LANDSCAPE MANAGEMENT PLAN

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Land west of King Business Centre, Reeds Lane, Sayers Common

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Landscape Institute Registered Practice

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1. INTRODUCTION

1.1 This Landscape Management Plan (LMP) has been prepared by FINC Landscape on behalf of Reside Holdings in order to set out the landscape management and maintenance proposals for land at Land west of King Business Centre, Reeds Lane, Sayers Common (the Site), in the administrative area of Mid Sussex District Council (or MSDC)

1.2 The purpose of this report is to accompany the planning application and drawings for this site. The development is for the erection of 80 new residential dwellings (Use Class C3), including affordable housing units, vehicular, pedestrian and cycle access, landscaping and open space, parking, sustainable drainage and other related works.

2. APPROACH

SCOPE

2.1 This LMP covers the maintenance of public realm areas within the site including all hard and soft landscape features within the Site, both existing and proposed. It has been prepared to provide clear objectives for the management of the Site's landscape features, to set a framework for the management and monitoring structure, and to provide detailed maintenance actions required for establishment and long-term success of existing and new landscape.

2.2 This LMP includes for establishment maintenance for all landscape proposals across the Site. However, following completion the maintenance of areas of the Site that are to be transferred to private ownership (e.g. front and back gardens), will be the responsibility of individual homeowners. These areas are denoted in Appendix A2: Maintenance Areas.

2.3 The period covered by the LMP extends to 25 years following implementation of the Development, however the lifetime of the LMP can be extended indefinitely by application of the best practice principles and principles for landscape management that are contained herein.

STRUCTURE

2.4 The LMP is set out in the following structure:

- Section 1: Introduction and a summary of the planning context to the project and requirements for a LMP.
- Section 2: Outlines the overarching approach of the LMP including its scope and structure.
- Section 3: Sets out the management structure through which the LMP will be implemented, and monitoring arrangements by which the achievement of the LMP's objectives are assessed and any contingencies, if required, implemented.
- Section 4: Summarises the Landscape Context that has informed the design of the Development.
- Section 5: Establishes the overarching objectives of the LMP and any future trends that are anticipated to have an impact on the achievement of those objectives.

- Section 6: Sets out the general management operations that will be required on a site wide basis.
- Section 7: Provides detailed maintenance prescription tables covering the timeframe of the LMP.

3. MANAGEMENT & MONITORING

MANAGEMENT STRUCTURE

3.1 Following completion of the Development, private dwellings including front and rear gardens will be conveyed to individual homeowners alongside responsibility for maintenance of those areas. Communal areas will be placed in the care of a Management Company (TBC) who will take over responsibility for the implementation of the measures within this LMP.

3.2 Reside Holdings Ltd will retain responsibility for the implementation of the measures set out in this LMP during the construction period up to and including Practical Completion (PC). Following PC and provided the client is satisfied that any defects have been rectified by the landscape contractor, responsibility for communal areas will be transferred to the Landscape Maintenance Contractor. Transfers will occur in phases on the basis of parcels sequenced to ensure that ongoing construction works in subsequent parcels does not damage areas that have been handed over.

3.3 Until transfers to private homeowners and the Maintenance Contractor have taken place, the client and its appointed contractors will remain responsible for maintenance including replacement of failed stock and rectification of any other defects.

MONITORING ARRANGEMENTS

3.4 Whilst the LMP sets out a comprehensive set out actions required for successful implementation, establishment and long-term maintenance of the site's existing and proposed landscape the LMP also needs to respond to real life conditions and adapt to mitigate any issues that occur as these features evolve over time.

3.5 A programme of monitoring and is therefore included within the LMP, ensuring a dynamic and adaptive approach to management. Annual monitoring will be carried out by a qualified Arboriculturist with 5 yearly audits of the Site carried out by a landscape architect with all areas within the scope of the LMP inspected against its objectives.

3.6 A written report will be prepared by each discipline detailing the outcomes of the inspection and any recommendations to rectify issues if they arise. The recommendations may include alterations to the LMP where appropriate.

