

DESIGN AND ACCESS STATEMENT (DAS)

R-TECH, Kenfig Industrial Estate, Neath Port Talbot SA13 2PE



RICHARD ANDREWS
ARCHITECTS
SUSTAINABLE – MODERN – CREATIVE

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Design and Access Statement

Erection of a new build office and workshop with car parking and soft landscaping.

Job Ref: R972 Kenfig Hill Industrial Estate

May 2026

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1. Introduction

1.1 Introduction

This Design & Access Statement has been prepared by Richard Andrews Architects in support of a full planning application at the following site:

Land at R-TECH, Kenfig Industrial Estate, Neath Port Talbot SA13 2PE

This document describes the key considerations of the design proposals for the application site, demonstrating a clear understanding of the context in order to inform an appropriate design response.

The proposals have been developed over a period of approximately 6 months. During this time pre-application advice has been provided by the local authority's planning department.

The conclusion of the report was that development on this parcel of land would be considered acceptable in principle. They accord to the councils LDP and national policy of supporting economic growth. The key issues to address were **drainage design, green infrastructure , contamination assessment, appropriate access and parking.**

The designs and technical reports have been developed in line with the advice and comments received in the pre application advice reports and discussions with specialist surveyors and professionals.



Satellite photo showing empty site adjacent to existing building used by R-Tech Group

Site photo showing the Existing Grounds



1.2 Background and Layout Approach

Before industrialisation, the area was mainly agricultural land made up of enclosed fields, some of medieval origin.

It formed part of the wider low lying coastal plain between Kenfig, Margam, and Port Talbot, close to dunes and industrial rail links.

In the 1940s, the government established a calcium carbide factory. The site was a single large state-driven industrial facility, not an estate.

The carbide factory closed in 1966 and was redeveloped into a general purpose industrial estate.

Between 1970-1990, the estate expanded with manufacturing and engineering uses. Most of the buildings were typically steel portal frames.

Today, Kenfig Industrial Estate is a strategic logistics and industrial location. Situated close to the M4 (J37-38) and visible from the motorway. It is positioned between the large cities of Cardiff and Swansea.

Many of the older buildings have been refurbished or repurposed.

Finally, the estate sits within one of the UK's most industrialised areas. It is adjacent to the Port Talbot steelworks (developed from the early 1900s).

Site History—Satellite Maps and Site Photos

2. Context

2.1 Location

The site is approximately 1.5 miles from Junction 38 (Margam) and 3 Miles from the Junction 37 (Pyle) which connects to the wider M4. This gives easy access to Swansea (15 miles west) and Cardiff (30 miles east). The site also benefits from being close to the Port Talbot docks, which supports steel, bulk material and industrial shipping.

The site's closest train links would be Port Talbot Parkway (4-5 miles west) and Pyle Station (2-3 miles east).

The site is favored for industrial use due to position close to the M4 corridor.



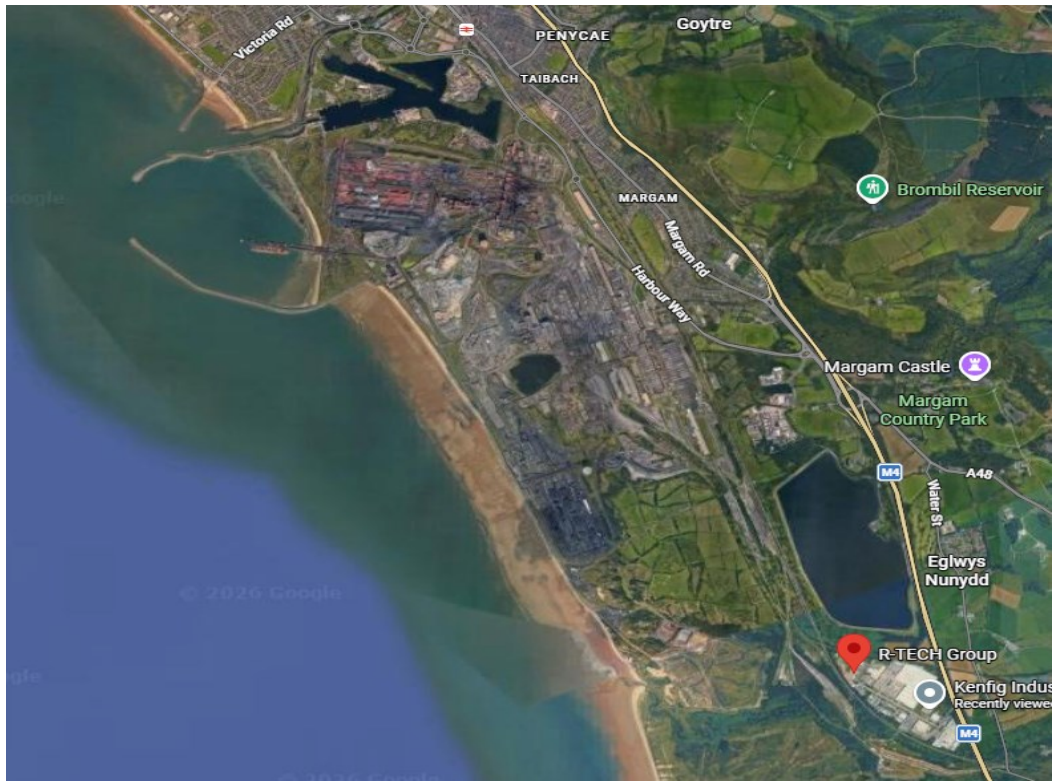
Junction 37 (Pyle) slip road to the M4.



Road width of the industrial estate is wider to suit the large vehicles used for delivery.



Aerial view showing the M4 Corridor running adjacent to the site.



Map showing position of site in relation to Port Talbot Docks.



Top – Port Talbot Docks
Middle – Port Talbot Railway Station
Bottom —Pyle Railway Station



Ariel view from Google Earth showing the vacant site.



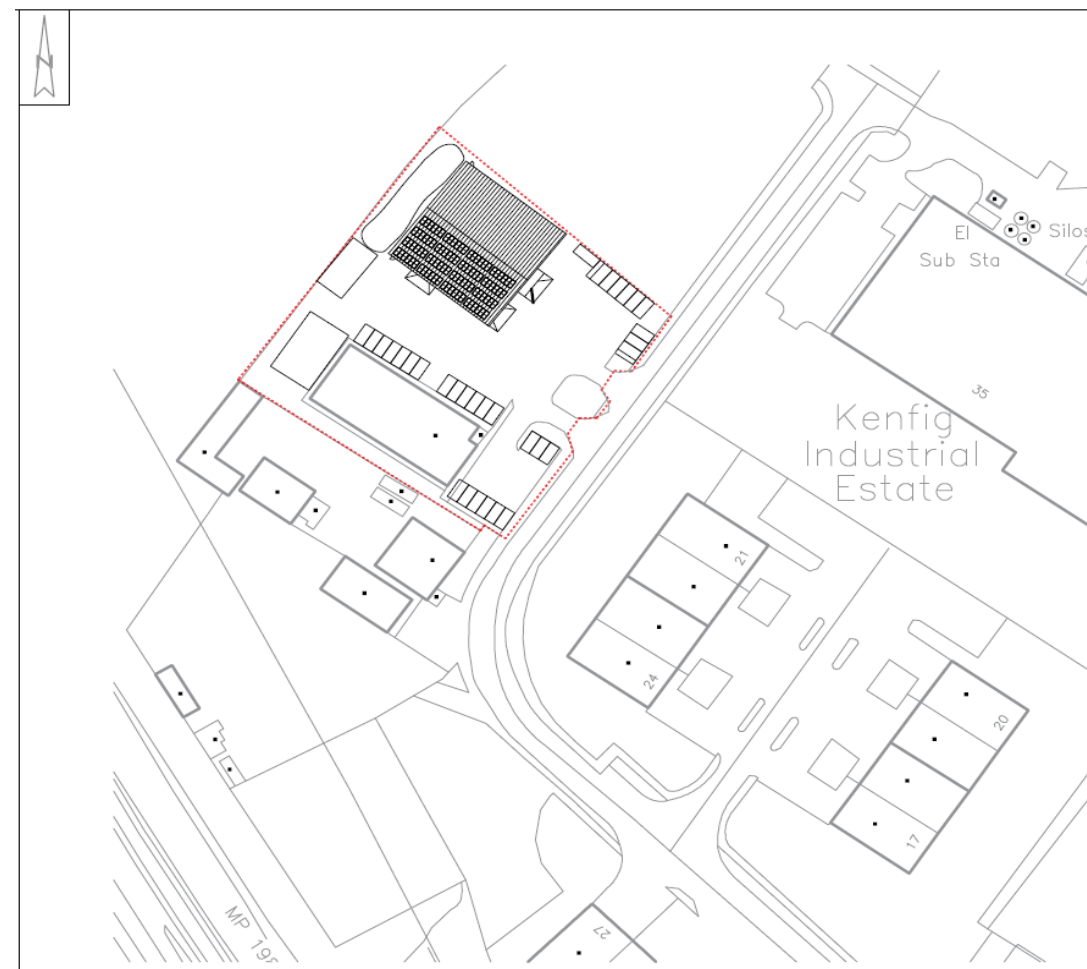
Current site photo



Current site photo



Site Location shown on satellite imagery



Site Location shown on Ordnance Survey Map

2.2 The Site

The existing site is a brownfield site that comprised of a relatively thick layer of made ground that are capped with soil and irregular stone/rubble. It is an empty plot within the existing industrial estate and has remained vacant since 2005 (Last satellite images available). It occupies a site area of 0.23 hectares (2362m²). It is currently vacant, but owned by the company R-Tech who currently reside at 'the Testing House' West of the site. The existing roads surrounding the site are already catered for industrial vehicles (Wider than standard roads).

Kenfig Industrial Estate is a strategic logistics and industrial location. Situated close to the M4 (J37-38) and visible from the motorway. It is positioned between the large cities of Cardiff and Swansea.

