



## **Landscape Maintenance & Management Plan**

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**New Housing and Office Development – Old Cardigan  
Memorial Hospital, Pont Y Cleifion, Cardigan,  
SA43 1DW**

**Prepared for:  
Wales and West Housing**

**Date:  
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## **1. Introduction**

RDS Landscaping Ltd were appointed by Wales and West Housing to prepare a Landscape Maintenance and Management Plan for the external landscape of the proposed housing and office development on the site of the former Cardigan Memorial Hospital off Pont Y Cleifion, Cardigan, SA43 1DW.

The purpose of this document is to outline the general principles and quality standards required for the establishment and long-term maintenance of the common external landscaping, and to describe the activities required to allow the planting to flourish to achieve the envisaged landscape strategy.

All references to planting treatments are based on the Landscape planning submission drawing:

- RS-0193-20231210-001- Landscape Strategy

## **2. Management Responsibilities**

- The Principal Contractor appointed for the scheme's construction will be responsible for implementing and maintaining the gardens during the Construction Phase, and during the maintenance period (two years post completion). After which the gardens will be handed over to the landowner/client.
- The landscape operations must be undertaken by suitably experienced and qualified landscape contractors.

### **2.1 Legal Considerations**

- There are no trees on site which are protected by Tree Preservation Orders (TPO)
- The site is not subject to any nature conservation or landscape designations.
- All birds and their nests are protected under the Wildlife and Countryside Act 1981. Site management must be aware of the need to avoid disturbance or harm to nesting birds either by avoiding the nesting season, March to August inclusive and / or by checking that no nests would be affected by works.
- Health and Safety: All work undertaken on the site by contractors, volunteers or direct employees must comply with the appropriate legislation

relating to health and safety and the Control of Substances Hazardous to Health (COSHH)

### **3. The Development Site**

The development site is located on land to the south of Pont Y Cleifion, Cardigan, Ceredigion, site grid reference: SN 18145 46043. It borders onto St Marys Church ground and a residential garden along the western boundary, the A487 to the east and the Afon Teifi to the south. The land slopes gently from north to south with a fall of approximately 3 meters over 120 meters.

The existing site currently consists of the unused Nash building with attached portion of the old hospital. The remainder of the hospital has been demolished under previous planning permission. The site contains several trees which are detailed within the tree survey. A small wetland area is located in the south-eastern portion of the site, this area is to be protected as per the recommendations of the Ecological Appraisal. The existing ecological and arboricultural constraints have been carefully considered in the preparation of the Landscape Scheme.

The total application site extends to 1.07Ha. The approved development would consist of affordable housing in the form of flats and an office block connected to the restored Nash House. Associated infrastructure and services will consist of a new highway, parking, landscaped public open space and SuDs features.

### **4. Landscape Vision**

- The landscape proposal has been designed and proposed in relation to the existing character of the area and in particular the specific site in general.
- The proposed design seeks to introduce a high-quality landscape which can be used and enjoyed by residents and visitors alike.
- The new planting scheme will provide character to improve amenity and increase biodiversity by providing habitat and food for fauna.
- The introduced vegetation will provide seasonal interest as well provide a green framework to the new built environment.
- All landscape elements shall be maintained to a high standard to ensure that the residential development retains a high-quality finish which is attractive, orderly, and safe for all.

## **5. Landscape Management Objectives**

The development and associated infrastructure would occupy most of the site. The overall landscape setting is illustrated in the Landscape Strategy design RS-0193-20231210-001- Landscape Strategy. The plan details the spatial layout and relationship between the proposed hard and soft landscape elements within the site.

The key components and list of vegetation types are:

- Specimen tree planting in parking areas and within public open space (POS)
- Ornamental gardens as feature planting within the POS
- New ornamental raingardens to function as SuDS mechanisms
- New detention basins
- New native hedgerows
- New wild meadow planting within POS
- Existing Wetland area to be retained and protected

## **6. Establishment Period**

A two-year establishment maintenance period will be incorporated into the landscape implementation contract. This will ensure that all landscape works are suitably maintained by the contractor throughout the establishment phase. The contractor will be responsible for all horticultural operations required including replacement of plant material which has failed to establish due to defects in plant material or poor workmanship. On completion of the implementation and establishment phase, future maintenance responsibilities during the operational phase will be handed over to the landowner. It is recommended that 'Any new landscape elements which, within a period of 5 years post implementation are removed, damaged, die, become diseased or otherwise defective to such an extent that in the opinion of the planning authority, the function of the landscape elements in relation to the planning approval is no longer delivered, shall be replaced in the next planting season with replacement elements of similar size and specification'.