4. LANDSCAPE CONTEXT

4.1 No national or local landscape designations cover the Site or its immediate surroundings.

4.2 The site is a rectangular parcel of approximately 4.5 hectares, currently used as agricultural land with scattered trees, and is situated on the western edge of Sayers Common. Its topography is relatively flat, with a slight fall from east to west. The site is

visually enclosed by mature, robust vegetation along the northern, southern, and western boundaries. However, the eastern boundary is less well contained, resulting in views of existing built form from the site, which influences its character. The site's boundaries are defined by mature trees and hedgerows, adjoining Furze Field woodland to the north and Reeds Lane to the south. To the east, it directly abuts the commercial units of the King Business Centre. A Public Right of Way (PRoW) also crosses the southern portion of the site.

4.3 The village of Sayers Common is characterized by a linear settlement pattern, with settlement strung out along the two main roads, the B2118 and Reeds Lane, the latter extending westwards from the settlement and defining the southern edge of the Site. The A23 dual carriageway runs north-south direction to the east of Sayers Common.

4.4 Although the wider area falls within the 'Hickstead Low Weald' Landscape Character Area, the land immediately surrounding the site is more reflective of a settlement fringe than a strongly rural landscape. This is due to the presence of nearby commercial developments like King Business Centre, Valley Farm Business Park, and Avtrade Global Headquarters, as well as the influence of major north-south transport routes.

4.5 The wider landscape is well served by a network of Public Rights of Way (PRoW), including routes that runs through the site and provide access to the wider landscape of Sayers Common to the northwest and southeast. The PROW within and in proximity to the Site are the following:

- PRoW HSC-1AL which extends to the north-west from Reeds Lane across the Site and onwards into the adjacent field;
- PRoW HSC- 3AL, which runs to the north from Reeds Lane in the adjacent field to the west of the Site. Further north, it meets with HSC-1AL; and
- PRoW ALB-1-1AL, which continues southwards from Reeds Lane a short distance through fields, before turning eastwards towards the B2118 south of Sayers Common.

5. OBJECTIVES & FUTURE TRENDS

5.1 A series of overarching objectives have been identified to set a clear framework for the management of the Site, against which the success of the LMP will be monitored.

OBJECTIVES

5.2 The LEMP has been prepared with the following overarching objectives:

- **Objective 1:** To retain and enhance the existing landscape features that have value or potential to have value as part of the Development.
- **Objective 2:** The successful implementation and long term establishment of proposed landscape and habitats.
- **Objective 3:** To integrate the Development within its landscape setting both in terms of visual appearance and the physical fabric of the landscape.
- **Objective 4:** To provide a high standard of public amenity for future residents and existing residents from the wider community.
- **Objective 5:** To ensure that functional elements within the landscape continue to carry out their function in accordance with their designed expectations.

MEASURES OF SUCCESS

5.3 The successful implementation of the LMP will be measured against the following indicators:

- The Site as a whole will be free of litter, pests and diseases, weeds and vandalism;
- Existing retained vegetation will exhibit improved structure and diversity;
- Proposed planting will establish and thrive to the fullest of its potential;
- Proposed hard landscape finishes will be maintained in good order, clean and free of defects;
- Proposed play features and street furniture will be in good order;
- Proposed SuDS features will function as they are intended;
- The biodiversity value of the Site will be measurably improved; and
- Public open spaces will be well used by the community.

FUTURE TRENDS

5.4 This LMP has been prepared to reflect the baseline conditions set out in section 4, and in accordance with the documentation that formed the basis of the planning application. The baseline forms an important starting point against which the objectives of the LMP and ultimately the overall landscape proposals will be measured.

5.5 However, landscape is dynamic and, even without intervention, the baseline will naturally shift over time due to natural processes and external influences. These trends and their impact on the Site cannot be accurately predicted, however to the extent they can be anticipated they have been taken account of in the LMP.

5.6 The following measures have been incorporated into the design of the development and the LMP in order to respond these trends:

- **Hedgerow Improvement:** Existing native hedgerows/tree belts will be retained, reinforced, and enhanced through improved management practices.
- **New Hedgerows:** The development includes protection of existing hedgerows alongside the creating of new native hedgerow planting, featuring a diverse range of locally characteristic species.
- **Species-Rich Grassland / Meadows:** Meadow and grassland areas will be managed using traditional methods to promote species diversity.
- **Native Scrub:** the development includes extensive areas of this important habitat type.
- **Tree Management:** Both existing and new trees will be managed to foster healthier, more diverse tree cover and understorey.

