SAYERS COMMON MASTERPLAN

MAY 2025

Scarp landscape architecture environmental planning

INTRODUCTION

Site Location

Introduction

Scarp Landscape Architects have been appointed to develop, in coordination with the wider design team, the landscape approach for the outline residential development at Sayers Common.

Purpose of this document

This document sets out the initial approach Scarp have developed for the landscape design of the proposed development.

The approach is based on an analysis of the current assets of the site and an assessment of the opportunities created by the proposed scheme.

The design will explore and utilise the existing natural assets on site and in the immediate surroundings. It will also provide a safe and high-quality landscape environment with key amenity areas for residents and also enhance the ecological value of the site.

Site context

The site is located at the southern edge of Sayers Common and falls in-between surrounding farm land the village to the north of the site.

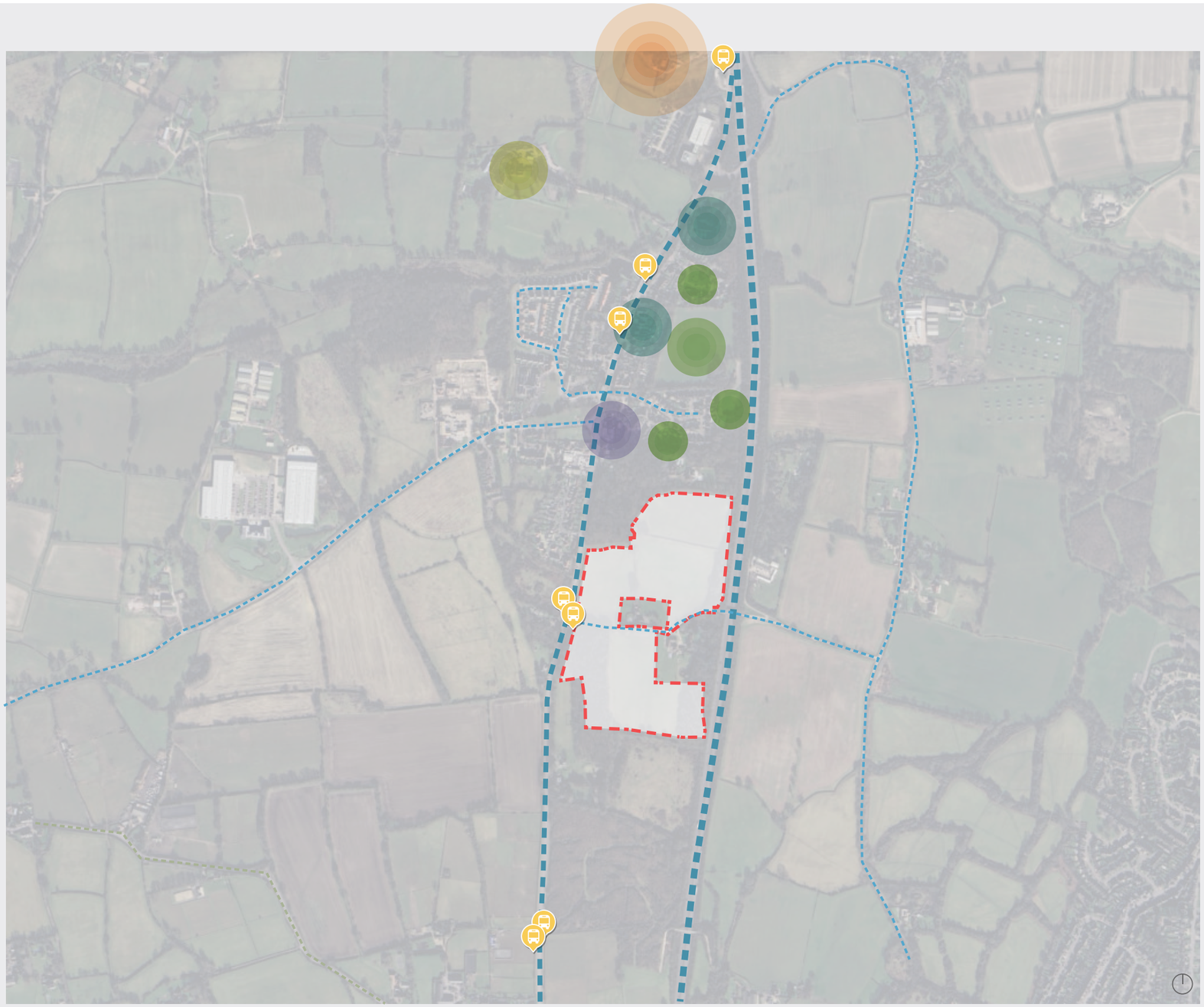
The parcel of land is a mix of open paddocks and wooded areas to the north and south of the site. Giving the site a degree of privacy from the adjacent road and a leafy green feel.

The site is placed between the A23 distributor road and B2118 Road with primary access off B2118 Road.

The site is currently being used as agricultural land. Coombe Farm is located on site with existing buildings being retained on site.

WIDER AREA CONSIDERATION

Area context

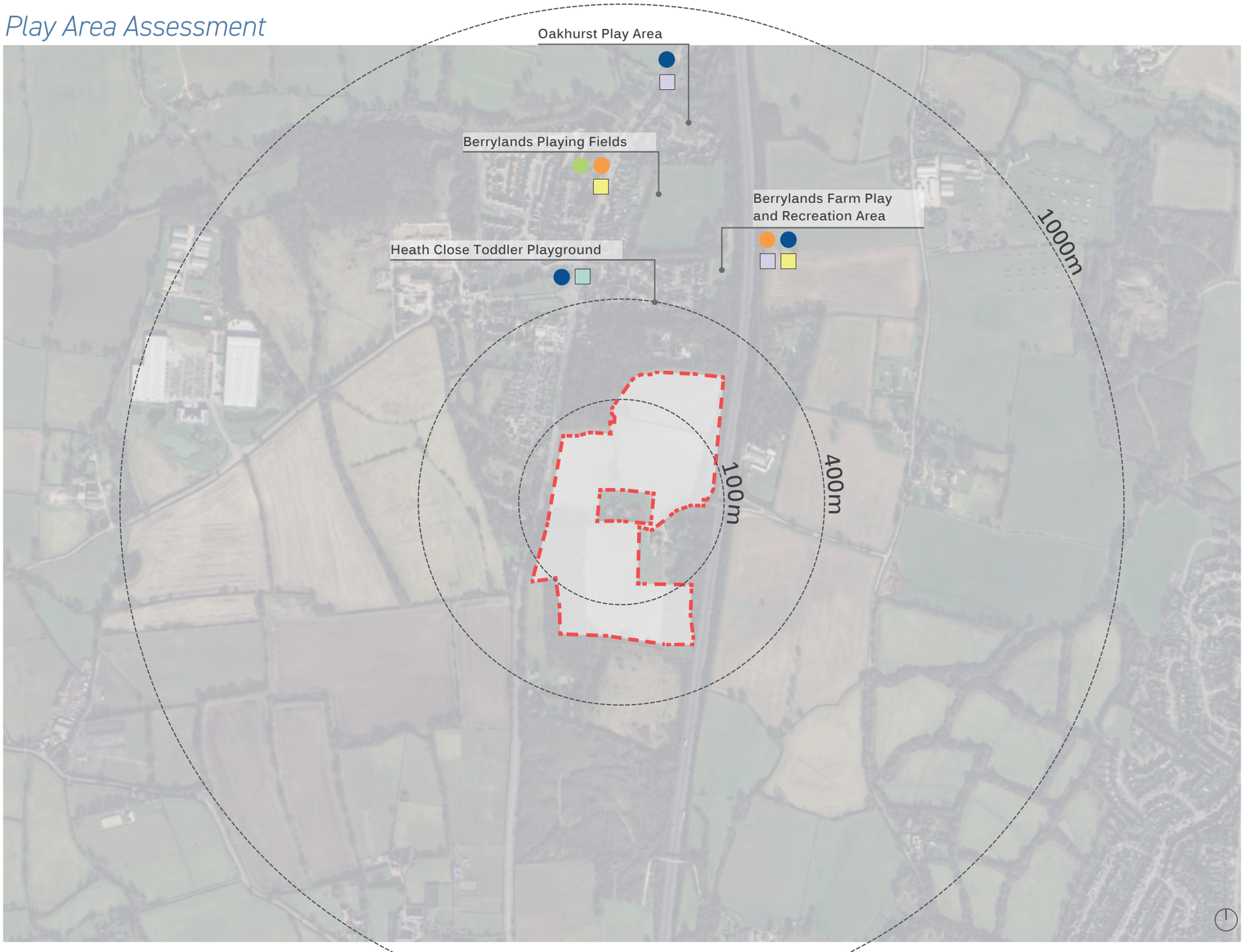


Wider Area Context

- Parks and recreation destination
- Community / religious destination
- Visitor attraction
  (Hickstead All England Equestrian Showground)
- F&B destination
- School / Education facility
- Bus Stop / route
- Primary vehicular route
- Secondary vehicular route

WIDER AREA CONSIDERATION

Play Area Assessment



General key

- Site
- Green infratsructure
- Distance to public parks with formal play offering
- Play for 0-4 / LAP
- Play for 5-11 / LEAP
- Play for 12+ / Sports

Facilities / attributes key

- Playing fields / Significant open grass area
- Sport facilities (e.g. Tennis Court / MUGA)
- Community facility e.g. community pavilion
- Cafe / restaurant
- Formal play area
- Other play offering
- Skateboarding / wheels play area
- Walking Trails
- Open water / pond /lake
- Community Gardens
- Historic feature/memorial
- Art Installation

LANDSCAPE ANALYSIS

Landscape Character Area

Located in Mid Sussex, the site and wider area of Sayers Common falls within the character area of Hickstead Low Weald.

