



KOVA landscape

Landscape Architecture
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LANDSCAPE MANAGEMENT PLAN:

**ACORNFIELD PH 2
INDUSTRIAL RE-DEVELOPMENT
For Acornfield Properties Limited**

Document No. RT-KL-570-001 P1

April 2024

FOR PLANNING

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1. INTRODUCTION

- This Landscape Management Plan has been prepared by KOVA Landscape Ltd. on behalf of Acornfield Properties Limited for the ongoing maintenance of hard and soft landscaped areas associated with the proposed development at Acornfield Road, Kirkby, Liverpool.

Scope & Purpose

- The Landscape Management Plan sets out the long-term design objectives, management responsibilities and routine maintenance operations for all areas of hard and soft landscaping for the lifetime of the development.
- Reference should be made to the following submitted plans:
 - **KOVA Landscape Ltd Soft Landscaping Proposal *KL-570-001 Revision P4* at Appendix A**
 - **KOVA Landscape Tree Pit Detail *KL-570-002 P1* at Appendix A**

The Site

- The site is located in the north-east of Knowsley Industrial Park, within a pre-dominantly industrial area at the junction between Kirkby Bank Road and Acornfield Road.
- The site is bounded by Kirkby Bank Road to the south, Acornfield Road to the east, and industrial development to the north and west.
- The site is currently in use as a pallet scrapyard and comprises shipping containers, hardstanding, mixed scrub and scattered trees.

The Proposal

- Proposed development will comprise the construction of three industrial units (D1, D2 and D3) on land to the south of the site fronting Kirkby Bank Road, and one industrial unit (Unit E) on land to the northeast of the site fronting Acornfield Road, with associated HGV service yard/turning circles, new parking, and areas of soft landscaping to the site perimeter.
- All existing trees and other vegetation cover recorded on site will be removed to facilitate development. Neighbouring trees to the western boundary of Proposed Site E are to be retained.

2. MANAGEMENT RESPONSIBILITIES

- Ongoing management of all hard and soft landscaped areas will be the responsibility of the in-going tenant, yet to be confirmed. Should the building be unoccupied at any point, responsibility will revert to the Landlord – Acornfield Properties Limited.
- **Appendix B** contains a schedule of annual maintenance operations required for the lifetime of the development comprising two phases:
 - Establishment Phase – Year 1-5
 - Post-Establishment Phase – Year 6+
- This plan has not identified any site-specific risks, but a full risk assessment should be carried out by all contractors prior to any works being carried out.

3. OVERALL MANAGEMENT OBJECTIVES

- The overall aim of the Landscape Management Plan is to provide a delivery framework for the management all areas of hard and soft landscaping to:
 - Ensure the successful implementation, establishment and longevity of the soft landscaping scheme including areas of habitat creation and biodiversity enhancement
 - Create an attractive and well-cared for setting to the development
 - Safeguard the future health and vitality of new planting, in particular large specimen trees
 - Explain the purpose of each planting treatment and maintenance requirements
 - Ensure the use of best horticultural practices at all times
- **Establishment Phase (Years 1-5)**

It is intended that implementation of the management plan will help to fulfil the design objectives over the first 5 years. The management strategy should be reviewed on an annual basis to ensure the objectives are being achieved. Maintenance operations should be refined to suit:

 - The needs of people using and visiting the site
 - The conservation of ecological interests
 - Changes in the growing needs of plant stock
 - Improvements in equipment and horticultural aids
 - Changing legislation and sustainability requirements
 - The completed scheme when detailed specifications and species have been confirmed
 - Detailed management recommendations for the existing trees and tree belts within and adjacent to the site
- **Post-Establishment Phase (Year 6+)**

The Landscape Maintenance Contractor responsible for the site in the long-term following the initial plan period (establishment phase) shall keep to the spirit of the original design objectives whilst responding in a sensitive and practical way to issues which may arise in future years. The management plan should be reviewed and adjusted accordingly to ensure the design objectives are maintained in the longer term.

4. CLIMATE CHANGE & BIODIVERSITY STATEMENT

- To help combat climate change, promote biodiversity, and contribute to local green infrastructure, the soft landscaping proposal has been designed to mitigate for the loss of existing vegetation and provide new opportunities for wildlife through the planting of new habitats. This will be achieved as follows:
 - Replacement tree planting will be carried out to compensate for any loss of trees comprising a mix of native species cultivars better suited to the rigours of the urban environment whilst still providing benefits for wildlife
 - Native planting will be carried out where possible to include mixed species hedgerows and a small area of native scrub to include a range of fruit or berry-bearing species providing a valuable source of food for bats, mammals, and birds. Native stock will be locally sourced (where available)
 - Ornamental shrub planting will be planted at the site entrances and around parking areas. Where low-growing ornamental groundcover is proposed species will be selected that are wildlife-friendly chosen to extend/complement the flowering/fruited period of native planting
 - To ensure compliance with the Wildlife & Countryside Act 1981 (as amended), vegetation clearance will be undertaken outside the bird nesting season, which generally extends between March and September inclusive, dependent on weather. If birds are found to be nesting any works which may affect them will be stopped until the young have fledged and the nest abandoned naturally
 - All landscaping work will adopt good horticultural practices; compost, mulch and soil conditioners shall be peat-free. The use of pesticides (herbicides, insecticides, fungicides, slug pellets etc) shall be discouraged. Any pesticides, if deemed necessary to control weed infestations, shall be non-residual, i.e., glyphosate.
 - Bare-root or root-ball stock shall be used wherever possible to minimise the use of plastic containers
 - The use of petrol or diesel-powered equipment will be discouraged in favour of electric

5. DESIGN VISION & LONG-TERM INTENTIONS

- The soft landscaping proposal has been designed to soften and integrate development, provide foraging opportunities for wildlife, and visual amenity for staff and visitors. As well as providing a green backdrop for the development, soft landscaping proposals will contribute to local green infrastructure, help combat climate change, and enhance the site for biodiversity.
- A total of 25 individual specimen trees will be planted around the site perimeter to compensate for any trees removed, and see an increase in canopy cover across the site. Large specimen trees will provide structural diversity within the planting arrangement, additional foraging resource for wildlife, and nesting opportunities for birds. Large trees will also assist to combat climate change and contribute to visual screening and integration of the development.
- The planting of species-rich hedgerows and a small area of native scrub comprising a mix of robust native shrub species will provide shelter and foraging habitat for wildlife.
- The planting of low-level groundcover at site entrances and around parking areas will assist to break up hard surfaces, provide visual amenity, and additional interest for wildlife.
- The landscape to be maintained comprises the following:
 - **Specimen Native Trees** – a mix of small and medium-stature deciduous trees to provide visual impact, seasonal interest, foraging and nesting opportunities for wildlife
 - **Native Mixed Species Hedgerow** – mixed native hedgerow to provide greater structural and species diversity, and valuable foraging corridors for wildlife
 - **Native Shrubs** – mix of native seed/fruit-bearing shrubs providing a valuable foraging resource for wildlife
 - **Ornamental Shrubs** – a range of decorative low, medium and tall amenity shrubs planted in cultivated beds to give flower interest, leaf texture, and seasonal colour across the site for visual amenity and to encourage and support wildlife
 - **Paving & Hard Surfaces**