Climate Change

5.7 Climate change is anticipated to be the most significant driver of increased pressure and transformation on the landscape. Predictions indicate a rise in extreme weather events across the UK, with heavier rainfall and prolonged periods of hot, dry weather, leading to increased instances of flooding and drought.

5.8 Such conditions are likely to result in a higher incidence of plant failures, especially if these extreme events occur within the first 2-3 years of planting. Additionally, climate change is exacerbating bio-security challenges, with native tree populations being increasingly threatened by various pathogens and pests that have recently arrived in the UK.

5.9 Increased incidences of extreme rainfall underline the importance of SuDS features for the interception and attenuation of surface water, with the added benefit of filtering pollutants before water can be gradually released back into the environment.

5.10 While the planting and maintenance specifications have been developed with the changing climate in mind, predicting climate change at the micro-scale of the Site remains challenging. Consequently, changes to the microclimate may benefit some species over others. Ongoing monitoring of the newly established planting and regular reviews of the LEMP will be crucial for adapting to a dynamic landscape.

5.11 Despite these uncertainties, the following measures will help the scheme adapt to climate changes and bio-security issues:

- **Diverse Plant Selection:** Species are chosen based on surveys of the local area to ensure suitability and resilience;
- **Native Stock:** Whenever possible, plant species will be sourced from native stock with local provenance to enhance ecological and micro-climate compatibility;
- **Optimized Planting Pits:** Ground preparation of planting pits will focus on ensuring adequate drainage to support healthy root development;
- **Mulching Practices:** Trees will be mulched to minimize evaporation and retain soil moisture, promoting better growth;
- **Watering Protocols:** Regular watering will be implemented during prolonged dry spells to prevent plant stress and dehydration;
- **SuDS Design and Maintenance:** The landscape design integrates surface water storage with native wetland planting. The LEMP ensures SuDS features are maintained, supporting a robust and functional blue infrastructure network;
- **Ongoing Monitoring and Adaptation:** Continuous monitoring of plant health will be conducted, with adjustments to species mixes for replacements as necessary based on observed performance and changing conditions.

6. GENERAL MANAGEMENT

6.1 General Management Operations will be carried out on a site-wide basis, and will include the following measures.

LITTER & VANDALISM

6.2 Litter picking and street cleaning will be carried out on an ongoing basis as part of maintenance operations. Any acts of vandalism will be reported to the management administrator immediately, with rectification of any damage carried out as soon as practically possible.

WEED CONTROL

6.3 Regular weeding will take place in communal planting areas as part of grounds maintenance operations.

PESTS, INVASIVE SPECIES & DISEASE CONTROL

6.4 All plant materials must be thoroughly inspected for pests or diseases present on-site, and appropriate measures shall be implemented to address any infestations or infections. All materials used in these works must be approved and applied in strict accordance with the herbicide usage guidelines outlined in the specification documents during the construction phase.

6.5 Provisions must also be made for the annual replacement of any newly planted vegetation or grass that dies, becomes diseased, or fails to establish satisfactory growth within the first five years following the completion of planting works.

6.6 The entire Site should be monitored for invasive species, particularly within wetland areas. Any invasive species should be treated or removed at the earliest opportunity.

MULCHING

6.7 All planting beds, including hedgerows, must be topped up with mulch on an annual basis within five-year establishment period. Ornamental planting beds shall continue to be mulched on an annual basis beyond the establishment period to prevent weeds and ensure a clean, tidy appearance to public landscape areas.

PROW

6.8 The Existing PRoW (HSC-1AL) that runs south-east to north-west direction across the Site will remain accessible following the development to ensure unhindered passage. Temporary diversions may be required during construction. Vegetation along these routes will be regularly inspected and pruned as needed to maintain clear and unobstructed access.

FENCING & TREE SUPPORTS

6.9 All fencing within the Development will be routinely inspected to ensure it remains safe and fit for purpose. Any required repairs or replacements will be carried out promptly to maintain functionality.

6.10 Tree stakes, ties, and guards will be inspected regularly, replaced as necessary, and removed once trees become self-supporting, typically after two to three years. Tree ties will be adjusted regularly to prevent them from becoming too tight and damaging tree stems.