The site, Kenfig Industrial Estate (at Margam, SA13) is identified in planning material as an "Existing Employment Area" (EC2), so sits within the LDP's defined planning framework.

Constraints identified during the pre-application response were the need for a drainage design, integration of a green infrastructure report, appropriate access and parking analysis. We feel that the team we have put together have addressed all these areas for this application.

3. Factors Affecting Development

3.1 Parking

A total of 13 car parking spaces are provided on site. These spaces are 2.6 metres wide and 4.8 metres long, as per the NPT Parking Standards SPG.

The parking allocation is as follows:

13 parking spaces, 1 of them disabled parking and 2 of them for electric vehicle charging.

We have undertaken a transport statement to prove that these parking provisions are achievable without affecting the vehicle pathways within the site.

3.2 Existing Ground Conditions

The sites ground is Bedrock comprising of South Wales lower Coal Measures Formation, Mudstone, siltstone and sandstone. These sedimentary rocks are fluvial, palustrine and shallow marine in origin. They are detrital, forming deposits reflecting the channels, floodplains and deltas of a river in a coastal setting (with periodic inundation from the sea). Sedimentary bedrock formed between 318 and 319 million years ago during the Carboniferous period.

3.3 Archaeology

There is no archaeology remit on the site.

3.4 Existing Services

The site is served by all existing utilities and services as it was formerly developed for housing. A search of underground service maps shows no existing infrastructure that will affect development.

Being within the development boundary suggests that there is adequate resilience within the existing service infrastructure to support this development.

3.5 Grading of the site

The site is relatively flat, so we are ensuring that ground will fall away from the proposed unit (1:40/60 near structures). Rainwater runoff from the rear of the roof is directed and collected via rainwater pipes and filtered through a bioretention area. From the front area of the roof are collected via roof gutters and downpipes which discharge into an above ground rainwater harvesting tank with an overflow system and into the lined drainage blanket below the permeable surfacing via distributor boxes.

3.6 Flood Risk

Flood risk has been checked on the NRW website (see map opposite for further details) and confirmed to outside of any flood zones. It was therefore concluded that an FCA would not be required.

4. Design Objectives

4.1 The Brief

The overall proposed development plan is to provide a duo-pitched portal framed building with a vehicle loading and unloading service yard & associated car parking area.

Within the portal frame building, a two-storey office and lab is to be constructed for works associated with R-Tech.

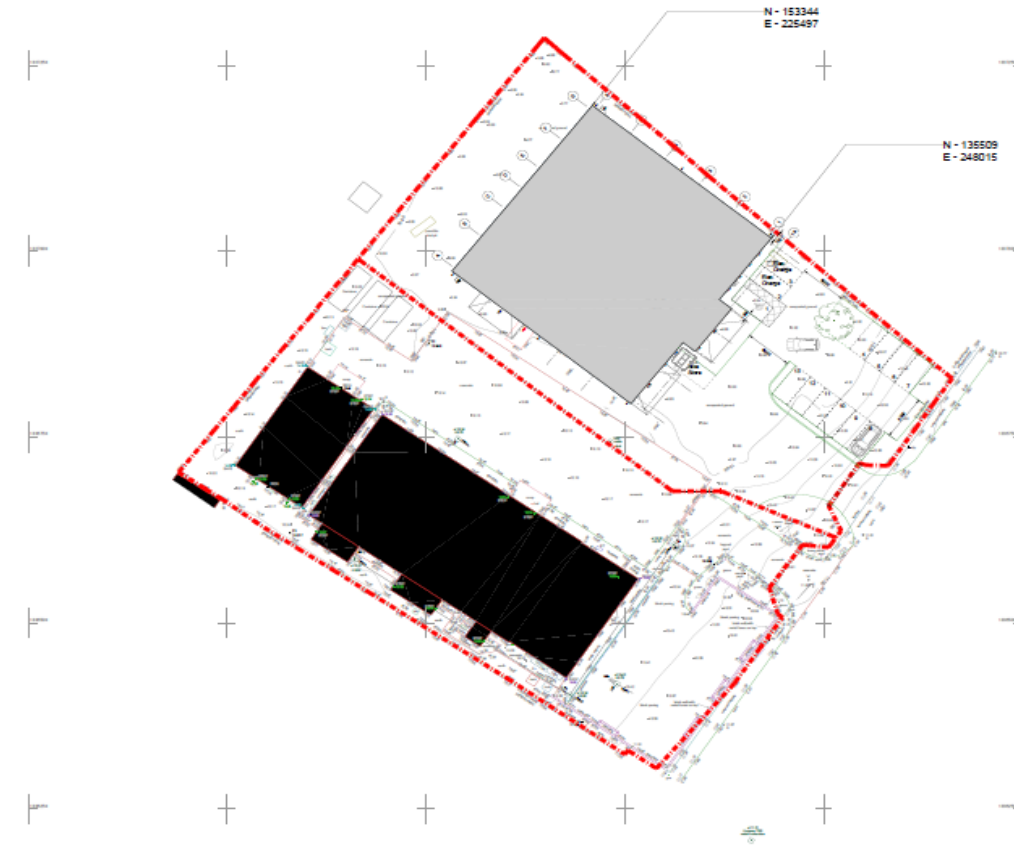
The proposed development consists of single-story testing facility warehouse with a pitched roof which have all been taken into account in the hardstanding roof areas. The development also consists of associated lined permeable surfacing within the service yard & parking area to filter the surface runoff and a lined biorientation rain garden to the rear of the site. An extract showing the proposed site layout is shown labelled 4.1

Ensure compliance with Welsh Government policy for surface water management and ecological enhancements by embracing the SuDS hierarchy and designing a scheme that reduces flood risk and enhances biodiversity.

4.2 Pre-Application Discussions

Prior to submitting this planning application, pre-application advice was obtained from Mr. Matthew Griffiths — Planning, officer in Neath Port Talbot Council.

The advice received with has been acted upon .



4.1 Site Layout



3.6 Map of flood warning zones (highlighted in blue [rivers] and purple [surface water]).

5. Character

5.1 Layout

Ground Floor

The ground floor consists of a large reception area at the front, welcoming in workers and members of the public. Just adjacent to the left is a meeting room, in an ideal location for the company to control which parts of the building visitors would travel (reducing health and safety risks and security).

To the right of reception is the office space, with daylight achieved through the ground floor windows.

At the rear end of the office spaces, there are labs for certain testing that the facility is being used for.

The workshop area is accessed off a lobby to the side of the WC lobby and is to be accessed by key fob for security.

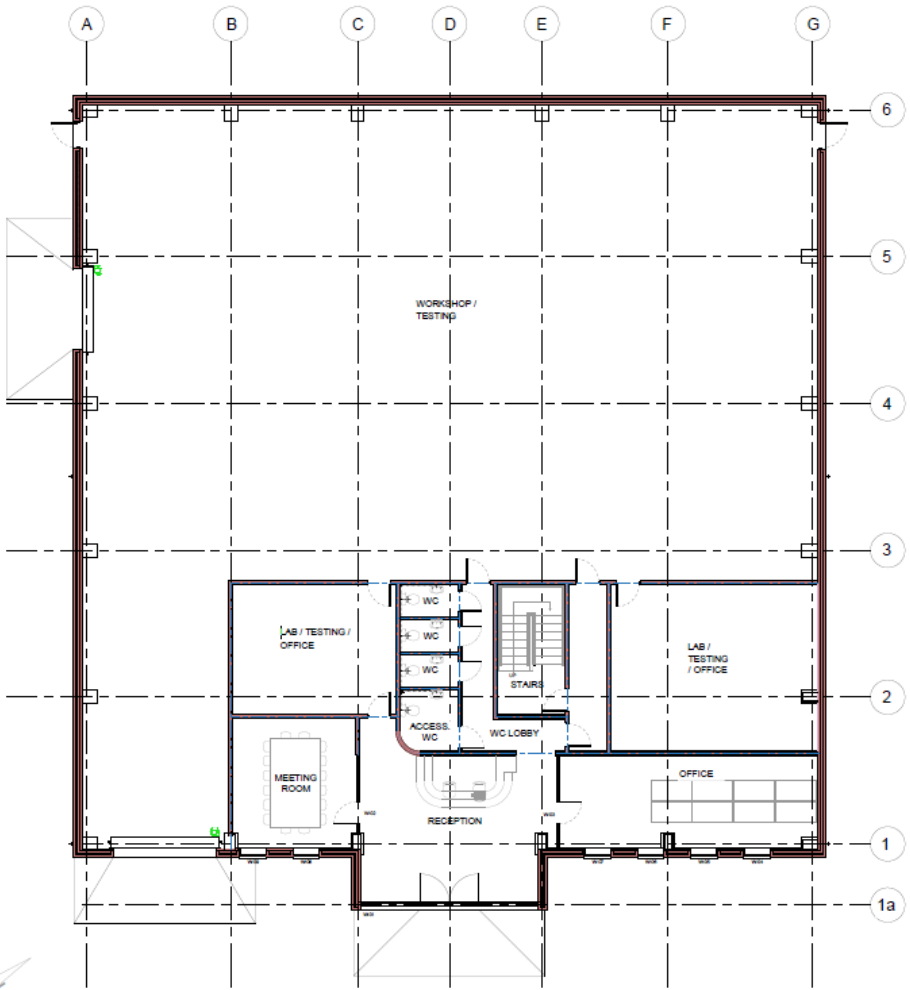
Finally, a row of toilets for workers and visitors.