6. MAINTENANCE OPERATIONS

- The maintenance requirements will change as the planting establishes and matures over the following periods:

- **(i) ESTABLISHMENT PHASE (Years 1 to 5)**

Specimen Trees:

- Throughout the year:
 - Trees planted within cultivated beds; maintain plot beds in a weed free condition using a combination of hand weeding, herbicide treatment (major infestations only), cultivation and mulching
 - Firm and straighten to an upright position any trees which have been subject to frost heave or wind rock
 - Prune as required to ensure an appropriate habit and form is maintained, and to remove dead, damaged, or defective growth including epicormic shoots, competing secondary leader shoots, and closely spaced, duplicated branches with potentially weak or tight forks
 - Check and adjust tree stakes and ties. Adjust if too loose, or too tight, or if chaffing is occurring. Replace where missing or broken
 - Check and repair irrigation systems/pipes as necessary to maintain in good working order.
 - Monitor health and control pests and diseases
- Apply a yearly application of slow-release fertiliser to all tree pits during March/April
- Watering: For the first 2 years after planting water shall be applied when there has been no appreciable rain for 7 days, or when there has been drying winds or very high temperatures. Heavy standard trees shall receive at least 20 litres fortnightly during these conditions, applied directly into the underground irrigation pipe. During extended periods of very high temperatures, drying winds, or on soils that are very light, these rates shall be applied once or twice a week
- Replace any trees that are found missing, dead, or failing to make satisfactory extension growth in the first 5 years after planting to the original specification
- Year 5: Remove stakes and ties when trees are fully root firm

Native Mixed-Species Hedgerows:

- Throughout the year:
 - Maintain base of hedges in a weed free condition using a combination of hand weeding, herbicide treatment, cultivation and mulching
 - Check and adjust stakes, shelters and ties (where fitted) to allow for the growth of each plant. Replace where missing or damaged. Remove vegetation within shelters by hand
 - Firm and straighten to an upright position any plants which have been subject to frost heave or wind rock
 - Prune as required to promote bushy, healthy growth and ensure individual plants establish dense cover as rapidly as possible
 - Monitor health and control pests and diseases

- Apply a yearly application of slow-release fertiliser to base of hedge
- Water during periods of dry weather for the first 2 years after planting
- Once established, trim annually on rotation with alternate sides trimmed each year to ensure there are always flowers for pollinators in spring and berried for birds in winter. Trimming to be carried out during the dormant season between November and March, but outside the bird nesting season which generally extends from March to September inclusive. Where possible, cutting to be delayed until January/February as hedgerow berries provide an important source of food for birds in autumn/winter
- Replace any plants that are found missing, dead, or failing to make satisfactory extension growth in the first 5 years after planting to the original specification. Replacement planting dependent on growth and canopy cover
- Year 5: Remove stakes, shelters and ties (where fitted) when plants are well established.

Native & Ornamental Shrubs:

- Throughout the year:
 - Maintain planting beds in a weed free condition using a combination of hand weeding, herbicide treatment, cultivation and mulching
 - Firm and prune as required to promote bushy, healthy growth and ensure individual plants establish dense cover as rapidly as possible. At least 6 visits per annum as required throughout the growing season
 - Trim back growth overhanging adjacent footpaths and parking areas
 - Monitor health and control pests and diseases
- Water during periods of dry weather for the first 2 years after planting
- Apply bark mulch twice annually in spring and autumn to maintain the original specified depth until complete groundcover is achieved at ground level
- Apply a yearly application of slow-release fertiliser to all planting beds
- Replace all failures in the first 5 years after planting to original specification. Replacement planting dependent on growth and canopy cover
- Year 5: Review need to thin out or refresh selected species or individual stock

Paving & Hard Surfaces:

- To coincide with the maintenance of soft landscape areas:
 - Paving and hard surfaces shall be swept to remove litter, leaves and debris
 - Remove mud, silt and debris from surface gutters and channels
 - Check drainage outlets; empty traps and flush clean
- Apply a suitable foliar acting or residual herbicide at frequent intervals to keep walking areas free from weeds and moss

- **(ii) POST-ESTABLISHMENT PHASE (Years 6+)**

All Trees:

- Continue to inspect annually to monitor health of trees
- Identify and treat pests and diseases as required
- Prune as required to ensure appropriate habit and form is maintained – removal of dead, damaged or defective growth subject to ecological and arboricultural advice

Native Mixed-Species Hedgerows:

- Inspect annually to check safety and to implement routine maintenance operations including remedial works as required
- Continue to trim annually on rotation, with alternate sides trimmed each year
- Thin out or replace selected species where appropriate
- Trim back growth overhanging adjacent footpaths and carriageways as required

Native & Ornamental Shrubs:

- Continue to inspect at regular intervals during the growing season to ensure beds and base of hedges are maintained in a weed free condition using a combination of hand weeding, herbicide treatment, cultivation and mulching
- Identify and treat pests and diseases as required
- Continue to prune or clip when necessary to promote bushy, healthy growth and required shape and height
- Native Shrubs; Cut or coppice 20% of the total area on rotation every 3 years to maintain a diverse shrub layer
- Thin out or replace selected species where appropriate
- Trim back growth overhanging adjacent footpaths or windows as required
- Remove/replace individual specimens as required

Paving & Hard Surfaces:

- Continue to sweep regularly to remove litter, leaves and debris
- Continue to remove mud, silt and debris from surface gutters and channels
- Continue to check drainage outlets; empty traps and flush clean
- Continue to apply a suitable foliar acting or residual herbicide at frequent intervals to keep walking areas free from weeds and moss

7. MAINTENANCE SPECIFICATION

- The purpose of maintaining and managing the soft landscaped areas is to encourage the satisfactory establishment and long-term viability of the landscape proposals.
- **Standard of Work**

The landscape maintenance is to be carried out to a high and consistent standard. Planted areas must be kept neat and tidy with a clean appearance at all times, weed and litter free, with all planting in a healthy condition. The Landscape Maintenance Contractor shall ensure that the works themselves do not cause inconvenience or danger to users of the site and that any potential health and safety issues are raised with the Client and all necessary measures to manage and reduce risk are taken accordingly.
- **British Standards**

All materials, workmanship and horticultural terms shall comply with the current, appropriate British Standards unless specifically stated in this specification.
- The Landscape Maintenance Contractor shall prevent damage to and protect as necessary, existing paving, buildings, fitments, utilities and all existing plants. Any damage caused thereto shall be made good by the Landscape Maintenance Contractor.
- **Protection of People**

The areas to be managed are open and accessible to the public. No operations or arisings shall obstruct or interfere with public access and care must be taken to ensure that all relevant notice periods, signage and protection measures are in place to ensure that the public are not put at risk as a result of any activity associated with the management and maintenance of the development.
- **Use of Chemicals**

The Landscape Maintenance Contractor must ensure that all approvals and measures are in place for the use of any chemicals, e.g. herbicides or pesticides on the site.
- The Landscape Maintenance Contractor shall ensure that any chemical application is undertaken by a trained operative who has a current NPTC certificate, in accordance with the manufacturer's directions and with the Approved Code of practice for the Safe Use of Pesticides for Non-Agricultural Purpose where they apply.
- The Landscape Maintenance Contractor shall ensure at all times that the public and operatives are not subject to any hazard from the use of chemicals, and that all equipment, container and materials are kept in a secure place when on site and not in use, and that all empty containers etc. are removed from site at the end of each day.
- The landscape Maintenance Contractor will be liable for any loss or damage caused by misuse of chemicals, especially with regards to third persons.