6.11 All stakes, guards and ties should be removed at the end of the establishment period, with the exception of any replacement planting that is yet to fully establish.

WATERING

6.12 Regular watering must be carried out during the establishment period. The frequency required will be subject to weather conditions, however monthly visits during summer

months in Years 1-3 are recommended as a minimum. The aim is to ensure that soils remain moist but not waterlogged throughout the growing season.

6.13 Replacement planting during Years 1-5 period will require watering to ensure successful establishment.

SITE MONITORING & LEMP REVIEW

6.14 Site inspections will be carried out by the Consultant Arboriculturist on an annual basis to monitor and report on the establishment of planting and the safety and condition of existing trees and vegetation. At each inspection, an audit report must be provided to the Landscape Maintenance Contractor detailing any defects or issues encountered together with any recommendations for rectification.

In addition to the above, the Consultant Landscape Architect shall carry out inspections every 5 years and, with reference to annual audits carried out by other consultants, review the objectives and measures of success set out in the LMP. An assessment will be made at this time as to whether any changes are required to the management prescriptions to account for changes in the landscape or any external factors.

7. LANDSCAPE ELEMENTS & MAINTENANCE PRESCRIPTIONS

EXISTING VEGETATION

Landscape Elements

- EV1 Existing Trees
- EV2 Existing Woodland
- EV3 Existing Hedgerow

Proposals

7.1 The majority of existing vegetation within the Site's boundaries is to be retained as structural planting within the Development layout and around the Site's peripheries. Vegetation removal is described on the Arboricultural Impact Assessment submitted alongside this application.

Management Objectives

- To protect and enhance retained existing vegetation with active management and reinforcement through proposed planting.

Management Prescriptions

7.2 The Arboricultural Impact Assessment forms the baseline for the management of existing vegetation and should be referred to for detailed guidance on the nature and extent of existing trees and hedgerows.

7.3 All works to existing vegetation should be carried out in accordance with BS 3998:2010 *'Tree Work. Recommendations'* and BS 5837:2012 *'Trees in relation to Construction – Recommendations'*.

7.4 Tree works must comply with the Health and Safety Executive (HSE) guidelines outlined in the *'Forestry and Arboriculture Safety Leaflets'.* All branches should be pruned following the principles in the Arboricultural Association's *'Mature Tree Management'* leaflet. Cuts must be made back to live wood using suitable tools.

7.5 Pruning of existing vegetation shall be carried out as needed following site inspections by a qualified arboriculturist. This should be carried out with the following aims:

- Remove vegetation that poses a risk of injury or damage to property;
- Improve the structure or condition of existing trees for long term retention; and
- Promote regeneration of native species (existing or proposed) through thinning.

7.6 Pruning or removal of existing vegetation, including trees and scrub, should only be carried out outside the bird nesting season to protect breeding birds (March-August).

7.7 Existing native hedgerows shall be trimmed once annually, in September-February.

PROPOSED TREE PLANTING

Landscape Elements

- Proposed Tree Planting
- Proposed Orchard Tree Species

Proposals

7.8 Individual native and ornamental specimen tree planting is proposed throughout public open spaces and streetscapes to provide a green, leafy setting to the Development, and to integrate and soften built form.

Management Objectives

- To strengthen and enhance existing landscape structure, with the implementation of a more varied but locally appropriate mix of native woodland trees and understorey shrub planting.
- To ensure street and parkland trees thrive and grow to their full potential.

Management Prescriptions

7.9 Tree planting operations shall comply with BS 4428:1989 '*Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'*. All planting stock must adhere to BS 8545:2014 *'Trees: From Nursery to Independence in the Landscape – Recommendations'*. Preference should be given to planting native stock of local origin and provenance. The planting of bare-root stock shall take place during the appropriate season to ensure successful establishment.

7.10 All trees shall be inspected during each maintenance visit. Trees that have died, suffered significant physical damage, or no longer provide any useful landscape function shall be removed from the site, with the ground reinstated to its original condition.

