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Landscape, Arboricultural & Ecological Solutions
for the Built Environment

Landscape Management Plan

Fallows Way, Prescott,
Liverpool, L35 1RZ
Ref: P.1519.21

April 2023
(See revision dates below)

Rev	Date	By	Details
A	25/04/23	GJH	Minor Amendments
B	29/02/24	CN	Updates based on amendments to the site layout

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P.1519.21
Landscape Management Plan
of
Fallows Way, Prescott, Liverpool, L35 1RZ
For
Allied Properties Ltd
21st April 2023

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Appendix 1 P.1519.21.04B Planting Plan - Fallows Way (2 Sheets)

1. Introduction

This Landscape Management Plan has been commissioned by Allied Properties Ltd. to form part of the planning submission for enhancement to the open spaces to a new industrial development scheme within Fallows Way, Prescott, Liverpool, L35 1RZ. The industrial development scheme proposes the construction of 1 no. large commercial unit, and 3 no. smaller commercial units with associated parking facilities, service yards, access, and open space.

The detailed landscaping scheme for the proposed residential development is shown on the following drawings:

- P.1519.21.04B Planting Plan - Fallows Way (2 Sheets)

The maintenance and management prescriptions detailed within this report are specific to the open space and parking facilities, of the proposed development as indicated within the red site boundary in figure 1 below.



Figure 1 Image of site to be maintained and managed by a Management Team.

This landscape management plan covers detailed maintenance operations for an initial maintenance period of two years, followed by an establishment period covering years three-five. Long-term management proposals during the maturing phase are then detailed from years 6 to 30. These long-term management operations will involve less intensive management of planting and ongoing monitoring that should be

reviewed at a minimum of five-year intervals to ensure the initial objectives are being achieved.

2. Site Description

2.1. The Existing Site and Surrounding Area

The development site is 1.45ha in size located in Whiston Enterprise Park approximately 12 kms east of Liverpool city centre. The site is in an area of commercial and industrial development and associated with the existing commercial centre with associated car parking and landscape planting.

The site comprises primarily unmanaged grassland at its centre with scattered trees and colonising vegetation to the northern and western boundaries, with a broadleaved woodland to the northern boundary.

The northern, eastern, western, and southern site boundaries are bound by various fencing, railings, and walling. The southern site boundary is associated with the commercial and industrial properties in the wider area. The western site boundary lies adjacent to further woodland engulfing a footpath leading to Stadt Moers Park. The northern boundary lies adjacent to a footpath running parallel to Stadt Moers Park including a lake which lies close to the footpath.



Figure 2 Satellite image showing the red site boundary of the whole site.

2.2 Site Ecology

The following reports were completed following a series of site surveys and the recommendations made for ecological mitigation have been included in both the design and management proposals.

- P.1519.21 Ascerta Preliminary Ecological Appraisal, Updated 20.09.21

The key habitats identified on site are listed below.

- Hardstanding
- Bare ground
- Scattered scrub
- Dense scrub
- Tall ruderal
- Short perennial
- Scattered trees
- Broadleaved woodland

The ecology report indicated the invasive species *Cotoneaster* was identified on site. It concluded that the preparation of an Invasive Species Management Plan is necessary in this case. The ecology report recommended that the management plan details suitable management of these species, biosecurity measures and avoidance measures where possible.

The ecology report recommended the following surveys be undertaken:

- An updated badger check of suitable habitats is undertaken prior to works commencing within the site to avoid harm to badger that may have moved into the habitats within the site.
- A Hedgehog Reasonable Avoidance Measures (RAMS) Method Statement is implemented during the works to avoid harm to this species.

The ecology report recommended the following enhancements:

- Provision of six bird boxes (25mm and 32mm entrance hole box, house sparrow terrace, swift box), attached to or integrated within new buildings on site;
- Provision of six bat features (e.g. Vivara Pro WoodStone Bat box or similar) attached to a retained or new tree on site or provision of a bat box (e.g. Vivara bat bricks or 'bird brick houses' bat boxes) integrated within new buildings; and
- Suitable landscaping incorporating species that provide a food or shelter resource to wildlife to include hawthorn, hazel, holly, blackthorn, field maple, dog rose and honeysuckle as hedgerow species and oak, alder, field maple, silver birch, crab apple, rowan and bird cherry as tree species together with implementing a relaxed mowing regime and establishing wildflowers in these areas.

2.3 The Proposed Site Description

The industrial development proposes the construction of five commercial units with associated car parking facilities, service yard and perimeter landscaping. The proposed open space within the site includes retained perimeter scrub/ trees, proposed tree planting, mixed native hedging, proposed shrubs planting proposed in order to provide shelter and habitat around the perimeters of the site.

The proposed will require the removal of trees and scrub within the site to accommodate the development proposal (See *P.1519.21 Ascerta Arboricultural Impact Assessment*).

The landscaping design is shown on P.1519.21.04B Planting Plan - Fallows Way (2 Sheets) which provides:

- Proposed native tree planting (Total: 27 no. trees)
- Proposed shrub planting (Total area: 131 m²)
- Proposed native mixed hedgerow (Total length: 319 lin.m)

- Proposed native scrub mix (Total Area: 85 m²)
- Wildflower seeding, Germinal WFG20 Eco Species Rich Lawn (Total: 327 m²)
- Wildflower seeding, Germinal WFG8 Hedgerow and Shaded Areas Mix (Total: 1111 m²)
- Grass seeding, Germinal AberSustain Mix (Total: 326 m²)

The proposed native hedgerow includes Hazel, Hawthorn, Holly, Blackthorn, and Dogrose to provide a food or shelter resource to wildlife and are in keeping with the recommended species within the ecology report.

The proposed native scrub mix includes Hazel, Dogwood, Holly, Dogrose, Hawthorn, and Blackthorn to provide a food or shelter resource to wildlife and are in keeping with the recommended species within the ecology report.

This landscape management plan should be implemented in its entirety by a suitable management company who will be responsible for achieving long term objectives. A management company will be confirmed and appointed by the developer once the main development works have commenced on site.

3. Landscape Design Objectives

The overall design objectives are as follows:

1. The healthy establishment of structural planting of native trees, woodland, hedging and hedgerows around and through the site to provide wildlife habitat opportunities and visual screening as well as linkage to the adjacent wildlife corridors and habitats. To create natural buffers and other site features including trees, woodland, and scrub with good management.
2. To establish areas of ornamental shrub planting, bulbs, and amenity wildflower areas to ensure the proposed development is of a good quality and attractive appearance that is well maintained and managed whilst providing food and shelter for invertebrates and small mammals.
3. Monitor, identify, and control pernicious species which may colonize the site to stop them spreading throughout.
4. Existing orchids (Dune helleborine) located on site are to be translocated and protected during works. During operation phase/ management period, orchid areas are to be left to grow within existing woodland, proposed scrub, or proposed grassed areas.