### **6.1 General Long Term Maintenance Objectives**

The following are the long-term maintenance objectives of the Landscape Management Plan

- Application of good horticultural and environmental practice to all operations.
- Establishment of new landscape proposals which will provide a setting which is attractive for those using the site and for those with views onto the site.

- Promotion of healthy growth for establishment of new planting and long-term maintenance of existing vegetation on site.
- Manage the site in a manner which is beneficial to wildlife to encourage wildlife onto the site.
- Ensure consistent and thorough control of invasive plant material.
- Provide adequate protection against plant diseases and pests.
- To replace any plant material which fails to develop is damaged or dies.
- To maintain and manage the site according to the Landscape maintenance specifications as set out in this document.

## **7. Landscape Establishment & Maintenance Specifications**

To ensure successful establishment of the proposed scheme post implementation, it is recommended that a minimum of 20 site visits are undertaken per annum during operation. Site visits should be undertaken twice a week between March and October and once a month during the remainder of the year.

Adverse weather conditions or specific horticultural or arboricultural requirements may require additional site visits to take place if required. The establishment and maintenance specifications for each vegetation type is described and specified below.

### **7.1 Trees**

#### **Description**

The scheme includes the establishment of specimen trees within parking areas, the private courtyard, sensory garden, and surrounds. Tree selection includes hardy native species adapted to local climatic conditions. They will provide character to the estate as well as soften the structures and provide year-round interest. Tree species include Rowan (*Sorbus aucuparia*) and Silver Birch (*Betula pendula*).

#### **Specimen Tree Planting**

- i) Tree planting should be carried out between late September until to the end of March.
- ii) After fine grading of topsoil, holes must be dug for the planting of trees.
- iii) Holes will be dug to be twice the size of the container from which the plant is transplanted. Place excavated soil material in a heap next to the hole.
- iv) If required, backfill the plant hole sufficiently with soil so that the top of the plant container, when placed in the hole, would match the surrounding ground level.

- v) Remove the plant from the container without loosening the soil. Remove any stones or ash from the roots at the bottom of the container. Only loosen the bottom 50mm of roots thoroughly and place plant in the prepared hole. Replace the soil so that the plant is 10mm deeper in the ground than it had been in the container. All roots must be thoroughly covered. The soil must be shaped so that a bowl 200mm high and at least 500mm in diameter is formed around the tree stem. Tramp the plant roots down to embed them securely, irrigate roots thoroughly.
- vi) All plants must be planted in moist soil and be well irrigated not later than one hour after planting.
- vii) During irrigation all air must be driven from the plant hole by carefully forking the loose ground.
- viii) Soil around plants must be tramped down well.
- ix) Roots must be spread thoroughly, and any damaged roots must be pruned. Roots must not be folded in or snapped.
- x) Remaining stones and soil from the plant holes must be removed.
- xi) All trees are in danger of being snapped or damaged by the wind and should therefore be supported by fastening to wooden stakes. Stakes must be implanted into the ground on two sides of the tree and not driven through the root zone but driven far enough into the soil to firmly support the plant. The tree trunk should be fastened to the stakes with suitable rubber fasteners approximately  $\frac{3}{4}$  of the way up the stem.

### **Maintenance of Specimen Trees**

- i) During the first 24 months after planting all new trees should be closely monitored to ensure that they are in good health, stable, firm, and upright.
- ii) Stakes and ties should be checked and adjusted according to growth. The stakes and ties can be removed within 3-5 years once the root systems have fully established and the tree stands firmly in the ground.
- iii) Trees should be regularly watered within the first 3-5 years especially during periods of drought.
- iv) A 1-meter diameter circle of mulch should be laid around the base of the tree trunk. This ring should be kept free of weeds. Weed control should be undertaken within the first 3-5 years after planting.
- v) Any dead or damaged branches should be pruned using appropriate horticultural methods, wounds should be sealed with an approved wound sealer.

