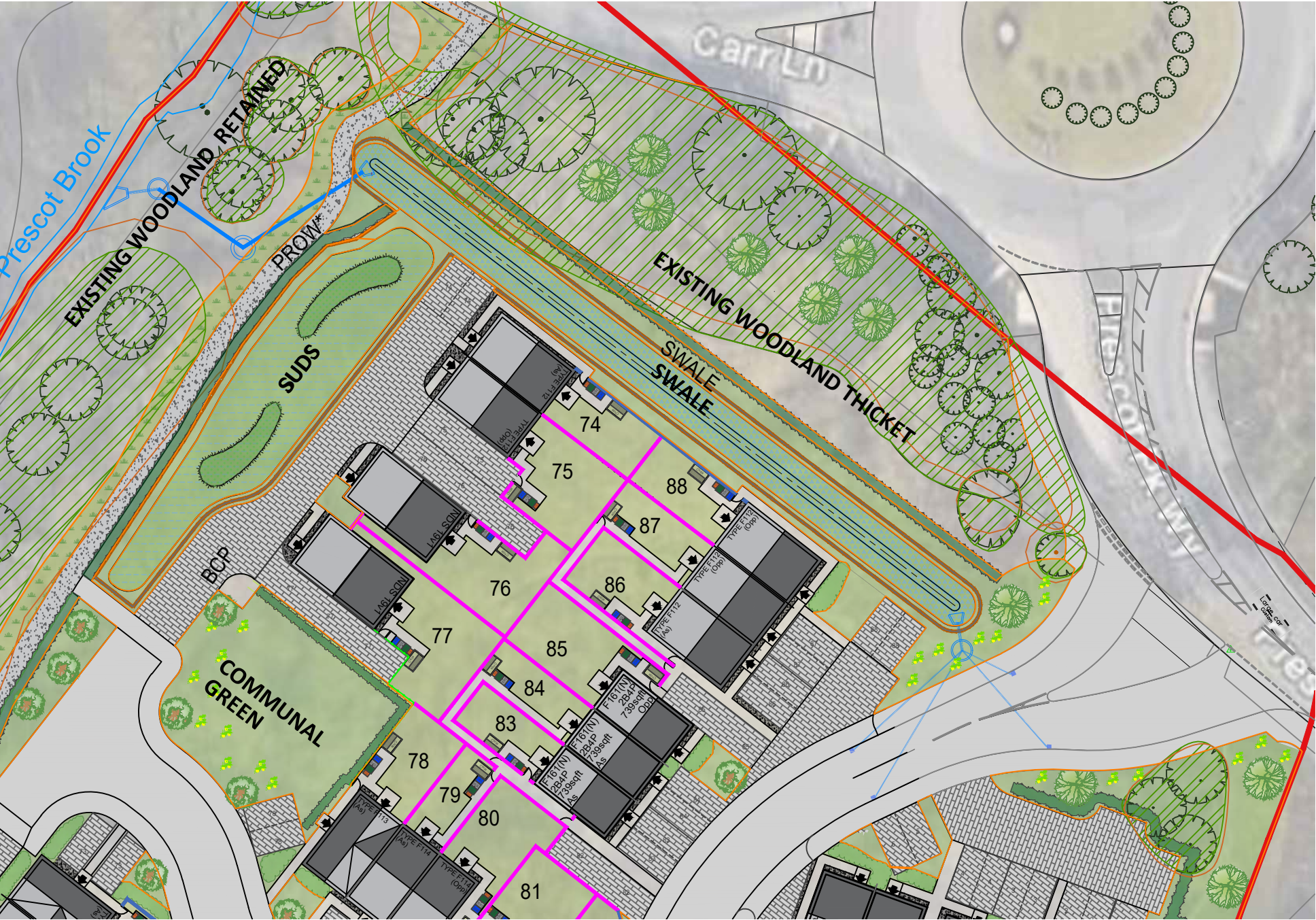
- The northern half of the site boundary, sited adjacent to Carr Lane roundabout/road creating a green amenity buffer between the development and the existing road network.
- The space comprises of existing native planting and tree buffers to the boundaries, this area will be retained and managed to provide filtered views of the development.
- Existing trees will selectively be crown raised to 3m height.
- Additional native hedge planting will be incorporated along the swale to provide a boundary and a foraging/nesting network for birds.

Attenuation areas

- located north of the development, incorporating an attenuation basin and swale.
- The basins are designed with capacity to capture and hold water both above ground in heavy rainfall events.
- These pond and swale are predominately dry features and will only be wet at times of heavy rain fall, their surface will porous/permeable to allow for infiltration below.
- It is proposed that the attenuation area is planted with a wetland grass meadow with native planting to the embankments to promote biodiversity.

Communal green space

- A small area of communal green space will provide an area of informal gathering for public health benefits.
- The area currently has an existing mine and will be re-purposed for informal public use.
- Seating and village green style planting will be used to provide shade whilst leaving a majority of the space as open grassland & seasonal bulbs.



ATTENUATION & SWALE - NTS



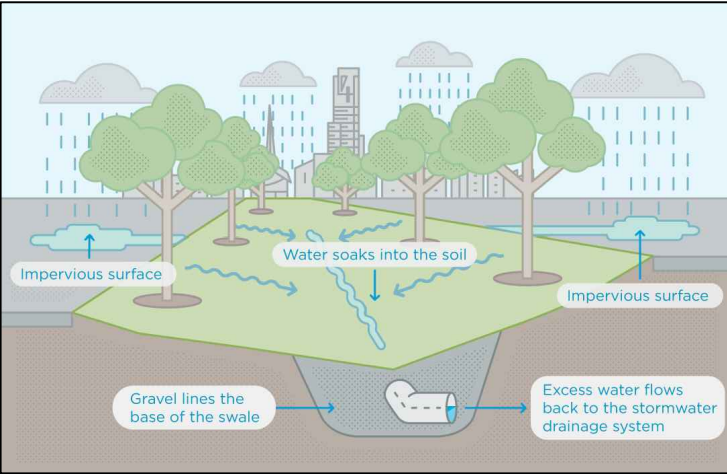
WILDFLOWER & ORCHARD MEADOWS



FRUITING TREES TO ORCHARD



BAT BOXES



ATTENUATION & SWALE



BIO-DIVERSITY STRATEGY

The landscape strategy adopts a best practice approach to the green infrastructure which promotes the creation of multi-functional and multi-beneficial spaces.