4. Management Proposals

For the aim of this Management Plan, key landscape features within the area to be maintained and managed by a management company will have an associated management objective and three phasing tables covering. These phasing tables cover detailed maintenance operations for an initial maintenance period of 2 years, followed by an establishment period covering years 3-5. During this period, the operations proposed are to ensure new planting, grass, and wildflower is establishing well and showing healthy growth.

Long term management proposals are included for years six to thirty (the maturing phase) and this period will involve less intensive management of planting, although ongoing monitoring will be essential to ensure the character of the public open space is maintained and replacement planting is accomplished when necessary to ensure good species diversification. Long term management of the existing trees may include some felling of mature trees at the end of their life span. Any felled trees are to be replaced with a suitable species to retain the character of the setting.

Although this management plan covers a thirty-year period, it should be reviewed at a minimum of five-year intervals to ensure the initial objectives are being achieved. Additional monitoring of the different habitat areas is essential as natural changes are likely to occur and there could be future changes in legislation, both of which could have an impact on the future management of the site. The proposed native hedgerows, native scrub, specimen trees, and grassland within the site will form wildlife habitats and connecting the site to surrounding wildlife habitats and corridors.

Open Space Management: To ensure the existing vegetation and the new planting are managed to retain the character and diversity of the area and there is good protection of existing habitats. Monitor and enhance biodiversity of the existing habitats to ensure flora and fauna continue to thrive.

4.1. Existing Trees/ Scrub

4.1.1 Management Objective:

To ensure the existing trees and scrub are managed to retain the character and diversity of the area and there is good protection of existing habitats. Monitor and enhance biodiversity of the existing habitats to ensure flora and fauna continue to thrive.

4.1.2 Existing Trees/ Scrub- *Maintenance Phase (Years 1-2)*

Existing Trees/ scrub retained	Inspect health and condition of existing trees/ scrub on site and specify any applicable management / and any on-going monitoring to ensure trees are safe and to improve / maintain health where necessary.
Prune back trees/ scrub	Prune back retained perimeter scrub
Replace any existing trees or scrubs that dies leaving gaps.	Replace dead or dying trees or gap up gaps in the perimeter scrub with similar species.

4.1.3 Existing Trees/ Scrub - *Establishment Phase (Years 3-5)*

Existing Trees/ scrub retained	Re-inspect as advised in Maintenance Phase (Years 1-2) and specify any applicable management / and any on-going monitoring to ensure trees are safe and to improve / maintain health where necessary. Preliminary recommendations made at the time of the Tree Survey can be found within the Arboricultural Impact Assessment
Prune back trees/ scrub	Prune back retained perimeter scrub
Replace any existing trees or scrubs that dies leaving gaps.	Replace dead or dying trees or gap up gaps in the perimeter scrub with similar species.

4.1.4 Existing Trees/ Scrub - *Maintenance Phase (Years 6-30)*

Existing Trees/ scrub retained	Re-inspect as advised in Maintenance Phase (Years 1-2) and specify any applicable management / and any on-going monitoring to ensure trees are safe and to improve / maintain health where necessary. Preliminary recommendations made at the time of the Tree Survey can be found within the Arboricultural Impact Assessment
Prune back trees/ scrub	Prune back retained perimeter scrub
Replace any existing trees or scrubs that dies leaving gaps.	Replace dead or dying trees or gap up gaps in the perimeter scrub with similar species until year 7.

4.2. Proposed Specimen Tree Planting

4.2.1 Management Objective:

To ensure new tree planting is managed to provide good health over the long term to retain and enhance its habitat value. To ensure that trees provide character that is in keeping with the surrounding landscape. To ensure that the health and growth of the trees does not decrease over time due to weed growth around stem, and damage due to vandalism, rubbing of ties, or weather conditions.

4.2.2 Proposed Specimen Tree Planting - ***Maintenance Phase (Years 1-2)***

Watering	Water regularly to ensure good establishment for first 2 years between April and October, particularly during dry/ hot periods.
Pruning	Undertake formative pruning.
Checking of stakes and ties	Annually replace dead or dying stock and check stakes and tree ties and adjust / replace if necessary.
Replacing stock	Replace dead / dying stock in winter.
Weed control and topping up mulch	Hand weed around the base of tree three times a year to ensure weed free and top up mulch in year 2.
Fertilising	Apply Pro Flora tablets to all plants, as per manufacturers specifications on year 2. Application rates for trees are as follows; • Semi-mature - 20-22cm girth - 14 per plant - 210g • Semi-mature - 22-24cm girth - 15 per plant - 225g • Semi-mature - 24-26cm girth - 16 per plant - 240g

4.2.3 Proposed Specimen Tree Planting – ***Establishment Phase (Years 3-5)***

Pruning	Undertake formative pruning.
Checking of stakes and ties	Annually replace dead or dying stock and check stakes and tree ties and adjust / replace if necessary. Check stakes and ties are in place and replace where necessary. Remove by year 5.
Replacing stock	Replace dead / dying stock in winter.
Weed control and topping up mulch	Hand weed around the base of tree three times a year to ensure weed free and top up mulch in year 4.
Fertilising	Apply Pro Flora tablets to all plants, as per manufacturers specifications on year 4. Application rates for trees are as follows; • Semi-mature - 20-22cm girth - 14 per plant - 210g • Semi-mature - 22-24cm girth - 15 per plant - 225g • Semi-mature - 24-26cm girth - 16 per plant - 240g

4.2.4 Proposed Specimen Tree Planting – ***Maturing Phase (Years 6-30)***

Pruning	Undertake formative pruning.
Replacing stock	Replace dead / dying stock in winter until year 7.

4.3. Proposed Mixed Native Hedgerow

4.4.1 Management Objective:

To ensure new mixed native hedgerow are managed to retain the character and diversity of the perimeter native mixed scrub. To ensure this is managed in a manner that promotes and retains ecological value. Monitor and enhance biodiversity to ensure flora and fauna continue to thrive.