This local character area is categorised as 'clay vale farmlands', and this is characterised by:

- Flat to gently undulating lowland clay vales and occasional low ridges
- Mixed arable and pasture farmland
- Medium density of hedgerows
- Small woods, copses and coppice
- Scattered hamlets and farmsteads.

More detail is given below:

" Lowland mixed arable and pastoral landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams. In the east, the area has experienced high levels of development centred on Burgess Hill.

Alternating west-east trending low ridges with sandstone beds and clay valescarrying long, sinuous upper Adur streams.

Views dominated by the steep downland scarp to the south and the High Weald fringes to the north.

Arable and pastoral rural landscape, a mosaic of small and larger fields, scattered woodlands, shaws and hedgerows with hedgerow trees.

Quieter and more secluded, confined rural landscape to the west, much more development to the east, centred on Burgess Hill.

Biodiversity in woodland, meadowland, ponds and wetland.

Mix of farmsteads and hamlets favouring ridgeline locations, strung out along lanes.

A modest spread of designed landscapes and major landmark of Hurstpierpoint College.

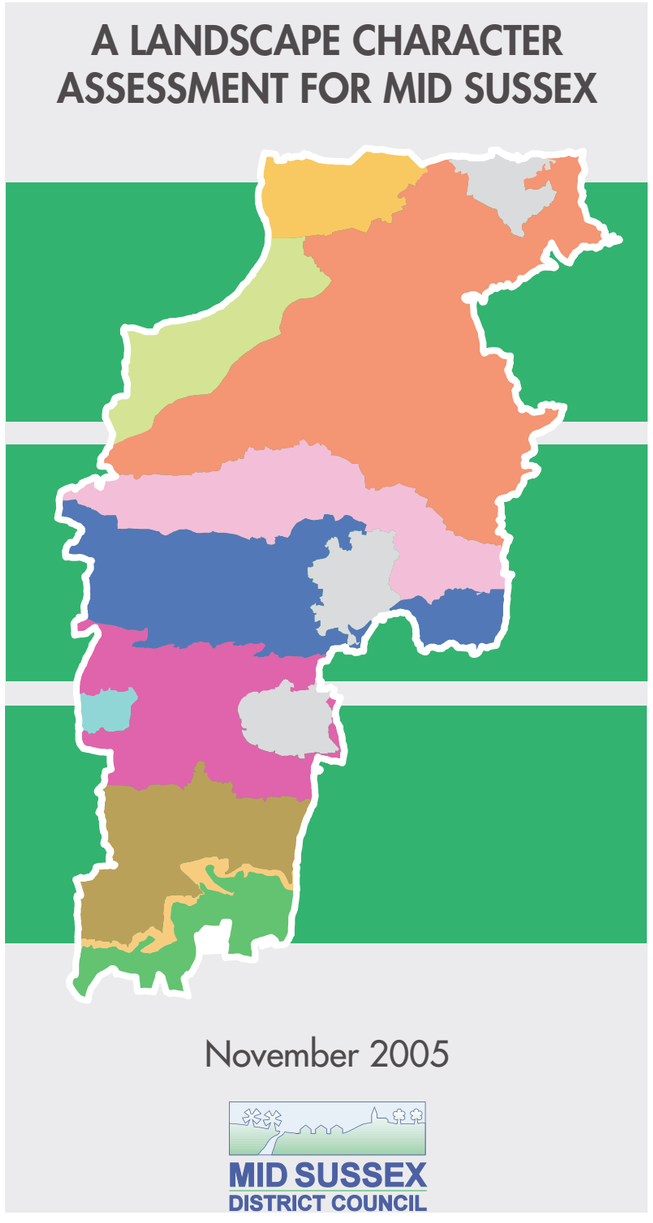
Crossed by north-south roads including the A23 Trunk Road, with a rectilinear network of narrow rural lanes.

London to Brighton Railway Line crosses the area through Burgess Hill.

Varied traditional rural buildings built with diverse materials including timberframing, weatherboarding, Horsham Stone roofing and varieties of local brick and tile-hanging.

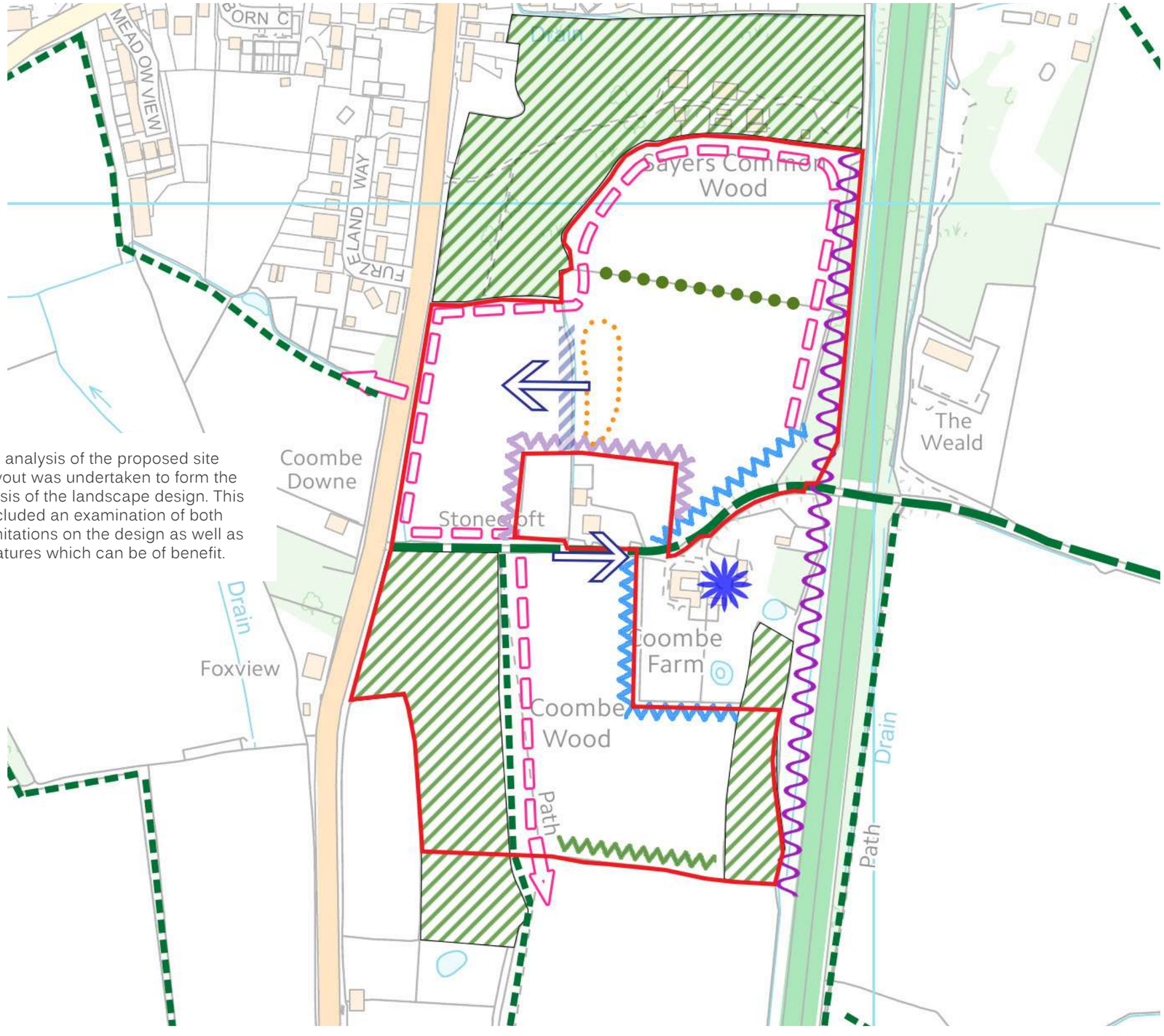
Principal visitor attraction is the Hickstead All England Equestrian Showground."

Mid Sussex District Council, 2005. 'A Landscape Character Assessment for Mid Sussex - Part Three: Hickstead Low Weald'. Available from: https://www.midsussex.gov.uk/media/1762/lca-part-three-landscape-character-areas-hickstead-low-weald.pdf)



LANDSCAPE ANALYSIS

Opportunities & Constraints



An analysis of the proposed site layout was undertaken to form the basis of the landscape design. This included an examination of both limitations on the design as well as features which can be of benefit.

KEY OPPORTUNITIES

1. Retain woodland and mature trees.
2. Conserve well-treed character of B2118 and east-west track (bridleway) through site.
3. Provide green corridors with pedestrian connections alongside peripheral woodland and B2118.
4. Provide pedestrian connection to public footpath on western side of B2118.
5. Provide vegetated buffer to listed buildings.
6. Provide well-vegetated edge along southern site boundary.