Key to this approach is ensuring that the design and future management results in a landscape that encourages biodiversity. This not only provides nature-conservation benefits to the wider area but enables residents to have access to nature within their immediate neighbourhood.

The following sets out our approach to multi-functional spaces and enhancement of biodiversity:

- Introduce a range of trees species, focusing on native species in open spaces with some non-native and fruiting species that will each attract a range of insects, birds etc.
- Create linear green corridors linking to the wider green infrastructure network
- Include a varied mix of shrubs and herbaceous plants that will provide food and shelter for wildlife including specific plants for pollinators.
- Incorporate species rich grass / meadow mixes to swales and meadow grassed areas which are low-maintenance to promote increased biodiversity.
- Incorporate existing species bee orchid within new wildflower meadows in the public open space
- Incorporate a range of bat and bird boxes throughout the development, focusing on creation of corridors.
- Include a structures such as log piles hibernacula, utilising wood from felled trees.
- Provision of hedgehog habitats including brush piles and increasing permeability across and beyond the site though fence lines.
- Adopt an appropriate management regime that promotes biodiversity.



BIRD BOXES



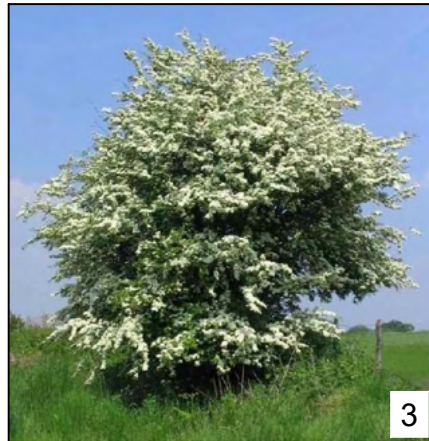
LOG PILES & HIBERNACULA

CARR LANE, PRESCOT - SOFT LANDSCAPING STRATEGY - TREE SPECIES

PUBLIC OPEN SPACE, GREEN CORRIDORS TREES - Light Standard - Select Standard
(All species shown subject to final design)

(NATIVE SPECIES TREES)

- 1 - Acer campestre - Field Maple
- 2 - Betula pendula - Silver Birch
- 3 - Crataegus monogyna - Hawthorn
- 4 - Pinus sylvestris - Scots Pine
- 5 - Quercus robur - English Oak
- 6 - Taxus baccata - Yew



(ORCHARD FRUITING SPECIES)

- 7 - Apple species
- 8 - Corylus avellana - Hazel
- 9 - Damson species
- 10 - Morus nigra - Black Mulberry
- 11- Malus sylvestris - Crabapple
- 12 - Prunus avium - Wild cherry



STREET TREES IN RESIDENTIAL AREAS - Heavy Standard - Extra Heavy Standard
(All species shown subject to final design)

(NATIVE / CULTIVAR TREES)

- 1 - Acer rubrum - Red Maple
- 2 - Acer campestre 'Elsrijk' - Field Maple (Cultivar)
- 3 - Betula ermanii - Emans Birch
- 4 - Corylus columna - Turkish Hazel
- 5 - Prunus avium 'Plena' - Wild Cherry (Cultivar)



(SMALL TREE SPECIES)

- 6 - Amelanchier alnifolia 'Obelisk'
- 7 - Cercis canadensis 'Forest Pansy'
- 8 - Sorbus 'Sheerwater Seedling'



CARR LANE, PRESCOT - SOFT LANDSCAPING STRATEGY - PLANTING , HEDGEROW , ATTENUATION SPECIES

NATIVE SPECIES MIXED HEDGES
(All species shown subject to final design)

- NATIVE HEDGEROWS 80% Hawthorn
- 1 - Acer campestre - Field Maple
 - 2 - Corylus avellana - Hazel
 - 3 - Crataegus monogyna - Hawthorn
 - 4 - Cornus sanguinea - Dogwood
 - 5 - Rosa canina - Dog Rose



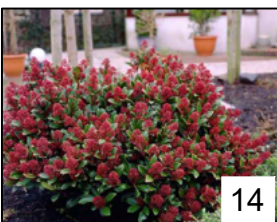
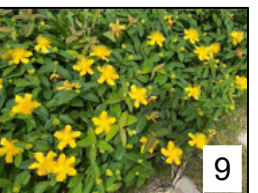
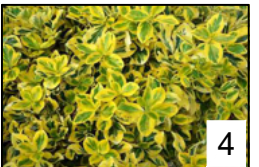
HEDGEROWS TO RESIDENTIAL AREA
(All species shown subject to final design)

- NATIVE & ORNAMENTAL HEDGEROWS:
- 1. Carpinus betulus - Common Hornbeam
 - 2. Elaeagnus x ebbingei - Silverberry
 - 3. Ligustrum vulgare - Privet
 - 4. Viburnum tinus - Common laurustinus



PLANTING TO RESIDENTIAL AREA
(All species shown subject to final design)

- ORNAMENTAL PLANTING:
- 1 - Abelia grandiflora 'Francis Mason'
 - 2 - Aucuba japonica 'Crotonifolia'
 - 3 - Choisya 'Aztec Pearl'
 - 4 - Euonymus 'Emerald n Gold'
 - 5 - Euonymus 'Emerald Gaiety'
 - 6 - Hebe 'Mrs Winder'
 - 7 - Hebe rakaiensis
 - 8 - Hebe 'Autumn Glory'
 - 9 - Hypericum calycinum
 - 10 - Lavandula angustifolia
 - 11 - Mahonia 'Soft Caress'
 - 12 - Nandina domestica 'Gulf Stream'
 - 13 - Santolina chamaecyparissus
 - 14 - Sarcococca hookeriana 'Purple Gem'
 - 15 - Skimmia japonica 'Rubella'