4.4.2 Proposed Mixed Native Hedgerow - ***Maintenance Phase (Years 1-2)***

Prune Native Mixed Hedgerow Planting	Prune in January / February once a year and carry out new planting if required. Maintain a neat appearance and allow hedgerows to grow to a height of 2.0m.
Weed control around Native Mixed Hedgerow and Formal Hedges	Weed control by hand to ensure planting area is weed free.
Check Shelter Guards of Native Mixed Hedgerow Planting	Check shelter guards, ties, and stakes when watering and replace any that are damaged, vandalised, or removed.
Top up mulch	Top up mulch at year 2. Areas to be spread with a medium grade bark mulch to a settled depth of 75mm.
Replacements	Fill in any gaps or replace dead/ dying stock with new stock in winter.
Fertilising	Apply Pro Flora tablets to all plants, as per manufacturers specifications on year 2. Application rates for shrubs are as follows; • 10-20 height - 1 per plant - 15g • 20-40 height - 2 per plant - 30g • 40-60 height - 3 per plant - 45g • 60-80 height - 4 per plant - 60g • 80-100 height - 5 per plant - 75g • 100+ height - 5 per plant - 75g

4.4.3 Proposed Mixed Native Hedgerow – ***Establishment Phase (Years 3-5)***

Prune Native Mixed Hedgerow Planting	Prune in January / February once a year and carry out new planting if required. Maintain a neat appearance and allow hedgerows to grow to a height of 2.0m.
Weed control around Native Mixed Hedgerow and Formal Hedges	Weed control by hand to ensure planting area is weed free.
Check Shelter Guards of Native Mixed Hedgerow Planting	Check shelter guards, ties, and stakes when watering and replace any that are damaged, vandalised, or removed. Remove shelter guards, ties and stakes by year

	5.
Top up mulch	Top up mulch at year 4. Areas to be spread with a medium grade bark mulch to a settled depth of 75mm.
Replacements	Fill in any gaps or replace dead/ dying stock with new stock in winter.
Fertilising	Apply Pro Flora tablets to all plants, as per manufacturers specifications on year 4. Application rates for shrubs are as follows; • 10-20 height - 1 per plant - 15g • 20-40 height - 2 per plant - 30g • 40-60 height - 3 per plant - 45g • 60-80 height - 4 per plant - 60g • 80-100 height - 5 per plant - 75g • 100+ height - 5 per plant - 75g

4.4.4 Proposed Mixed Native Hedgerow – ***Maturing Phase (Years 6-30)***

Prune Native Mixed Hedgerow Planting	Prune in January / February once a year and carry out new planting if required. Maintain a neat appearance and allow hedgerows to grow to a height of 2.0m.
Weed control around Native Mixed Hedgerow Planting	Weed control by hand to ensure planting area is weed free.

4.4. Proposed Native Scrub Mixes

4.5.1 Management Objective:

To ensure new mixed native scrub areas are managed to enhance the character and diversity of the site within the wider setting. Scrub will also provide visual screening over time for views from the east and south. To ensure scrub planting is managed in a manner that promotes and retains ecological value. Monitor and enhance biodiversity to provide a good wildlife corridor and provide sufficient food and shelter.

4.5.2 Proposed Native Scrub Mixes - ***Maintenance Phase (Years 1-2)***

Prune Native Mixed Scrub	Prune, and remove suckers, seedlings, dead, damaged, or diseased branches annually between October and January to avoid the bird nesting season.
Weed control around Native Mixed Scrub	Weed control by hand to ensure planting areas are weed free.
Check Shelter Guards	Check shelter guards, ties, and stakes when watering and replace any that are damaged, vandalised, or removed.
Replacement Planting	Replace dead / dying stock in winter.
Fertilising	Apply Pro Flora tablets to all plants, as per manufacturers specifications on year 2. Application rates for shrubs are as follows; • 10-20 height - 1 per plant - 15g • 20-40 height - 2 per plant - 30g • 40-60 height - 3 per plant - 45g • 60-80 height - 4 per plant - 60g • 80-100 height - 5 per plant - 75g • 100+ height - 5 per plant - 75g

4.5.3 Proposed Native Scrub Mixes – ***Establishment Phase (Years 3-5)***

Prune Native Mixed Scrub	Prune, and remove suckers, seedlings, dead, damaged, or diseased branches annually between October and January to avoid the bird nesting season.
Weed control around Native Mixed Scrub	Weed control by hand to ensure planting areas are weed free.
Check Shelter Guards	Check shelter guards, ties, and stakes when watering and replace any that are damaged, vandalised, or removed. Remove shelter guards, ties and stakes by year 5.
Replacement Planting	Replace dead / dying stock in winter.
Fertilising	Apply Pro Flora tablets to all plants, as per manufacturers specifications on year 4. Application rates for shrubs are as follows; • 10-20 height - 1 per plant - 15g • 20-40 height - 2 per plant - 30g • 40-60 height - 3 per plant - 45g

	• 60-80 height - 4 per plant - 60g • 80-100 height - 5 per plant - 75g • 100+ height - 5 per plant - 75g
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4.5.4 Proposed Native Scrub Mixes – ***Maturing Phase (Years 6-30)***

Prune Native Mixed Scrub	Prune, and remove suckers, seedlings, dead, damaged, or diseased branches annually between October and January to avoid the bird nesting season. At years 10, 20, and 30 thin the woodland accordingly and create wood piles for wildlife from the trees cutdown.
Weed control around Native Mixed Scrub	Weed control by hand to ensure planting areas are weed free.
Replacement Planting	Replace dead / dying stock in winter until year 7.

4.5. Proposed Shrub Planting

4.6.1 Management Objective:

To ensure new mixed shrub planting areas are managed to enhance the character and diversity of the site and soften the impact of development. To ensure this is managed in a manner that promotes and retain a basic good standard of horticultural maintenance.

4.6.2 Proposed Shrub Planting - ***Maintenance Phase (Years 1-2)***

Weed control around Shrub Planting	Weed control by hand to ensure planting area is weed free.
Mulch	Ensure Mulch is topped – up annually
Replacement Planting	Replace dead / dying stock in winter.
Fertilising	Apply Pro Flora tablets to all plants, as per manufacturers specifications on year 2. Application rates for shrubs are as follows; • 10-20 height - 1 per plant - 15g • 20-40 height - 2 per plant - 30g • 40-60 height - 3 per plant - 45g • 60-80 height - 4 per plant - 60g • 80-100 height - 5 per plant - 75g • 100+ height - 5 per plant - 75g

4.6.3 Proposed Shrub Planting – ***Establishment Phase (Years 3-5)***

Prune Shrub Planting	Prune, thin and remove suckers, seedlings, dead, damaged, or diseased branches annually between October and January to avoid the bird nesting season.
Weed control around Shrub Planting	Weed control by hand to ensure planting area is weed free.
Mulch	Ensure Mulch is topped – up annually
Replacement Planting	Replace dead / dying stock in winter.
Fertilising	Apply Pro Flora tablets to all plants, as per manufacturers specifications on year 4. Application rates for shrubs are as follows; • 10-20 height - 1 per plant - 15g • 20-40 height - 2 per plant - 30g • 40-60 height - 3 per plant - 45g • 60-80 height - 4 per plant - 60g • 80-100 height - 5 per plant - 75g • 100+ height - 5 per plant - 75g

4.6.4 Proposed Shrub Planting – ***Maturing Phase (Years 6-30)***

Prune Shrub Planting	Prune, thin and remove suckers, seedlings, dead, damaged, or diseased branches annually between October and January to avoid the bird nesting season.
Weed control around Shrub Planting	Weed control by hand to ensure planting area is weed free.