LEGEND

- Site Boundary
- Buffer planting to enclose views of housing from South Downs National Park
- Ancient Woodland (1)
- Grade 2 Listed farmhouse, barn and granary at Coombe Farm (2)
- Buffer to conserve setting of listed buildings
- Buffer to private property
- Potential location for Amenity Open Space
- Footpath routes within green corridors
- Public Bridleway
- Public footpath
- Elevated views to the West and views back to listed building
- Noise barrier
- Crest of slope
- Retained and enhanced hedgerow

1. www.natureonthemap.naturalengland.org.uk/MagicMap.aspx
2. Historic England/ searchthelist

CONCEPT DEVELOPMENT

Landscape Vision

A safe, well-vegetated landscape which encourages social exchange and a sense of community

Community Landscape

- *Communal landscape activities*
- *Outdoor gathering spaces*
- *Attractions for all ages*

Easily maintained planting with ecological interventions

- *Robust species selection*
- *Plants for pollinators and other wildlife*
- *Insect hotels and habitat features*

Playable-spaces for younger residents

- *Naturalistic styles of play*
- *Designated chidren's areas*
- *Playful landscapes and play on the way trails*

Enhancing and retaining existing green assets within the site

- *Valuable woodland areas protected*
- *Biodiverse understory and field layer planting proposals*

CONCEPT DEVELOPMENT

Character Typologies

To distinguish between the different landscape treatments, the site is divided into a series of landscape character areas. These present an opportunity to create spatial variety within the site and work to create a vibrant and green streetscape for both residents and visitors.

Woodland Fringe

Green Open Space

SUDs & Streetscape

Green Streetscape

Private Amenity

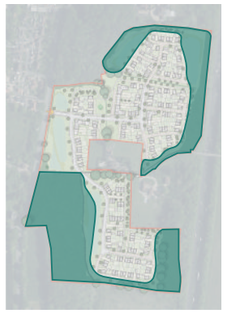
CONCEPT DEVELOPMENT

Character Typologies

To distinguish between different landscape treatments, the site is divided into a series of Landscape Character Areas. These present an opportunity to create spatial variety within the site and promote and emphasis landscape aspects across the scheme in defined areas.

Woodland Fringe

- Retention of existing mature trees and groves.
- Opportunities for 'play on the way' and pockets of naturalistic woodland play.
- Enhancement of existing landscape with shade tolerant planting to boost on-site biodiversity and ecology.








Green Open Space

Key principles include:

- Open space that encourages social interaction with nature and other users
- Community landscape features such as orchards and allotments
- Multi-functional and flexible in use to accommodate community events
- Providing a range of play opportunities






SUDs & Streetscape

- Softening the streetscape with a network of small-scale interventions including rain gardens, swales and tree planting
- Play on the way opportunities connecting to larger play spaces.
- Framing key views and thoroughfares.






CONCEPT DEVELOPMENT

Character Typologies

Green Streetscape

Key principles include:

- Introduce street tree planting as a mechanism to define the edges of the public realm, act as wayfinding and to link with existing trees
- Create strong green links with existing landscape systems beyond the development
- Provide comfortable places to sit, wait and interact

Private Amenity

- Providing private green amenity for residents.
- Usable quantum's featuring lawns and planting.

CONCEPT DESIGN

Site Masterplan

The illustrative masterplan portrays the open spaces, streetscape, and key landscape features of the site proposals.

1. Natural ‘Play on the way’
2. Natural play: LEAP
3. Community allotments/ growing bed area
4. Community orchard
5. Amenity grass retention basin
6. Rain garden/ swale
7. Public Right Of Way
8. Residential avenue
9. Enhanced existing woodland

CONCEPT DESIGN

Detailed Landscape Area

The central open space will form the heart of the development, with communal features to offer recreation, formal and informal play, and growing activities. This will provide residents with a social and interactive landscape in which they can spend quality time, gather together, and hold events.

This landscape will also offer biodiversity benefits, with large amounts of species rich grass areas and wildflower meadows, and existing vegetation such as mature trees and hedgerows will be retained where possible.

Vegetated rain gardens or swales can be incorporated into the main residential avenue, to sustainably manage surface water run-off from the street and other hard surfaces.

1. Natural ‘Play on the way’
2. Natural play: LEAP
3. Community allotments/ growing bed area
4. Community orchard
5. Informal open space pathway/ trail
6. Existing retained vegetation
7. Wildflower meadow
8. Rain garden/ swale

CONCEPT DEVELOPMENT

Aspirational Montage

Key landscape features:

- Natural play
- Wildlife friendly trees
- Biodiverse habitat hotel features
- Retained existing key hedgerows
- Species rich lawns and meadows

CONCEPT DEVELOPMENT

Aspirational Montage

Key landscape features:

- Communal growing allotment beds
- Wildlife friendly fruit trees
- Biodiverse habitat hotel features
- Retained existing mature trees
- Species rich lawns and meadows

LANDSCAPE STRATEGIES

Play Strategy

The proposed play strategy aims to provide a central play space with a variety of play opportunities for all ages. The play offerings will be timber elements to link in with the naturalistic character of the site. Where suitable, play on the way features will provide play interest for young children along main footpaths in the open space. In addition, open amenity lawn provides flexibility for both play and community uses.

Specification of all play equipment will be confirmed at the next stage.

Play Space Typologies

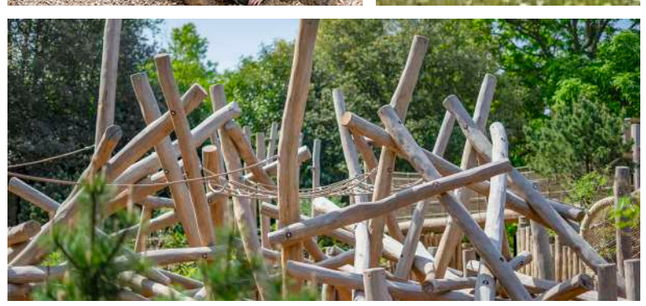
- Open grass / Rolling or mounded grass
- Destination Play Space
- Natural-style play on the way

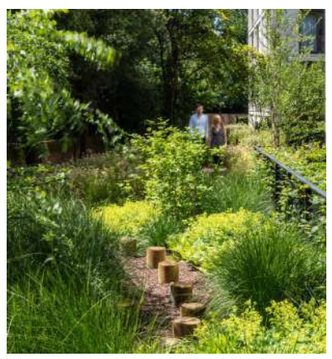
Breakdown by age group

- *0-4 years play*
- *5-11 years play*
- *12+ Play*









LANDSCAPE STRATEGIES

Play Strategy

0-4

Interactive nature play to foster curiosity and confidence within the this young age group. This play will focus on natural elements that promote inquisitive play and build confidence within a safe and controlled environment.

5-11

Interactive spaces focusing on improving coordination, foster social skills and allowing the option to explore their surrounding landscape. Intently focusing on natural play elements with the opportunity to push boundaries with integrated risk options.

12+

Encouraging social interactions and fostering friendships through play. This age bracket of play will focus on providing spaces to gather and games that facilitate social interaction, coordination and encourage connections with the wider landscape.

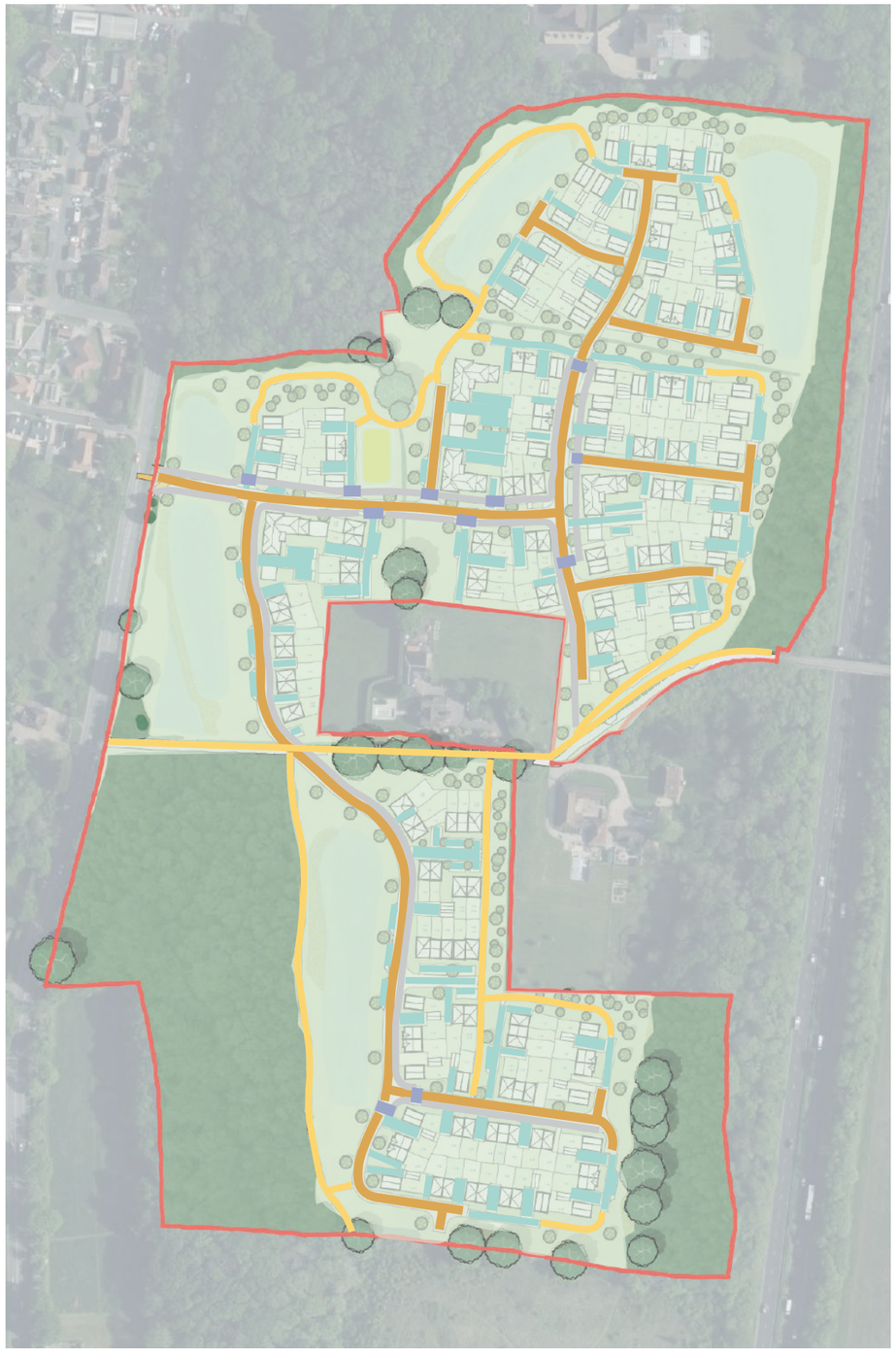
LANDSCAPE APPROACH

Hard Landscape Strategy

A variety of surface materials have been selected to define the various functions of the landscape spaces, reinforce the hierarchy of road and pedestrian pathways, and define areas of shared vehicular/ pedestrian use from areas restricted to pedestrian use only.