- **Cleanliness**

At the end of each day or maintenance visit, the Landscape Maintenance Contractor shall remove from site all rubbish, trimmings, and superfluous materials, leaving the works in a clean tidy condition. Particular attention shall be paid to ensuring areas of hard surfacing are left in a clean condition, free from any soil, mud, leaves, cuttings and plant prunings.

- **Programme**

The Landscape Maintenance Contractor shall follow the Schedule of Annual Maintenance Operations (**Appendix C**) and shall visit the site sufficient enough to carry out the maintenance duties as specified in this document and as a minimum once a month.

- On confirmation of appointment to carry out the works the Landscape Maintenance Contractor shall provide a comprehensive programme of dates when he intends to visit the site for management approval. Should such dates be substituted during the course of the contract due to inclement weather, the Landscape Maintenance Contractor shall notify the Site Supervisor to agree a suitable alternative date or dates.

- Additional dates may be required during periods of low rainfall to carry out necessary watering with the agreement of the Client (see 6.15)

- **Operating Conditions**

The Landscape Maintenance Contractor shall order the works to take account of any specific ground and weather conditions required for maintenance works. Chemical applications shall only be undertaken in suitable weather as described by manufacturers.

- **Watering**

The Landscape Maintenance Contractor shall ensure that they are conversant with the positions of watering point(s) on site and include for transporting water in an appropriate manner to the areas where it is required when necessary. The Landscape Maintenance Contractor shall be responsible for ensuring that all planting is sufficiently watered to maintain healthy growth.

- The Landscape Maintenance Contractor will be responsible for monitoring any restrictions or 'hose pipe bans' and shall at all times seek to ensure that all other times watering is undertaken to maintain vigour but so as not to waste resources.

- Manual irrigation of the trees will be via an integrated watering hose wrapped around the rootball. Manual watering will be carried out as required, with daily visits during periods of dry weather greater than one week.

- **Pests & Diseases**

The Landscape Maintenance Contractor shall notify the Client of any pest or disease problems occurring which affect the vegetation on site and implement appropriate treatment as agreed to

coincide with normal maintenance visits, where possible. All operations shall comply with statutory safety requirements. All diseased wood, prunings etc. shall be removed from site and burnt.

- The Landscape maintenance Contractor shall advise the Client of all trees and plants found dead, dying, vandalised or not growing vigorously.
- **Insurance**
The Landscape Maintenance Contractor shall be fully insured for Public Liability and shall provide details of the amount of cover with his tender.
- **Protective Clothing**
Appropriate protective clothing shall be used by the Landscape Maintenance Contractor's operatives at all times ensuring full compliance with the Health & Safety at Work Act.
- **Mulching**
All areas of shrub and groundcover planting including hedges are to be mulched. Mulched areas are to be topped up as necessary using the same material as was originally specified to maintain the original specified depth until such time as canopy closure at ground level occurs.
- **Fertilising**
The Landscape Maintenance Contractor shall make a yearly application of slow release fertiliser to all ornamental shrub areas and tree pits.
- **Weed Control**
In the course of routine maintenance visits, the Landscape Maintenance Contractor shall undertake the weed control necessary to keep the site in a neat, tidy, and weed free condition and to allow specified species to develop free from any unnecessary competition.
- Weeding may be carried out by hand, machine, herbicide or using a combination of all three consistent with the other requirements of this maintenance specification.
- Where an herbicide is to be used, it the Landscape Maintenance Contractor's responsibility to ensure that the herbicide he proposes to use is appropriate for the purpose and location. Use of herbicides will be in accordance with the manufacturer's recommendations and in strict accordance with the latest Control of Substances Hazardous to health (COSHH) regulations. Unless otherwise approved, only contact/translocated herbicides shall be used.
- Weeds and other debris arising from the works shall be removed from site at the end of each visit by the Landscape Maintenance Contractor.
- **Tree Works**
Any proposed tree surgery works identified and agreed with the Client shall be carried out in accordance with BS 3998: 2010 'Tree Work' (with Amendments) and to current best arboricultural best practice.

- All tree work shall be carried out during the dormant season only, but not during periods of extreme frost or severe weather and all arisings removed from site.
- **Litter**
At every maintenance visit the landscape Maintenance Contractor shall remove all litter from planted areas and cart off site to a licensed tip or recycling centre. During autumn all fallen leaves shall be collected and removed from grass and hard surfaces.

APPENDIX A:
SOFT LANDSCAPING PROPOSALS & TREE PIT DETAIL

SPECIFICATION

- General Landscaping**
 - Existing levels shall be preserved around retained trees and vegetation.
 - Existing trees and vegetation shall be protected in accordance with BS5837: 2012 during all construction operations
 - All landscape works shall be undertaken by competent persons, with appropriate training and equipment
 - All arising shall be removed from site at Contractor's expense unless otherwise noted
- Services**

The Contractor must ascertain the exact location of underground services before commencing work.

GROUND PREPARATION

- Formation Level**

The site shall be brought to formation level using a suitable fine-graded material where possible to avoid large voids but retain free drainage, and de-compacted to a depth of at least 300mm.
- Subsoil**

Where there is insufficient depth excavate and dispose of material, loosen the formation and make up with additional subsoil or second quality topsoil. Grade to smooth flowing contours to achieve specified finished levels of topsoil.

Imported subsoil/second quality topsoil shall be supplied in accordance with BS 8601: 2013. It shall be free of pests, diseases, visible fragments and roots of aggressive weeds, sticks, straw, turf and significant quantities of foreign matter such as building materials, vegetation, lumps of clay, and the like. Do not use any materials contaminated with rubbish or other materials that are:

- corrosive, explosive, or flammable
- hazardous to human or animal life
- detrimental to healthy plant growth

Prior to the placement of topsoil, and when ground conditions are reasonably dry, the subsoil shall be thoroughly loosened to full depth. Remove any stones larger than 75mm and other items including bricks, kerbs, lumps of concrete, plaster, timber, plastic, glass, metal and any other building debris brought to the surface.

- Topsoil**

Where there is insufficient depth topsoil shall be imported in accordance with BS 3882: 2015 as follows:

 - For tree pits, shrubs and hedgerows: multi-purpose for general landscaping operations
 - For grassed areas: low fertility topsoil to reduce risk of competition from weeds

But with a PH range between 5.5 and 6.5 for optimal plant growth.