## 7.2 Hedgerows

### Description

The proposed development requires the screening of the Welsh Water access track and pump station within the site. This would be achieved through the planting of native woody hedgerow species. Species will include Hawthorn (*Crataegus monogyna*), Hazel (*Corylus avellana*), Elderflower (*Sambucus nigra*) and Holly (*Ilex aquifolia*). The native hedgerows will provide food and serve as habitat for local wildlife.

### Hedgerow Planting & Establishment

- i) Planting will be carried out between November and the end of March.
- ii) Planting should be suspended during periods of frost, heavy rain, waterlogged conditions, and periods of drought. Any suspension of planting is to be immediately notified with reason(s) to the Client.
- iii) A cultivated strip approximately 600mm wide by 300mm deep should be prepared. Soil should be loosened and broken into particles of 2-8mm. Soil surface should then be fine graded.
- iv) Roots of open ground whips should be suspended in water before and during planting.
- v) Planting will be carried out according to the Planting Plan.
- vi) Hedging plants are to be planted at 8 plants per linear meter. They should be planted in a staggered fashion, with random distribution of the different species.
- vii) Ensure each plant is straight and the root is adequately compacted into the soil.
- viii) Each plant should be protected and supported using a 38mm spiral guard and bamboo cane, 600mm in height.
- ix) All Hedgerow strips to be top dressed in a 50mm layer of bark mulch.
- x) Allow for watering immediately after planting.

### Maintenance of Hedgerows

- i) Allow for watering for the first 2-3 years after 7 continuous days of less than 20mm of rain.
- ii) Undertake weed control for the first 2-3 years.
- iii) Work should be undertaken manually with hand tools. Care should be taken to avoid damage to any adjacent planted material.
- iv) When the hedges have fully established after 3-4 years, they should be lightly trimmed to encourage the stems to branch out in the following season.
- v) The hedges should be ultimately maintained at 2-3 meters in height.
- vi) Where the loss of hedge plants is over 0.5 meters, these gaps should be replaced in the following planting season.



- vii) Spiral guards and bamboo canes can be removed once the hedges have grown beyond the reach of browsing animals.

### 7.3 Ornamental Planting and Raingardens

#### Description

Several ornamental beds and raingardens have been included in the scheme. These will provide focal interest within the gardens and POS. Hardy, evergreen perennial plant species including *Phormium tenax*, *Viburnum tinus* and *Cordyline australis*. have been selected. They will provide year-round cover and thereby ensuring long-term low maintenance. *Viburnum tinus*, *Libertia grandiflora* and *Heuchera sanguinea* will provide colour and interest for residents and visitors as well as offer food for pollinators.

#### Establishment

- i) Planting will be carried out between November and the end of March in accordance with the British Standard BS 4428 (1989).
- ii) All ornamental beds must be cultivated to a depth of 300mm and be free of any weeds, roots, or large stones.
- iii) Planting should be suspended during periods of frost, heavy rain, waterlogged conditions, and periods of drought. Any suspension of planting is to be immediately notified with reason(s) to the Client.
- iv) Soil should be loosened and broken into particles of 2-8mm. Soil surface should then be fine graded.
- v) Plants awaiting planting must not be left unattended and the full cost of replacing any plants damaged or lost before planting shall be met by the Contractor.
- vi) Place out plant material and excavate holes to approximately double the pot size.
- vii) Mix compost to excavated soil material from hole at a ratio of 1 part compost to 3 parts soil.
- viii) Remove plant from pot and position in hole, ensure plant is centrally positioned and top of root ball is level with existing graded soil.
- ix) Backfill hole with excavated soil and compost mixture. Compact soil and roots and water plants in well to a depth of 200mm immediately after planting.
- x) All Ornamental beds to be top dressed in a 50mm layer of bark mulch.
- xi) After planting the area is to be left clean and tidy with any rubbish, debris, packing materials and labels removed.