The hard landscape materials used will be robust and hard wearing and of a quality appropriate to the site. Consideration has been given to the appropriateness of the materials regarding place making and their long-term performance and sustainability.

All surface materials and furniture shown are indicative. Materials are to be confirmed at the next stage.



Indicative Surfaces Palette

Tarmac (Vehicular) - Road

Soft fall play

Permeable tarmac - Path

Hoggin gravel - Footpath

Permeable Block paving Type 1
Drives & parking areas

Permeable Block paving Type 2
Crossing points

Indicative Furniture Palette

Timber bench with backrest

Timber litter bin

Bollard

LANDSCAPE STRATEGIES

Public Space Circulation

Pedestrian access and circulation routes are incorporated throughout the site, to provide and create key journeys to connect homes and open spaces. These are set back and away from vehicular routes where possible, to create seperation between pedestrians and traffic. Crossing points are formed where necessary wherever these accesses intersect.

Key elements incorporated:

- Primary pedestrian routes along PROW footpaths and through key open spaces
- Secondary pedestrian routes to connect pathways and along residential pavements
- Informal crossing points for pedestrian access across roads
- Primary and secondary vehicle access routes to enter and navigate the site.

Pedestrians

- Primary pedestrian movement
- Secondary pedestrian movement
- Informal crossing location

Streetscape and Servicing

- Primary vehicle access
- Secondary vehicle access

LANDSCAPE STRATEGIES

Green & Blue Infrastructure Strategy

There is an extensive and established woodland that currently surrounds the site. The aim is to retain and enhance the existing with a series of green and blue initiatives, that include but not limited to:

Key design initiatives include:

- Retaining and enhancing the existing tree infrastructure
- Enhancing on-site biodiversity and ecologies through a varied palette of planting and biodiversity interventions
- Demarcating access routes and framing key views.
- Promoting active lifestyle with integrated natural playful spaces within the site.
- Utilising blue infrastructure features where possible, including rain gardens/ swales and retention basins.
- Integrate new SuDS features with informal play opportunities

Green Infrastructure

- Existing green assets
- Primary green link
- Secondary green link
- Anchor green space
- Pocket green space

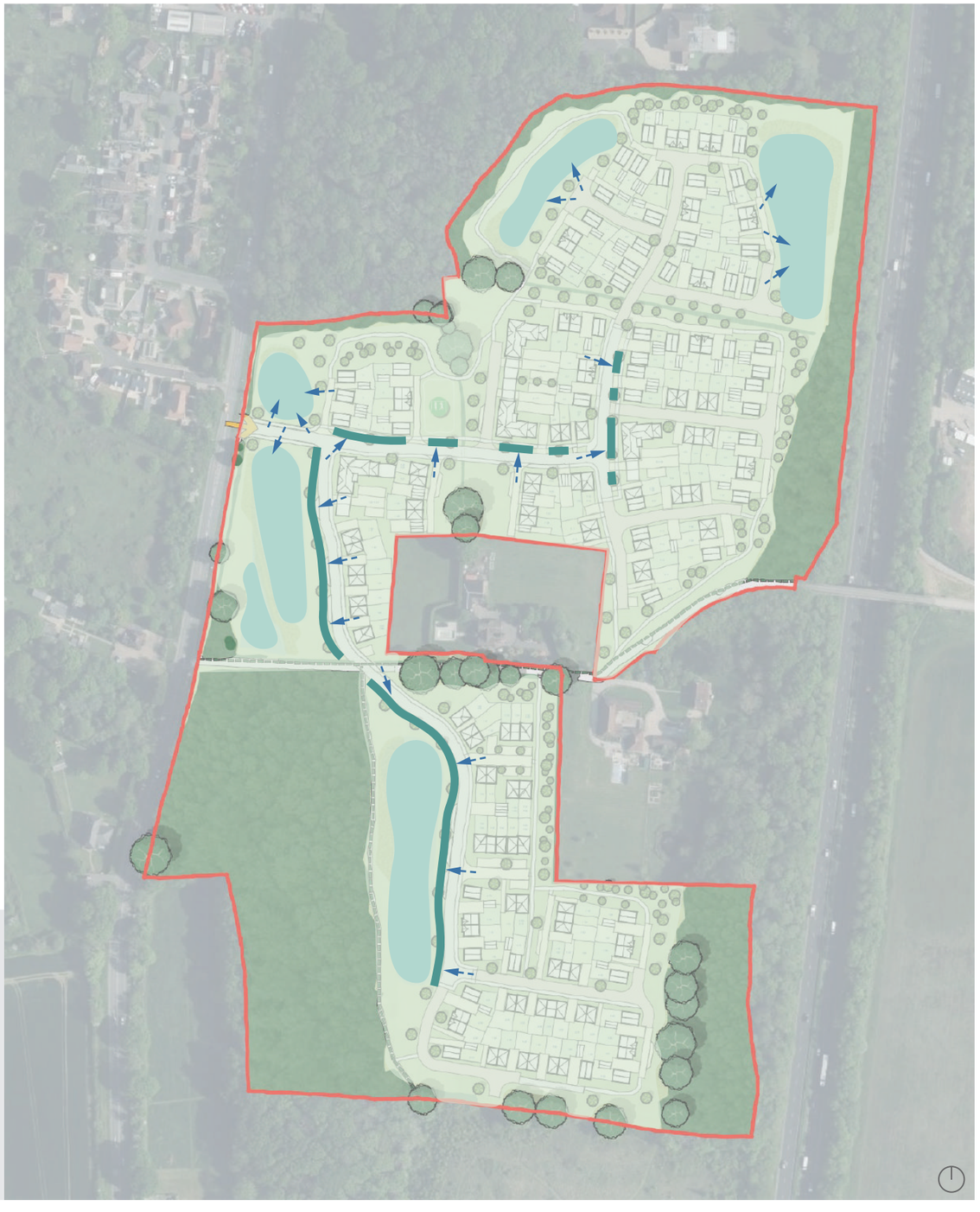
Blue Infrastructure

- Retention basins
- Primary blue infrastructure link
- Secondary blue infrastructure link
- Fall direction
- Swale/exposed SuDs feature

LANDSCAPE STRATEGIES

SUDs Strategy

The SUDs strategy proposed will consist of rain garden/swale systems to capture and detain water onsite. Lagrer retention ponds for run-off water will also capture and hold water, to effectively manage the water on site, and prevent flooding and overwhelming of local drainage infrastructure.