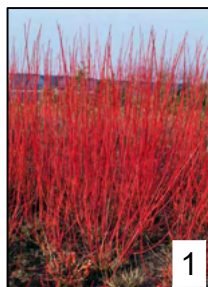
PLANTING TO RESIDENTIAL AREA
(All species shown subject to final design)

- HERBACEOUS PLANTING:
- 1 - Erysimum 'Bowels Mauve'
 - 2 - Geranium renardii
 - 3 - Geranium 'Rozanne'
 - 4 - Salvia officinalis 'Purpurascens'
 - 5 - Sedum 'Herbstfreude'



PLANTING TO RETENTION SUDS
(All species shown subject to final design)

- WETLAND PLANTING:
- 1 - Cornus alba 'Siberica'
 - 2 - Cornus stolonifera 'Flaviramea'
 - 3 - Iris pseudacorus
 - 4 - Juncus effusus
 - 5 - Lythrum salicaria
 - 6 - Betula nigra



MANAGEMENT AND MAINTENANCE STRATEGY

Details of the future landscape management and maintenance will be set out in a management plan containing guidance on standard landscape maintenance required for the types of planting, surfaces and street furniture proposed for each area.

It is anticipated that the contractor responsible for implementing the landscape scheme will maintain the areas up to practical completion and that they shall be responsible for maintenance of all soft landscape area in accordance with the Management Plan for a minimum of one year following practical completion.
Handover of the management is expected to be 12-24 months after practical completion, with the details of management to be confirmed when the detail design is complete with external areas outside of private ownership either to be adopted or managed by a management company.

Any plant failures that occur, post practical completion, should be replaced during the first available planting season.
The maintenance and management of the landscape areas should provide for the overall design objectives of the landscape design proposals.

The principal management objectives are summarised as follows:

- Through best horticultural practice, to ensure all plants are regularly maintained to promote growth and vigour.
- To ensure that existing retained trees and vegetation are monitored and managed using, as required, specialist arboricultural advice and methods.
- To ensure the objectives of the ecological management plan are maintained through the landscape maintenance regime.
- To ensure that all hard surfaces, street furniture and external elements are regularly inspected and maintained in good working order.
- To ensure integrated sustainable drainage interventions are functioning and safe - refer to engineer's guidance
- That the health and safety of operatives and the public are considered at all times.
- Tidiness is maintained all year round through the careful removal of litter and weeds etc and through selective thinning, topping up mulch, replacement of plant failures etc.
- That all management and maintenance practices, consider issues of sustainability through the responsible use of natural resources such as water and limit the use of chemicals to a minimum.

The following table sets out an overview of the annual maintenance tasks for the key external areas.

GENERAL SITE LANDSCAPING MAINTENANCE PLAN														
No. 1.0	MAINTENANCE TASK	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	NOTES
1.1	Litter collection and removal from site	X	X	X	X	X	X	X	X	X	X	X	X	Keep all areas, litter free, at all times
1.2	Weed control (by hand)		X	X	X	X	X	X	X	X	X	X		No reliance on herbicide near water body
1.3	Fertiliser to trees, shrubs, herbaceous			X										
1.4	Watering				X	X	X	X	X	X	X			Daily if required in summer
1.5	Top up mulch					X					X			To 75mm as required
1.6	Firm up plants			X						X				
1.7	Check tree ties & supports.			X						X				
1.8	Pest & disease control			X	X	X	X	X	X	X	X			As required
1.9	Pruning to shrubs			X						X				As required for species
1.10	Dead head shrubs/ herbaceous				X				X					Weekly as required
1.11	Thin out planting									X				As required
1.12	Lift/ divide herbaceous									X				As necessary for species
1.13	Replacement planting (all plant types)	X	X	X								X	X	By agreement as above
No. 2.0	LAWNS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	NOTES
2.1	Mowing to 50mm max length			X	X	X	X	X	X	X	X			14-18 cuts per season
2.2	Trim / neaten edges			X				X			X			
2.5	Approved turf fertiliser				X				X					
No. 3.0	WILDFLOWER	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	NOTES
3.1	Annual cut after flowering				X						X			Subject to flowering period
3.2	Remove arisings (after 5 days)				X						X			Subject to flowering period
3.3	Re-seeding failed areas			X	X									Check soil for issues prior to re-seeding

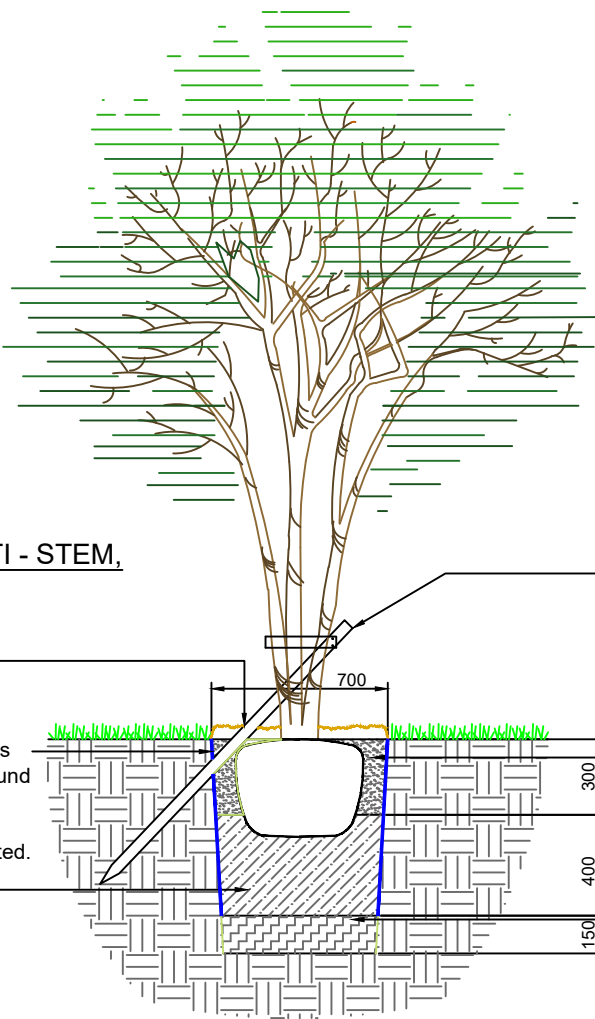
PIT TYPE C

TREE PIT DETAIL MULTI - STEM,
SINGLE STAKE

50mm Medium grade bark mulch layer at 700mm diameter around the trunk of the tree.