Imported topsoil shall be spread in layers not exceeding 150mm depth to achieve the depths as specified below. Finished levels shall be smooth flowing, free of minor hollows and high spots and marry neatly with paving, kerbs, edgings, manhole covers and existing levels.

Soil handling operations shall be carried out when the soil is reasonably dry and non-plastic (friable) in consistency (at least 5% below the Lower Plastic Limit). Topsoil shall not be unnecessarily compacted by trampling or trafficking of site machinery. Topsoil handling shall be stopped during and after heavy rainfall, and not continued until the soil is again non-plastic in consistency.

Any areas of topsoil that are contaminated with subsoil shall be replaced. Any rubbish, bricks, concrete, tarmac and other deleterious material shall be removed. Topsoiled areas shall be in an un-compacted and uncontaminated state prior to final cultivation.

6. Soil Depths & Clearances

- Provide a minimum depth of subsoil and topsoil as follows:
- Ornamental Shrubs: 400mm cultivated topsoil over 100mm cultivated subsoil with clearance to 600mm below ground level
 - Native Shrubs & Hedgerows: 300mm cultivated topsoil over 100mm cultivated subsoil with clearance to 600mm below ground level
 - Tree pits: see specific requirements below, with clearance to 1000mm below ground level

7. New Tree Planting Adjacent Services & Structures

- All trees and shrubs, whether existing, felled, or proposed, on or adjacent to the site shall be taken into consideration by the applicant's structural engineer when calculating foundation types and depths.
- No tree shall be planted within 6m of centreline of an adoptable sewer unless appropriate protection is provided (subject to water authority approval)
 - All trees planted within 3m of a building or heavily loaded structure shall have their roots deflected away by means of a high density deep application root barrier to avoid direct damage from future tree growth.
 - All trees within 2m of a masonry boundary wall, or within 3m of any hard paved surface or underground service, shall have their roots deflected away by the installation of a tree root barrier system to avoid direct damage from future tree growth.

8. Root Barrier System

- For protection of building foundations: ReRoot 2000 high density deep application root barrier as supplied by GreenBlueUrban Ltd. or similar
 - For protection of pavements & underground services/utilities(linear applications): ReRoot ribbed root barrier as supplied by GreenBlueUrban Ltd. or similar; size dependent on predicted girth (circumference) of mature trunk (to be advised by manufacturer)
- Installation shall be in full accordance with manufacturer's instructions.

The Landscape Contractor shall be responsible for acquiring 'As-Built' drain and service plans before commencing work on site.

CULTIVATION & PLANTING

9. General Planting Notes

All plants supplied shall comply with the National Plant Certification. Supplying nurseries shall be registered under the Horticultural Trade Association (HTA) Nursery Certification Scheme. Plants shall be first class examples of their species or variety, free from pests and diseases, with good fibrous root systems and materially undamaged. Native species shall be British provenance, where available, and certified to confirm origin.

All planting operations shall be in general compliance with BS 4428: "Code of Practice for general landscape operations".

All soft landscape works including preparatory operations shall be carried out when all building works are complete and before the end of the first planting season, while soil and weather conditions are suitable; do not plant when the ground is frost bound, covered by snow, excessively wet or waterlogged, or in excessively dry or windy conditions. Plant only during the following periods:

- Bare-root and rootballed deciduous trees and shrubs: from late October to late March. All bare root stock, where used, shall be root dipped in Mycorrhizal inoculant such as Algimure or similar, applied in accordance with the manufacturer's recommendations
- Container grown plants: at any time if ground and weather conditions are favourable. Ensure that adequate watering is provided

All landscaping work shall adopt good horticultural practices. Compost, mulch and soil conditioners shall be peat-free. The use of pesticides (herbicides, insecticides, fungicides, slug pellets etc) shall be discouraged. Any pesticides used shall be non-residual, i.e. glyphosate.

10. Plant Handling & Establishment

Plant handling shall be in accordance with 'Handling and establishing landscape plants', published by the CPSE. The Contractor shall comply with Part 3: Recommendations for plant handling from delivery to site to ensure successful establishment.

11. Cultivation

Areas for seeding and planting shall be treated with a non-residual translocated herbicide to clear existing weeds and other herbaceous vegetation and thoroughly cultivated by hand or suitable machinery to the depths specified below. Hand cultivation shall be carried out to achieve the required finish in areas where machine cultivation is not possible (i.e. adjacent to kerbs, manholes and footpath junctions, around retained trees etc). Surplus plant matter, rubbish and surface stones with a dimension greater than 50mm shall be collected and removed from the site.

- Planting Specimen Trees in Soft Verges**

Tree planting shall be carried out in accordance with BS 8545: 2014 'Trees: from nursery to independence in the landscape - Recommendations'. All specified materials shall be installed in accordance with the manufacturer's recommendations and/or instructions.

The landscape contractor shall ensure that the natural root flare of the tree is clearly visible at the finished surface soil level to prevent premature tree death. To ensure the correct planting level is achieved, the contractor shall take care to remove:

- Soil placed above the natural root flare during nursery packaging and production
- Adventitious roots above the root flare
- Wire encircling the main stem
- Wire cage and burlap where possible. Otherwise, peel back and remove once tree is in the planting pit

Trees shall be planted into prepared pits - refer to table for dimensions.

Form	Girth (cm)	Tree Pit Dimensions				
		Rootball	Depth	Length	Width	Depth
Extra Heavy Standard	16-18cm	600mm	500mm	1200mm	500mm	500mm
Extra Heavy Standard	18-20cm	600mm	500mm	1200mm	1200mm	500mm

based on: BS 4428: 1989 and nursery suppliers stated rootball dimensions.

Stated tree pit dimensions are a minimum; rootball dimensions can vary naturally between species, tree stock, suppliers, and season. In the event that the rootball exceeds the stated dimensions, the landscape contractor shall excavate the hole (in open ground) to the advice given in BS 8545: 2014 with the exception of tree pit diameter, which shall be varied to achieve a minimum radius of 300mm greater than the rootball. Tree pit depth shall generally be no greater than the existing rootball or container depth. Where necessary tree pit depth shall be increased from the stated dimensions to accommodate the depth of the rootball and obtain the correct planting level. **See KOVA Landscape drawing KL-570-002 for typical tree pit detail.**

Care shall be taken to prevent smearing of tree pit sides, fork thoroughly to aid root penetration and drainage. Break up base of pit to a depth of 150mm to assist drainage, air movement, and root penetration, and leave slightly domed to prevent ponding.

Tree pits shall be backfilled with 'as dug' material (where suitable for tree growth) to replicate a natural soil profile comprising no more than 300-400mm depth of topsoil over a free-draining, sandy subsoil. Prior to backfilling, the topsoil shall be mixed with a peat-free compost at a quantity of 7 litres per pit, and a tree ameliorant/conditioner such as Rootgrow Professional (or similar), applied at the manufacturer's recommended rate. All deleterious material shall be removed (weeds, broken brick and large stones etc).