Drainage and SuDS Strategy

- Retention basins
- Rain Gardens/ Planted Swales
- Run-off direction

LANDSCAPE APPROACH

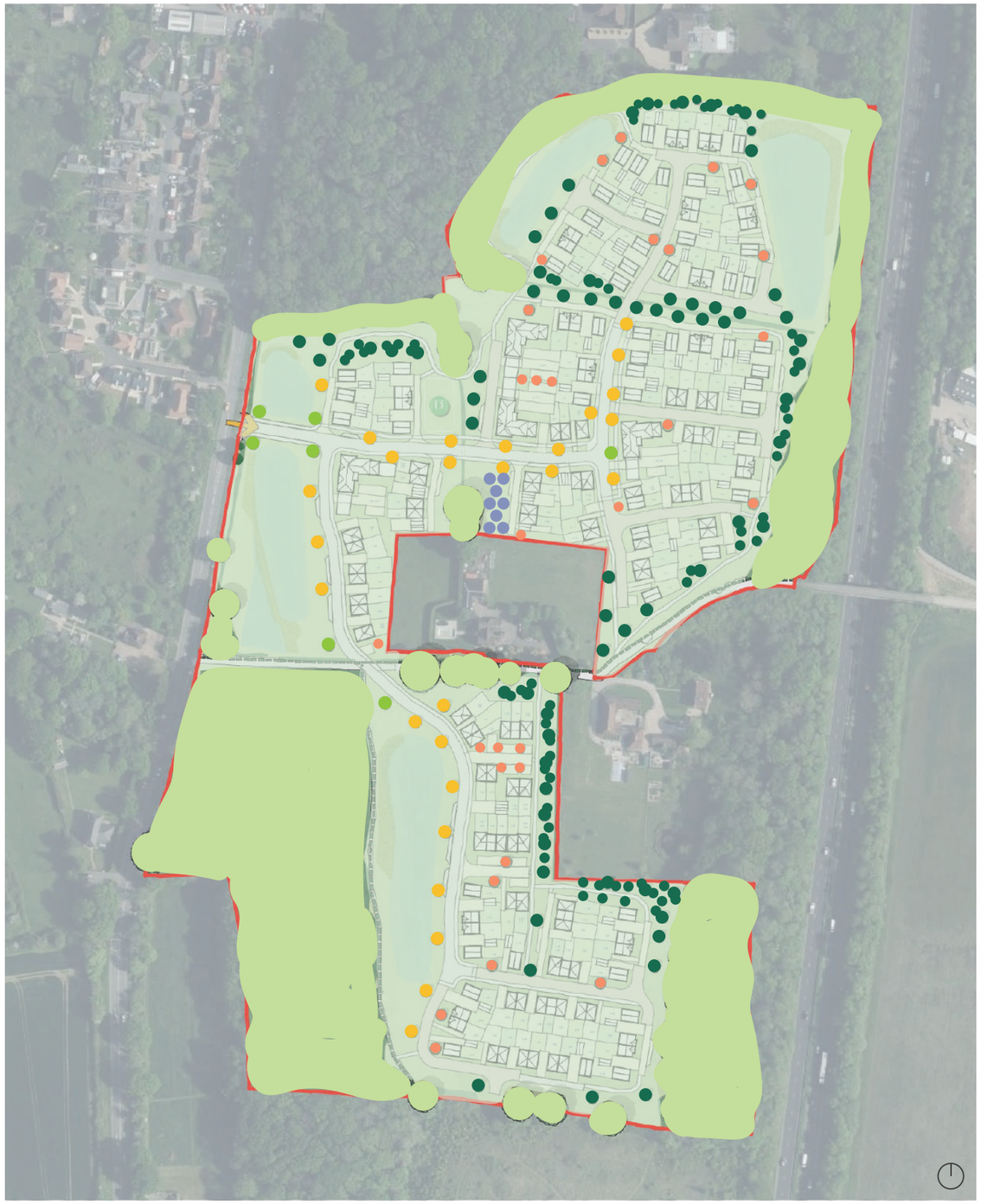
Tree Strategy

The approach to tree planting for the site is to provide a robust and diverse range of tree species for way-finding, enhanced biodiversity, visual amenity, green infrastructure links and an enhanced microclimate for pedestrians. The tree planting strategy has been chosen to provide ecological benefits and be heavily weighted with native species.

Larger trees will be located towards the fringes of the site boundary and away from residential properties, to aid in way-finding and enhance the existing woodland.

The following tree strategy diagram and palette are shown indicatively and locations may vary at the next stage.

All proposed trees to be confirmed at the next stage.



Proposed Tree Typologies

- Existing tree to be retained
- Street Trees
- Residental Trees
- Orchard Fruit Trees
- Open Space Trees
- Feature Street Trees

LANDSCAPE APPROACH



Prunus avium

SUNLIGHT

SIZE H: 12M S: 8M

FORM

N

The spring flowers provide an early source of nectar and pollen for bees, while the cherries are eaten by birds including the blackbird and song thrush, as well as mammals such as the badger, wood mouse, yellow necked mouse, and dormouse. The foliage is the main food plant for caterpillars of many species of moth, including the cherry fruit and cherry bark moths, the orchard ermine, brimstone, and short cloaked moth.



Sorbus aucuparia

SUNLIGHT

SIZE H: 12M S: 4-8M

FORM

N

The leaves are eaten by caterpillars of a number of moths. Caterpillars of the apple fruit moth feed on the berries. Flowers provide pollen and nectar for bees and other pollinating insects, while the berries are a rich source of autumn food for birds, especially the blackbird, mistle thrush, redstart, redwing, song thrush, fieldfare, and waxwing.



Salix caprea

SUNLIGHT

SIZE H: 10M S: 4-8M

FORM

N

Foliage is eaten by caterpillars and is the main food of the purple emperor butterfly. Catkins provide an important early source of pollen and nectar for bees and other insects and birds use goat willow to forage for caterpillars and insects.



Acer campestre

SUNLIGHT

SIZE H: 12M S: 8M

FORM

N

Field maple is attractive to aphids and their predators, including many species of ladybird, hoverfly, and birds. Lots of species of moth feed on its leaves. The flowers provide nectar and pollen sources for bees and birds and small mammals eat the fruits.



Betula pendula

SUNLIGHT

SIZE H: 12M S: 8+M

FORM

N

Silver birch provides food and habitat for more than 300 insect species - the leaves attract aphids, providing food for ladybirds and other species further up the food chain, and are also a food plant for the caterpillars of many moths. Birch trees are particularly associated with specific fungi. Woodpeckers and other hole-nesting birds often nest in the trunk, while the seeds are eaten by siskins, greenfinches, and redpolls.



Crataegus x lavalleei ‘Carrierei’

SUNLIGHT

SIZE H: 4-8M S: 4-8M

FORM

N

Beneficial to both honeybees and provides food for birds. The leaves are glossy dark green and feel leathery. Reddish-green leaves appear on the spring shoots. The branches bear numerous large thorns, length approx. 4 cm. The white flowers emerge from pink buds in the spring. They are followed by an abundance of dull orange drupes that remain on the tree until winter. Stands up well to dry soils and atmospheric pollution.

All tree species listed are indicative suggestions based on character and native/ naturalistic qualities.

Planting is to be confirmed at the next stage.

KEY : ECOLOGICAL BENEFITS

- N — Native species
- Evergreen and semi evergreen species : winter shelter for wildlife
- RHS “Plant for pollinators” species
- Fruits/seeds for wildlife

LANDSCAPE APPROACH



Tilia cordata

SUNLIGHT | SIZE H: XXM S: XXM | FORM | N

This large deciduous tree can grow to more than 20m high. Its bark is grey-brown and smooth and develops flaky plates with age. The twigs are brown-red in the shade, but become shiny in sunlight. Small-leaved lime may produce suckers from the base of the tree.



Quercus robur

SUNLIGHT | SIZE H: XXM S: XXM | FORM | N

Quercus robur is a large deciduous tree developing a magnificent, broad crown, the leaves with shallow, rounded lobes, turning reddish-brown in autumn. Inconspicuous yellow-green catkins among the young leaves



Platanus × acerifolia

SUNLIGHT | SIZE H: XXM S: XXM | FORM | N

Although not native, Platanus x acerifolia is a common sight throughout the country, particularly in cities. It is a large, impressive tree often growing up to 30m in height. The most identifying feature is the grey bark which sheds in large plates leaving patches of pale green and creamy yellow fresh wood underneath. It does this as a response to pollution which can clog the pores of the bark.



Sambucus nigra

SUNLIGHT | SIZE H: XXM S: XXM | FORM | N

The flowers provide nectar for a variety of insects and the berries are eaten by birds and mammals. Small mammals such as dormice and bank voles eat both the berries and the flowers.

Many moth caterpillars feed on elder foliage, including the white spotted pug, swallowtail, dot moth and buff ermine.



Malus domestica

SUNLIGHT | SIZE H: 8M S: 4M | FORM | N

A widely variable species of deciduous tree, usually with downy young shoots and toothed green leaves. White or pink blossom is produced in spring, sometimes highly fragrant, and followed by large sweet fruits. This species has a complex history and is the parent of numerous apple cultivars



Pyrus communis

SUNLIGHT | SIZE H: 8M S: 4M | FORM | N

A large, columnar, occasionally thorny, deciduous tree with glossy, dark green leaves. Clusters of white flowers are produced in mid-spring, followed by edible, pear-shaped to spherical, green to yellow fruit up to 10cm long. Many cultivated varieties of pear have been developed from this species; the trees are generally smaller, and unlikely to be thorny

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Planting is to be confirmed at the next stage.

KEY : ECOLOGICAL BENEFITS

- N — Native species
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LANDSCAPE APPROACH