Mulch	Ensure Mulch is topped – up annually
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4.6. Other Items

4.7.1 Management Objective:

To ensure hard surfacing is kept tidy by regular monitoring and treatment from litter, weeds, and moss. To ensure wildflower areas and amenity grass areas are well managed. To ensure the open space, all access roads and footways, car parking, and service yards are managed to a good standard.

4.7.2 Other Items - *Maintenance Phase (Years 1-2)*

Hard surfacing (access roads, car parking, service yards, and associated kerbs)	Check annually and repair any defects.
Hard surfacing weed control	Check access roads and kerbs, annually for weeds, moss, and edging hidden by encroaching grass. Scrape, hand weed, or spray affected areas with herbicide to keep weed free.
Check and repair fencing	Check annually and repair any defects.
Litter	Check whole site weekly for litter or debris and remove, as necessary.
Bat / Bird Boxes	Bird box to be checked annually. Bat access panel to be checked annually by a licensed bat ecologist. Repair any defects and replace when necessary. The bat access panel, if damaged, should only be replaced by a licensed bat ecologist.
Wildflower areas- (Germinal WFG20 Eco Species Rich Lawn mix and Germinal WFG8 Hedgerow and Shaded Areas mix)	First Cut: Mid September - 1st October. Cutting height approximately 70mm. Thereafter: shall be cut 1 time a year mid-August to early October to maintain a sward of approximately 70mm. The arisings are to be collected and removed just after the cut to prevent nutrient build up. Cut a 0.5m wide edge to approximately 40mm around hard surface edges such as paths and kerbs. Cut twice a month throughout the growing season. water as necessary and clippings removed just after cut. Note. Orchid areas (Dune helleborine) to be left to grow as rough grassland for most of the year during operation, only cut once a year in October.
Grassed areas (Germinal AberSustain mix)	Grass shall be cut throughout the growing season to maintain a sward of approximately 40mm. Shall be edged, watered as necessary and clippings removed straight after each cut. Orchid area within grass area to be left alone for most of the year as rough grass. Only cut once a year in October.

4.7.3 Other Items – *Establishment Phase (Years 3-5)*

Hard surfacing (access roads, car parking, service yards, and associated kerbs)	Check annually and repair any defects.
Hard surfacing weed control	Check access roads and kerbs, annually for weeds, moss, and edging hidden by encroaching grass. Scrape, hand weed, or spray affected areas with herbicide to keep weed free.
Check and repair fencing	Check annually and repair any defects.
Litter	Check whole site weekly for litter or debris and remove, as necessary.
Bat / Bird Boxes	Bird box to be checked annually. Bat access panel to be checked annually by a licensed bat ecologist. Repair any defects and replace when necessary. The bat access panel, if damaged, should only be replaced by a licensed bat ecologist.
Wildflower areas- (Germinal WFG20 Eco Species Rich Lawn mix and Germinal WFG8 Hedgerow and Shaded Areas mix)	Cut 1 time a year mid-August to early October to maintain a sward of approximately 70mm. The arisings are to be collected and removed just after the cut to prevent nutrient build up. Cut a 0.5m wide edge to approximately 40mm around hard surface edges such as paths and kerbs. Cut twice a month throughout the growing season. water as necessary and clippings removed just after cut. Note. Orchid areas (Dune helleborine) to be left to grow as rough grassland for most of the year during operation, only cut once a year in October.
Grassed areas (Germinal AberSustain mix)	Grass shall be cut throughout the growing season to maintain a sward of approximately 40mm. Shall be edged, watered as necessary and clippings removed straight after each cut. Orchid area within grass area to be left alone for most of the year as rough grass. Only cut once a year in October.

4.7.4 Other Items – *Maturing Phase (Years 6-30)*

Hard surfacing (access roads, car parking, service yards, and associated kerbs)	Check annually and repair any defects.
Hard surfacing weed control	Check access roads and kerbs, annually for weeds, moss, and edging hidden by encroaching grass. Scrape, hand weed, or spray affected areas with herbicide to keep weed free.

Check and repair fencing	Check annually and repair any defects.
Litter	Check whole site weekly for litter or debris and remove, as necessary.
Bat / Bird Boxes	Bird box to be checked annually. Bat access panel to be checked annually by a licensed bat ecologist. Repair any defects and replace when necessary. The bat access panel, if damaged, should only be replaced by a licensed bat ecologist.
Wildflower areas- (Germinal WFG20 Eco Species Rich Lawn mix and Germinal WFG8 Hedgerow and Shaded Areas mix)	Cut 1 time a year mid-August to early October to maintain a sward of approximately 70mm. The arisings are to be collected and removed just after the cut to prevent nutrient build up. Cut a 0.5m wide edge to approximately 40mm around hard surface edges such as paths and kerbs. Cut twice a month throughout the growing season. water as necessary and clippings removed just after cut. Note. Orchid areas (Dune helleborine) to be left to grow as rough grassland for most of the year during operation, only cut once a year in October.
Grassed areas (Germinal AberSustain mix)	Grass shall be cut throughout the growing season to maintain a sward of approximately 40mm. Shall be edged, watered as necessary and clippings removed straight after each cut. Orchid area within grass area to be left alone for most of the year as rough grass. Only cut once a year in October.

5. Annual Maintenance Schedule

The annual schedule summarises the maintenance operations required for the first five years and should be reviewed on an annual basis to allow for any changes that may be required as the site develops and matures.

MONTH	J	F	M	A	M	J	J	A	S	O	N	D
OPERATION												
Management of Existing Trees / Scrub												
Inspect for hazards and deteriorations in health and/ or structural integrity of trees									X			
Pruning trees	In accordance with recommendation made during inspection / identification of work											
Other works												
Prune back retained perimeter scrub	X											
Replace dead or dying trees or gap up gaps in the perimeter scrub with similar species.											X	
Management of Proposed Tree Planting												
Watering				X	X	X	X	X	X	X		
Pruning	X											
Checking of stakes and ties	X						X					
Replacing stock											X	
Weed control					X		X		X			
Top up mulch circle in years 2 and 4						X						
Fertilising at years 2 and 4 only					X							
Management of Proposed Mixed Native Hedgerow												
Prune mixed native hedgerow in January / February once a year and carry out new planting in November if required. Maintain a neat appearance and allow hedgerows to grow to a height of 2.0m.	X	X									X	
Weed control by hand to ensure planting areas are weed free.					X		X		X			
Check shelter guards, ties, and stakes for 3 years.	X						X					
Remove shelter guards, ties, and stakes at years 3-5						X						
Top up mulch at years 2 and 4 only						X						
Replacing stock/ fill in gaps											X	
Fertilising at years 2 and 4 only					X							
Management of Native Scrub Mixes												
Prune between October and January once a year if required.	X	X								X	X	X
Weed control by hand to ensure planting area is weed free.					X		X		X			
Check shelter guards, ties, and stakes for 3 years.	X						X					
Remove shelter guards, ties, and stakes at years 3-5						X						
Replacement planting until year 7											X	
Fertilising at years 2 and 4 only					X							
Management of Proposed Shrub Planting												
Prune, thin and remove suckers, seedlings, dead, damaged, or diseased branches annually between October and January to	X	X								X	X	X