Root barrier to be installed in areas less than 3m width from underground services or paved surfaces. Root barrier should be installed to services area or paved area effected.

Existing excavated subsoil backfilled to 300mm depth in accordance with BS 8601:2015 specification for subsoil.



1.6m Length x 75mm diameter Single softwood tanalised tree stakes with suitable rubber block and tie. Stake to be firmly driven at a 45 degree angle to the side of the rootball once planted.

Back filled with BS 3882:2015 topsoil Multi - Purpose Grade to 300mm depth. Add general purpose slow release fertiliser as per manufacturers instruction incorporated into the top 200mm of topsoil during final cultivation's.

Sub soil to base of tree pit to be thoroughly broken up to depth of 150mm prior to planting.

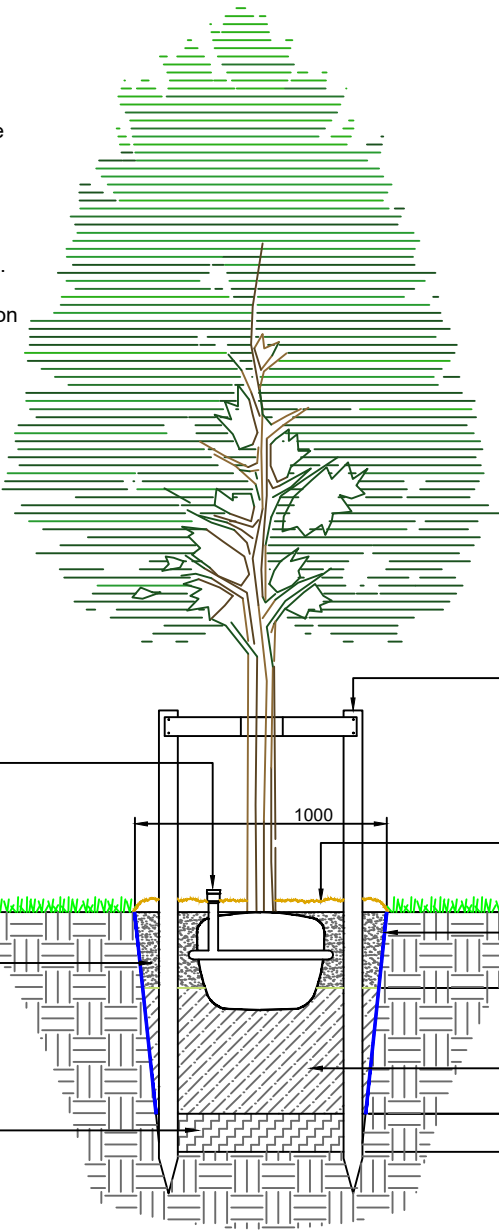
PIT TYPE B

TREE PIT DETAIL
DOUBLE STAKE
(Heavy Standard to Extra -
Heavy Standard & Plus Sized)

GreenBlue Urban Root Rain Urban Irrigation System 60mm diameter or similar approved. Ensure inlet is flush with or slightly above ground/mulch level. Ensure tree is watered to field capacity upon installation completion.

Back filled with BS 3882:2015 topsoil Multi - Purpose Grade to 300mm depth. Add general purpose slow release fertiliser as per manufacturers instruction incorporated into the top 200mm of topsoil during final cultivation's.

Sub soil to base of tree pit to be thoroughly broken up to depth of 150mm prior to planting.



1.8m Length x 75mm diameter double softwood tanalised tree stakes with half round timber cross bar and suitable rubber block and tie. Stakes to be firmly driven vertically at least 300mm into bottom of pit to either side of the rootball prior to planting.

50mm Medium grade bark mulch layer at 1m diameter around the trunk of the tree.

Root barrier to be installed in areas less than 3m width from underground services or paved surfaces. Root barrier should be installed to services area or paved area effected.

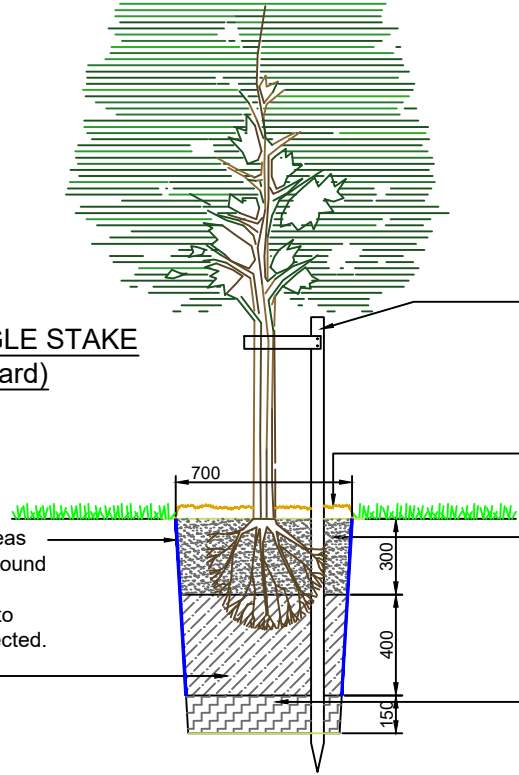
Existing excavated subsoil backfilled to 500mm depth in accordance with BS 8601:2015 specification for subsoil.