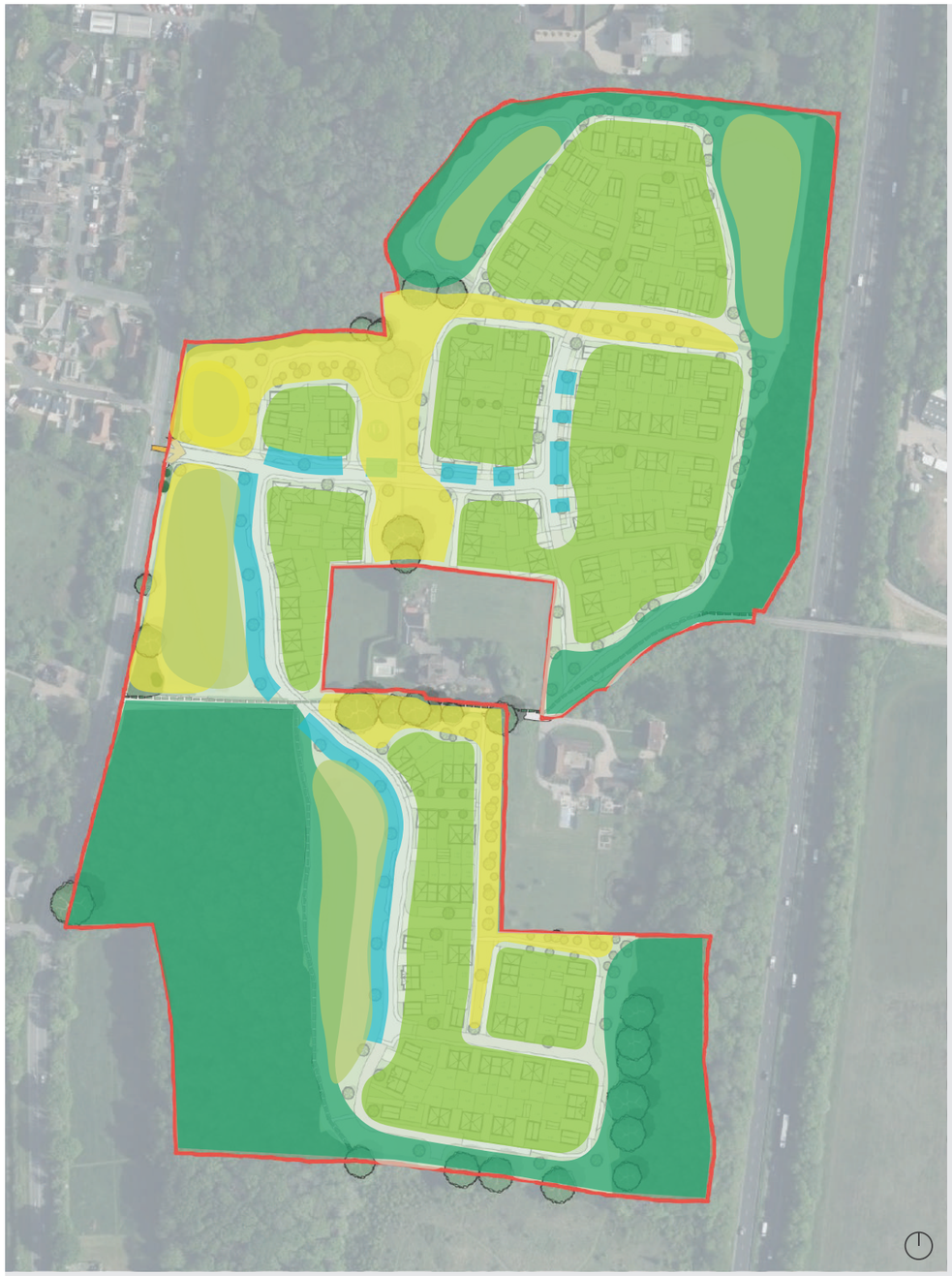
Planting Strategy

The soft landscape palette has been developed to add a strong, well-vegetated character to the site and will form a rich vegetative backdrop to the proposed development. Species have been chosen from an appropriate palette to match the anticipated microclimate, clearly define spaces, soften the appearance of the development, help create variation in character, enhance ecological diversity, and provide visual interest and colour throughout the seasons.

The following principles have been applied to the design of the soft landscape:

- The selection of plants will consider the form and eventual scale of the species in relation to the spacing and elevation of the buildings. The future maintenance requirements vegetation and their impact on buildings, pedestrian access routes and access points will also be considered.
- The selection of shrub planting will enhance the design of the buildings. The use of planting which will respond to the articulation of the spaces by framing and terminating views, celebrating entrances and thresholds, and defining pedestrian routes and connections.
- The selection of plant species will be appropriate to their location in terms of soil type, microclimate, their setting and future maintenance/management requirements.
- The use of plant species that will increase biodiversity potential of the site using locally indigenous species and planted to diversify the age range of species for enjoyment for this generation and the next
- The general mix of species of trees and plants includes specimens that blossom, have fruit and flower at different times of the year, creating a long season of feeding and pollinating for invertebrates and birds.
- New groundcover planting also creates foraging areas for small mammals and insects. Bird and bat boxes will also be installed on the existing trees to provide homes for protected species of winged beasts.

All planting to be confirmed at the next stage.



Proposed Planting Typologies

- Residential Amenity Planting
- Rain Garden/ Swale Planting
- Shade Tolerant Meadow/ Ecological Species Rich Planting
- Species Rich Lawn
- Wildflower Meadow

LANDSCAPE APPROACH

Planting Palette

RESIDENTIAL AMENITY PLANTING


Sarcococca confusa


Viburnum davidii


Sarcococca hookeriana var. digyna


Salvia officinalis


Verbena bonariensis


Primula vulgaris


Briza media


Deschampsia cespitosa


Lavandula angustifolia 'Hidcote'


Dryopteris affinis


Polystichum setiferum


Galium odoratum


Stachys officinalis


Persicaria bistorta


Euphorbia amygdaloides var. Robbiae


Ajuga reptans


Anemone nemorosa


Geranium macrorrhizum 'White-Ness'


Achillea millefolium


Leucanthemum vulgare


Geranium pratense


Libertia formosa


Brunnera macrophylla 'Jack Frost'


Aster divaricata

RAINGARDEN AND SWALE PLANTING


Luzula nivea


Calamagrostis x acutiflora 'Karl Foerster'


Iris pseudacorus


Filipendula ulmaria


Lythrum salicaria


Deschampsia cespitosa


Convallaria majalis


Anemone nemorosa


Campanula glomerata


Caltha palustris


Cardamine pratensis


Euphorbia amygdaloides var. Robbiae

N Native species

Evergreen and semi evergreen species : winter shelter for wildlife

RHS "Plant for pollinators" species

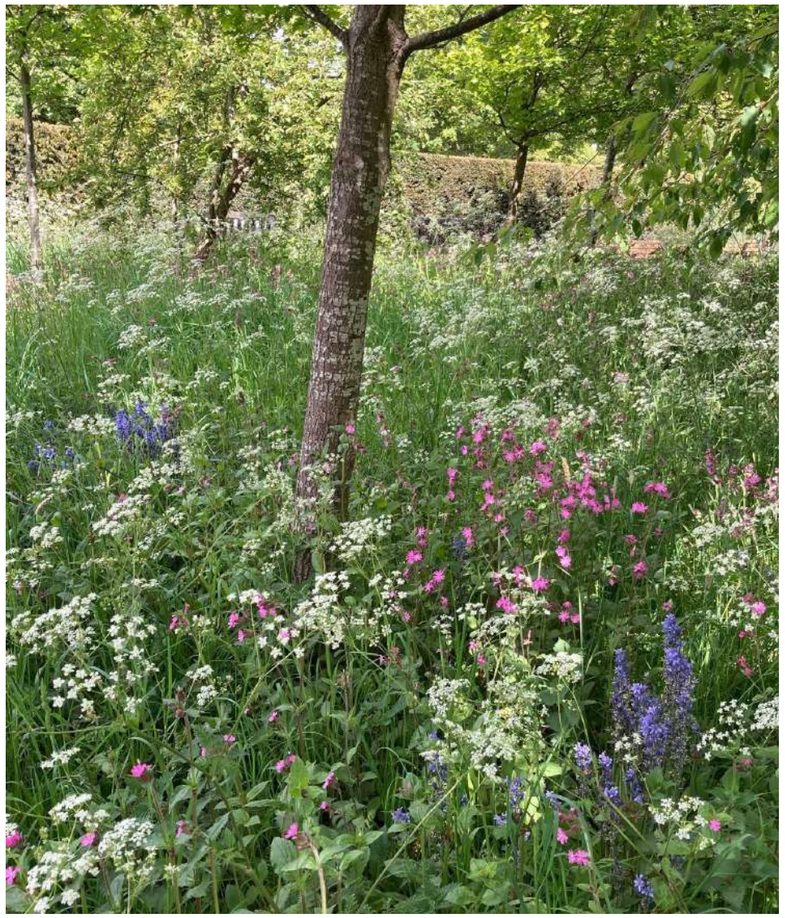
Fruits/seeds for wildlife

All species listed are indicative suggestions.
Planting is to be confirmed at the next stage.

LANDSCAPE APPROACH

Planting Palette

SHADE TOLERANT WILDFLOWER PLANTING



Emorsgate EW1 wildflower woodland seed mix

WILDFLOWER MEADOW

Nectar-rich wildflower meadow (Emorsgate mix EN1 or similar approved)

or where shading occurs, a shade tolerant woodland mix such as EW1.

SPECIES RICH LAWN

Species-rich flowering lawn mixture (Emorsgate mix EL1 or similar approved)

NATIVE HEDGEROW MIX

Acer campestre

Corylus avellana

Craetagus monogyna

Prunus padus

Prunus spinosa

Rosa canina

Viburnum lantana

N Native species

Evergreen and semi evergreen species : winter shelter for wildlife

RHS “Plant for pollinators” species

Fruits/seeds for wildlife

All species listed are indicative suggestions.
Planting is to be confirmed at the next stage.

LANDSCAPE STRATEGIES

Biodiversity & Ecology Strategy

This proposal will look to enhance the existing woodland with additional species rich planting. Additional ecological enhancements will be implemented on site through the use of bee hotels, log piles and other enhancements.