First Floor

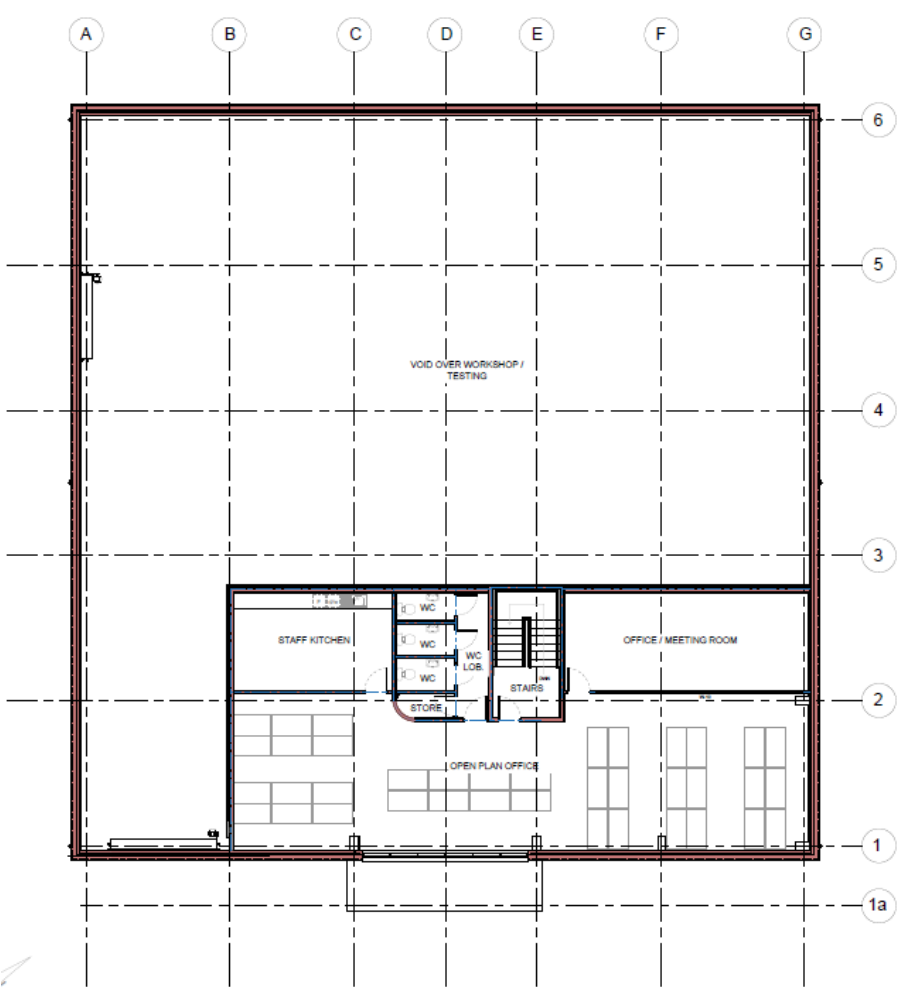
As you reach the first floor, you are welcomed by a large open plan office space. The space has a centre curtain wall which will bring in large amounts of natural daylight into the space.

A further meeting room and toilet facilities are present as well as a staff kitchen.

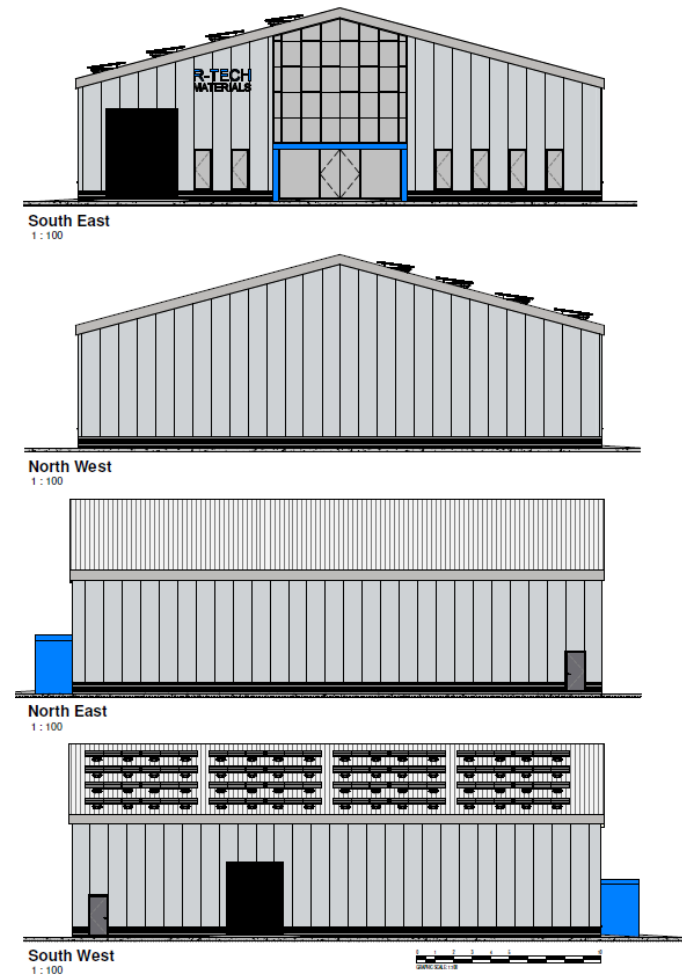
5.2 Scale



Ground Floor Plan (815m2)



First Floor Plan (219m2)



Elevations and Renders

5.3 Amount

The parking allocation is as follows:
13 parking spaces, 1 of them disabled parking
and 2 of them for electric vehicle charging.

5.4 External Spaces/Landscape

As previously mentioned, the landscaping will heavily feature bio-diversity attributes. Detailed in the reports produced by Turlin Design, the design will include designated planting areas and rainwater management systems.

The Landscape design has been prepared to include specifications for all hard and soft landscaping.

Parking for the site will adhere to Building Regulations, with permeable tarmac being the primary material for access routes and paving. The hardstanding materials will vary to provide visual differentiation, including:

- Light block paving for designated parking areas
- Dark block paving for internal access roads
- Multi-tonal tarmacadam to distinguish pedestrian paths from roadways

5.5 Demolition & Enabling Works

The site is currently vacant and free of existing buildings, so no intrusive demolition work will be necessary.

The primary requirement is to clear the site.

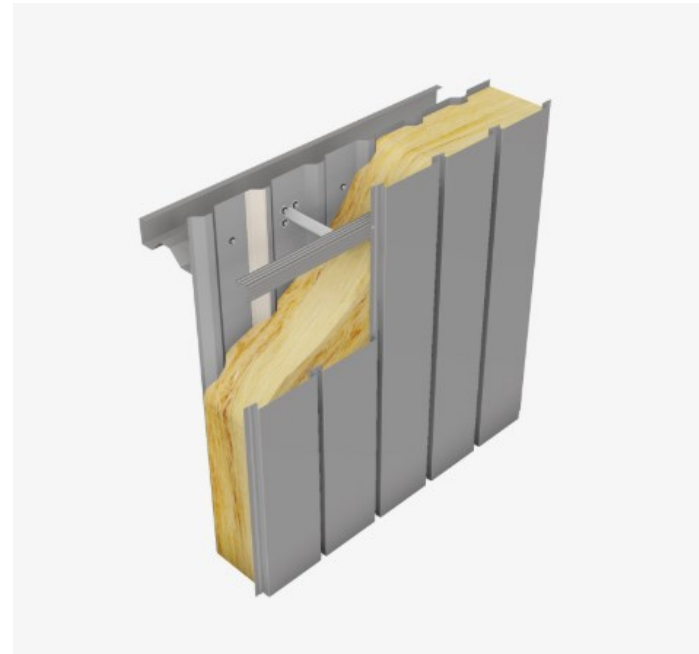
The turning and parking areas will be created first to make safe access for building the plots.

5.6 Appearance & Materials

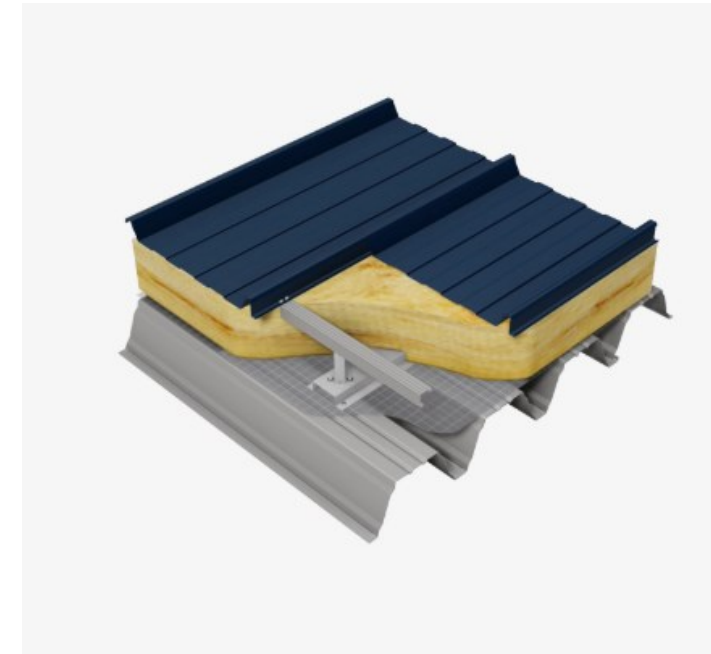
The proposed external materials include:

- Euroclad Elite 54 System for the walls above 1200mm.
- Euroclad Elite 6 System for the roof.
- Marshalls—Howlite Grey Facing bricks up to 1200mm.
- Grey Anthracite PVC windows and doors
- Anthracite PVC rainwater goods and fascias

We plan to source materials from local suppliers where cost-effective and will adopt measures to minimize energy consumption.