## Maintenance of Ornamental Planting

- i) Allow for watering for the first 2-3 years after 7 continuous days of less than 20mm of rain.
- ii) All ornamental beds should be kept weed free.
- iii) Work should be undertaken manually with hand tools. Care should be taken to avoid damage to any adjacent planted material.
- iv) When required shrubs should be pruned to maintain form and vigour and to avoid overcrowding/overshadowing. Over pruning of shrubs should be avoided.
- v) Groundcovers should also be clipped or pruned to ensure upkeep of a neat shape and form.
- vi) Any dead or damaged plants should be removed and replaced. This work should preferably take place during the winter months.
- vii) If required, organic fertiliser may be applied once before or during spring growth.

## 7.4 SuDs/Wetland Areas

### Description

The proposed scheme has two attenuation ponds/detention basins. The first smaller pond is located in the centre of the site and the larger pond in the south-western corner of the site. These areas will be planted with native water tolerant grass species i.e. (*Deschampsia cespitosa*) as well as macrophytes i.e. (*Juncus effusus*). The areas will provide suitable habitat for reptiles and amphibians.

### Establishment Phase

- i) Planting will be carried out in May or June.
- ii) Do not cultivate soils within wetland areas as this may give rise to erosion under storm conditions.
- iii) Place macrophytes out in an informal arrangement ensure the correct spacing and densities. Keep material moist.
- iv) Ensure plant material is arranged in a natural staggered arrangement – avoid any straight lines.
- v) Use a pick to excavate a small hole to place plug into
- vi) Tramp soil down around plugs and ensure material is standing up straight

### Maintenance of Wetland Area

- i) The wetland area will be allowed to grow from the new year through until August when it can be cut.
- ii) Wetland areas should only be cut manually with a strimmer.

- iii) Cutting should take place in two stages.
- iv) Stage 1- Cut grass to a height of 200-300mm remove all clippings from area.
- v) Stage 2- Within 2 days of 1<sup>st</sup> cut, a 2<sup>nd</sup> cut should be undertaken further reducing the grass height to 50mm. Remove all clippings from the area.
- vi) Note: Vegetation height should never be reduced to less than 50mm.
- vii) No large machinery or plant should encroach within the wetland area at any time.

## **7.5 Amenity turf**

### **Description**

The scheme would retain the large existing lawn located to the south of the site between Nash House and the Afon Teifi, and an area to the east of the site below the Welsh water access track.

### **Establishment Phase**

The Contractor will be required to prepare the ground prior to the supply and sowing of grass seed.

- i) Any existing vegetation will be stripped off from the area to be seeded and disposed of by the Contractor.
- ii) The whole area will be cultivated to a depth of 200mm using a rotavator.
- iii) Cultivation by fork should be carried out alongside kerbs, tree bases, exposed roots etc where damage could occur.
- iv) Any stones or other debris greater than 25mm in any dimension will be removed.
- v) Following cultivation, a fine tilth shall be created with a hand rake.

### **Grass Seeding**

- i) Seeding of lawn should take place in the spring.
- ii) Seed should not be sown when cold or drying winds are experienced, or if soil is excessively dry, waterlogged or frost bound.
- iii) Sow specified seed mix of 50g/m<sup>2</sup> where required.
- iv) On completion of sowing, gently rake seed into top 50mm of soil.
- v) Lightly compact the seedbed surface with a roller, leaving a uniform and smooth finish.
- vi) After seeding the area shall be well watered to a depth of 100mm.

### **Maintenance of Grassed areas**

- i) Grass will be cut a minimum of 8 times per annum.
- ii) Maintain a grass height of between 30-60mm, Edges to be neatly trimmed.

- iii) Ensure lawn areas do not become compacted or waterlogged, aerate if necessary, in the autumn.
- iv) Repair scalped, damaged or trampled lawn areas by re-seeding.
- v) Remove any litter, rubbish or debris from lawn areas before mowing.
- vi) No machinery should encroach within 500mm of a tree trunk at any time. Strimmer damage must be avoided.
- vii) Keep adjacent hard surfaces clear of lawn cuttings, sweep and remove clippings after mowing.