avoid the bird nesting season.													
Weed control by hand to ensure planting area is weed free.					X		X		X				
Ensure Mulch is topped – up annually						X							
Replace dead / dying stock in winter.												X	
Fertilising at years 2 and 4 only					X								
Other Items													
Check hard surfacing (access roads, car parking, service yards, and associated kerbs) annually and repair any defects.						X							
Check access roads, car parking, service yards, and associated kerbs annually for weeds, moss, and edging hidden by encroaching grass. Scrape, hand weed, or spray affected areas with herbicide to keep weed free.					X				X				
Check annually and repair any defects.						X							
Check whole site weekly for litter or other debris and remove, as necessary.	X	X	X	X	X	X	X	X	X	X	X	X	X
Visually inspect bird box and bat access panel and replace if damaged by suitably licenced ecologist.											X		
Cut wildflower areas 1 time a year mid-August to early October to maintain a sward of approximately 70mm. The arisings are to be collected and removed just after the cut to prevent nutrient build up.											X		
Grass shall be cut throughout the growing season to maintain a sward of approximately 40mm. Shall be edged, watered as necessary and clippings removed straight after each cut.	X	X	X	X	X	X	X	X	X	X	X	X	X

6. Long-Term Management Schedule (Years 6-30)

The ongoing management plan is a guideline for the maturing phase of the site. As mentioned earlier this should be reviewed every 5 years as a minimum to take account of site based ecological changes and amendments to legislation.

[illegible]

and January to avoid the bird nesting season.																									
Weed control by hand to ensure planting area is weed free.	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Ensure Mulch is topped – up annually	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Other Items																									
Check access roads, car parking, service yards, and associated kerbs annually and repair any defects.	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Check access roads, car parking, service yards, and associated kerbs annually for weeds, moss, and edging hidden by encroaching grass. Scrape, hand weed, or spray affected areas with herbicide to keep weed free.	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Check fencing annually and repair any defects.	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Check whole site weekly for litter or other debris and remove, as necessary.	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Visually inspect bird box and bat access panel and replace if damaged by suitably licenced ecologist.	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Cut wildflower areas 1 time a year mid-August to early October to maintain a sward of approximately 70mm. Arisings to be collected and removed just after the cut.	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Grass cut throughout the growing season to maintain a sward of approximately 40mm. Grass to be edged, watered as necessary and clippings removed just after each cut.	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x

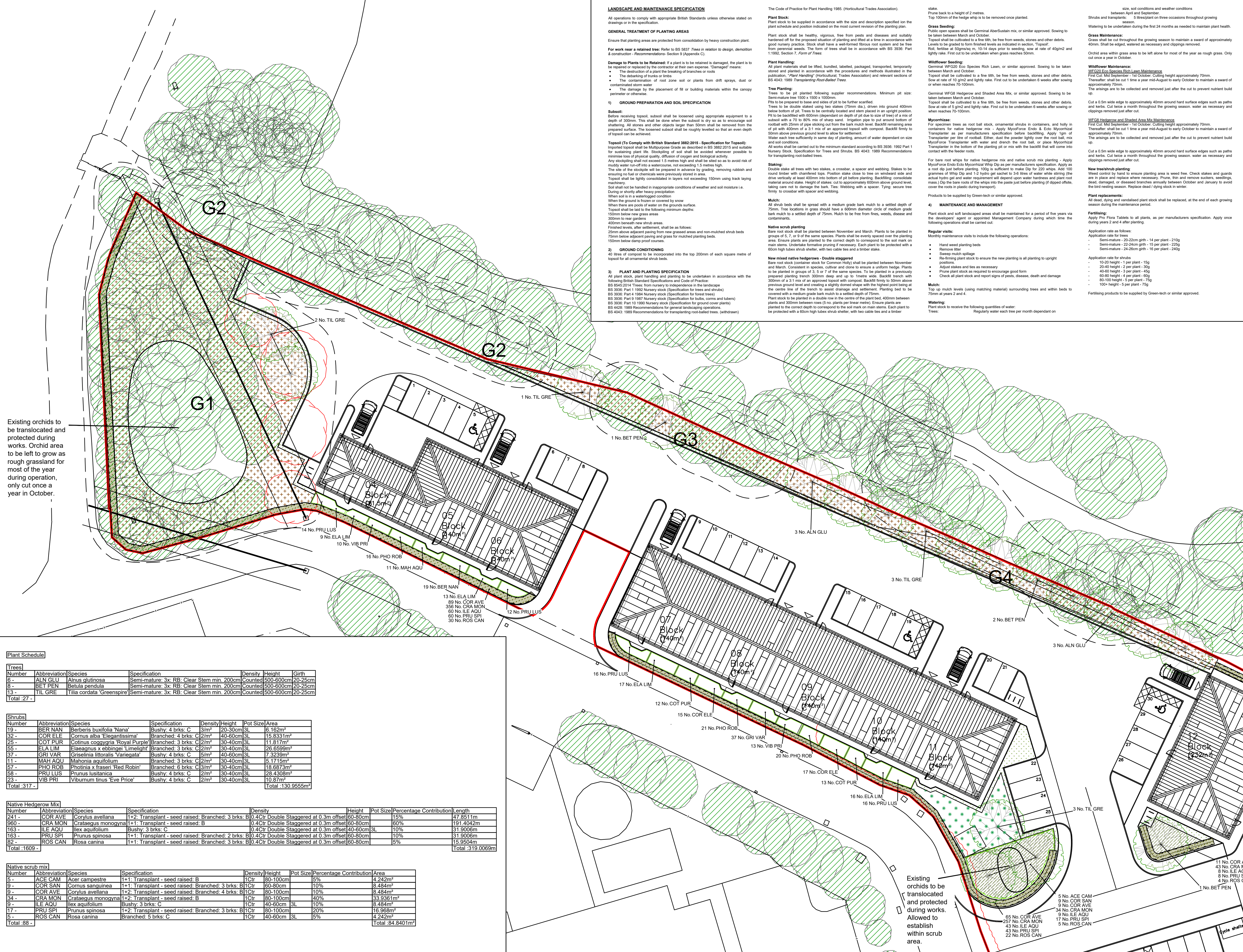
7. Summary

This report has:

- Described the maintenance and management of the area to be maintained and managed by a management company and set out landscape design objectives;
- Set out maintenance objectives for each landscape feature;
- Provided a detailed description of the maintenance operations required for the first five years following completion; and
- Include ongoing management guidelines for years 6 to 30 years

The ongoing management objectives within this report are to be reviewed at least every five years and adjusted in accordance with site specific requirements and legislation pertinent at the time.