Euroclad Elite 54 system



The Euroclad Elite 6 system



3D Render 01



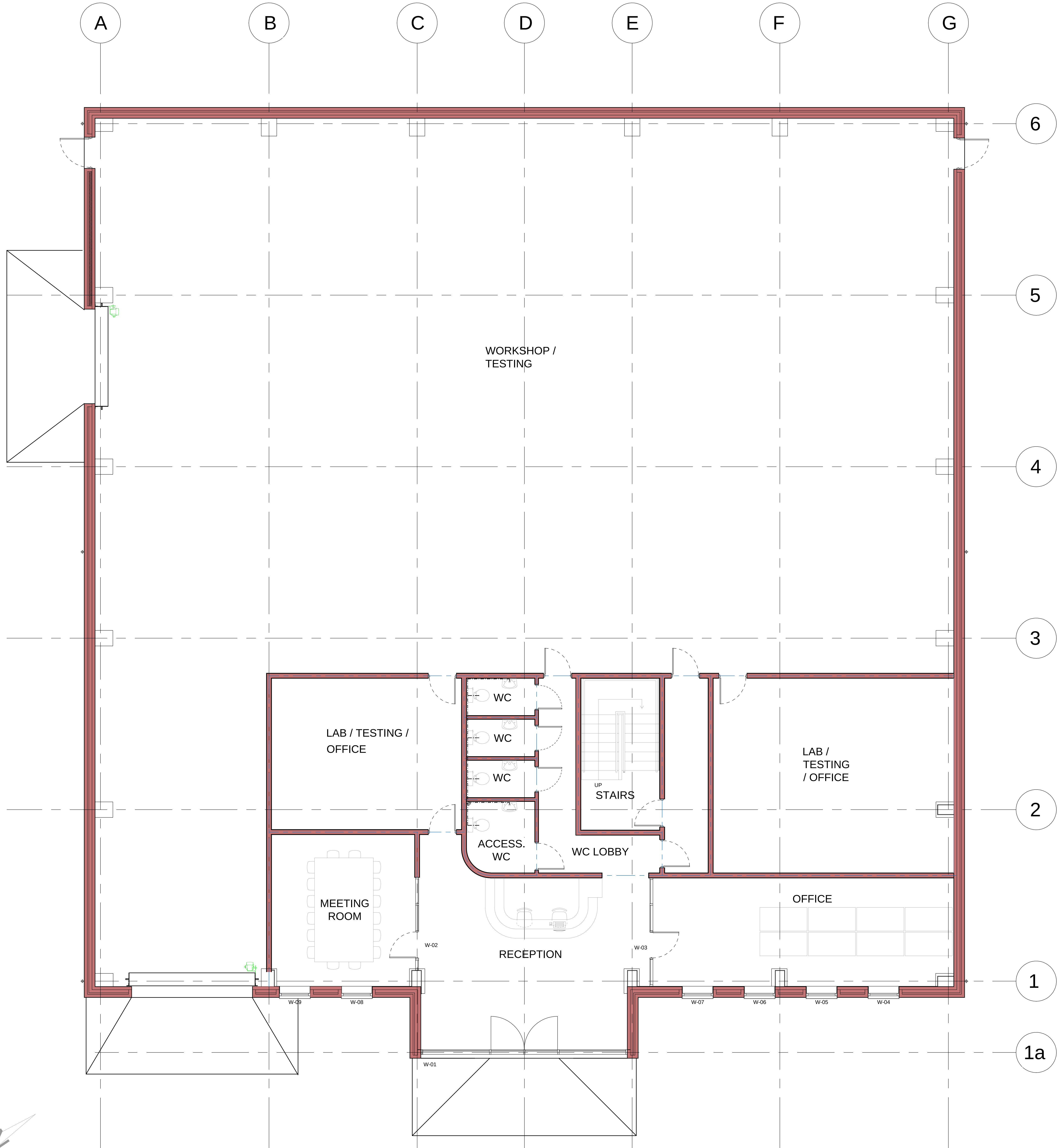
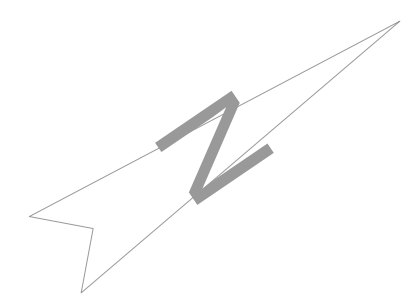
3D Render 02

APPENDICES



13/05/2025 09:29:11 L:\RA Architects\RA Projects\972 Kenfig Industrial Estate\2D\Planning\972-01 - Proposed Ground Floor.dwg - ISO A0 (841.00 x 1190.00 mm)

GROUND FLOOR



Drawing No R 9 7 2 - 0 1 A 0

NOTES:
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CHECK ALL DIMENSIONS ON SITE.
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NO	REVISIONS	DATE

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SUITE 2.3, THE ESTATES OFFICE, 25-26
GOLD TOPS, NEWPORT, NP20 4PG

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Job Kenfig Industrial Estate

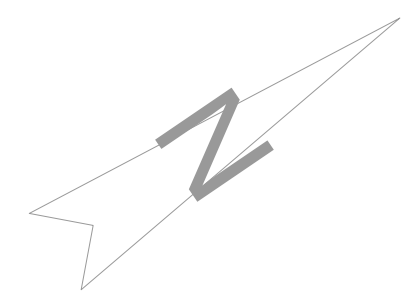
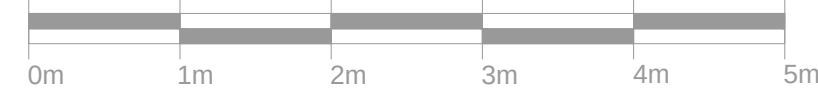
Drawing Proposed Ground Floor Plan

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13/05/2025 09:44:55 L:\RA Architects\RAA Projects\972 Kenfig Industrial Estate\972-02 - Proposed First Floor.dwg - ISO A1 (841.00 x 1194.00 mm)

FIRST FLOOR



Drawing No R 9 7 2 - 0 2 A 0

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Job Kenfig Industrial Estate

Drawing Proposed Ground Floor Plan

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PROPOSED MATERIALS

Roof:

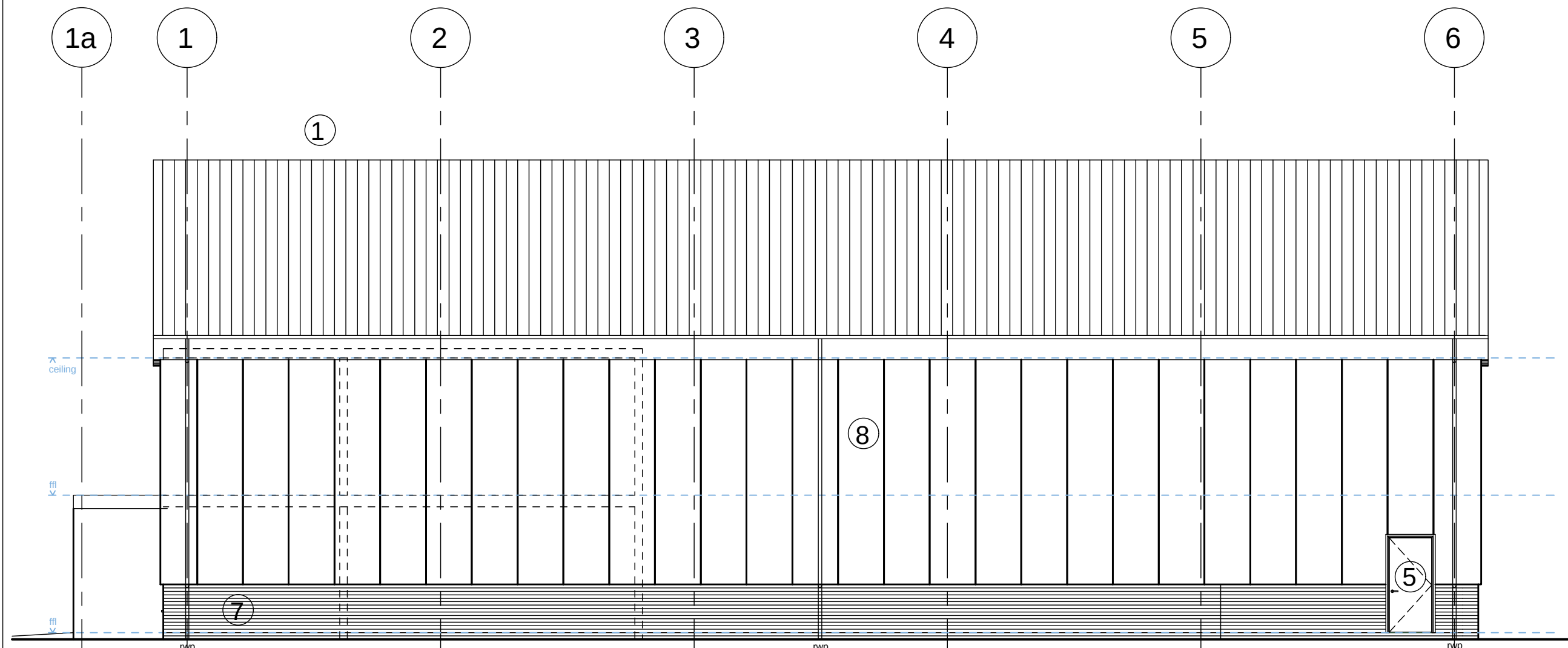
1. All Roofing to be EuroClad Elite 6 Roofing System.