7.11 Any trees that fail to establish within the first five years shall be replaced in the next available planting season, following the original planting specification. Where large-scale failure occurs within a single species, the species mix may be revised in consultation with the **Landscape Maintenance Contractor**, subject to approval from MSDC

7.12 A minimum weed-free area of 1 metre around each tree stem shall be maintained during the first three years. This may be achieved through manual weeding, mulching, or the application of herbicide. Mulched areas around proposed trees shall be maintained at a minimum depth of 5 cm, with re-mulching carried out annually during years 1-3 to minimise competition from weeds and grasses.

7.13 Dead, diseased, or damaged branches shall be pruned back to the main stem or a suitable side shoot or removed entirely on an annual basis. Formative pruning may also be undertaken annually during the first five years to encourage healthy tree development.

7.14 Trees and woodland areas shall be monitored annually by a qualified ecologist to ensure that the proposed biodiversity objectives are being achieved. Additionally, annual safety inspections shall be conducted by a certified arboriculturist.

7.15 At the start and end of each growing season, all stakes, ties, and plant protection measures shall be inspected. Any looseness, constriction, or abrasion shall be addressed through adjustment or replacement. Stakes that are no longer required for tree support shall be removed from the site. All stakes, ties, and plant protection measures shall be removed after five years, unless their continued use is necessary to support the establishment of replacement trees or failed planting.

7.16 Selective felling and thinning shall be carried out every five years to improve the structural diversity of the proposed woodland. Deadwood and brush piles shall be left in situ within woodland areas to enhance biodiversity.

7.17 Aggressive tree species and undesirable climbing or creeping plants (e.g., ivy and bramble) that may suppress tree growth shall be controlled and removed annually.

PROPOSED NATIVE HEDGEROWS

Landscape Elements

- Proposed native single species hedge

Proposals

7.18 Native hedgerows are proposed in a number of areas to define public and semi-private spaces and along road edges.

Management Objectives

- To promote dense, bushy hedgerow growth, providing enclosure and a refuge for wildlife.

Management Prescriptions

7.19 Hedgerows shall be trimmed once annually October-February to promote bushy growth while providing continued habitat and foraging opportunities for wildlife.

7.20 Any plants that fail to establish within the first 5 years shall be replaced in the next available planting season in accordance with the original planting specification. Where a single species is failing in large numbers, species mix may be revised in agreement with the **Landscape Maintenance Contractor**, subject to approval from MSDC.

7.21 No flail cutting to be carried out. Hedgerows are to be trimmed with sharp bladed trimmers, maintaining a rectangular profile.

7.22 Prune and remove any dead, dying and broken branches and reduce weak plants to encourage new growth.

7.23 Hedgerows shall be encouraged to incrementally increase in height and width from initial planting sizes to an optimum height of 2.5m. Width shall be maintained at approximately 2m.

7.24 Remove competing vegetation by hand weeding or chemical treatment in March-October. No strimming to be carried out in close proximity to the hedge line. Top up mulch on an annual basis in February-March.

PROPOSED SHRUB / SCRUB & HERBACEOUS PLANTING

Landscape Elements

- Native shrub planting
- Native scrub planting
- Ornamental shrub & herbaceous mix planting

Proposals

7.25 Native shrub planting is proposed across the site as a buffer between publicly accessible areas and more private areas. It also functions to frame and define public open spaces, as well as providing opportunities for habitat connectivity across the Site.

7.26 Native shrub planting is often accompanied by individual tree planting, which is specified to be native standard trees set within shrub planting.

7.27 Native scrub planting is proposed around the peripheries of the site and is formed of a few key native hedgerow / scrubland species. It is an extremely valuable habitat and part of the green infrastructure links with the surrounding landscape.

7.28 Native scrub planting is intentionally less formal than the other areas of shrub or ornamental planting and will look over time less 'maintained' and more natural. This provides the richness in habitat.

7.29 Ornamental shrub and herbaceous planting is primarily restricted to private residential curtilages with a number of key areas in public spaces and around the play area. Ornamental planting has been designed to provide year-round seasonal interest based on a mixed and varied pallete with good species diversity. The palettes are distributed

according to street hierarchy and sunlight requirements to ensure a cohesive but varied aesthetic that aligns with the hard landscape strategy and ensuring the success and viability of proposed planting.

7.30 Ornamental plants have been selected to provide seasonal interest, variation in structure, form and habitat, as well as maximising the inclusion of plants that are of value to pollinating insects.