PIT TYPE A

TREE PIT DETAIL SINGLE STAKE
(Light Standard to Standard)

Root barrier to be installed in areas less than 3m width from underground services or paved surfaces. Root barrier should be installed to services area or paved area effected.

Existing excavated subsoil backfilled to 300mm depth in accordance with BS 8601:2015 specification for subsoil.



1.8m Length x 75mm diameter Single softwood tanalised tree stakes with suitable rubber block and tie. Stake to be firmly driven min 300mm into bottom of pit to side of the rootball prior to planting.

50mm Medium grade bark mulch layer at 700mm diameter around the trunk of the tree.

Back filled with BS 3882:2015 topsoil Multi - Purpose Grade to 300mm depth. Add general purpose slow release fertiliser as per manufacturers instruction incorporated into the top 200mm of topsoil during final cultivation's.

Sub soil to base of tree pit to be thoroughly broken up to depth of 150mm prior to planting.

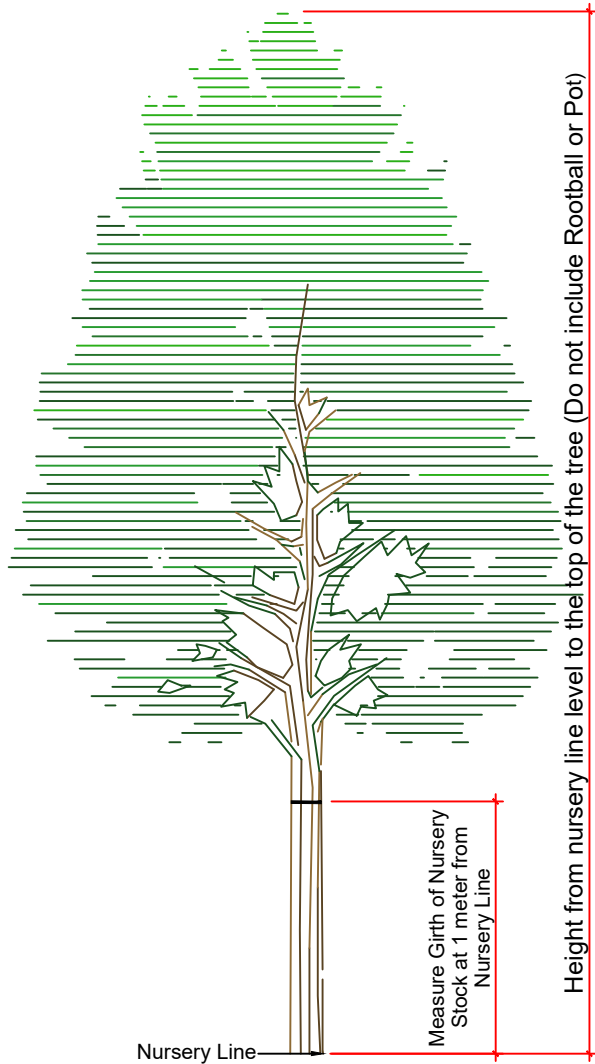
Landscape plans will be required to display the following three key elements, the plan showing existing hedgerows and trees and proposed tree/hedgerow/shrub planting, a key that clearly identifies these elements, and a landscape schedule that sets out the specification of all proposed planting stock.

The plan and key are self explanatory however the schedule tends to use a number of technical references and abbreviations which can often be unclear. Set out below is a standard landscape schedule with an accompanying guide to understanding the landscape specification that will assist when checking landscaping works that have been carried out on site

Landscaping Schedule

Trees						
Abbreviation	Species	Height	Girth	Specification	Pot Size	Number
Ace	Acer campestre	300-350cm	10-12cm	Form: Clear Stem	(CG)	1

Trees to be planted in accordance with the specification.
Contractor's have a responsibility to identify the location of all underground services prior to tree pit excavation.
All tree locations are to be approved by the structural engineer prior to planting, trees must not be planted any closer to buildings or structures without the consent of the structural engineer or landscape architect.
All stock is specified as Bareroot, Rootball & Container stock substitution or an amendment to specification must be agreed with the landscape architect.



TREES SPECIFICATION

The tree MUST meet ALL of the specification criteria, a contractor might suggest that it only has to meet one (this is incorrect). The specification criteria includes size, girth and height. Size is based on industry standards set out by the Horticultural Trades Association (HTA), the key sizes are set out below. The height is measured from nursery level (this is the clearly marked soil line at the base of the trunk) to the top of the tree. The girth is the measurement of the circumference of the trunk taken at 1m from the ground or nursery level in accordance with BS 8545 2014

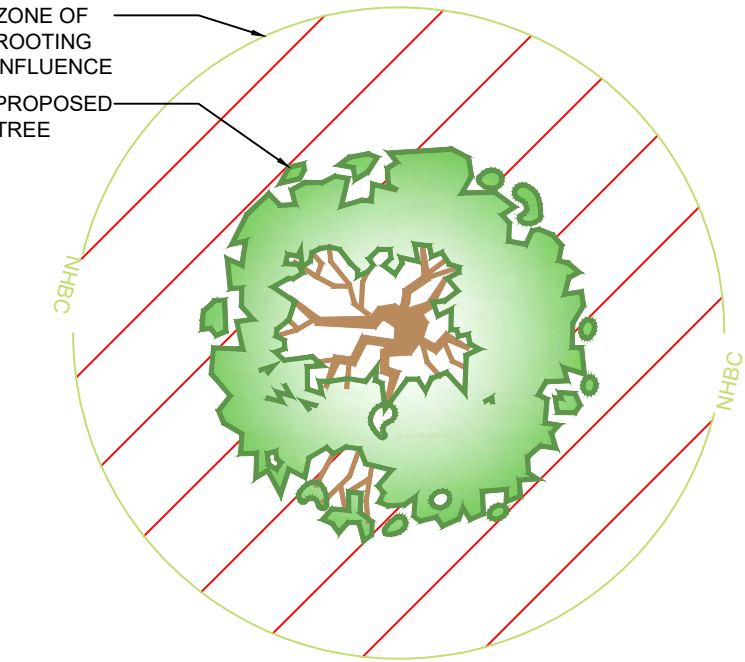
TREE STANDARDS

Size	Girth	Height
Light Standard	6-8cm	250-300cm
Standard	8-10cm	250-300cm
Selected Standard	10-12cm	300-350cm
Heavy Standard	12-14cm	350-400cm
Extra Heavy Standard	14-16cm	400-450cm
Extra Heavy Standard	16-18cm	450-500cm
Extra Heavy Standard	18-20cm	450-500cm
Semi Mature	20-25cm	500-550cm

