

# COYNE ENVIRONMENTAL LTD

9 Sharps Lane

Ruislip

HA4 7SG



## Landscape Design Report

December 2025

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## INTRODUCTION

Coyne Environmental Ltd has been instructed to produce a landscape design scheme for 9 Sharps Lane, Ruislip, HA4 7JG (GR. TQ 08975 87614). This is for the extension of the existing dwelling into a care home. A Preliminary Ecological Appraisals (PEA) has been undertaken on the 2<sup>nd</sup> October 2025 and found no ecology of importance and a Biodiversity Net Gain (BNG) and Greening Urban Factor (GUF) assessment have also been carried out. This is for a planning application to the London Borough of Hillingdon.



## LANDSCAPE DESIGN SCHEME

A landscape design Master Plan has now been completed, and the detailed Planting Specification is now set out in this Report. This is for the Reserved Matters in the Approval. The landscape proposal for the new care home, is designed to complement the building with a mixture of native tree and shrub planting with herbaceous species as pollinators for the wildlife (bees, butterflies etc). Management and maintenance of the scheme are designed to enable only low-key intervention, along ecological principles.

## SCOPE OF WORKS

The landscape proposals have several elements which will be set out in the Report. These include:

- Protection of retained vegetation.
- Specification for tree, shrub, herbaceous and lawns
- Specification for implementation.
- Defects period /replacements.
- Details of aftercare.

This document only covers the soft landscape works and the hard works details will form part of the architect's specifications. However, the overall design needs to be coordinated with the detailed design and will form a comprehensive proposal, for all the external works.

## SITE

The site is in a residential area with a golf course to the west in the Green Belt (GB). It is currently a detached period house in a large rear garden of no particular ecological interest and close to Ruislip War Memorial. To the west, with Ruislip Golf Course and

the Green Belt (GB) beyond. The site proposal is for the redevelopment of the 6-bedroom large dwelling to an 18-bedroom dwelling with 2 nurse stations.

## BRITISH STANDARDS

All works and operations are to conform to relevant British Standards and Codes of Practice.

BS 3926 (1992) Nursery stock to be true to character, well developed with uniform shoot and foliage, typical for the species or type, of local provenance,

BS 3882 (2015) Imported topsoil of low fertility grade, slightly stony texture, pH 7.0, maximum stone size of 50mm. Topsoil free from an excessive weed seed, perennial weeds roots, subsoil and extraneous matter. Do not handle topsoil in heavy rainfall or frosty conditions.

BS 3936:1992 Part 1 Nursery Stock - Specification for trees and shrubs

BS 4428:1989 - Code of Practice for General Landscaping Operations (excluding hard surfaces)

BS 4043 (1989) Plant Stock: 3. "Plant Handling" (Horticultural Trades Association)

BS 8545 (2014) Trees: from nursery to independence in the landscape

The Code of Practice for Plant Handling 2002 (Horticultural Trades Association) Plant Stock: to be in accordance with size, description, plant schedule, healthy, vigorous, free from pests/diseases, suitably hardened off and lifted in accordance with good nursery practice, with well-formed fibrous root system, free from perennial weeds, particularly any in the Weed Act (1959)

Control of Pesticides Regulations 1986, ESCC Pesticides Policy and Code of Practice and any other relevant legislation

## PLANTING SCHEME

The approved landscape proposals, as set out in this specification, consist of detailed planting around all the external areas of the care home and circulation space (paths, patio, drive). All access to the site should be via Sharp Lane.

The landscape plan should be followed along with this planting specification. This should include adhering to specific species and plant sizes. Changes to the scheme and planting numbers will not be allowed unless approved by the client or their representative.

## Tree planting

Trees are to be all Selected Standards 1-3 m ht. (12-14cm girth) planted in the agreed locations:

Code	Species	Container Grown (CG)	Size (girth /cm)	NUMBER
BP	Betula pendula	CG	60/90 1-3m ht.	6
CB	Carpinus betulus	CG	60/90 1-3m ht.	4

PA	Prunus avium	CG	60/90 1-3m ht.	4
PP	Prunus padus	CG	60/90 1-3m ht.	5
SI	Sorbus incana	CG	60/90 1-3m ht.	3
TC	Tilia cordata	CG	60/90 1-3m ht.	3

## Hedge planting

Place stock in a general 1/3/2 mix, 0.5m deep prepared trench (base forked to improve drainage) and weed control membrane in position with holes cut to place stock though. and large enough to take full spread of roots, in a single row, 500mm apart. The outer edge of the weed control membrane shall be dug into the ground to a depth of at least 150mm along the full length of the hedge line.