Windows/ Curtain Walling and Doors:

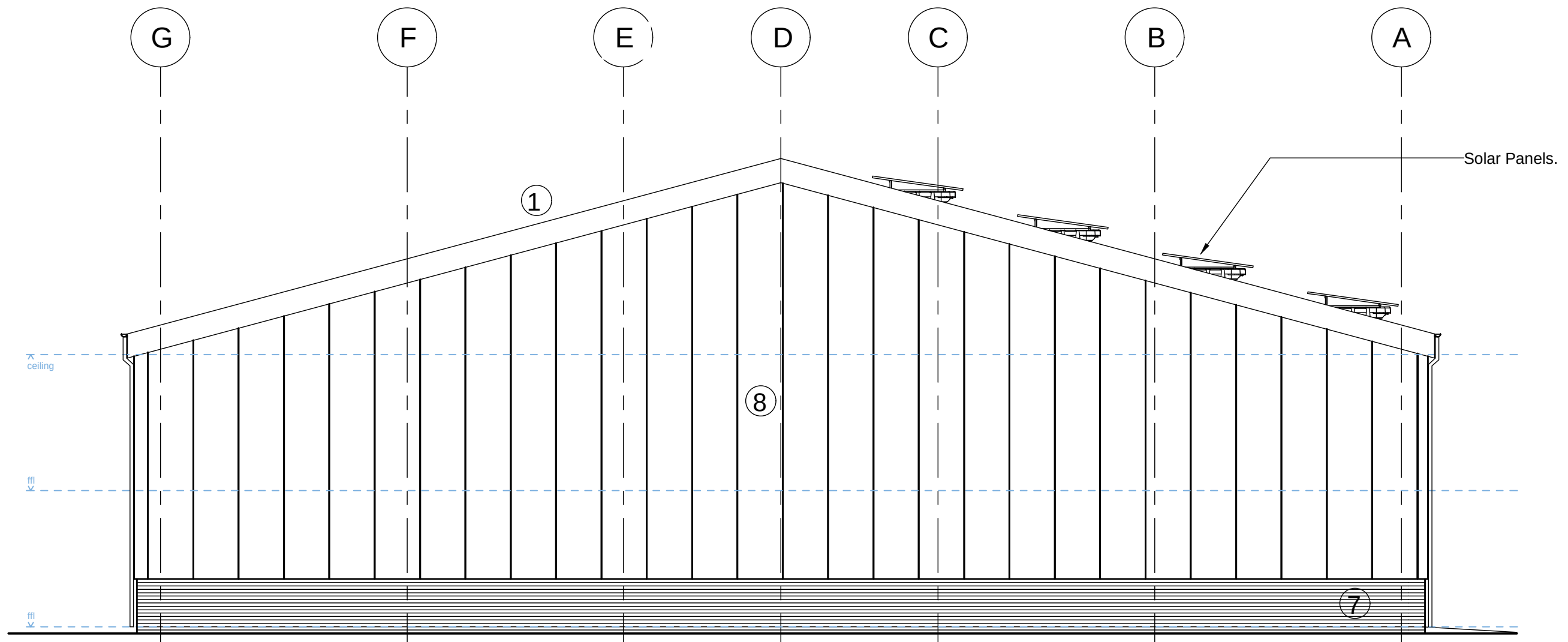
2. Windows: Grey PPC aluminium windows, polyester powder coated to RAL 7016 (Anthracite Grey), from an approved manufacturer
3. Aluminium curtain walling by Reynaers Aluminium or similar approved
4. External Doors: Main Entrance - Grey PPC aluminium double doors, polyester powder coated to RAL 7016 (Anthracite Grey).
5. Lathams steel security fire exit doorset, powder coat to RAL 7016 Anthracite Grey
6. Roller shutters: ASSA ABLOY Geared Drive Fire Shutter / ASSA ABLOY Fire Rated Roller Shutter

Walls:

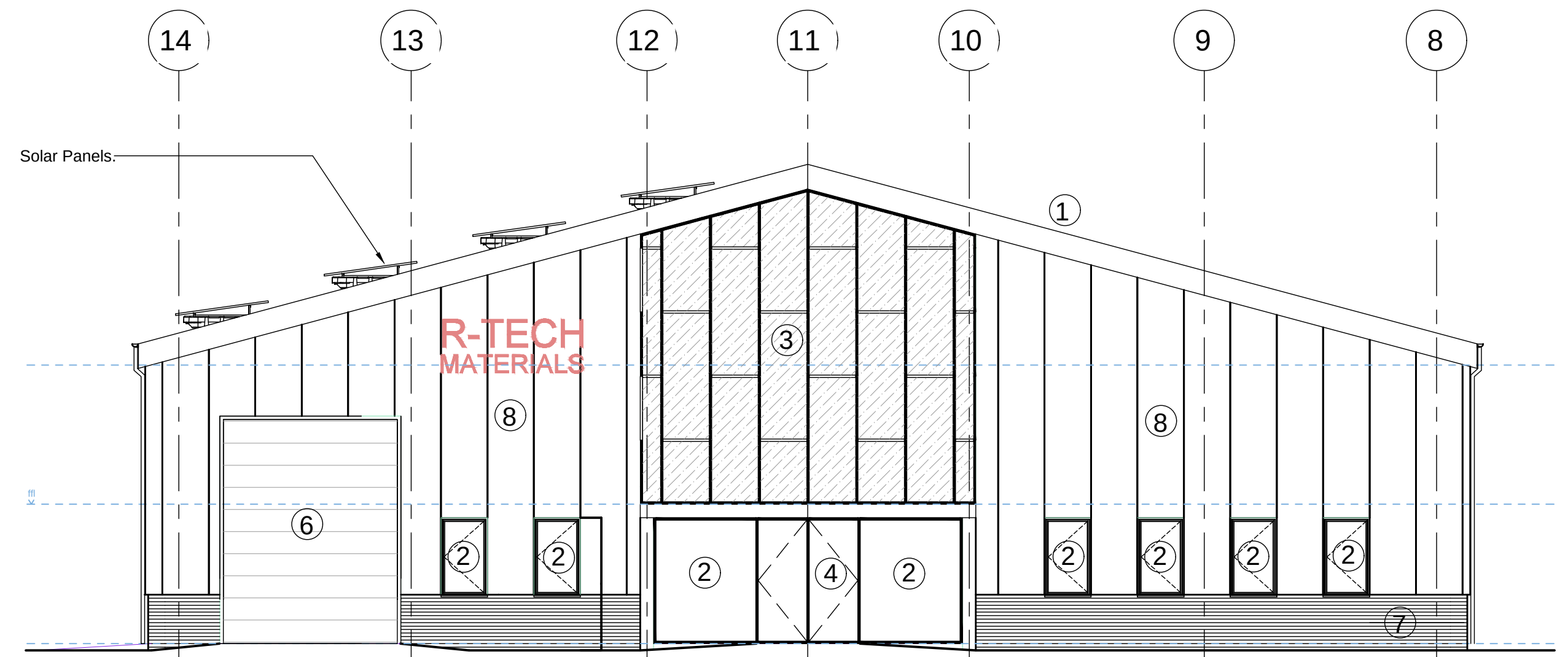
7. Facing brick <1200 to be Marshals - Howlite Grey Facing Bricks
8. Above 1200mm to be EuroClad Elite 54 (or similar approved) insulated wall system.



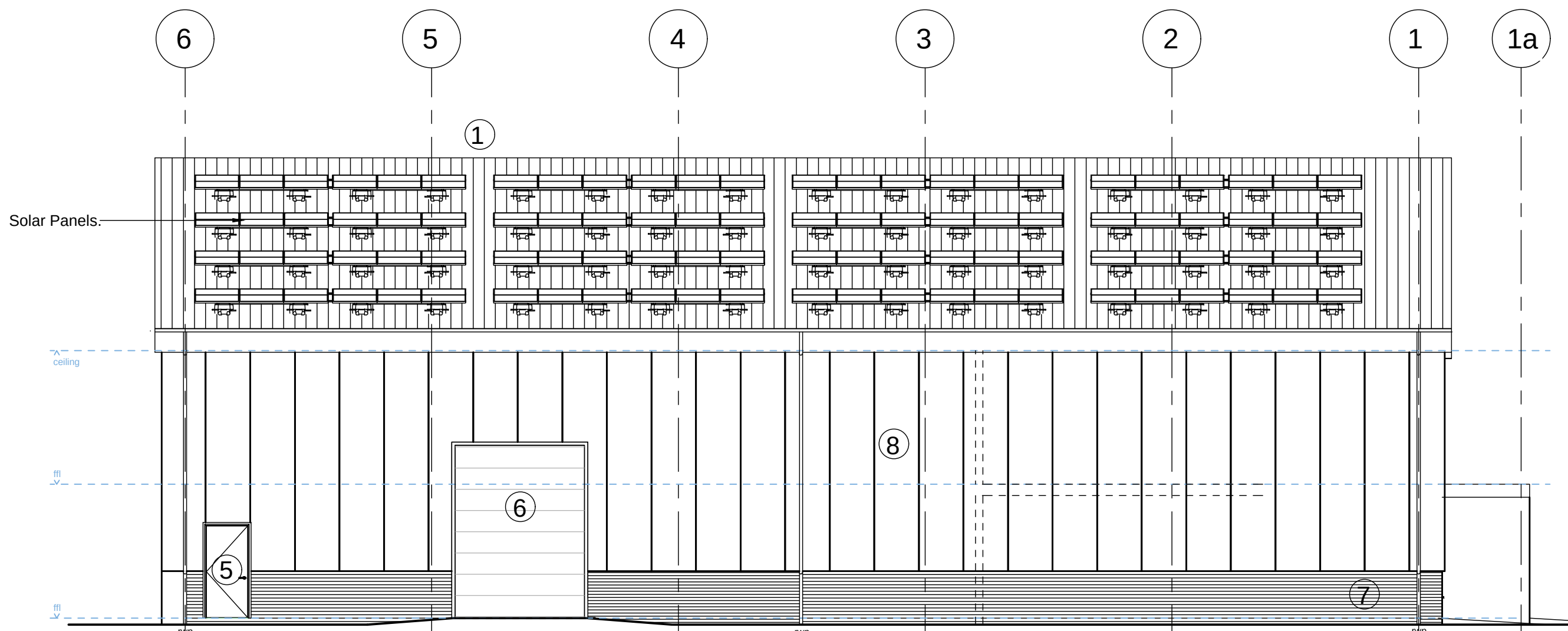
NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



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Job Kenfig Industrial Estate