Trees can be specified as clear-stem this is where it has a clear stem, free of branches, up to 1.5m to 2m from the ground; multi-stem this is where the tree has more than one trunk at ground level (usually three); and feathered this is where the tree is fully furnished with evenly spaced branches from ground level.

NHBC CHAPTER 4.2 - BUILDING NEAR TREES SPECIFICATION

Building near trees and the effects of trees on shrinkable soils:
When trees are being proposed within a landscaping scheme the guidance within NHBC Chapter 4.2 regarding root systems and their zone of influence upon building foundations. The tree species choices should be checked against Chapter 4.2 Table 3 and calculated according to Table 3b. Information may be obtained from suitable alternative authoritative sources for trees not listed in this chapter.
When the species is known but the subspecies is not, the greatest height listed for the species should be assumed.
Where hedgerows contain trees, their effect should be assessed separately and the height of the species likely to have the greatest effect should be used.



Landscape plans will be required to display the following three key elements, the plan showing existing hedgerows and trees and proposed tree/hedgerow/shrub planting, a key that clearly identifies these elements, and a landscape schedule that sets out the specification of all proposed planting stock.

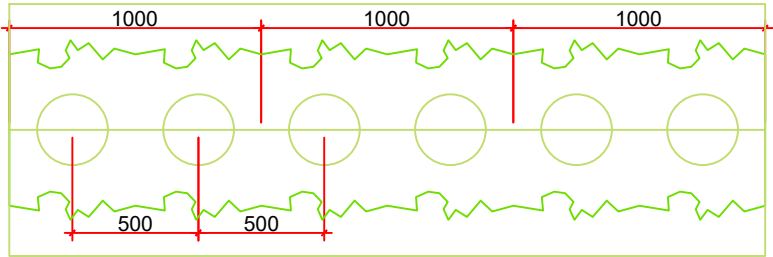
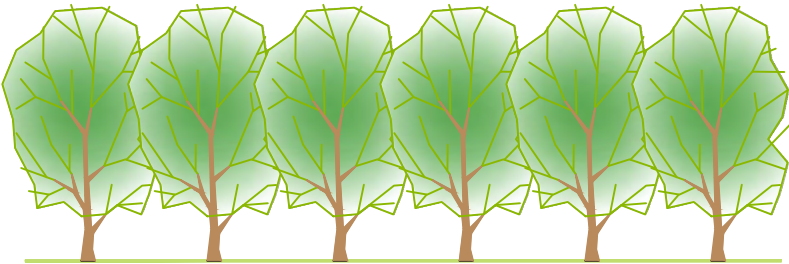
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Specimen Shrubs					
Abbreviation	Species	Density	Height	Pot Size	Number
AjC	Aucuba japonica 'Crotonifolia'	Counted	80-100cm	15L	1
BuxSp	Buxus sempervirens 'Spiral'	Counted	100-125cm	25L	1
CAJA	Camellia japonica	Counted	125-150cm	15L	1

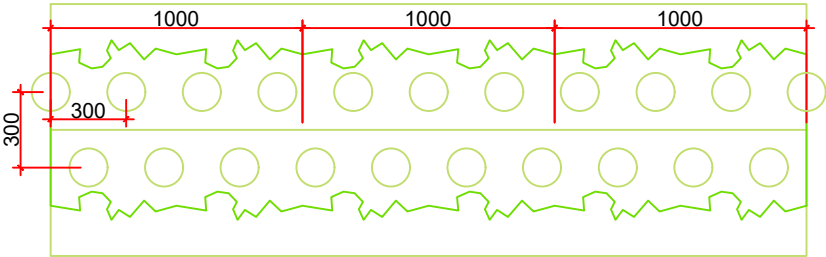
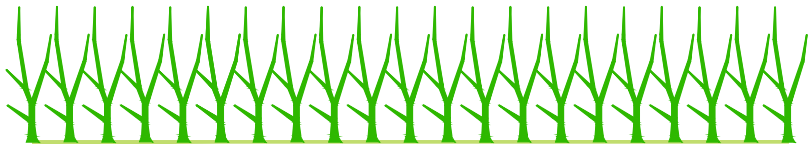
Specimen shrubs will be indicated on the plan in the locations required, this will also feature within the landscaping key.

Shrubs					
Abbreviation	Species	Density	Height	Pot Size	Number
ABEGR	Abelia x grandiflora	Counted	40-60cm	5L	1
BERAN	Berberis thunbergii 'Atropurpurea Nana'	Counted	60-80cm	10L	1
CAJA	Choisya ternata 'Sundance'	Counted	60-80cm	10L	1

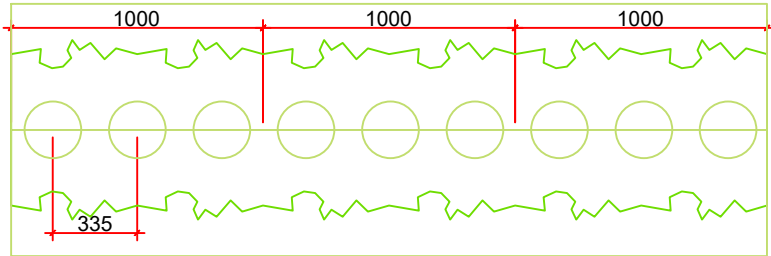
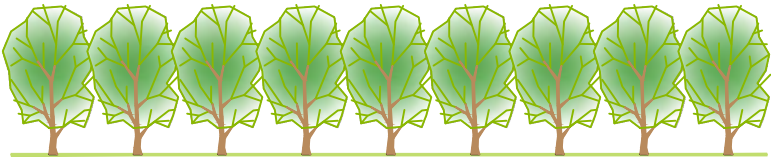
Shrubs to be planted in accordance with the specification in the locations and centres as shown. Species and specification substitutions must be agreed with the landscape architect.