Code	Species	BR-bare rooted CG - container grown	Size (cm)	Spacing (0.5m apart)	NUMBERS
AC	Acer campestre	BR	60/90	2	25
CM	Crataegus monogyna	BR	60/90	1	100
IA	Ilex aquifolium	CG 2lt.pots	60/90	2	50

## Shrubs / Herbaceous planting

Plant stock in general groups of 3/5 plants in prepared beds, dug to minimum 0.5m deep, incorporating Westland peat -free multi-purpose compost, into the beds and topped with Melcourt compost fine bark mulch. Plants should be set at same level as in the pots, firmed in and watered immediately

### BED A

Code	Species	CG-container grown -Size	NUMBER
At	Abelia triflora	CG 2lt.pot	5
Ca	Ciscus albidus	CG 2lt.pot	10
Dr	Deutzia rosea	CG 2lt.pot	3
Hb	Hypericum bellum	CG 1lt.pot	15

**BED B**

Code	Species	CG-container grown -Size	NUMBER
At	Abelia triflora	CG 2lt.pot	3
Cc	Ciscus cripus	CG 2lt.pot	8
Hb	Hypericum bellum	CG 2lt.pot	8
Lv	Lavendula Vera	CG 3lt.pot	5
Wb	Weigela Burndt	CG 3 lt.pot	3

**BED C**

Code	Species	CG-container grown -Size	NUMBER
At	Abelia triflora	CG 2lt.pot	6
Cc	Ciscus cripus	CG 2lt.pot	10
Gb	Geranium psilostemas	CG 1lt.pot	20
Hb	Hypericum bellum	CG 2lt.pot	15
Lv	Lavendula Vera	CG 3lt.pot	8
Pp	Papaver orin. Perrys White	CG 2lt.pot	15
Tc	Tanacetum coccineum	CG 1lt.pot	20

**BED D**

Code	Species	CG-container grown -Size	NUMBER
At	Abelia triflora	CG 2lt.pot	5
Cc	Ciscus cripus	CG 2lt.pot	10
Dr	Deutzia rosea	CG 2lt.pot	3
Hb	Hypericum bellum	CG 1lt.pot	8
Lv	Lavendula Vera	CG 3lt.pot	6

**BED E**

Code	Species	CG-container grown -Size	NUMBER
At	Abelia triflora	CG 2lt.pot	5
Ca	Ciscus albidus	CG 2lt.pot	8

Dr	Deutzia rosea	CG 2lt.pot	3
Hb	Hypericum bellum	CG 1lt.pot	10

## Lawns

Amenity grass is to be seeded with the following [www.swseeds.co.uk](http://www.swseeds.co.uk) seed mix (Premier mix) to manufactures specification.in prepared bed of 50mm loam topsoil containing no weeds or other arisings (stones). Seeding should only take place in spring or autumn, when the soil is warm and not in wet conditions. Water immediately on completion with light rose spray hose. Any occurring weeds are to be removed on a regular basis, with regular watering in dry periods, to ensure continued growth.

Mix	Supplier	Area (m2)
Premier	Southwest Seeds	50

## IMPLEMENTATION

**Preparation** The works are to be undertaken in accordance with this specification and the landscape drawings. If any aspect of this needs clarification the client is to be consulted. The landscape contractor, when handling stock, shall ensure that plants retain a moist fibrous root system and that by appropriate treatment plants are protected from the effects of drying out, heat, waterlogging or physical damage during the period between lifting and planting on site.