Drawing Proposed Elevations

Number R 9 7 2 – 0 3 A 1

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DRAFT
WIP



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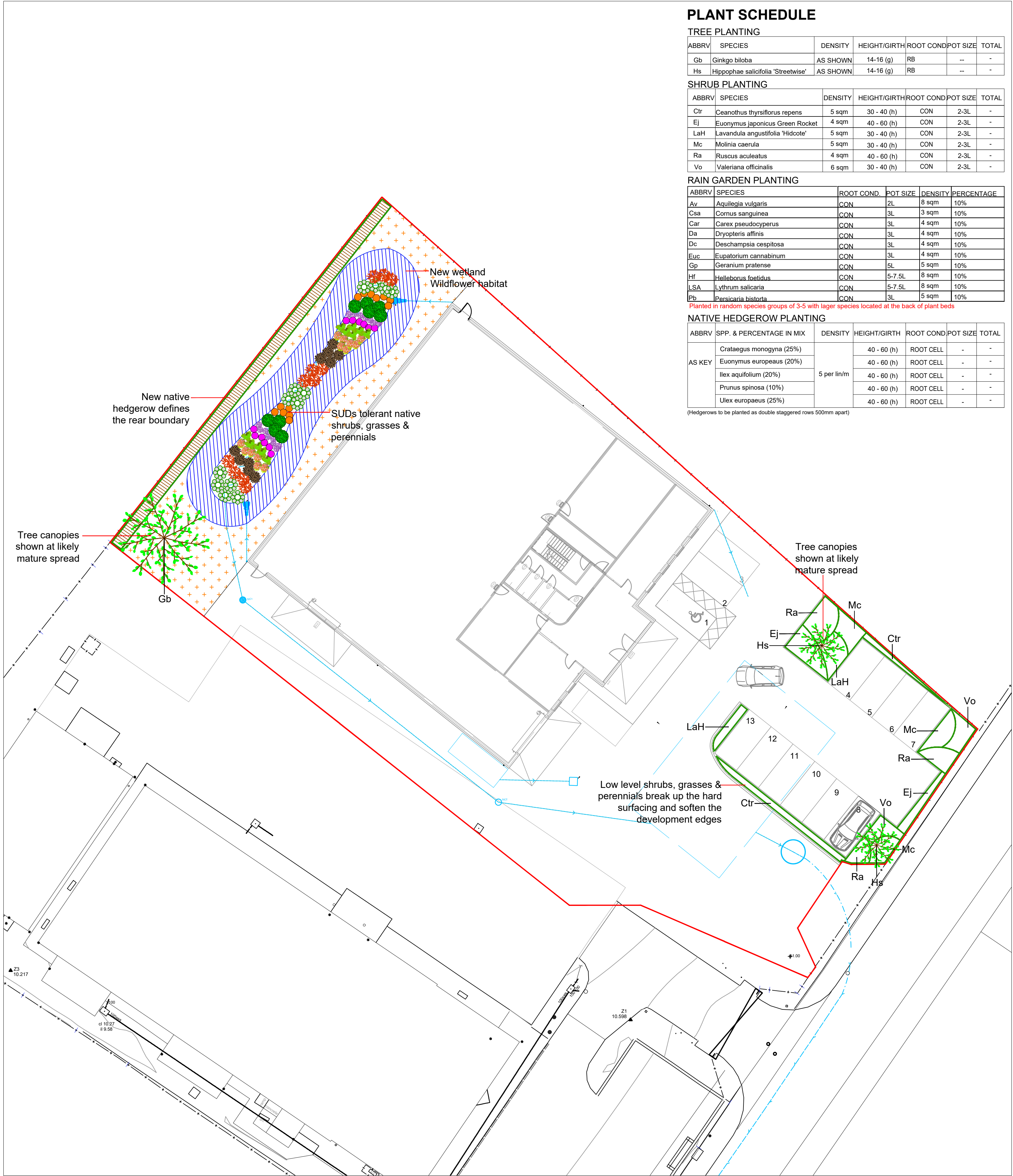
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Kenfig
Industrial Estate

Drawing **Building Regulations -
Site Plan**

Number R 9 7 2 - 2 1 A 0

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1:50	05/26	RH	DP



PLANT SCHEDULE

TREE PLANTING						
ABBRV	SPECIES	DENSITY	HEIGHT/GIRTH	ROOT COND	POT SIZE	TOTAL
Gb	Ginkgo biloba	AS SHOWN	14-16 (g)	RB	--	-
Hs	Hippophae salicifolia 'Streetwise'	AS SHOWN	14-16 (g)	RB	--	-

SHRUB PLANTING						
ABBRV	SPECIES	DENSITY	HEIGHT/GIRTH	ROOT COND	POT SIZE	TOTAL
Ctr	Ceanothus thyrsiflorus repens	5 sqm	30 - 40 (h)	CON	2-3L	-
Ej	Euonymus japonicus Green Rocket	4 sqm	40 - 60 (h)	CON	2-3L	-
LaH	Lavandula angustifolia 'Hidcote'	5 sqm	30 - 40 (h)	CON	2-3L	-
Mc	Molinia caerulea	5 sqm	30 - 40 (h)	CON	2-3L	-
Ra	Ruscus aculeatus	4 sqm	40 - 60 (h)	CON	2-3L	-
Vo	Valeriana officinalis	6 sqm	30 - 40 (h)	CON	2-3L	-

RAIN GARDEN PLANTING						
ABBRV	SPECIES	ROOT COND	POT SIZE	DENSITY	PERCENTAGE	
Av	Aquilegia vulgaris	CON	2L	8 sqm	10%	
Csa	Cornus sanguinea	CON	3L	3 sqm	10%	
Car	Carex pseudocyperus	CON	3L	4 sqm	10%	
Da	Dryopteris affinis	CON	3L	4 sqm	10%	
Dc	Deschampsia cespitosa	CON	3L	4 sqm	10%	
Euc	Eupatorium cannabinum	CON	3L	4 sqm	10%	
Gp	Geranium pratense	CON	5L	5 sqm	10%	
Hf	Helleborus foetidus	CON	5-7.5L	8 sqm	10%	
LSA	Lythrum salicaria	CON	5-7.5L	8 sqm	10%	
Pb	Pariscaria bistorta	CON	3L	5 sqm	10%	

Planted in random species groups of 3-5 with larger species located at the back of plant beds

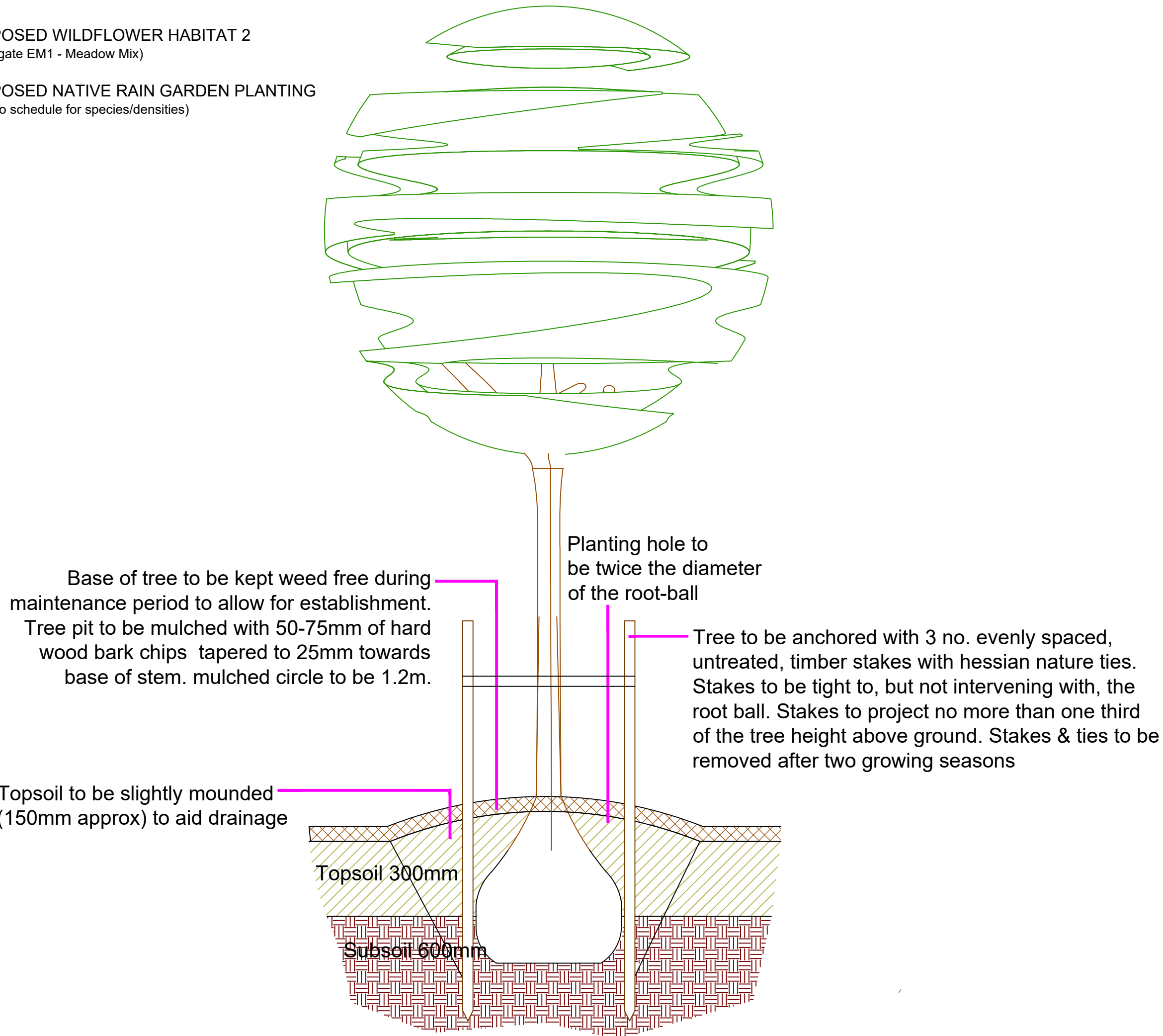
NATIVE HEDGEROW PLANTING						
ABBRV	SPP. & PERCENTAGE IN MIX	DENSITY	HEIGHT/GIRTH	ROOT COND	POT SIZE	TOTAL
AS KEY	Crataegus monogyna (25%)	5 per lin/m	40 - 60 (h)	ROOT CELL	-	-
	Euonymus europaeus (20%)		40 - 60 (h)	ROOT CELL	-	-
	Ilex aquifolium (20%)		40 - 60 (h)	ROOT CELL	-	-
	Prunus spinosa (10%)		40 - 60 (h)	ROOT CELL	-	-
	Ulex europaeus (25%)		40 - 60 (h)	ROOT CELL	-	-

