

- Proposed Tree - species Prunus, Crataegus, Ulmus, Quercus, planted as 6-10cm feathered or standard trees. (subject to availability).
- Large shrub species planting (illustrative)
- Wind break hedge including evergreen non native species typical found in the Isles of Scilly landscape - e.g. Olearia traversii, Escallonia macrantha, Pittosporum crassifolium.
- Proposed amenity / Wind break Hedge - min 400mm depth site topsoil over site subsoil - species such as Olearia traversii, Escallonia macrantha, Euonymus japonicus, Elaeagnus ebbingei
- Proposed Amenity Shrub Planting - prepare planting beds prepared with a minimum 400mm depth of topsoil and peat free compost incorporated. Pit plant typically 1-3L shrub nursery stock planted at 1-4 plants per m2 depending on species. Area to be mulched with locally sourced bark mulch/pebbles/gravel subject to availability
- Proposed Grass to Gardens - Locally produced seeded lawn turf or seeded with Coastal grass seed mix - laid on 150mm site topsoil
- Proposed slopes seeded with coastal Meadow grassland and flora seed mix - hydroseeded or laid on 100mm low fertility site topsoil
- Neutral Grassland and Flora - Existing grassland enhanced or new seeded on a low fertility site soil using seed mix by British flora BSF11 or similar agreed
- Green Roof - using a Coastal assemblage of wild flowers.
- Hardstanding / Patios
- Buildings / or Solar panels in Solar Field
- Existing Native scrub Retained
- New Native Scrub - including Prunus spinosa, Crataegus monogyna, Corylus avellana, Ilex aquifolium, Ulex sp, Cytisus, Sambucus sp, Salix sp, Ulmus sp.
- Naturalistic Amenity Scrub planting Native plus non native species, such as Fuchsia Riccartonii, Lavatera sp, Euonymus sp, Escallonia sp, Elaeagnus sp.
- Granite Boulders from site

TYPICAL COMPOSITION OF GRASS AND FLORA MIXES

Coastal grass seed mix
Seed mix by SW Seeds - www.swseeds.co.uk or others similar compositions. Seed mixes comprising 100% grasses. Seeding rate 35-70g/m2 and oversown at 20-35g/m2 MIX
25% Slender Creeping Red Fescue
25% Hard Fescue
20% Perennial Ryegrass
20% Strong Creeping Red Fescue
2.5% Creeping Bent
2.5% Browntop Bent
5.0% Saltmarsh Grass

BFS 11 - Coastal Meadow Grassland Seed Mix
by British Flora www.grassandflower.co.uk or others with similar compositions. Seed mixes comprising 80% grasses / 20% wildflowers. Seeding rate 5g/m2 and oversown at 1.5g/m2 MIX
20% Wildflowers
5% Achillea millefolium - (Yarrow)
8% Anthyllis vulnearia - (Kidney Vetch)
0.5% Armeria maritima - (Thrift)
5% Centaurea scabiosa - (Greater Knapweed)
7% Daucus carota - (Wild Carrot)
4% Echium vulgare - (Viper's Bugloss)
7% Galium verum - (Lady's Bedstraw)
2% Hypericum perforatum - (Perforate St John's Wort)
2% Hypochaeris radicata - (Common Cat's-Ear)
8% Leucanthemum vulgare - (Ox-Eye Daisy)
3% Linaria vulgaris - (Yellow Toadflax)
10% Lotus corniculatus - (Bird's-Foot Trefoil)
2% Ononis repens - (Common Restharrow)
1% Plantago coronopus - (Buck's-Horn Plantain)
1% Plantago maritima - (Sea Plantain)
5% Plantago media - (Hoary Plantain)
7% Prunella vulgaris - (Selfheal)
7% Rumex acetosa - (Common Sorrel)
5% Sanguisorba minor - (Salad Burnet)
0.25% Sedum album - (Biting Stonecrop)
0.25% Sedum anglicum - (English Stonecrop)
3% Silene maritima - (Sea Campion)
4% Silene vulgaris - (Bladder Campion)
1% Thymus praecox - (Wild Thyme)
1% Tragopogon pratensis - (Goat's Beard)
1% Tripleurospermum maritimum - (Sea Mayweed)