**Topsoil** Any imported topsoil is to conform to BS 3882 (2015). This shall be laid to the following minimum depths: 150mm herbaceous beds, 300mm hedge planting ,500mm tree pits,

**Hedge planting** Bare rooted and container grown stock is to be placed in trenches large enough to take full spread of the roots and incorporated well-rotted farmyard manure (or similar) in the base, planted in a single row 300mm apart. A weed control membrane shall be laid along the hedgerow over the top of the hedge plants and the membrane cut to allow the plants to extend through. The outer edges shall be dug into the ground to a depth of at least 150mm along the full length of the hedge line. On planting the stock is to be covered in medium grade bark mulch to 500mm thick

**Tree planting** Selected Standard stock are to be pit planted in prepared to 800 x 800 x 800mm or 75mm larger than root ball and 1.5x1.5x 1.0. Sides of the pit are to be scarified if they have become compacted during excavation. Excavated material of usable quality to be retained in separated topsoil and subsoil for reuse where possible Trees to be staked using a 2m stake (50mm dia.), driven into ground 300mm below bottom of pit. Trees to be centrally located in the pit and stem placed in an upright position. Pit to be backfilled with original subsoil and topsoil to match previous levels, to 50mm above previous ground level (settlement allowance) Fix 2no adjustable biodegradable tree ties to each stake with galvanised nails. Protect trees from deer

/rabbits with 120cm spiral tubes and complete with a medium grade bark mulch 50-100mm deep, 1m diameter.

**Shrub planting** Stock is to be planted in prepared selected beds dug to 75mm, incorporating well-rotted manure (WRM) in the base. Each plant root-ball placed to the same as in the nursery and firmed in. Apply 30mm coarse bark mulch to all beds. Upon completed water immediately and maintain weed free.

**Herbaceous planting.** Stock is to be planted in prepared selected beds dug to 50 mm, incorporating multi-purpose compost (John Innes or similar) to manufactures instruction in the base. Each plant root-ball placed to the same as in the nursery and firmed in. Apply 30mm medium bark mulch to all beds Upon completed water immediately and maintain weed free.

**Lawns.** When the sward reached above 50mm in height, it should be mown with a light box-mower (at the highest setting) and rolled with a light roller. The sward should be maintained at this height throughout. Sprinklers should only be used in extreme conditions, as grass is very resilience and will recover from summer temperatures.

## **AFTERCARE**

**General Maintenance** Planting shall be maintained for one full season from the date of completion of all Works. Throughout the aftercare period, keep all planting areas weed free, particularly any defined in the Weeds Act 1959. This may be achieved by the use of an approved herbicide or by regular cultivation.

Monthly maintenance visits to include the following operations:

Hand weed planting areas, hedgerow bases

Remove litter

Sweep mulch spillage

Re-firm plant stock as necessary

Adjust stakes and ties as necessary

Prune stock as required to encourage good form

Check all plant stock and report signs of pests, disease, death and damage

Watering regimes as set out in this specification

Trim hedges to maintain at a height of 1.5m

**Watering** Planting will be watered as necessary to ensure establishment and continued thriving of the scheme, watering to full depth of topsoil without damaging or displacing plants or soil. Plant stock to receive the following quantities of water, 25 litres on 10 occasions throughout the growing season, or when less than 30mm precipitation at the end of any 4-week period.

**Wind damage** Plants loosened by the effects of wind (or frost heave), shall be set upright and re-firmed. All the tree guards shall be maintained in firm positions within the ground and with all ties securely fixed and adjusted to allow for the increase in growth.

**Fertilised** An application of Enmag shall be applied to the standard trees and hedge planting at a rate of 70g/m<sup>2</sup> and lightly worked into the surface of the mulch.

**Mulch** Areas that have been mulched are to be regularly checked to ensure a minimum of 100mm around tree bases and along hedgerow lines and topped up as necessary.

**Herbicides** Approved herbicides application, where required shall be used according to the manufacturers' instructions and all precautions taken to protect employees. Spraying shall be done by qualified operatives only, in appropriate weather conditions. Great care must be taken when mixing chemicals and in accordance with the Control of Pesticides Regulations 1986, ESCC Pesticides Policy and Code of Practice and any other relevant legislation

## **REPLACEMENTS**

**Defects List** On the completion of the soft works the site shall be inspected by the client (or their representative) with the Landscape contractor and a Defects List is to be made of any planting or other works that are not up to standard or are otherwise defective. This is to be agreed and signed by both parties and will be used as a check at the end of the Defects Period.