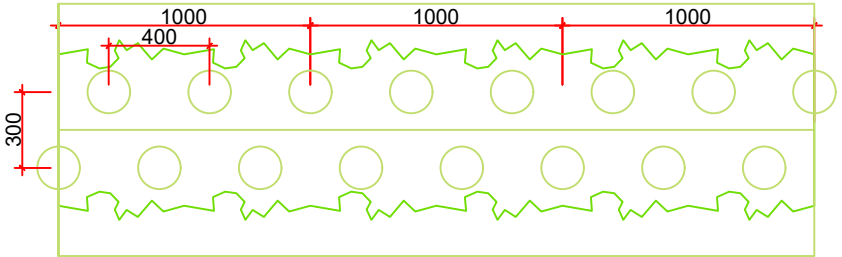
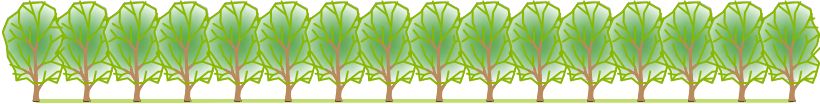
10L NATIVE & ORNAMENTAL HEDGE PLANTING SPECIFICATION
Hedgerows containing 10L container grown species, will be planted in single straight rows set 500mm apart at a density of 2 plants per linear meter. The spacing of shrubs in hedgerows or planting beds is normally expressed in centres, although is can also be shown as a density applied to a unit area such as per sq metre. If densities have been used then a simple measure and count is required. If centres have been used then simply measure between the stems of each shrub as shown above.



NATIVE HEDGE & SEMI NATIVE HEDGE PLANTING SPECIFICATION
Hedgerows containing native bareroot or container grown species, will be planted in two straight rows set 300mm apart at a density of 6 plants per linear meter. Two rows shall be placed in the centre of the bed and shall be offset so that the plants are alternate and not opposite each other.



5L NATIVE & ORNAMENTAL HEDGE PLANTING SPECIFICATION
Hedgerows containing 5L container grown species, will be planted in single straight rows set 335mm apart at a density of 3 plants per linear meter.



2-3L NATIVE & ORNAMENTAL HEDGE PLANTING SPECIFICATION
Hedgerows containing 2-3L container grown species, will be planted in single straight rows set 400mm apart at a density of 5 plants per linear meter. Two rows shall be placed in the centre of the bed and shall be offset so that the plants are alternate and not opposite each other.

CARR LANE, PRESCOT - STRATEGY - SHRUB PLANTING STANDARDS DOCUMENT

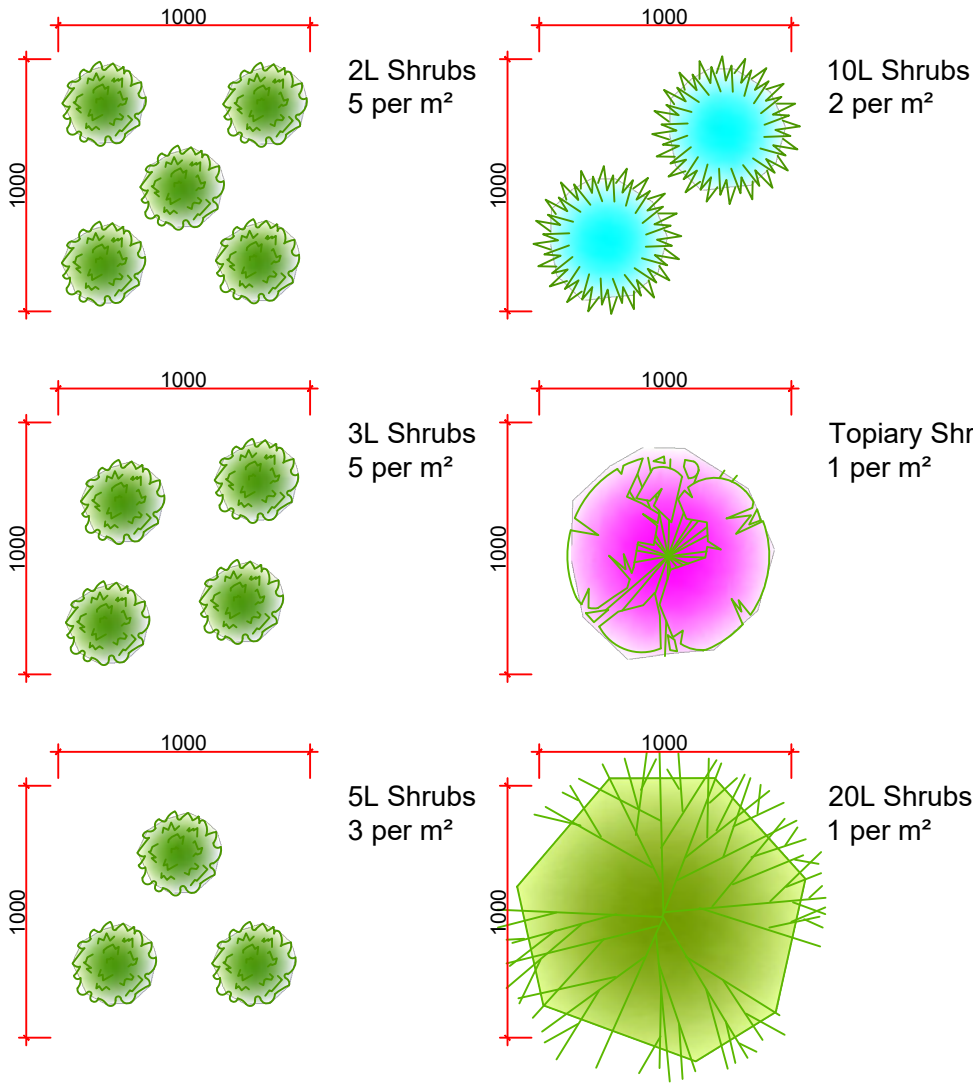
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The plan and key are self explanatory however the schedule tends to use a number of technical references and abbreviations which can often be unclear. Set out below is a standard landscape schedule with an accompanying guide to understanding the landscape specification that will assist when checking landscaping works that have been carried out on site