(Hedgerows to be planted as double staggered rows 500mm apart)

SOFT LANDSCAPE KEY

- PROPOSED TREE PLANTING
(Refer to schedule for species)
- PROPOSED NATIVE SHRUB PLANTING
(Refer to schedule for species/densities)
- PROPOSED NATIVE HEDGEROW PLANTING
(Refer to schedule for species/densities)
- PROPOSED WILDFLOWER HABITAT 1
(Emorsgate EM8 Wetland Mix)
- PROPOSED WILDFLOWER HABITAT 2
(Emorsgate EM1 - Meadow Mix)
- PROPOSED NATIVE RAIN GARDEN PLANTING
(Refer to schedule for species/densities)

TREE PIT DETAIL - NATIVE TREES IN SOFT LANDSCAPE



TREE PIT NOTES:

No container/root-balled tree shall be supplied and planted until it has been found to be compliant with BS 8545:2014, Table 1, P.21

TOPSOIL:

300mm imported topsoil. Approved for use by a suitably qualified soil scientist.

SUBSOIL:

600mm imported subsoil. Approved for use by a suitably qualified soil scientist. Backfilling to reinstate the pre-existing soil profile

FENCING:

Areas around proposed trees to be securely fenced prior to commencement of construction operations on site to avoid compaction / contamination of soils.

WRAPPING:

Non-biodegradable & biodegradable root-ball wrappings to be removed. Where root-ball collapse is a concern, Wrapping to be cut & peeled back to one-third root-ball height. Peeled wrapping to be removed and not folded back into the root-ball.

MULCH:

Mulch circles around trees shall be maintained for at least 3 years post-planting.

TDA
THE GRANARY
NEWLAND FAWR FARM
LLANGAN
CF35 5DN
TEL: 01446 789367



CLIENT
R-TECH GROUP

DRAWING NUMBER
TDA.3163.01

SCALE
1:200 @ A1

DRAWN
RHC/AMP

DATE
MAY 2026

PROJECT
TESTING HOUSE, KENFIG IND ESTATE

DRAWING TITLE
DETAILED SOFT LANDSCAPE PROPOSALS

Green Infrastructure Statement

For

Testing House, Kenfig Ind Estate

Prepared By



On Behalf of

R-Tech Group

May 2026

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EXISTING GREEN INFRASTRUCTURE & GREEN INFRASTRUCTURE LOSSES	6
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INTRODUCTION

The design for the Testing House development has used a holistic approach, incorporating biodiversity enhancements wherever possible. The design was informed by the updated National Planning Policy for Chapter 6 of Planning Policy Wales.

Specifically, the development proposals and landscape philosophy follow the Stepwise Approach set out in paragraph 6.4.21 as follows:

Avoid - avoid damage to biodiversity in its widest sense (i.e. the variety of species and habitats and their abundance) and ecosystem functioning.

Minimise - applicants, in discussion with planning authorities, must seek to minimise the initial impact on biodiversity and ecosystems by:

ensuring that retained habitats continue to be well connected to adjacent habitats to provide connectivity for key species and ensuring that the favourable conservation status of local species populations is maintained

retaining existing features, develop a management plan for their future care

using proven innovative/creative solutions (where required) to minimise damage and maintain existing biodiversity features and ecosystems in tandem with robust monitoring and rectification strategies.

Mitigate - Where, after measures to minimise impact, biodiversity and ecosystems could still be damaged, or lost through residual impacts, the proposed development should mitigate that damage. Mitigation measures must be put in place to limit the negative effects of a development.

Compensate - where like for like mitigation measures are not possible, particularly in respect of restoration measures, it may be necessary to consider on site compensation measures.

Due to a lack of any existing green infrastructure, there is no damage to **avoid** and no impacts to **minimise** or **mitigate**. While specific measures to **compensate** for GI losses are not required, detailed soft landscape proposals have been produced to maximise biodiversity enhancement of the site.

THE SITE

The development comprises a 0.2-hectare area of hard surfacing, immediately north east of the existing R-tech Group building.

The entirety of the site is hard surfaced. There is no existing green infrastructure and no areas of ecological value on site. As a consequence, ecological surveys of the site are not required.

Due to surrounding buildings and roads, the potential for connection into the wider GI network is limited.



Image 1 – The Site



KEY

- The Site
- Existing rough grassland / scrub
- Areas of maintained amenity Grassland
- Green Corridor

EXISTING GREEN INFRASTRUCTURE ASSETS

Existing Trees

None present

Existing Hedgerows

None present

Green Corridors

None present, the nearest green corridors are located approximately 100 metres from the site boundary, associated with the railway lines to the north and west

Stepping Stones

GI stepping stones form a patchwork of small incidental open spaces around the estate. These generally low ecological value areas predominantly comprise close mown amenity grassland.

Soils

None present

Public Open Space

None present

Grassland

None present

GREEN INFRASTRUCTURE LOSSES

There are no existing GI assets and no GI will be lost as a consequence of development.

PROPOSED GREEN INFRASTRUCTURE

The primary objectives of the detailed soft landscape proposals are to;

- 1) Improve site biodiversity and GI value.
- 2) Incorporate the SUDs system into the landscape design.

Proposed Trees – 3 no. new trees, tolerant of site conditions. Trees have been carefully selected to maximise their contribution to the arboricultural character of the site, without outgrowing their locations.

Proposed Wildflower Habitat –

117 square metres of wetland wildflower habitat. Species include; *Achillea Millefolium*, *Agrimonia eupatoria*, *Angelica sylvestris*, *Betonica officinalis*, *Centaurea nigra*, *Filipendula ularia*, *Galium verum*, *Lathyrus pratensis*, *Leontodon hispidus*, *Leucanthemum vulgare*, *Lotus corniculatus*, *Lotus pedunculatus*, *Plantago lanceolata*, *Primula veris*, *Prunella vulgaris*, *Ranunculus acris*, *Rumex acetosa*, *Silene flos-cuculi*, *Taraxacum officinale*, *Vicia cracca*, *Agrostis capillaris*, *Carex echinata*, *Cynosurus cristatus*, *Deschampsia cespitosa*, *Festuca rubra*, *Phleum bertolonii*, *Poa pratensis*.

169 square metres of meadow wildflower habitat. Species include; *Centaurea nigra*, *Daucus carota*, *Galium verum*, *Leucanthemum vulgare*, *Malva moschata*, *Plantago lanceolata*, *Poterium sanguisorba ssp sanguisorba*, *Prunella vulgaris*, *Ranunculus acris*, *Silene dioica*, *Agrostis capillaris*, *Cynosurus cristatus*, *Festuca rubra*, *Phleum bertolonii*, *Poa pratensis*.

Proposed landscape planting – 82 square metres of predominantly native shrubs, grasses and perennials at the front of the development.

Rain Garden Planting – 60 square metres of SUDs tolerant native shrubs grasses and perennials within the rain garden at the rear of the site.

Proposed Native Hedgerows – 38 linear metres of species rich native hedgerow along the rear boundary of the site.

SUMMARY

The existing site contains no green infrastructure. Due to the surrounding roads and built form, opportunities to connect with the wider GI network are limited.

The proposed trees, wildflower habitat, landscape planting and hedgerow will maximise on site GI and represent a net gain for biodiversity.

Landscape Specification & Management Plan

For

Testing House, Kenfig Ind Estate

Prepared By



On Behalf of

R-Tech Group

May 2026

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PROGRAMME

All soft landscape works shall be implemented during the first planting season post practical completion.

All bare-root stock is to be planted between November and March while trees are still dormant.

Containerised stock can be planted at any time of year but not during very cold or wet weather when the ground is likely to freeze or become waterlogged.

SOFT LANDSCAPE SPECIFICATION

Generally

All works shall be carried out in accordance with BS4428:1989, Code for General Landscape Operations.

Clearance

Any significant clearance of vegetation shall take place between September and March so as to avoid the bird nesting season.

Soil

As the entirety of the existing site is surfaced with tarmac or concrete, and as the areas of new soft landscaping are relatively small; all required topsoil and subsoil will be imported.

Areas of soft landscape within the site are to be excavated to the appropriate depth, edged with a 1000mm root barrier and backfilled with imported subsoil and topsoil.

Soil Profiles

Shrub Planting - 300mm site won topsoil over 300mm insitu subsoil.

Tree Planting - 300 mm site won topsoil over 600mm insitu subsoil.

Wildflower Seeding - 300mm insitu subsoil only.

Existing topsoil on site should be checked by a suitably qualified soil scientist and reconditioned where necessary. Enrich Topsoil backfill with slow-release fertilizer. Everris Enmag CRF, or similar approved should be applied at a rate of 70g/m² and to a depth of 200mm.

Spread subsoil should be loosened/ripped after replacement to remove compaction and maximise aeration and drainage. De-compaction to be performed with a tined ripper pulled by an earth-mover or excavator, undertaken when soils are sufficiently dry to be friable.

Any imported soil is to be approved for use by a suitably qualified soil Scientist.

Fallow Cultivation

The contractor shall by cultivation or other approved means allow for suppressing all weed growth on all areas which lie fallow whilst awaiting suitable weather or the right season for planting or seeding.