## **7.6 Grassland / Meadow**

### **Description**

Areas of grassland and wildflower meadow will be established along the periphery of the site and as pockets or swards through areas of POS. They will provide green corridors along the new and existing boundaries. They should be maintained as rank grassland/meadow between the developed areas and existing boundaries. They will provide habitat for reptiles and amphibians as well as offer secluded areas for wildlife to travel, hunt and forage. Meadow planting will include a mix of wildflowers and grasses. Plant species to include Red Fescue (*Festuca rubra*), Cuckoo flower (*Cardamine pratensis*) and Meadow buttercup (*Rununculus acris*).

### **Establishment Phase**

The Contractor will be required to prepare ground prior to the supply and sowing of meadow seed.

- i) Any unwanted weed material should be stripped off from the area to be seeded and disposed of by the Contractor.
- ii) The areas requiring seeding will be cultivated to a depth of 50mm using a hand fork or rotavator.
- iii) Cultivation by fork should be carried out alongside kerbs, tree bases, exposed roots etc where damage could occur.
- iv) Any stones or other debris greater than 25mm in any dimension will be removed.
- v) Following cultivation, a fine tilth shall be created with a hand rake.

### **Meadow Seeding**

- i) Seeding of wild meadow should take place in the autumn.
- ii) Seed should not be sown when cold or drying winds are experienced, or if soil is excessively dry, waterlogged or frost bound.
- iii) Sow specified seed mix of 16g/m<sup>2</sup> in the areas indicated on the Landscape scheme.
- iv) On completion of sowing, gently rake seed into top 10mm of soil.

- v) Lightly compact the seedbed surface with a roller, leaving a uniform and smooth finish.
- vi) After seeding the area shall be well watered to a depth of 50mm.

### **Maintenance of Grassland/Meadow areas**

- viii) Grassland will be allowed to grow from the New year through till August when it can be cut.
- ix) Grassland/Meadow areas should only be cut manually with a strimmer.
- x) Cutting should take place in two stages.
- xi) Stage 1- Cut grassland to a height of 200-300mm remove all clippings from area.
- xii) Stage 2- Within 2 days of 1<sup>st</sup> cut a 2<sup>nd</sup> cut should be undertaken further reducing the grass height to 50mm. Remove all clippings from the area.
- xiii) Note: Grassland height should never be reduced to less than 50mm.
- xiv) No machinery should encroach within 500mm of a tree trunk at any time. Strimmer damage must be avoided.
- xv) Keep adjacent hard surfaces clear of grassland cuttings, sweep and remove clippings after mowing.

## **7.7 Existing Trees and Scrub**

### **Description**

The eastern boundary contains native trees and scrub species, these areas are to be retained as natural habitat and function as an ecological buffer zone. They will be protected by a temporary construction exclusion zone (CEZ) which would be erected prior to any construction activity taking place. (Refer to BS5837 Tree Survey– Tree Protect Plan - TPP). The trees and hedgerows add both ecological and amenity value to the site and therefore need to be maintained accordingly.

It is recommended that on the completion of construction and removal of the protective barrier fencing that the trees are reinspected every 3-5 years. It is essential that any potentially dangerous limbs are felled into manageable sections and left in suitable wildlife heaps within the site.

### **7.7 Cleaning and Litter Removal**

It is important to ensure that the public open spaces are clean and attractive with no litter build up. Cleaning of the street will be the responsibility of the highway authority. Litter removal in public open spaces will be the responsibility of the site owner.

- Any fly tipping should be removed or reported to the Local Authority for removal

- Litter picking should be done on a regular basis to maintain a clean environment.
- During Autumn, leaf clearance is to be conducted.

## **8. Monitoring and Review**

This Management Plan will be subject to an annual review. The site owner will consult with the landscape contractor to assess and review the management procedures. Any changes will be recorded. The assessment and review will consider the condition of the trees, shrubs, hedgerows, SuDS, ornamental rain gardens, wild meadow and amenity grass areas. Additional measures may be considered and implemented to ensure the landscape elements are thriving.

Once the development has achieved Practical Completion, this Management Plan should be reviewed and updated if necessary.