**Replacements** Within 1 year of completion of the development, plants that fail to thrive, are removed, uprooted, destroyed or die during the aftercare period, will be replaced with equivalent plants as soon as possible during the following planting season at no cost. Replacements shall be of the same size and species as that originally specified. Defects shall be made good by the end of the planting season of the year in which the defect is identified.

**Final Inspection.** Upon completion of all defects and at the end of the Defects Period a Final Inspection of all the works will be undertaken with the Main Contractor, the client and the Landscape contractor and the agreed Check List shall be signed. All responsibilities of the Landscape Contractor should then be released

**Maintenance** On completion of the works will be handed to the client for future maintenance. The design of the garden is one of gradual improvement, with the aim that much of the site should require minimum attention over time.

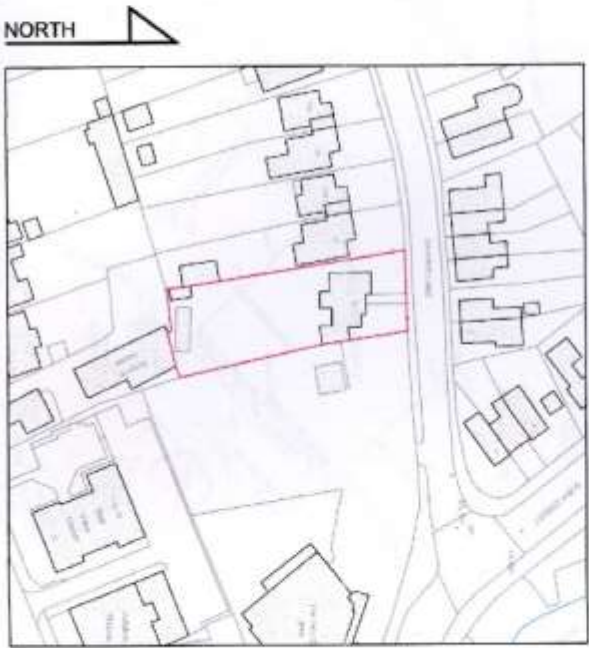
## **CONCLUSIONS**

Coyne Environmental Ltd has been instructed to produce a landscape scheme for 9 Sharps Lane, Ruislip, HA4 7JG the London Borough of Hillingdon. This is for planning permission for a new care home in the grounds. A PRA has found no ecology of importance on the site and a BNG and UGF have also been undertaken. The Landscape Design scheme has now been completed, taking account of the mitigation requirements in the BNG and UGF assessments and is set out in this Report.

In my professional opinion this Landscape Design scheme now complies with the requirements for ecology and enhancements that no further environmental studies are required. On this basis the Report can be determined by the Local Planning Authority.

## **REFERENCES**

Location Plan  
Site Plan  
Proposals Plan  
Landscape Design Plan  
Wildlife & Countryside Act 1981  
Environment Act 2021