Ecological Features Strategy

1

Species Rich Planting -woodland enhancement

Native shrub understory and native field layer/ meadow planting to enhance existing woodland where suitable

2

Species Rich Planting -wildflower meadow

Wildflower meadow planting in open spaces can benefit pollinators, and where used in retention basins can create seasonally wet meadow habitat

3

Bee/ Insect hotels

Opportunities for bee and insect hotels and similar features

4

Habitat Log Piles

Opportunities for piles of logs/ deadwood and other natural hibernacula features from site woodland management activities

5

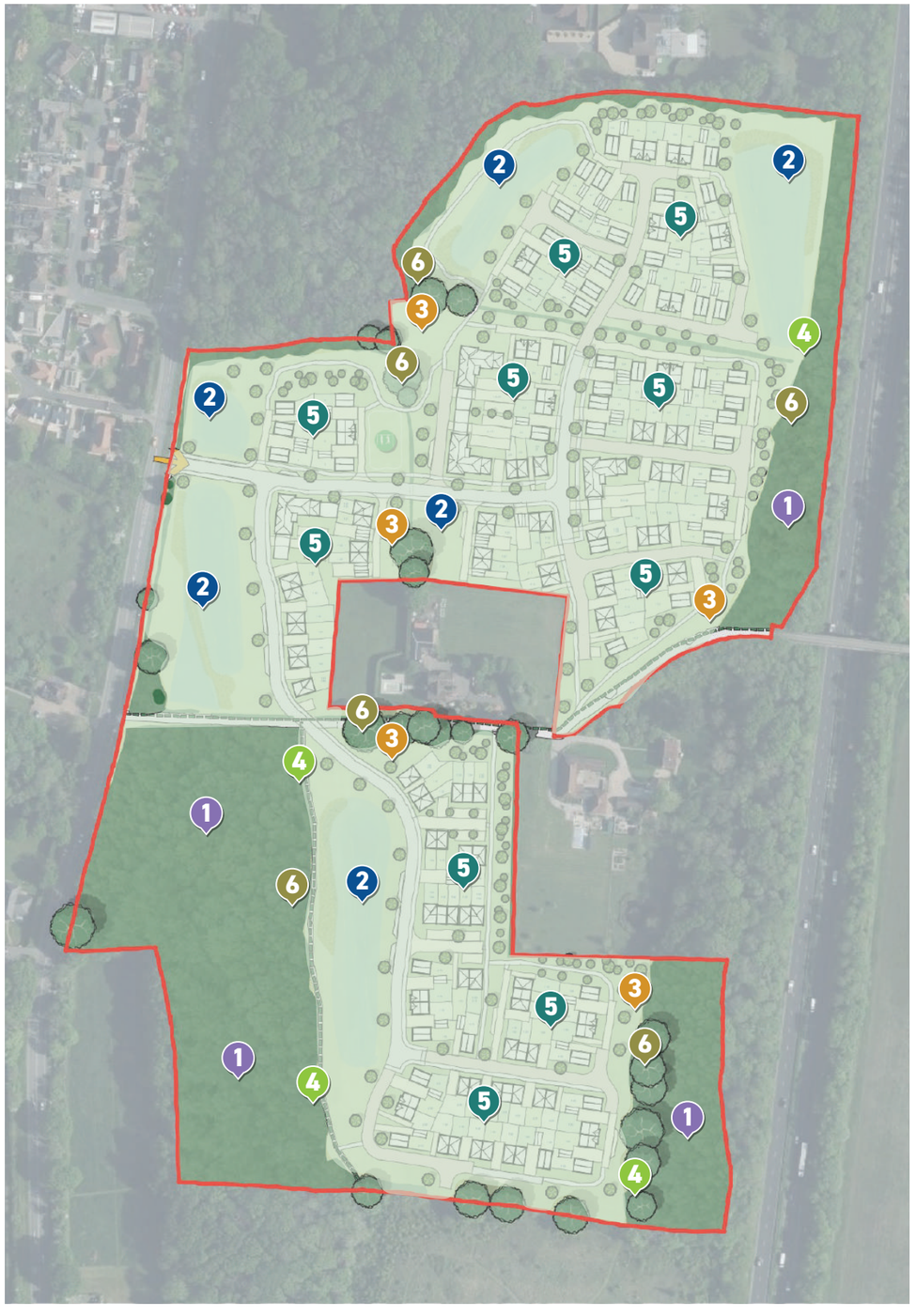
Hegdehog Holes in Fencing

Holes to allow commute of hedgehogs to bottom of residential garden fencing can be incorporated

6

Bird/ Bat Boxes

Habitat boxes for birds and/or bats can be placed on existing mature trees where suitable



LANDSCAPE STRATEGIES

Outline & Maintenance

INTRODUCTION

Below sets out an outline management and maintenance strategy for the landscape to cover a minimum period of 5 years.

GENERAL

This Landscape Management Plan (LMP) has been developed to ensure the long term management of the landscaped setting while enabling it to contribute positively to the visual amenities of the area and create usable and valued spaces for the residents to enjoy.

This plan sets out the long term maintenance principles required for the external hard landscape treatments (surface finishes) and soft landscape throughout the site.

The principle management strategy for the site is for an easy to maintain landscape that uses durable and robust products and materials for enhanced longevity. The hard landscape materials will conform to British Standards (BS) and European Standards (ES) as well as being easy to clean, maintain or replace if required.

Adopted landscape areas to be maintained by the Local Authority (LA) unless specifically stated otherwise while maintenance of non-adopted areas will be the responsibility of the legal property owner.

This LMP will be reviewed annually to ensure its effectiveness at maintaining the landscape elements to the highest standards.

OBJECTIVES

The general objectives for this LMP are to:

Create an attractive and well cared for setting for the development;

Ensure the successful implementation, establishment and longevity of the planting scheme and external treatments;

Ensure the landscape contributes positively to the users;

Ensure the landscape contributes positively to the site context;

Enhance and protect the native flora and fauna (both existing and proposed); and,

Enhance biodiversity and ecology where possible.

SOFT LANDSCAPE

The soft landscape strategy is designed to create a strong green framework for the development using a range of new native tree and shrub planting. The new planting will use a range of robust deciduous species to give year-round seasonal interest.

All soft landscaping proposals within the non-adoptable areas to be managed and maintained by the Clients Management Contractor (CMC) with the exception of privately owned domestic gardens.

HARD LANDSCAPE

The hard landscape treatments include Bitumen Macadam and a variety of modular pre cast concrete blocks and pavers. Surface treatments are designed to be robust and provide safe and attractive routes throughout the development.

Bench seating and litter bins will be selected to ensure they are of durable and low maintenance materials. These will be located in and around the LEAP.

Boundary treatments include timber knee rails, metal railings and timber fencing.

MANAGEMENT RESPONSIBILITIES

Maintenance operations should be refined to suit:

The needs of users;

The conservation of ecological interests;

Improvements in equipment and horticultural aids

Changing legislation and sustainability requirements;

The completed scheme when soft landscaping, including species, have been confirmed; and,

The detailed management recommendations any existing trees/planting to be retained.

LMP PROGRAMME

YEAR 1

It is intended that the implementation of this management plan will help to fulfil the design objectives over the first year. This period is set to cover the 1st year of the defects liability period of the appointed landscape contractor. Management objectives should be reviewed on a regular basis to ensure that they are being achieved.

From the point of final completion (end of the defects liability period) the CMC will be responsible for the maintenance of the site.

YEARS 2-5

The CMC is responsible for the site in the long term and should keep to the original design objectives/intent whilst responding in a sensitive and practical way to issues which may arise in future years.

The LMP should be reviewed and adjusted accordingly to ensure the design objectives are maintained in the longer term. Annual monitoring of the establishment and condition of the Landscape Scheme will be undertaken by a suitably qualified Landscape Management Advisor.

PLAN REVIEW

The LMP will be reviewed during the life of the plan with a final review undertaken before the end of the five year period. A revised LMP should be submitted for the agreement of the local authority before the five years has expired. The revised plan will include similar provision for the long-term management of the Landscape Scheme and for future revision and updating.

The plan review must be undertaken by a suitably qualified Landscape Architect.

LANDSCAPE STRATEGIES

Outline & Maintenance

MANAGEMENT PROPOSALS

GENERAL

This section sets out management objectives and prescriptions for each of the different elements of the Landscape Scheme.

HARD SURFACES

Regular monthly maintenance inspections are to be undertaken of surface treatments for litter, debris and leaf removal (or snow clearance and de-icing in winter months).

OBJECTIVE 1

To maintain the condition of all surfaces in a clean and safe condition.

Cleaning is to be either mechanically swept or jet washed as required to remove surface build-up of atmospheric dust. Removal of chewing gum or other significant marking may be done locally by the use of an approved chemical agent. Frequency – monthly.

In the event of weeds or moss growth in paving joints these are to be treated with an appropriate water based herbicide. Weeds are not to be pulled out by hand to preserve the bedding course. Frequency – monthly.

Damages to paving surfaces - In the event of any cracking, disturbance, breakages or damaging of paving surfaces these are to be replaced to match.

FURNITURE

OBJECTIVE 1

To maintain all seating, bollards, litter bins and lighting elements in a clean, safe and operational condition.

Damage to the seating, bollards, litter bins and lighting elements within non-adoptable areas: In the event that these elements are damaged, the CMC will be required to source replacement timbers and replace any broken or damaged units that are deemed to pose a risk to public safety or are aesthetically not in keeping with the design intent. Frequency: Inspections to be undertaken on a bi-monthly basis by the CMC and works undertaken immediately in identification of any fault.

Damaged furniture located within adoptable areas are to be maintained, fixed, or replaced by the party responsible as outlined in section 5.6.

Emptying of the litter bins located within non-adoptable areas will be the responsibility of the appointed CMC. All litter bins to be inspected and emptied weekly.

Removal of chewing gum or any other significant marks – chewing gum may be removed using an approved chemical agent. Other significant marks such as permanent markers and spray paint are to be removed using an approved chemical agent to manufacturer's recommendations. Any surface coatings or finishes that are compromised by the marks are to be repaired. Frequency: Inspections to be undertaken on a weekly basis by the CMC and works undertaken immediately in identification of any issues.