Where 'as dug' material is not suitable for tree growth imported topsoil to BS 3882:2015 (multi-purpose for general landscaping operations), and subsoil to BS 8601:2013, shall be used. During backfilling, the tree shall be gently shaken at regular intervals to settle the soil closely around the roots. The backfill shall be firmed in layers not exceeding 150mm to obtain the correct planting level.

Unless otherwise specified, all trees shall be supported with double stakes driven vertically at least 300mm into the bottom of the tree pit before planting, close to the tree position on the windward side. Tree shall be fixed firmly but not rigidly to stakes with Tens rubber tree ties. The above ground height of the stake should be a minimum of a third of the stem height. All stakes shall be 60mm diameter softwood, peeled chestnut, larch or oak, free from projections and large or edge knots, with a pointed lower end. All stakes shall be 60mm diameter softwood, peeled chestnut, larch or oak, free from projections and large or edge knots, with a pointed lower end.

A perforated flexible plastic irrigation pipe, 60mm diameter, with a fixed grid inlet to prevent debris and rodent ingress, shall be installed around the rootball during planting, e.g. Green Blue Urban RootRain Urban RRBUBTA, or similar. The pipe shall be installed at a depth of approximately 150mm below the ground surface and be of a sufficient length to coil completely around the rootball. Ensure the inlet is slightly above finished mulch surface.

The compacted pit shall be topped with organic mulch spread evenly to a depth of 75mm after settlement within a 1m diameter circle around each tree. Mulch shall comprise composted wood chips or bark, free of pests, disease, fungus, and weeds. Prior to application clear all grass and weed growth and water soil thoroughly.

PLANT SCHEDULE

SPECIMEN NATIVE TREES

Ref	Species	Girth (cm)	Form	Height	Root Condition	Qty
ACE	Acer campestre 'Eborak' (Field Maple)	16-18cm	Extra Heavy Standard	min 450cm	Rootball	7
CBFF	Carpinus betulus 'Frans Fontaine' (Hornbeam)	18-20cm	Extra Heavy Standard	min 450cm	Rootball	4
PCc	Pyrus calleryana 'Chanticleer' (Galleary Pear)	18-20cm	Extra Heavy Standard	min 450cm	Rootball	4
SaCR	Sorbus aucuparia 'Cardinal Royal' (Rowan)	16-18cm	Extra Heavy Standard	min 450cm	Rootball	6
TcGS	Tilia cordata 'Greenspire' (Lime)	18-20cm	Extra Heavy Standard	min 450cm	Rootball	4

NATIVE SHRUBS

Plot				1
Area (m2)				26
Species	Height	Root Condition		Qty
Cornus sanguinea (Dogwood)	60-80cm	1+1 bareroot transplant		11
Corylus avellana (Hazel)	60-80cm	1+1 bareroot transplant		11
Euonymus europaeus (Spindle)	60-80cm	1+1 bareroot transplant		10
Ligustrum vulgare (Privet)	60-80cm	1+1 bareroot transplant		10
Viburnum opulus (Guelder Rose)	60-80cm	1+1 bareroot transplant		10
Total				52

SPECIFICATION continued.....

13. Native Hedges in Cultivated Beds & Trenches

Areas for planting shall be cultivated to a minimum depth of 300mm taking care to protect roots of existing trees retained. Where planting into trenches, cultivation shall extend 150mm wider than the root system (75mm minimum from root system edge to sides of trench).

Bare-root hedging transplants and container grown shrubs at the sizes stated in the plant schedule shall be pit-planted into the cultivated bed or trench. For triple row hedging; rows shall be planted 400mm apart, with plants positioned 45cm apart within each row, in a staggered position to the plant in the opposite row. For mixed hedgerows, species shall be distributed as shown. All planting shall be watered thoroughly immediately after planting and a layer of organic mulch spread along the base of hedges to an even depth of 75mm. Mulch shall comprise of composted wood chips or bark, free of pests, disease, fungus, and weeds.

All bare root stock shall be root dipped in Mycorrhizal inoculant such as Rootgrow Professional, or similar, applied in accordance with manufacturer's recommended rates. Mycorrhizal inoculant shall be of UK origin and contain fungi and bio-additives proven to enhance mycorrhizal colonisation. Product shall not contain fertilisers.

14. Ornamental & Native Shrubs in Cultivated Beds

Areas for planting shall be cultivated to a minimum depth of 300mm taking care to protect roots of existing trees retained.

Bare-root transplants and container grown plants at the sizes stated in the plant schedule shall be pit-planted into cultivated beds in accordance with the planting arrangement. For native shrub plots; species shall be randomly mixed for a natural effect, planted in small groups of 3-4 of any one species at 1m staggered centres.

At each planting position sufficient soil shall be excavated from the bed to allow 75mm clearance between either the rootball, or the root ends when fully spread, and the sides and bottom of the planting hole. Each plant shall be set in the centre of the pit, showing its best side to the front. Finely broken back-fill material excavated from the pit shall be packed around the roots. The plants shall be gently shaken to allow fine soil to surround the roots. As soil is returned it shall be lightly consolidated and firmly heeled around the root collar.

All bare root stock shall be root dipped in Mycorrhizal inoculant such as Rootgrow Professional, or similar, applied in accordance with manufacturer's recommended rates. Mycorrhizal inoculant shall be of UK origin and contain fungi and bio-additives proven to enhance mycorrhizal colonisation. Product shall not contain fertilisers.

15. Surface Mulch

All planting areas shall receive a 75mm deep 8-35mm organic bark mulch layer to prevent weed growth and retain soil moisture. Mulch shall comprise composted wood chips or bark, free of pests, disease, fungus, and weeds. Prior to application clear all grass and weed growth and water soil thoroughly.

16. Compost & Ameliorants for Shrubs & Hedges

A peat-free compost (e.g. PAS100: 2011/Landscape Institute/WRAP grade (10mm screened) green compost) shall be applied to a minimum depth of 50mm over all planting areas, and worked into the soil. Following this a suitable slow-release fertiliser shall be applied and spread at 50g/m2 to all planted areas.