LOCATION PLAN  
SCALE 1:1250

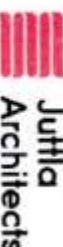
No.	Code	Description	Unit
1			

APPENDIX

PROPOSED RETENTION OF THE SITE  
AS A RESIDENTIAL DEVELOPMENT AND TO  
REPLACE THE EXISTING DEVELOPMENT

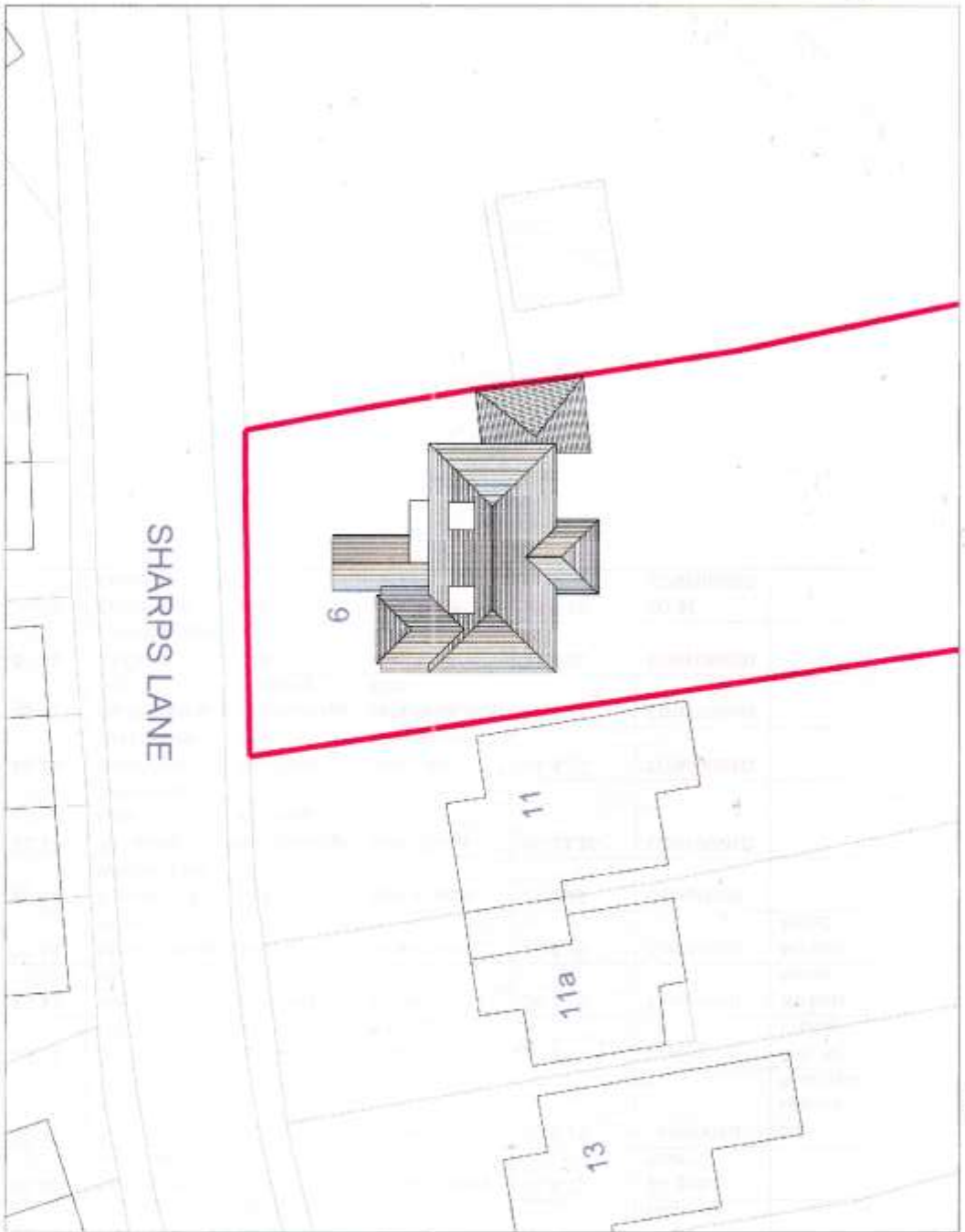
LOCATION PLAN

Field	Value
Project No.	12/010
Site No.	12/010
Project Name	12/010
Project Address	12/010
Project Date	12/010



PLANNING ISSUE

EXISTING BLOCK PLAN  
SCALE 1:100



<p><b>PROJECT INFORMATION</b></p> <p>PROJECT NAME: [REDACTED]</p> <p>CLIENT: [REDACTED]</p> <p>ADDRESS: [REDACTED]</p> <p>DATE: [REDACTED]</p>	
<p><b>DESIGNER INFORMATION</b></p> <p>DESIGNER: [REDACTED]</p> <p>ARCHITECT: [REDACTED]</p> <p>SCALE: 1:100</p>	
<p><b>LEGEND</b></p> <p>[Symbol] [REDACTED]</p> <p>[Symbol] [REDACTED]</p>	
<p><b>NOTES</b></p> <p>[REDACTED]</p>	
<p><b>PLANNING ISSUE</b></p>	