Damage to lighting units that are deemed to pose a risk to public safety, are not functioning, or are aesthetically not in keeping with the original design intent are to be repaired or replaced by a suitable qualified contractor. Any replacement units must be of the same specification as the original unit to maintain consistency throughout the design. Inspection to be carried out monthly on site and any due work is to be undertaken immediately in identification of any fault.

OBJECTIVE 2

To maintain all boundary treatments & edges in a clean, safe and operational condition.

Damage to non-private boundary treatments: In the event that these boundaries are damaged or vandalised, the CMC as appointed by the legal property owner will be required to source and replace any broken or damaged units that are deemed to pose a risk to public safety or are aesthetically not in keeping with the design intent. Frequency – Inspections to be undertaken on a bi- monthly basis and works undertaken immediately after the identification of any fault.

NATURAL PLAY EQUIPMENT

OBJECTIVE 1

To maintain all natural play equipment elements in a clean, safe and operational condition.

Inspection of natural play equipment is to be carried out at agreed intervals. In the event that any of the play equipment is found to be vandalised, broken, damaged or in a condition that poses a risk to public safety these are to be repaired immediately by a qualified contractor or closed off until such remedial actions can be taken place.

PLANTING

OBJECTIVE 1

Ensuring sustained tree and shrub growth during the life of the LMP.

Watering of trees and shrubs: water as required during periods of drought to ensure satisfactory establishment, and for a period of not less than three years after planting. Frequency: as required to maintain healthy plant growth.

Inspection of trees and remedial actions: Trees within non-adoptable areas are to be inspected every 6 months for the first two years of the LMP to ensure that trees are healthy, not diseased or damaged, or dead. Inspections after the first 2 years can be reduced to yearly if they are establishing well. Inspections should be carried out by a qualified arboriculturalist to identify any dead limbs or other parts of a tree that may cause harm to the tree or member of the public and advise remedial actions.

Any failed trees during the first 5 years after planting will be replaced and maintained for a subsequent 5 years.

Frequency of remedial pruning: yearly pruning to be conducted between January and March based on findings of inspections. Emergency pruning to be conducted immediately when a critical fault is noticed.

Frequency of tree replacement: To be undertaken in optimum tree planting in early spring or late autumn.

Height, width and overall form of the shrub and hedge planting is to be maintained so as not to cause damage or to interfere with visibility. Any pruning or shaping of planting to be carried out in accordance with good horticultural and arboricultural practice in order to ensure the overall health of the plant. Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well-balanced natural appearance.

[LMP CONTINUED ON NEXT PAGE]

LANDSCAPE STRATEGIES

Outline & Maintenance

MANAGEMENT PROPOSALS (CONT.)

OBJECTIVE 1 (cont.)

Inspection and remedial actions of native shrub planting within the non-adoptable areas is to be inspected by the CMC every 3 months to ensure that the planting is healthy, not diseased, damaged, or dead. Dead or unhealthy shrubs are to be removed on inspection and replaced with the same species and size as required to achieve the desired visual effect.

Frequency of inspections: 3 monthly

Frequency of remedial work: immediately as required.

Frequency of seasonal remedial pruning works: Pruning, dead heading at the end of plant flowering seasons (spring to autumn) as required.

Removal of harmful materials that may affect tree growth – weeds on the top of tree pits are to be removed by hand. Herbicides and weed strimmer's are not to be used to control weeds in plant beds. Other material such as litter, debris and other harmful material is to be removed. Mulch is to be topped up to desired depths and levels as specified.

Frequency of weed removal: fortnightly from spring to autumn and then monthly during the winter months;

Frequency of debris removal: bimonthly

Frequency of mulch replenishing: 6 months

OBJECTIVE 2

Retain a healthy growing medium for all trees and amenity planting areas.

Fertilisation of soils to replenish nutrients: All shrub beds are to be fertilised using an approved slow release fertiliser as per the manufacturer's recommendations. Trees are to be fertilised in the first two years of establishment using a liquid based organic fertiliser as per the manufacturer's recommendations. An approved organic soil conditioning agent is to be applied to all garden beds as per the manufacturer's recommendations and worked into the top 150mm of the soil profile without damaging the existing planting. Mulch is to be removed prior to application and reinstalled after soil conditioner has been added.

Frequency: Shrub fertiliser - annually

Frequency: Tree fertiliser – annually for the first two years

Frequency: Soil conditioner for amenity planting beds – annually in early spring

WATER BODIES, MARGINALS AND AQUATIC PLANTING

OBJECTIVE 1

To maintain all drainage elements and ponding areas in a clean, safe and operational condition.

All water bodies shall be kept free of litter, so that at no time shall litter coverage of 5% be tolerated. The responsible party shall provide a minimum of monthly visits to ensure that litter is removed from the water body, but no dead plant material and leaf litter should be removed as this would have detrimental effects on the aquatic invertebrate populations and diversity.

Maintain the pond in a manner appropriate to the intended use. Ensure all litter, debris, accumulated silt and excessive vegetation causing obstruction to any inlet, outlet or pond base infrastructure be removed.

Frequency of debris removal – 6 monthly or after the event of continued high rainfall

OBJECTIVE 2

To maintain all planting within drainage elements and ponding areas in a safe and operational condition.

The responsible party shall monitor growth of marginal plants and carry out control by pulling, if plants become too dominant. Control of shading and succession in these areas shall be undertaken by hand-pulling of woody species (allow up to 10% cover of woody species only) that may have established in areas of marginal planting. Non-native invasive species (such as Indian Balsam and Japanese Knotweed) shall be removed as they occur and disposed off-site at a licensed tip.

GRASSES AND MEADOW MIXES

OBJECTIVE 1

To retain healthy and well maintained amenity grass with bulbs, meadow, meadow for swales and marginal aquatic planting grass areas.

All grass cutting shall be carried out by cylinder or rotary machines, or a combination of the two: unless otherwise specified. Where grass cutting is undertaken and the arisings are allowed to 'fly', all arisings shall be evenly distributed over the whole of the grass area and not left in wind-rows.

Meadow and Meadow for swales - Mow newly sown meadows regularly throughout the first year of establishment to a height of 20 - 50mm, removing cuttings if dense. This will control annual weeds and help maintain balance between faster growing grasses and slower developing wild flowers. Meadow grassland is not cut or grazed from spring through to late 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, petrol strimmer 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 re-growth through to late autumn/winter to c 50mm and again in spring if needed.

Mown path in wildflower meadow to be maintained at a height of 25-50mm.

Marginal aquatic planting - Variation in structure can be achieved by cutting back and removing short sections of vegetation every 2-3 years in rotation. Vegetation removal causes the least disruption to wildlife when carried out between September and November.

Generally windflower meadow and lawns are to be maintained in accordance with suppliers recommendations.

LANDSCAPE STRATEGIES

Outline & Maintenance

MAINTENANCE SPECIFICATION

STANDARD OF WORK

The LMP is to be carried out to a high and consistent standard. Planted areas must be kept neat and clean in appearance at all times, weed and litter free, with all planting in a healthy state. The CMC 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 and all necessary measures are taken accordingly.

All staff will be trained in landscape maintenance operations and have suitable experience/qualifications to undertake the specified work

BRITISH STANDARDS

All materials, workmanship and horticultural terms shall comply with the current, appropriate British Standards or European Standards unless specifically stated.

USE OF CHEMICALS

The CMC must ensure that all approvals and measures are in place for the use of any chemicals e.g. herbicides or pesticides on the site within non-adoptable areas. The responsible party (see section 5.6) shall also ensure approvals and measures are in place for the use of any chemicals on the site within adoptable areas. The responsible party (see section 5.6) shall ensure that any chemical application is undertaken by a trained operative with the appropriate qualification. They shall ensure at all times that the public, store employees and own staff are not subject to any hazard from the use of chemicals, and that all equipment, containers 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.

CLEANLINESS

At the end of each day of each maintenance operation, The CMC shall remove from site all rubbish, trimmings, and superfluous materials, leaving the works in a clean and 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 pruning.

PESTS AND DISEASES

The CMC shall implement appropriate treatment to any pest or diseases occurring on-site that are found to be affecting the vegetation 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.

MULCHING

All areas of shrubs are to be mulched to a depth of 50mm. Mulched areas are to be topped up as necessary using the same material as was originally specified.

WEED CONTROL

In the course of the routine maintenance visits, The CMC shall undertake the weed control necessary to keep the site in a neat and tidy, weed free condition and to allow specified species to develop free from unnecessary competition. Weeding may be carried out by hand, machine, and herbicide or by a combination of all three consistent with the other requirements of this maintenance specification.

Where herbicide is to be used, it is the CMC's responsibility to ensure that the herbicide proposed to use is appropriate for the purpose and location.

Weeds and other debris will be removed from site at the end of each visit.

LITTER

At every maintenance visit the CMC shall remove all litter from planted areas. During autumn all fallen leaves should be collected and removed from grass and hard surfaces.

WATERING

Watering to be full depth of the topsoil. To be carried out as necessary for the continued thriving of all plantings. Do not loosen or damage plants.

If water supply is, or is likely to be, restricted by emergency legislation, submit proposals for an alternative suitable source of water. Obtain instructions before proceeding.

PROTECTIVE BARRIERS

During each visit CMC to check that any protective tubes are retained in place and that any protective fencing is maintenance and has not been breached.