LANDSCAPE MAINTENANCE

All new planting and hard landscape areas shall be maintained throughout the year as follows:

Hard Landscape Areas

- Sweep up leaf fall under trees and winddown in formal and hard landscape areas
- Sweep all hard landscape areas to remove dust and debris

Shrubs & Hedgerows

- Weed Control - All planting beds shall be kept weed free by hand weeding or herbicide treatment. Top up mulch twice annually in spring and autumn to maintain original specified depth
- Firming & Pruning - Firm and prune all newly planted shrubs and hedges in accordance with good horticultural practice to promote healthy, bushy growth and to ensure individual plants establish dense cover as rapidly as possible. Any damaged shoots or branches shall be pruned back to healthy wood
- Trim back overhanging adjacent footpaths and parking areas
- Native Mixed Species Hedgerows - Once established, trim hedges annually on rotation one side at a time to ensure there are always flowers for pollinators in spring and berries for birds in winter. Trimming shall be carried out during the dormant season but outside the bird nesting season which generally extends from March to September inclusive. Where possible, cutting shall be delayed until January/February as hedgerow berries provide an important source for birds in autumn/winter
- Apply an annual application of slow-release fertiliser to planting beds during March/April in accordance with manufacturer's instructions
- Monitor health and control pests and diseases
- Watering - water as required to ensure establishment and survival (see below)

Specimen Trees

Individual trees planted as specimens shall be inspected annually during the growing season and maintained as follows:

- Firm and straighten to an upright position as required
- Maintain irrigation systems/pipes in good working order. Irrigation pipes shall be checked and repaired as necessary
- All tree stakes and ties are to be checked and adjusted if too loose, too tight, or if chaffing is occurring. Any broken stakes are to be replaced
- Formative pruning to include: removal of epicormic shoots, deadwood, competing secondary leader shoots, and closely spaced, duplicated branches with potentially weak or tight forks. All work to be carried out in accordance with BS 3998:2010.
- Apply an annual application of slow release fertiliser during March and April at a rate of 50g per tree
- Watering - Water as required to ensure establishment and survival (see below)

Watering

During the first two years after planting a monitored watering regime shall be implemented, commencing from the end of March/early April to the end of October - depending on weather conditions. Any water when there has been no appreciable rain for 7 days or when there has been drying winds or very high temperatures.

Replacement of Failed or Defective Plants

Following the initial 12 months defects period any trees or plants which within a period of 5 years from the completion of the development are missing, found dead, or are seriously damaged or diseased shall be replaced in the next planting season.

NATIVE MIXED HEDGE

Hedge	Length (m)	A	B	C	D	E
		60	8	19	20	20
Species	%	Height	Root Condition	Qty	Qty	Qty
Acer campestre (Field Maple)	10	60-80cm	1+1 bareroot transplant	45	6	14
Corylus avellana (Hazel)	10	60-80cm	1+1 bareroot transplant	45	6	14
Crataegus monogyna (Hawthorn)	10	60-80cm	1+1 bareroot transplant	270	36	87
Ilex aquifolium (Holly)	20	60-80cm	3 litre container	90	12	28
Total				450	60	143

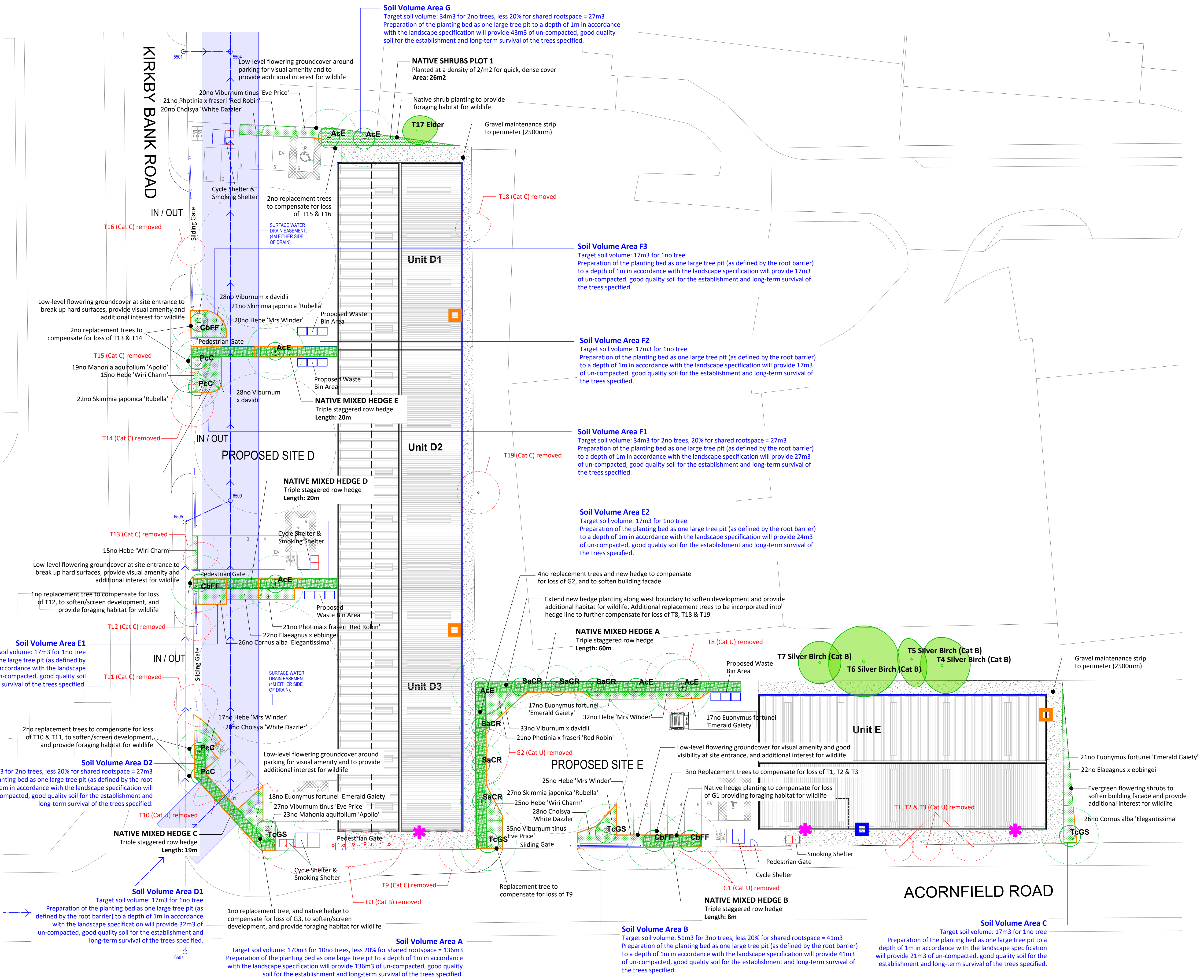
ORNAMENTAL SHRUBS

Species	Height	Size	Density/Spacing	Qty
Choisya x dewitteana 'White Dazler'	30-40cm	3 litre container	4/m2	76
Cornus alba 'Elegantissima'	40-60cm	3 litre container	3/m2	52
Elaeagnus x ebbingei	40-60cm	3 litre container	3/m2	44
Euonymus fortunei 'Emerald Gaiety'	30-40cm	5 litre container	4/m2	73
Hebe 'Mrs Winder'	30-40cm	5 litre container	4/m2	94
Hebe 'Wiri Charm'	30-40cm	5 litre container	4/m2	55
Mahonia aquifolium 'Apollo'	30-40cm	1+1 bareroot transplant	4/m2	42
Photinia x fraseri 'Red Robin'	30-40cm	3 litre container	3/m2	63
Skimmia japonica 'Rubella'	30-40cm	3 litre container	4/m2	70
Viburnum x davidi	30-40cm	5 litre container	4/m2	89
Viburnum tinus 'Eve Price'	30-40cm	3 litre container	4/m2	92