Cultivation

On newly topsoiled areas or on undisturbed areas where depth of not less than 300mm of topsoil exists after clearing all vegetation, beds shall be dug by hand or cultivated by machine to a minimum depth of 300mm breaking down all lumps and leaving the surface level with a medium tilth. All weeds and debris shall be collected and removed from site. No cultivation is to take place within the root protection areas of retained trees.

Nursery Stock

Where possible all native species planting stock shall be primarily sourced from nurseries providing stock derived from local seed sources. In the eventuality of insufficient availability, stock derived from seed sourced from Forestry Commission UK seed provenance zone 303 in accordance with the Forest Reproductive Material Regulations (2002) shall be used. Where plants from this zone aren't available materials from an adjacent zone shall be sourced. All native species planting stock shall be of British provenance.

All stock must comply with BS3936 (Nursery Stock).

- Top growth shall be typical of the variety and well branched, except for varieties normally grown with a single stem.
- Roots shall be in balance with the size of plant and sufficiently fibrous and developed.
- All containers must be weed free.
- All plants must be fully hardened off prior to planting where protective growing techniques have been used.

All root-balled and containerised tree stock to be supplied in accordance with BS:8545:2014.

Season

All trees, shrubs and ground cover plants shall be planted during suitable weather between October and April. However, containerised material may be planted between May and October. Planting of bare root stock shall be undertaken between November and March while plants are still dormant. Planting shall not be carried out when the ground is waterlogged, frozen or snow covered.

Planting Trees

Preparation of trees for planting: remove any ropes, wrappings, tree frames, etc., where used for protection of tree in transit and temporary storage. Remove any dead, diseased or broken branches. Shorten any unusually long branches by one third.

Tree pits must be no deeper than the root-ball so that the top surface of the root-ball aligns with the soil surface, with mulch placed above, not so that mulch aligns with the soil surface. The width of the planting hole opening should be twice root-ball diameter with gently sloping, scarified sides, with an undisturbed base.

Tree pits to be backfilled with subsoil below 300mm. The final top 300mm to be backfilled with topsoil. Backfill under and around rootballs in 150-250mm layers firmly consolidated to eliminate air pockets. Make allowance for settlement in the thickness of the final layer which should not be consolidated.

Watering: water whole area of the tree pits thoroughly upon completion of backfilling but delay watering if there is risk of frost within 24 hours.

Mulch should be applied to 2m² where practicable, but tapered towards the base of the stem, so that the root-ball surface receives a thin (1 inch) covering of mulch. Mulch must be maintained for at least three years post planting and be a chipped hardwood bark to Landscape Institute specifications.

Planting shrubs (open ground and containerised)

All plants shall be planted at the same depth as previously grown; care being taken to avoid damaging the root system. Sufficient soil shall be taken out of the planting station to enable the roots to be fully spread, packing them round with fine soil before firmly heeling in. The roots of balled trees or shrubs shall not be disturbed during planting.

Shrub planting pits to be 150mm wider than root spread.

Mulching

On completion of planting the shrub beds shall be mulched with 50mm depth of ornamental bark mulch. Mulch shall only be applied when the soil is moist.

Wildflower Seeding

Emorsgate EM8:

Ground Preparation

Endeavour to select ground that is not highly fertile and does not have a problem with perennial weeds. Good preparation is essential to success so aim to control weeds and produce a good quality seed bed before sowing.

To prepare a seed bed first remove weeds using repeated cultivation. Then plough or dig to bury the surface vegetation, harrow or rake to produce a medium tilth, and roll, or tread, to produce a firm surface.

Sowing

Sowings on ground prone to winter flooding are safest either in the early autumn or in spring once the land has drained. Most plants need time to grow mature enough to withstand flooding.

The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out, divide the seed into two or more parts

and sow in overlapping sections. Do not incorporate or cover the seed but firm in with a roll, or by treading, to give good soil/seed contact.

Native Hedgerow Planting

All planting stock shall be to British Standard 3936:1992. All existing grass and other vegetation to a width of 1m along the line of the hedgerow shall be removed by an appropriate method. Methods to include cutting of all surface vegetation and scraping back/scarifying of turf followed by an application of a suitable non-residual herbicide.

Hedgerow planting to be set out in double staggered rows 300mm apart with plants at 450mm centers.

In locations where a depth of suitable rooting material (topsoil and subsoil) is present to a minimum overall depth of 600mm plants are to be implemented as follows:

- Notch planted or planted into 400 x 400 x 400mm depth pits in a 600mm width strip of cultivated existing ground. Slow release fertilizer shall be incorporated.

In locations where a depth of suitable rooting material (topsoil and subsoil) is NOT present plants are to be implemented as follows:

- plant into a 400 x 400 x 400mm depth pit in a low hedge bank formed from topsoil to BS:3882 over a 600mm width strip of cultivated existing ground to make up an overall minimum depth of 600mm. Slow-release fertilizer shall be incorporated.

OR

- Planted into a 400 x 400 x 400mm depth pit into a 600mm width excavated trench providing an overall 600mm depth of suitable rooting material of which minimum 400mm depth shall be pre-mixed 80% topsoil/20% compost mixture. Topsoil shall be to BS:3882 consisting of suitable material excavated on site, or imported material if not available.

Planting pits to be backfilled with material excavated from strip/trench. Where additional topsoil is available on site a low hedge bank shall be formed to maximize suitable rooting material. A biodegradable mulch mat roll of 1m width shall be pegged along the length of the hedge. Plants shall be planted through the mulch mat. A layer of 75mm depth medium grade bark mulch shall be applied over the mat.

Protective measures:

Rabbit guards: Proprietary plastic mesh guards to be fixed to individual 25mm square section wooden stakes to be installed around each hedge plant to prevent damage by rabbits and other rodents.

LANDSCAPE MANAGEMENT PLAN

Management Responsibilities

This document is intended to be used as the management plan for the site in perpetuity.

Following the implementation of the landscape proposals, the management of landscape areas at the site will be undertaken by a suitably qualified contractor to be appointed by the site operator. The contractor will be expected to make site visits, spread throughout the year to suit the season. All Management will be undertaken in accordance with the specification contained herein.

Landscape Management Specification

All planted areas are to be maintained in a weed free condition and any newly planted trees or shrubs which die, or are destroyed, within 5 years of practical completion shall be replaced in the appropriate season with plants of the same species.

The contractor shall eradicate weed growth within planted and seeded areas either by manual, mechanical or chemical means. Perennial weeds must be treated with glyphosate or another approved product. The use of residual herbicide is not permitted.

All relevant Acts of Parliament and the manufacturer's instructions concerning the handling, use and storage of chemicals must be followed at all times. Chemical containers and other contaminated equipment must be cleared from the site after each day's work.

Newly Planted Trees

All root-balled and containerised tree planting aftercare must be in accordance with BS:8545:2014. Any necessary formative pruning to tree planting must be carried out in accordance with BS: 3998:2010

Check stakes and ties and adjust to allow for growth and movement and replace any broken or defective items. Stakes and ties for tree planting must be removed after no more than three growing seasons. Any sockets at base of tree stems caused by movements to be filled with fine soil.

Any dead twigs or water shoots occurring on the clear stems of newly planted trees shall be removed and disposed of by the contractor.

Minor settlement of newly planted tree pits to be made good by topping up with fine topsoil to grade in with surrounding levels.

For 24 months following practical completion all trees are to be watered at least 5 times during the growing season commencing in May, and thereafter as appropriate, to thoroughly wet the tree pits throughout their full depth. In the third and subsequent years trees should be watered during extended dry periods only (March through to October).

Newly Planted Shrubs

Shrub bed areas shall be maintained as bare earth and kept free from weed growth, litter and rubbish at all times. Any shrubs overhanging pedestrian routes or adjacent grassed areas are to be pruned back during the appropriate season and arisings removed from site.

Pruning of ornamental shrubs should be done to encourage healthy and bushy growth and promote desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour.

All shrub beds to be treated with a slow-release fertilizer, as chosen by the landscape maintenance contractor, in March or April. Treatment to be undertaken on an annual basis as per the manufacturer's instructions.

Mulch to be maintained at a 50mm thickness. Any weeds growing on, or within, the mulch to be removed by hand weeding and taken off site.

Wildflower Areas

Emorsgate EM8:

First Year Management

Most of the sown meadow species are perennial and are slow to establish. Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings, are great for bugs, and they will die before the year is out. So resist cutting the annual weeds until mid to late summer, especially if the mixture contains Yellow Rattle, or has been sown with a nurse of cornfield annuals. Then cut, remove and compost the cuttings. This will reveal the young meadow, which can then be kept short by grazing or mowing through to the end of March of the following year. Dig out any residual perennial weeds such as docks.

Management Once Established

In the second and subsequent years EM8 sowings can be managed in a number of ways which, in association with soil fertility, will determine the character of the grassland. The best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing or grazing.

Meadow grassland is not cut or grazed from spring through to July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut': cut back with a scythe, trimmer or tractor mower to c 50mm. Leave the

'hay' to dry and shed seed for 1-7 days then remove from site. Mow or graze the regrowth through to late autumn/winter to c 50mm and again in spring if needed.

Hedgerow Planting

Native hedgerows to be cut once annually, outside of the bird nesting season, to maintain a height of 1.8 metres.

Bio-Retention Areas

Rain gardens to be kept free of litter and dead leaves. Particular attention to be paid to gullies to ensure they do not become blocked.

Aquilegia vulgaris: Cut back after flowering

Carex pseudocyperus: Cut back in the autumn as the foliage fades

Dryopteris affinis: Dead or damaged fronds may be removed as necessary

Deschampsia cespitosa: Cut back old stems to the ground in early spring before growth resumes

Eupatorium cannabinum: Cut back spent flowers at the end of the flowering season

Geranium pratense: Remove flowered stems and old leaves to encourage the production of fresh leaves and flowers

Helleborus foetidus: Remove faded or damaged foliage as the flowers appear

Lythrum salicaria: Deadhead after flowering to prevent self-seeding

Persicaria bistorta 'Superba': Deadhead faded spikes.