Appendix 1



LANDSCAPE AND MAINTENANCE SPECIFICATION

All operations to comply with appropriate British Standards unless otherwise stated on drawings or in the specification.

GENERAL TREATMENT OF PLANTING AREAS

Ensure that planting areas are protected from consolidation by heavy construction plant.

For work near a retained tree: Refer to BS 5837 'Trees in relation to design, demolition & construction - Recommendations- Section 9 (Appendix C).

Damage to Plants to be Retained: If a plant is to be retained is damaged, the plant is to be repaired or replaced by the contractor at their own expense. 'Damaged' means:

- The destruction of a plant the breaking of branches or roots
- The debarking of trunks or limbs
- The contamination of root zone soil or plants from drift sprays, dust or contaminated storm water
- The damage by the placement of fill or building materials within the canopy perimeter or otherwise

1) GROUND PREPARATION AND SOIL SPECIFICATION

Subsoil:

Before receiving topsoil, subsoil shall be loosened using appropriate equipment to a depth of 300mm. This shall be done when the subsoil is dry so as to encourage soil shattering. All stones and other objects larger than 50mm shall be removed from the prepared surface. The loosened subsoil shall be roughly levelled so that an even depth of topsoil can be achieved.

Topsoil (To Comply with British Standard 3882:2015 - Specification for Topsoil):

Imported topsoil shall be Multipurpose Grade as described in BS 3882:2015 and suitable for sustaining plant life. Stockpiling of soil shall be avoided wherever possible to minimise loss of physical quality, diffusion of oxygen and biological activity. Any stockpiling shall not exceed 1.5 metres high and shall be sited so as to avoid risk of muddy water run off into a watercourse, not exceeding 1.5 metres high. The site of the stockpile will be prepared in advance by grading, removing rubbish and ensuring no fuel or chemicals were previously stored in area. Topsoil shall be lightly consolidated in layers not exceeding 150mm using track laying machinery. Soil shall not be handled in inappropriate conditions of weather and soil moisture i.e. During or shortly after heavy precipitation. When soil is in a waterlogged condition. When the ground is frozen or covered by snow. When there are pools of water on the grounds surface. Topsoil shall be laid to the following minimum depths:

- 150mm below new grass areas
- 300mm to new gardens
- 400mm beneath new shrub areas.

Freshed levels, after settlement, shall be as follows:

- 25mm above adjacent paving from new grassed areas and non-mulched shrub beds
- 75mm below adjacent paving and grass for mulched planting beds.
- 150mm below damp proof courses.

2) GROUND CONDITIONS

40 lines of compo to be incorporated into the top 200mm of each square metre of topsoil for all ornamental shrub beds.

3) PLANT AND PLANTING SPECIFICATION

All plant stock, plant handling and planting to be undertaken in accordance with the following British Standard Specifications and Code of Practice:

- BS 6845:2014 Trees: from nursery to independence in the landscape
- BS 3236: Part 1 1992 Nursery stock (Specification for trees and shrubs)
- BS 3536: Part 1 1984 Nursery stock (Specification for forest trees)
- BS 3236: Part 9 1987 Nursery stock (Specification for bulbs, corms and tubers)
- BS 3236: Part 10 1990 Nursery stock (Specification for ground cover plants)
- BS 4248: 1989 Recommendations for general landscaping operations.
- BS 4043: 1989 Recommendations for transplanting root-balled trees. (withdrawn)

The Code of Practice for Plant Handling 1985. (Horticultural Trades Association).

Plant Stock:

Plant stock to be supplied in accordance with the size and description specified on the plant schedule and position indicated on the most current revision of the planting plan.

Plant stock shall be healthy, vigorous, free from pests and diseases and suitably hardened off for the proposed situation of planting and lifted at a time in accordance with good nursery practice. Stock shall have a well-formed fibrous root system and be free from perennial weeds. The form of trees shall be in accordance with BS 3038: Part 1:1992, Section 7, 'Form of Trees'.

Plant Handling:

All plant materials shall be lifted, banded, labelled, packaged, transported, temporarily stored and planted in accordance with the procedures and methods illustrated in the publication, 'Plant Handling' (Horticultural Trades Association) and relevant sections of BS 4043: 1989 'Transplanting Root-balled Trees'.

Tree Planting:

Trees to be pit planted following supplier recommendations. Minimum pit size: Semi-mature tree 1500 x 1500 x 1000mm.

Pits to be prepared to base and sides of pit to be further scaffolded.

Trees to be double staked using two stakes (75mm dia.), driven into ground 400mm below bottom of pit. Trees to be centrally located and stem placed in an upright position. Pit to be backfilled with 600mm (dependent on depth of pit due to size of tree) of a mix of rootball with a 70 to 80% mix of sharp sand. Irrigation pipe to put around bottom of rootball with 25mm of pipe sticking out from the bark mulch level. Backfill remaining area of pit with 400mm of a 3:1 mix of an approved topsoil with compost. Backfill firmly to 50mm above previous ground level to allow for settlement.

Water each tree sufficiently in same day of planting, amount of water dependant on size and soil conditions.

All works shall be carried out to the minimum standard according to BS 3936: 1992 Part 1 Nursery Stock. Specification for Trees and Shrubs. BS 4043: 1989 Recommendations for transplanting root-balled trees.

Staking:

Double stake all trees with two stakes, a crossbar, a spacer and webbing. Stakes to be round timber with chamfered tops. Position stake close to tree on windward side and drive vertically at least 400mm into bottom of pit before planting. Backfilling consolidate material around stake. Height of stakes: cut to approximately 800mm above ground level, taking care not to damage the bark. Tie: Webbing. Each plant: 1'ring: secure tree firmly to crossbar with spacer and webbing.

Mulch:

All shrub beds shall be spread with a medium grade bark mulch to a settled depth of 25mm. Tree locations in grass should have a 500mm diameter circle of medium grade bark mulch to a settled depth of 75mm. Mulch to be free from fines, weeds, disease and contaminants.

Native scrub planting

Bare root stock shall be planted between November and March. Plants to be planted in groups of 5, 7, 9 or 8 of the same species. Plants shall be evenly spaced over the planting area. Ensure plants are planted to the correct depth to correspond to the soil mark on main stems. Undertake formative pruning if necessary. Each plant to be protected with a 60cm high tubex shrub shelter, with two cable ties and a timber stake.

New mixed native hedgerows - Double staggered

Bare root stock (container stock for Common Helly) shall be planted between November and March. Consistent in species, cultivar and done to ensure a uniform hedge. Plants to be planted in groups of 5, 7 or 9 of the same species. To be planted in a previously prepared planting trench 300mm deep and up to 1metre wide. Backfill trench with 300mm of a 3:1 mix of an approved topsoil with compost. Backfill firmly to 50mm above previous ground level and creating a slightly domed shape with the highest point being at the centre line of the trench to assist drainage and settlement. Planting bed to be covered with a medium grade bark mulch to a settled depth of 75mm.