IMPLEMENTATION PROGRAMME

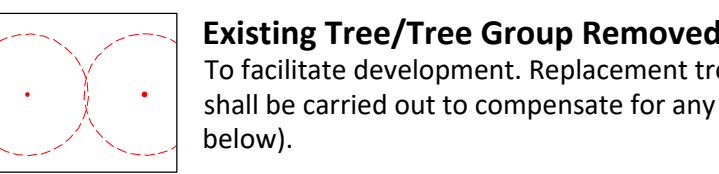
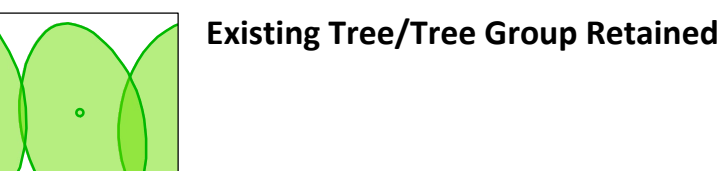
All soft landscape works including preparatory operations shall be carried out when all building works are complete and before the end of the first planting season, subject to the following constraints:

- No planting or preparatory operations shall take place when the ground is frost bound, covered by snow, excessively wet or waterlogged, or in excessively dry or windy conditions
- Container grown plants may be planted at any time during favourable weather and soil conditions.
- Watering and weed control shall be necessary
- Planting of bare-root and rootballed deciduous trees and shrubs, where specified, shall be carried out from late October to late March. All bare root stock, where used, shall be root dipped in mycorrhizal inoculant such as Algimure or similar, applied in accordance with the manufacturer's recommendations.



KEY

Existing Landscape



Existing Tree/Tree Group Removed
To facilitate development. Replacement tree planting shall be carried out to compensate for any loss (see below).

Protection

Existing trees and vegetation retained on or adjacent to the site shall be protected in accordance with BS 5837:2012 'Trees in Relation to Design, Demolition and Construction'. Refer to E39 Arboricultural Impact Assessment & Method Statement Ref: 81-37-R1-R4 March 2024 for further details of protection measures to be implemented.

Proposed Landscaping

Specimen Native Trees

A mix of small, medium, and large native and wildlife-friendly ornamental trees shall be planted across the site to compensate for the loss of trees removed to facilitate development, to soften development, and provide visual amenity. New tree planting will increase overall tree cover and diversity in the area making a significant contribution to local green infrastructure, provide additional foraging resource for insects and other wildlife, and new nesting opportunities for birds. Trees will also assist to combat climate change.

Root Barrier System

Linear root barrier system shall be installed for the protection of building foundations, pavements, underground services/utilities.

Native Mixed Species Hedgerow

Total Length: 127m
To compensate for the loss of trees/tree groups removed to facilitate development, to soften development, and provide a valuable foraging corridor for wildlife increasing habitat connectivity around the site. Hedges to include a species-rich mix of native seed/fruit bearing species such as Field Maple, Hawthorn, Hazel, and Holly.

Native Shrub Planting

Total Area: 26m2
To include additional native seed/fruit-bearing species such as Dogwood, Spindle & Privet to provide additional foraging habitat for wildlife

Wildlife-Friendly Ornamental Planting

Total Area: 230m2
Flowering groundcover shrubs planted in cultivated beds around parking areas, at site entrances, and along boundaries to provide year-round cover and visual interest as well as nectar/pollen for bees, butterflies and moths, and berries for birds - see plant schedule for species, sizes, and quantities.

Additional Species Enhancements

Schwegerl 2FE Wall-Mounted Bat Shelter (3no)

Schwegerl 2GR hole-type Bird Nest Box (3no)

Schwegerl 1SP Sparrow Terrace (1no)

Bat boxes to be mounted onto new building, at least 3 metres above ground with the box entrances facing south or east, away from windows and doors and with a clear flight path.

Bird nest boxes to be mounted or integrated into new building, at least 2 metres above ground with the entrances facing north to east away from direct sunlight, away from windows and doors and with a clear flight path.

Bat boxes to be mounted onto new building, at least 3 metres above ground with the box entrances facing south or east, away from windows and doors and with a clear flight path.

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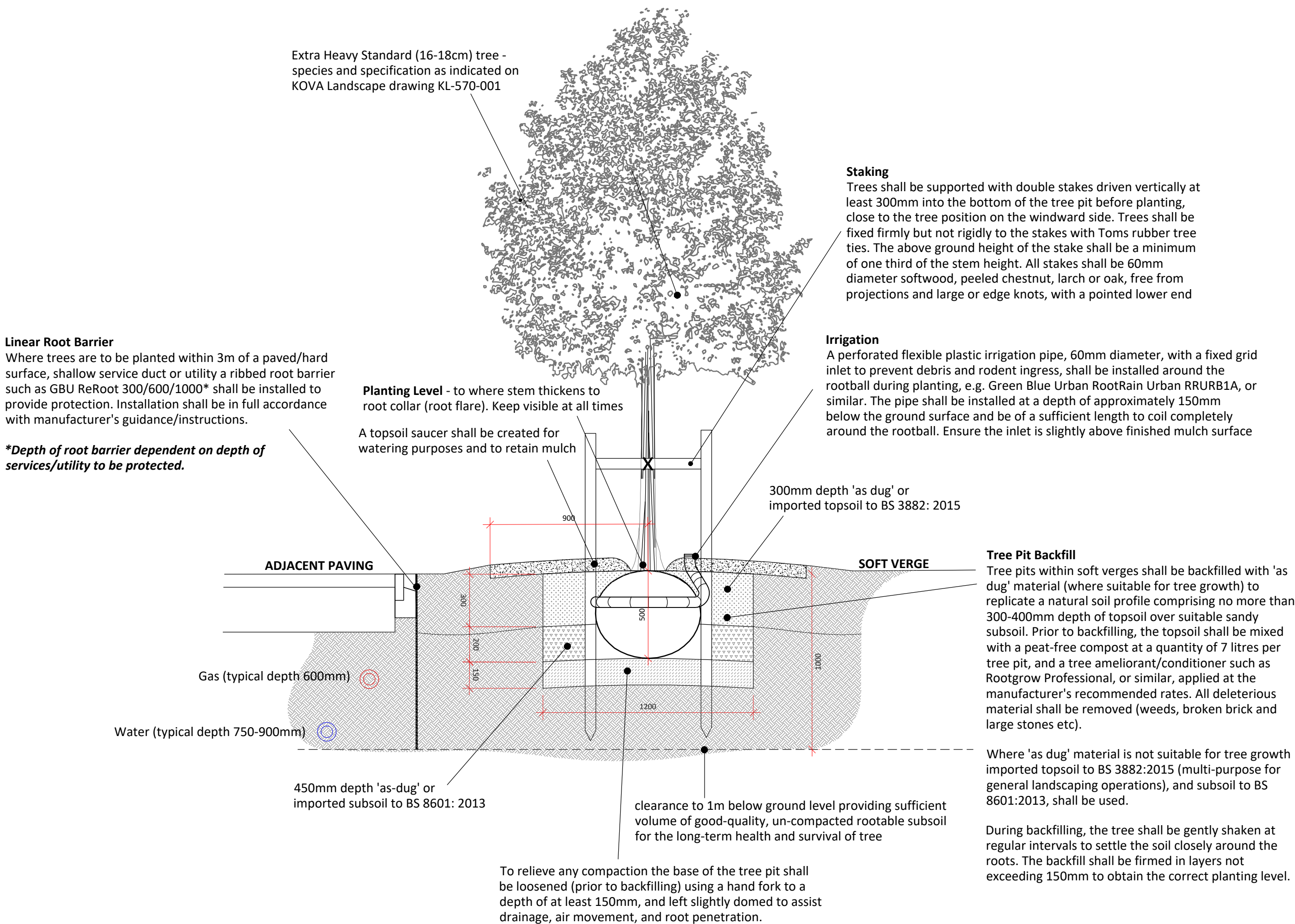
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TYPICAL TREE PIT DETAIL - PROPOSED EXTRA HEAVY STANDARD (16-18cm)