## 9. Landscape Maintenance Schedule

	J	F	M	A	M	J	J	A	S	O	N	D
<b>General Operations</b>												
Weeding			✓	✓	✓	✓	✓	✓	✓	✓		
Watering (if required)				✓	✓	✓	✓	✓	✓			
Litter removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Removal of fallen leaves										✓	✓	
Re-firming plants (as required)			✓							✓		
Pest and disease control (as required)						✓						
Replacement planting	✓											
<b>Amenity Grass Areas</b>												
Mowing-amenity areas keep grass at a sward height of 30-60mm					✓	✓	✓	✓	✓	✓		
Rake mown lawns (as required to keep tidy)			✓	✓	✓	✓	✓	✓	✓	✓		
Aerate and scarify lawn areas			✓						✓			
Apply fertiliser to lawn areas (as required)			✓						✓			
Form edges to lawn areas (as required)	✓						✓					
Over-seed sparsely germinated grass areas				✓	✓				✓	✓		
<b>Ornamental Planting/Raingardens</b>												
Pruning (timing dependant on species)	✓					✓						
Top up mulch (after first year and replanting)			✓									
Thin out planting										✓		
<b>Specimen Tree Planting</b>												
Check condition and treat (as required)												✓
Pruning for good habit and safety (as required)												✓
Check, adjust, repair trees stakes and ties		✓										✓
Apply fertiliser and mulch to new trees			✓									
Annual monitoring									✓			
<b>Hedgerows</b>												
Check stakes and spiral guards												
Remove weeds around base of hedge plants	✓	✓	✓						✓	✓	✓	✓
Replace failed hedge material	✓	✓				✓	✓	✓				✓
Re-firming new plants (as required)				✓	✓	✓	✓	✓				
Face up to both sides of hedge	✓	✓	✓						✓	✓	✓	✓
Top hedge at 2 meters (every 2-3yrs)				✓	✓	✓	✓	✓				
<b>Grassland /Meadow</b>												
Strim 1st cut to height of 200-300mm								✓				
2nd cut to 50mm (Within 2 days of 1st cut)								✓				
Rake mown grassland, remove clippings								✓				
<b>SuDs Ponds</b>												
Strim 1/3 of bankside vegetation (Rotate PA)	✓	✓	✓							✓	✓	✓
Remove excess veg. to maintain open water	✓	✓	✓	✓	✓	✓	✓	✓				
Remove silt, stack within 10 meters of pond						✓	✓	✓	✓			
<b>Hard Landscape Areas, Boundary Treatments, Lighting and Furniture</b>												
Weeds in hard surfaces - spray with herbicide					✓	✓		✓				
Clear litter, debris and fallen leaves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gullies etc - keep clear (as required)	✓											✓
Fencing and gates - check condition and repair			✓									✓
Check lighting - check condition and repair			✓									✓
<b>Specialist Surveys</b>												
Existing tree condition survey (every 3-5 yrs)												

Note: This table lists the key routine operations required during both the defects and the long term maintenance periods together with an indication of when they should be undertaken throughout the year. It should be noted that the table should be used as a guide to times only. It does not include every operation listed in the specification but all checking and intermittent maintenance actions should occur during the routine visits. The contractor is responsible for the appearance and condition of the landscape areas and should be prepared to undertake specific maintenance tasks outside the above periods throughout the year to satisfy management or safety objectives.

## **10. British Standards**

All materials and works are to comply with the latest British Standard Specifications:

BS 4428:1989 Code of practice for general landscape operations (excluding hard surfaces)

BS3936 Part 1 1992 Specification for trees and shrubs

BS 3936 Part 10 Nursery stock specification for groundcovers and shrubs

BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations

BS 3936-1:1992 Nursery stock. Specification for trees and shrubs

BS 7370 Part 4 1993 Recommendations for maintenance of soft landscape (other than amenity turf)

BS 7370 Part 3 1991 Grounds maintenance recommendations for maintenance of amenity and functional turf (other than sports turf)