Plant stock to be planted in a double row in the centre of the plant bed, 400mm between plants and 300mm between rows (5 no. plants per linear metre). Ensure plants are planted to the correct depth to correspond to the soil mark on main stems. Each plant to be protected with a 60cm high tubex shrub shelter, with two cable ties and a timber stake.

Stake:

Prune back to a height of 2 metres.

Top 100mm of the hedge whip is to be removed once planted.

Grass Seeding:

Public open spaces shall be Germinial AberSustain mix, or similar approved. Sowing to be between April and September.

Shrubs and transplants: 5 litres/plant on three occasions throughout growing season.

Watering to be undertaken during the first 24 months as needed to maintain plant health.

Grass Maintenance:

Grass shall be cut throughout the growing season to maintain a sward of approximately 40mm. Shall be edged, watered as necessary and clippings removed.

Orchid area within grass area to be left alone for most of the year as rough grass. Only cut once a year in October.

Wildflower Seeding:

Germinial WFG20 Eco Species Rich Lawn Maintenance.

Public open spaces shall be Germinial WFG20 Eco Species Rich Lawn, or similar approved. Sowing to be taken between March and October.

Topsoil shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Sown at rate of 5 g/m² and lightly rake. First cut to be undertaken 6 weeks after sowing or when reaches 70-100mm.

Germinial WFG8 Hedgerow and Shaded Area Mix, or similar approved. Sowing to be taken between March and October.

Topsoil shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Sown at rate of 5 g/m² and lightly rake. First cut to be undertaken 6 weeks after sowing or when reaches 70-100mm.

Mycorrhizae:

For specimen trees as root ball stock, ornamental shrubs in containers, and holly in containers for native hedgerow mix - Apply MycoForce Endo & Ecto Mycorrhizal Transplanter as per manufacturers specification before backfilling. Apply 1gm of Transplanter per litre of rootball. Either, dust the powder lightly over the root ball, mix MycoForce Transplanter with water and drench the root ball, or place Mycorrhizal Transplanter in the bottom of the planting pit or mix with the backfill that will come into contact with the feeder roots.

For bare root whips for native hedgerow mix and native scrub mix planting - Apply MycoForce Endo Ecto Mycorrhizal Whip Dip as per manufacturers specification. Apply as a root dip just before planting. 100g is sufficient to make Dip for 220 whips. Add 100 grammes of Whip Dip and 1-2 hydro gel sachet to 3-6 litres of water while stirring the actual hydro gel and water requirement will depend upon water hardness and plant root mass. Dip the bare roots of the whips into the paste just before planting (if dipped offsite, cover the roots in plastic during transport).

Products to be supplied by Green-tech or similar approved.

4) MAINTENANCE AND MANAGEMENT

Plant stock and soft landscaped areas shall be maintained for a period of five years via the developer's agent or appointed Management Company during which time the following operations shall be carried out.

Regular visits:

Monthly maintenance visits to include the following operations:

- Hand weed planting beds
- Remove litter
- Sweep mulch spillage
- Re-firming plant stock to ensure the new planting is all planting to upright positions
- Adjust stakes and ties as necessary
- Prune plant stock as required to encourage good form
- Check all plant stock and report signs of pests, disease, death and damage

Mulch:

Top up mulch levels (using matching material) surrounding trees and within beds to 25mm at years 2 and 4.

Watering:

Plant stock to receive the following quantities of water:

Trees: Regularly water each tree per month dependant on size, soil conditions and weather conditions

Shrubs and transplants: 5 litres/plant on three occasions throughout growing season.

Watering to be undertaken during the first 24 months as needed to maintain plant health.

Grass Maintenance:

Grass shall be cut throughout the growing season to maintain a sward of approximately 40mm. Shall be edged, watered as necessary and clippings removed.

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

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DO NOT SCALE

ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO 20 NO. 81 BET HIT TO DETAIL EXTRACTED FROM OS DIGITAL DATA.

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Planting Plan Key:

- Site Boundary
- Existing trees and hedgerows to be retained and protected during the works.
- Existing trees and vegetation to be removed
- Proposed native tree planting, tree pit and double staking as detailed in the specification.
- Proposed mixed native hedgerow planted in a double staggered row at 0.4m centres and 0.3 offset. Each plant to have 60cm high Tubex shrub shelter with stake and two cable ties.
- Periphery areas to be sown with Germinial WFG20 Eco Species Rich Lawn mix, or similar approved, to be sown at a rate of 10g/m².
- Periphery areas to be sown with Germinial WFG8 Hedgerow and Shaded Areas mix, or similar approved, to be sown at a rate of 5g/m².
- Public open space to be sown with Germinial AberSustain mix, or similar approved, to be sown at a rate of 40g/m² on 200mm topsoil.
- Native scrub planting to be planted as whip planting at 1m centres, for additional wildlife habitat. Each plant to have a 60cm high Tubex shrub shelter with stake and two cable ties.
- Proposed ornamental planting on 400mm depth of topsoil with 75mm bark mulch.

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1 2 4 6 8 10 12 14 16

N

Amendments based on site layout update 29/02/24

Minor Amendments 19/04/23

DESCRIPTION DATE

Ascerta
Landscape | Trees | Ecology

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CLIENT: Allied Properties Ltd