Hedgerows				
Abbreviation	Species	Density	Pot Size	Number
Buxemp	Buxus sempervirens	3/m²	5L	1

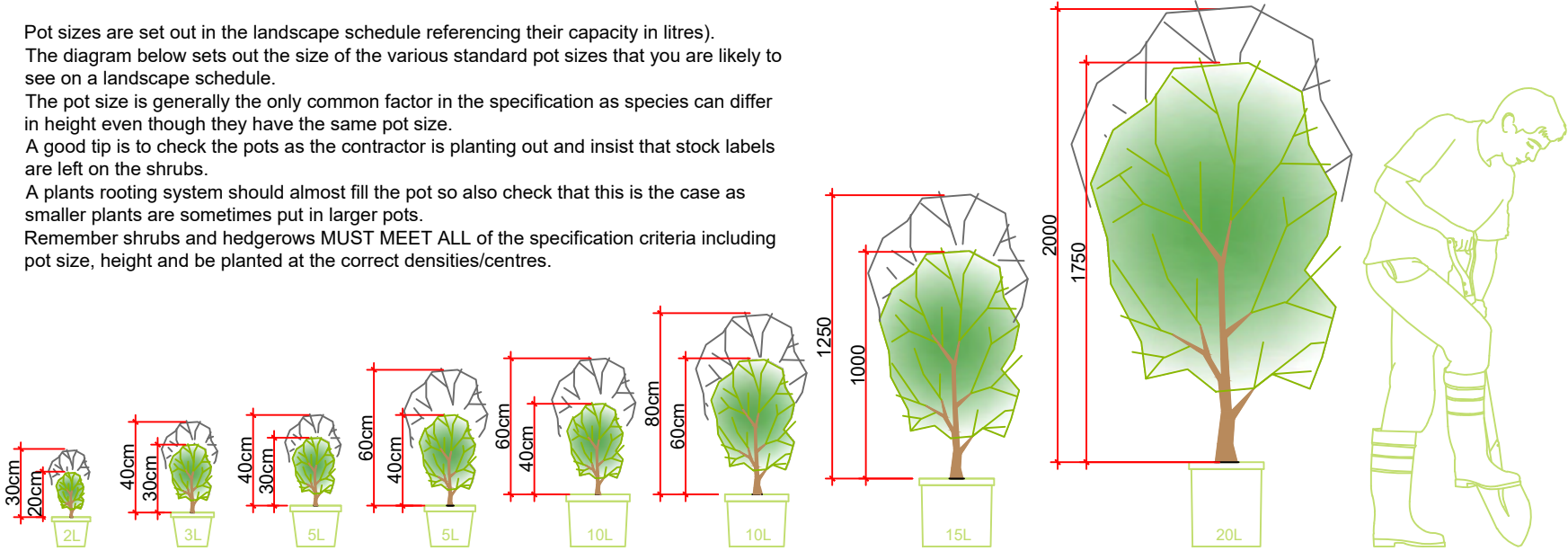
SHRUB PLANTING DENSITIES SPECIFICATION

The spacing of shrubs in hedgerows or planting beds is normally expressed in centres, although is can also be shown as a density applied to a unit area such as per sq metre. If densities have been used then a simple measure and count is required. If centres have been used then simply measure between the stems of each shrub as shown above.



POT SIZES SPECIFICATION 1&2

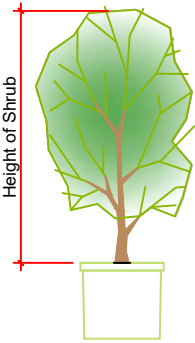
Pot sizes are set out in the landscape schedule referencing their capacity in litres). The diagram below sets out the size of the various standard pot sizes that you are likely to see on a landscape schedule. The pot size is generally the only common factor in the specification as species can differ in height even though they have the same pot size. A good tip is to check the pots as the contractor is planting out and insist that stock labels are left on the shrubs. A plants rooting system should almost fill the pot so also check that this is the case as smaller plants are sometimes put in larger pots. Remember shrubs and hedgerows **MUST MEET ALL** of the specification criteria including pot size, height and be planted at the correct densities/centres.



HEIGHT & FORM OF SHRUBS SPECIFICATION

The height of the shrub is to be measured from nursery level, in the same way that trees are measured. The height in the specification **ONLY** includes the shrub and is measured from the nursery level in the same way that tree height is measured. The height does **NOT** include the pot as some contractors may suggest. Heights are expressed in a range (i.e. 40/60cm) within which the stock must comply. It is important to note that height ranges can vary between species that have the same pot size so you must check before accusing the contractor of under sizing stock.

The habit of shrubs and hedgerows is can also be specified, these can include 'bushy' - the shrub should be quite literally bushy with no clear single stem; 'branched' - the shrub should have shoots emerging form a main stem or central point ; and 'leader and laterals' - the shrub will have a single dominant stem fully furnished with side branches.



MINIMUM PLANTING BED FOR SHRUBS & HEDGEROWS SPECIFICATION

The diagram sets out the minimum planting bed width required to plant shrubs and the minimum depths of topsoil and subsoil to enable healthy future growth. Should these planting bed widths be un-achievable then an alternative finish of either Cultivated turf which requires topsoil depth of 150mm (Free draining) or gravel should be used.