Management Objectives

- To ensure native planting thrives, maximising habitat enhancement and connectivity across the Site.
- To establish a varied, colourful and impactful ornamental planting scheme across the Site, providing an attractive setting to the Development and a variety of colour, form and habit throughout the seasons.

Management Prescriptions

7.31 Watering to soil capacity will be required on a minimum weekly basis for all planting beds throughout the first growing season. Watering should be carried our as early as possible in the day to minimise evaporation losses.

7.32 Mulch in planting beds shall be topped up on an annual basis in February-March. Care must be taken in ornamental planting beds where spring flowering bulb planting has already sprouted.

7.33 Weeds shall be removed throughout the growing season by hand weeding or chemical treatment.

7.34 Slow-release fertiliser shall be applied to ornamental planting beds in February-March in accordance with manufacturer's recommendations.

7.35 Dead, diseased, or damaged plants shall be removed and replaced in the next available planting season. Dead or damaged branches shall be pruned back to the main stem or a suitable side shoot or removed entirely on an annual basis.

7.36 Leaf sweeping and general tidying of planting beds shall be conducted twice annually in November/December and February/March.

7.37 Formative pruning may also be undertaken annually during the first five years to encourage healthy tree development.

7.38 Native shrub and scrub planting areas shall be thinned out to promote regeneration. Thinning shall be carried out on a 3-year rotational basis in September to March, ensuring that only 1/3 of any planting area is removed.

7.39 Within the Native scrub areas, create some small patches of bare ground and dead wood to maximise habitats within the area.

7.40 Some areas of the Native scrub planting may be colonised by meadows or grassland over time. This is acceptable and part of the dynamic of the landscape. Manage appropriately with the guidance of the Consultant Landscape Architect.

7.41 Pruning of flowering shrubs shall be carried out on an annual basis according to flowering seasons as set out below:

- Winter flowering shrubs – February-March
- Spring/early summer flowering shrubs – immediately after flowering
- Late summer/Autumn – prune back to old wood in winter/early spring.

7.42 Re-firming of plants to be carried out for new planting for years 1-2 to ensure rootballs are well integrated into topsoil,

7.43 Maintenance and stakes, ties and plant protection shall be carried out twice annually.

7.44 Trimming of ornamental hedges shall be carried out twice annually in September – March, including formative pruning/topping to promote compact, bushy growth. Ornamental hedges shall be allowed to grow to a height of 1.2m and a width of 1m with a rectangular profile.

7.45 Consolidation of ornamental plants may be carried out on an annual basis where growth of planting results in overcrowding of planting beds. Planting that overgrows onto edges of hard surfacing or grass areas in particular may be removed to ensure a clean, tidy appearance to planting beds.

7.46 Hard pruning of overgrown ornamental shrubs may be carried out in early spring to promote balanced regrowth. Reduce by 50%, pruning back to old wood.

EXISTING &PROPOSED GRASSLAND

Landscape Elements

- Amenity Grass
- Wildflower Meadow

Proposals

7.47 The proposed site will contain extensive areas of grass for amenity use with wildflower meadows around the SUDs basin and public open spaces. Where possible the existing grassland will be enhanced or maintained promote a more diverse sward and reduce impact on soil structure and earthworks.

7.48 The distribution of amenity grassland aligns with the expected usage of spaces, creating key focal points for quiet informal recreation within the Site.

7.49 Wildflower grassland is proposed throughout the open spaces of the Site to promote increased biodiversity and seasonal interest. Wildflower grassland is subdivided into dry and wet habitats, with the latter proposed within attenuation basins.

Management Objectives

- To provide well maintained public open spaces that provide opportunities for quiet and active recreation;
- To maximise diversity and variation in ground flora creating seasonal interest and habitat value.

Management Prescriptions

7.50 Existing grassland shall be protected from damage during construction works. Any disturbed areas shall be made good and reseeded.

7.51 Measures should be taken to discourage access to new grassland areas during establishment.

7.52 Amenity grassland may be implemented through turfing or from grass seed. Amenity grassland areas will require regular watering until established, particularly during dry spells.

7.53 Following seeding of amenity grassland, allow 2-3 months of establishment before first cut. Mow to an initial height of 10cm, and then subsequently to a height of no more than 7.5cm on a monthly basis.