PROJECT: Fallows Way, Prescott

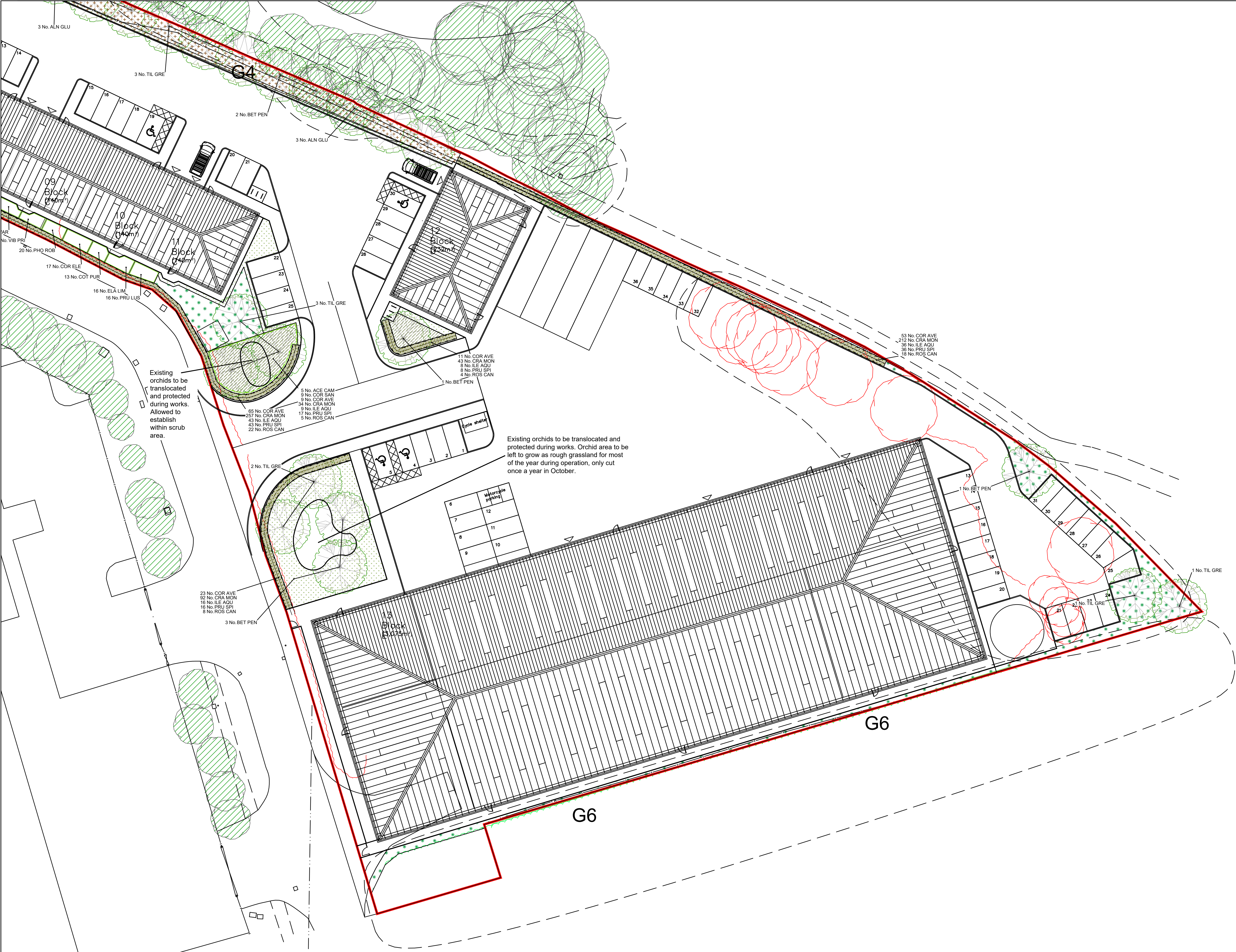
DRAWING TITLE: Planting Plan
Sheet 1 of 2

SCALE: 1:250 @A1

DATE: 23/09/2021

DRAWN BY: CP
CHK BY: CHG
P. 1519.21.04

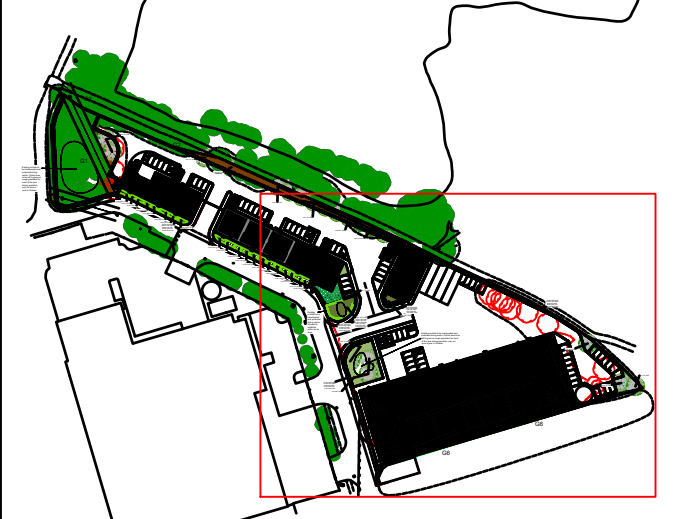
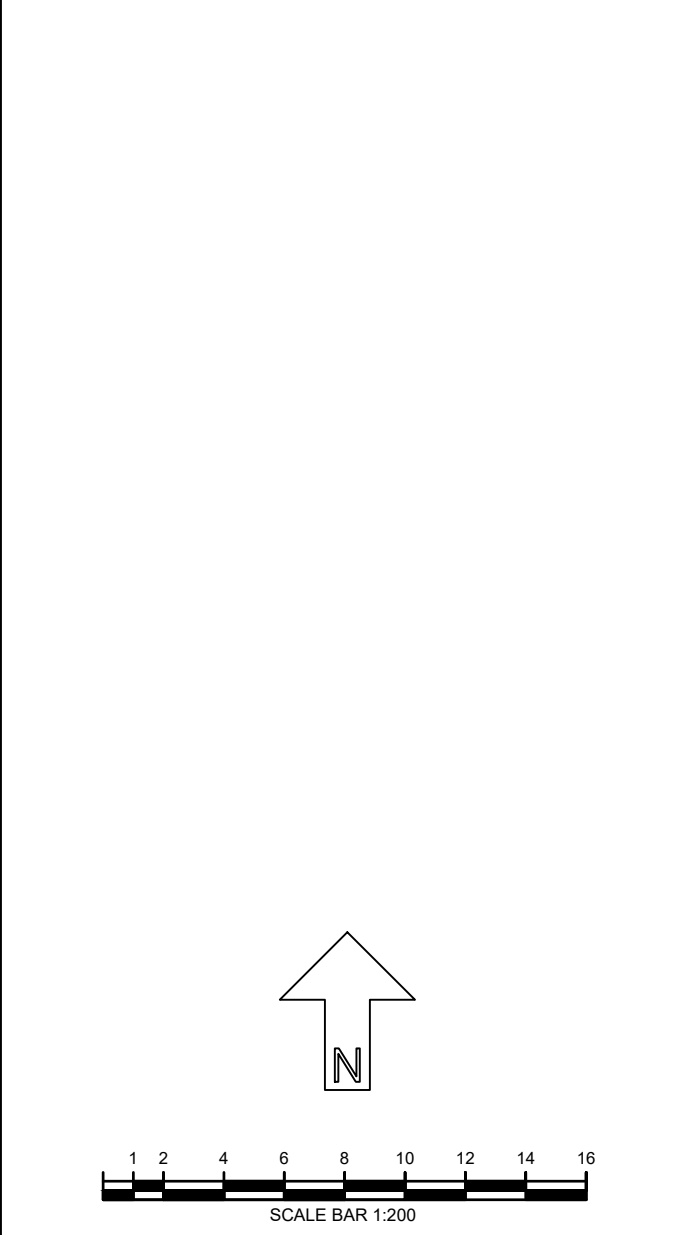
REV: B



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B	Amendments based on site layout update	29/02/24
A	Minor Amendments	19/04/23
REV	DESCRIPTION	DATE

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Allied Properties Ltd
PROJECT:
Fallows Way, Prescott

DRAWING TITLE:
Planting Plan
Sheet 2 of 2
SCALE: 1:250 @A1
DATE: 23/09/2021
DRAWN BY: CP
CHKD BY: CN
DRAWING No: P.1519.21.04
REV: B