Installation into soft verge adjacent to paved/hard surface, underground service or utility (with root barrier protection)



REMEDICATION OF EXISTING SOILS IN AREAS OF TREE PLANTING

Topsoil
Where there is insufficient depth - topsoil shall be imported in accordance with BS 3882: 2015: multi-purpose for general landscaping operations

Imported topsoil shall be spread in layers not exceeding 150mm depth to achieve the depths as specified below. Finished levels shall be smooth flowing, free of minor hollows and high spots and marry neatly with paving, kerbs, edgings, manhole covers and existing levels.

Soil handling operations shall be carried out when the soil is reasonably dry and non-plastic (friable) in consistency (at least 5% below the Lower Plastic Limit). Topsoil shall not be unnecessarily compacted by trampling or trafficking of site machinery. Topsoil handling shall be stopped during and after heavy rainfall, and not continued until the soil is again non-plastic in consistency.

Any areas of topsoil that are contaminated with subsoil shall be replaced. Any rubbish, bricks, concrete, tarmac and other deleterious material shall be removed. Topsoiled areas shall be in an un-compacted and uncontaminated state prior to final cultivation.

Subsoil
Where there is insufficient depth excavate and dispose of material, loosen the formation and make up with additional subsoil or second quality topsoil to ensure a minimum depth of 1m below finished ground level. Grade to smooth flowing contours to achieve specified finished levels of topsoil.

Imported subsoil/second quality topsoil shall be supplied in accordance with BS 8601: 2013. It shall be free of pests, diseases, visible fragments and roots of aggressive weeds, sticks, straw, turf and significant quantities of foreign matter such as building materials, vegetation, lumps of clay, and the like. Do not use any materials contaminated with rubbish or other materials that are:

- corrosive, explosive, or flammable
- hazardous to human or animal life
- detrimental to healthy plant growth

Prior to the placement of topsoil, and when ground conditions are reasonably dry, the subsoil shall be thoroughly loosened to full depth. Remove any stones larger than 75mm and other items including bricks, kerbs, lumps of concrete, plaster, timber, plastic, glass, metal and any other building debris brought to the surface.

New Tree Planting Adjacent Services & Structures
All trees and shrubs, whether existing, felled, or proposed, on or adjacent to the site shall be taken into consideration by the applicant's structural engineer when calculating foundation types and depths.

- No tree shall be planted within 6m of centreline of an adoptable sewer unless appropriate protection is provided (subject to water authority approval)
- All trees planted within 3m of a building or heavily loaded structure shall have their roots deflected away by means of a high density deep application root barrier to avoid direct damage from future tree growth.
- All trees within 2m of a masonry boundary wall, or within 3m of any hard paved surface or underground service, shall have their roots deflected away by the installation of a tree root barrier system to avoid direct damage from future tree growth.

Root Barrier System

- For protection of building foundations: ReRoot 2000 high density deep application root barrier as supplied by GreenBlueUrban Ltd., or similar
- For protection of pavements only (surround applications): Root Director preformed root protection system as supplied by GreenBlueUrban Ltd., or similar; size dependent on predicted girth (circumference) of mature trunk (to be advised by manufacturer)
- For protection of pavements & underground services/utilities(linear applications): ReRoot ribbed root barrier as supplied by GreenBlueUrban Ltd., or similar; size dependent on predicted girth (circumference) of mature trunk (to be advised by manufacturer)

Installation shall be in full accordance with manufacturer's instructions.

The Landscape Contractor shall be responsible for acquiring 'As-Built' drain and service plans before commencing work on site.

PLANNING

P1: First Issue		LK	08.04.24
Revisions:		Dwn:	Date:
Client:	Acornfield Properties Limited		
Project:	Acornfield Road - Industrial Re-development		
Drawing:	Tree Pit Detail		
Date:	08.04.2024	Drawn:	LK
Dwg No:	KL-570-002	Scale:	1:250 @ A0
Revision:	P1		
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APPENDIX B:
ANNUAL MAINTENANCE OPERATIONS SCHEDULE

APPENDIX B

ANNUAL MAINTENANCE OPERATIONS SCHEDULE - ACORNFIELD PH 2

This table lists the key routine operations required during the first 5 years after implementation (establishment phase) and into the long-term (post-establishment phase). The Landscape Maintenance Contractor should be prepared to undertake maintenance tasks as required throughout the year to satisfy objectives at the direction of the management organisation. The management strategy shall be reviewed annually and routine maintenance operations adjusted accordingly to ensure the management objectives are being achieved.

Tasks:	J	F	M	A	M	J	J	A	S	O	N	D	Notes
General Operations:													
Weed control (hard and soft landscaping)			✓	✓	✓	✓	✓	✓	✓	✓			Throughout the year
Watering (Years 1 & 2)				✓	✓	✓	✓	✓	✓				As required
Pest and disease control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	As required
Litter removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Throughout the year
Pruning & firming (Years 1-5)	✓	✓	✓	✓					✓	✓	✓	✓	As required
Fertiliser application (Years 1-5)				✓									
Mulch application (Years 1-5)				✓					✓				To 75mm as required
Replacement planting (Years 1-5)	✓	✓	✓								✓	✓	As required
Trees:													
Inspections									✓	✓			To identify specific remedial works
Pruning and remedial work	✓	✓	✓								✓	✓	As required
Check ties and stakes	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Replace/repair as required
Check irrigation system/pipes	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Repair as required
Remove stakes, ties and shelters (Year 5)			✓										Only if trees are fully root firm
Native & Ornamental Shrubs:													
Inspections									✓	✓			To identify specific remedial works
Native shrubs; coppicing (Year 6 onwards)									✓				20% of total area on rotation every 3 years
Replant any gaps	✓	✓	✓								✓	✓	As required
Native Mixed -Species Hedge:													
Trimming	✓	✓											On rotation annually one side at a time
Management Plan:													
Monitor & adjust objectives									✓				Annually