BS 3969:1998 Recommendations for turf for general purposes



# 11. Appendix

## New Housing and Office Development, Old Cardigan Memorial Hospital Proposed Landscape Strategy



11.1 Landscape Strategy

## 11.2 Planting Schedule

Schedule of proposed vegetation for soft landscaping						
No	Latin Name	Common Name	Sizes	Form	UK Prov.	Other Info.
<b>Specimen Trees</b>						
1	<i>Acer campestre</i>	Field maple	Reg.Standard, 2.5-3m height	Feathered tree	Y	Staked
2	<i>Betula pendula</i>	Silver birch	Reg.Standard, 2.5-3m height	Feathered tree	Y	Staked
3	<i>Corylus avellana</i>	Hazel	Reg.Standard, 2.5-3m height	Feathered tree	Y	Staked
4	<i>Sorbus aucuparia</i>	Rowan	Reg.Standard, 2.5-3m height	Feathered tree	Y	Staked
5	<i>Sorbus aria</i>	Whitebeam	Reg.Standard, 2.5-3m height	Feathered tree	Y	Staked
<b>Hedgerow Species</b>						
6	<i>Corylus avellana</i>	Hazel	400-600mm height	Whip	Y	Open grnd.
7	<i>Crataegus monogyna</i>	Common hawthorn	400-600mm height	Whip	Y	Open grnd.
8	<i>Sambucus nigra</i>	Elderflower	400-600mm height	Whip	Y	Open grnd.
9	<i>Viburnum opulus</i>	Guelder rose	400-600mm height	Whip	Y	Open grnd.
10	<i>Ilex aquifolium</i>	Holly	400-600mm height	Pot 2l	Y	Open grnd.
<b>Ornamental Planting</b>						
11	<i>Camelia japonica</i>	Daisy bush	200-400mm height	Pot 2l	N	1 plant /m2
12	<i>Choysia ternata</i>	Mexican orange	200-400mm height	Pot 2l	N	3 plant/m2
13	<i>Cordyline australis</i>	Cordyline	200-400mm height	Pot 2l	N	1 plant/m2
14	<i>Dierama pendulum</i>	Fairy bells	200-400mm height	Pot 2l	N	2 plants/m2
15	<i>Dimorphotheca ecklonii</i>	Cape daisy	200-400mm height	Pot 2l	N	4 plants/m2
16	<i>Escallonia rubra</i>	Escallonia	200-400mm height	Pot 2l	N	5 plants/m2
17	<i>Heimerocallis spp</i>	Day lily	200-400mm height	Pot 2l	N	4 plants/m2
18	<i>Heuchera sanguinea</i>	Coral bells	200-400mm height	Pot 2l	N	3 plants/m2
19	<i>Hydrangea macrophylla</i>	Hydrangea	400-600mm height	Pot 2l	N	1 plant/m2
20	<i>Phormium tenax</i>	Flax	400-600mm height	Pot 5l	N	1 plant/m2
21	<i>Taxus baccata 'Fastigiata'</i>	Irish Yew	400-600mm height	Pot 5l	N	1 plant/m2
22	<i>Fatsia japonica</i>	Fatsia	400-600mm height	Pot 10l	N	1 plant/m2
23	<i>Viburnum tinus</i>	Laurustinus	400-600mm height	Pot 10l	N	1 plant/m2
24	<i>Libertia grandiflora</i>	Satin flower	400-600mm height	Pot 2l	N	4 plants/m2
25	<i>Osmanthus delavayi</i>	Delavey osmanthus	400-600mm height	Pot 2l	N	3 plants/m2
<b>Attenuation Pond</b>						
26	<i>Caltha palustris</i>	Marsh marigold	100-200mm height	Plug	Y	2 plant/m2
27	<i>Deschampsia cespitosa</i>	Tufted hair grass	200-400mm height	Plug	Y	3 plants/m2
28	<i>Iris pseudoacorus</i>	Flag Iris	200-400mm height	Plug	Y	5 plants/m2
29	<i>Juncus effusus</i>	Common Rush	200-400mm height	Plug	Y	3 plants/m2
<b>Turf and Meadow Mix</b>						
31	Welsh Meadow Mix	Wyndrush Wild	Ratio % - Flowers 70:30 Grasses	Seed	Y	16g/m2
32	British Seed House Mixture	Geminal A3	N/A	Seed	Y	50gm/m2
33	Emorsgate wet soil seed mix	EG8 meadow Grass Mix	N/A	Seed	Y	10g/m2