SPECIES TO BE USED IN NATIVE SCRUB MIXES

SPECIES	FORM	X TRANS.	HEIGHT	ROOT
Corylus avellana	Transplant	1+1	60-80cm	B
Crataegus monogyna	Transplant	1+1	60-80cm	B
Ilex aquifolium	3L container		40-60cm	C
Prunus spinosa	Transplant	1+1		B
Ulex europaeus	2L container		30-40cm	C
Ulex gallii	2L container		30-40cm	C
Salix cinerea	Transplant	1+1	60-80cm	B
Salix viminalis	Transplant	1+1	60-80cm	B
Ulmus sp	Transplant	1+1	60-80cm	B
Prunus avium	Vaccinium			

TREE SPECIES

SPECIES	FORM	GIRTH	HEIGHT	ROOT
Crataegus monogyna	Feathered/Standard	6-10cm	2.00-3.0m	C
Quercus ilex	Feathered/Standard	6-10cm	2.00-3.0m	C
Quercus petraea	Feathered/Standard	6-10cm	2.00-3.0m	C
Prunus avium	Feathered/Standard	6-10cm	2.00-3.0m	C
Ulmus procera	Feathered/Standard	6-10cm	2.00-3.0m	C
Sorbus aria	Feathered/Standard	6-10cm	2.00-3.0m	C

Landscape strategy

The site lies on the north west end of a low granite ridge which separates Porth Mellon, its beach and the more rural interior of St Marys from Hugh Town, the Garrison and the Quay. The site comprises a lower area adjacent to Telegraph Road with the land rising steeply to a flatter area on top of the ridge.

- The landscape design rationale is to provide:
- vegetated margins along the east and west sides of the site, hedging to gardens and new planting to wrap around the upper buildings to absorb them into the landscape.
 - access to an upper area of natural grassland providing for informal recreation by residents whilst maintaining a natural appearance to the hill top when seen within the wider landscape.
 - a windbreak hedge, characteristic of the Islands, on the top of the hill to screen the solar panels from views
 - an area of grassland and scrub south of the solar panels, managed for biodiversity, where there will be no access except for maintenance.
 - planting design that will grade from amenity planting close to dwellings through naturalistic planting to purely native species with increased distance from the properties.
 - planting that reflects the character of the islands and is appropriate for the sites coastal location.

Implementation

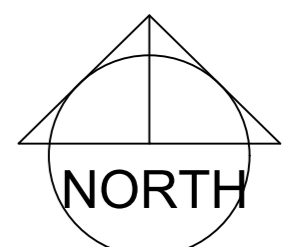
All ground preparation and planting operations shall comply with BS4428 (1989) Code of Practice for General Landscape Operations and in accordance with good horticultural practice. All trees and shrubs to be to BS 3936 and National Plant Specification (HTA). All plant handling should conform to National Planting Specification Code of Conduct.

Soft landscape material should be sourced based on a hierarchical approach. In the first instance plant material shall be sourced using native plants of local provenance to the Isles of Scilly or plants grown and propagated on the islands. Where this is not possible plants and plant material should be propagated and grown originate from Cornwall or reputable growers in the UK.

Strict bio-security measures shall be put in place when importing from the mainland to reducing the risk of introducing or spreading invasive non-native species and other harmful organisms such as diseases in the wild. A plant passport system should be used to make sure that plants being moved within Great Britain are healthy and traceable.

Management.

The site will be owned and managed by LiveWest. Long Term Management will require a LEMP to ensure the Biodiversity net gain for the site is delivered.



Southern area of the site to be enhanced and managed for bio-diversity, providing an area of neutral grassland and native scrub and trees. The invasive Australian Ivy within the area to be removed and long term management carried out to provide a diverse habitat structure and prevent decolonisation of Ivy

Neutral Grassland Enhanced.

Native scrub. - Management of the area to remove the Australian Ivy and retain elements of the existing naturally regenerating scrub and understorey. New native planting to

South East end of the site, south of fence to be retained as existing

P3	01-05-24	Update to suit architects relocation of binstore
P2	10-04-24	Minor update to text, extra trees added for BNG
P1	24-03-24	Planning Issue
Rev.	Date	

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Project
Housing - Carn Thomas, St Marys

Drawing
Landscape Strategy

Client
LIVE WEST

Date	05-09-2022	Drawn	CF	Drawing number	2225-01	Revision	P3
Scale	1:250@A1	Status	planning				