7.54 For turf planting, commence mowing only once roots have penetrated and stitched into topsoil below.

7.55 Remove all arisings from amenity grassland mowing and dispose of off Site.

7.56 Scarification shall be carried out on amenity grassland areas annually in September-October.

7.57 Any bare or dead patches in amenity grassland shall be made good in March-April. Fork over and break up soil to a fine tilth and top up with topsoil as required. Reseed in accordance with original specification.

7.58 Wildflower grassland areas are likely to have slow initial growth, with a first flush of annual weeds in the first growing season. Control annual weeds throughout the initial planting season through mowing or strimming before seeds have set.

7.59 In subsequent years, wildflower grassland should be allowed to grow tall, flower and set seed from May to August. A 'hay cut' shall be carried out in August, with arisings left in place to dry and shed seeds for 1 week, with arisings subsequently removed from Site. Regular mowing should be carried out in September-April, with all arisings removed from Site to reduce fertility and competition from more vigorous grassland species.

7.60 Fertiliser may be applied to amenity grassland areas in spring. No fertiliser shall be used on wildflower grassland areas.

7.61 Within all grassland areas, weeds shall be removed throughout the growing season by hand weeding or chemical treatment.

DRAINAGE FEATURES

Landscape Elements

- Proposed Aquatic and Marginal Planting
- Proposed Rain Garden, Swale, and Basin

Proposals

7.62 The proposed SuDS features comprise a combination of linear swales and larger attenuation basins. These features include areas of permanent water, particularly in the proposed attenuation basin in the northwest of the Site. On more elevated areas, the SuDS features are dry Rain Gardens, intended to convey surface water towards attenuation basin /pond.

7.63 Areas of permanent water will be planted with native aquatic and marginal planting. Native marginal planting with reeds are proposed around the fringes of permanent water areas. This planting is proposed to provide visual interest, habitat opportunities, and to assist in the filtration and attenuation of surface water.

Management Objectives

- To ensure drainage features continue to function in the conveyance and attenuation of surface water in accordance with the function of existing features and the intended function of proposed SuDS features; and
- To establish areas of native wetland planting for visual interest and biodiversity benefit.

Management Prescriptions

7.64 In order to maintain drainage of the Site, carry out routine de-silting and clearance of drainage features on a 3-year rotational basis. Ensure any connecting culverts, gulleys, inspection chambers, inlets/outlets and silt traps are free from vegetation, silt and detritus.

7.65 Reed beds are to be kept in check to avoid over dominance on a 3-year rotational basis. Cut back reeds and dig out rhizomes to maintain approximate areas shown on landscape general arrangement drawings. This includes encroachment into permanent water areas so as to maintain open water and marginal habitats.

7.66 Works within wetland areas shall be carried out during late autumn or winter months (ideally late September to October) to avoid harm to wildlife. Ensure works are carried out on a rotational basis over a 3-year period. This should apply to each SuDS feature, such that only a 1/3 of a particular basin, ditch or swale is affected by clearance works in any particular year.

7.67 The maintenance operations of the rain garden planting should be treated as per the Ornamental shrub &herbaceous planting zones. (Refer to separate section above).

PROPOSED HARD LANDSCAPE ELEMENTS

Landscape Elements

- Proposed asphalt (road)
- Proposed concrete block paving and tactile paving
- Proposed rumble strip
- Proposed resin-bound gravel path
- Proposed play surface
- Proposed timber decking
- Proposed benches and bins

- Proposed play equipment

Proposals

7.68 Hard landscape surfaces comprise a range of materials including bitumen macadam, block paving in different colours and paving patterns, flag paving and self-binding or loose gravel. The distribution of materials has been designed to provide clear definition between the hierarchy of streets and subdivision between public, semi-private and private spaces.

7.69 Street furniture is set out in key locations throughout the scheme and comprises groups of benches and bins to provide opportunities for users to rest and enjoy public open spaces whilst also encouraging people to dispose of rubbish responsibly.

7.70 A Local Equipped Area for Play is proposed within the site, with a range of play equipment , play surface for fall zones and play grade bark mulch to provide a safe, secure and attractive space for children of a range of ages and abilities.

Management Objectives

- To maintain all hard surfacing in good clean order
- To ensure the safety of all users of the Site
- To ensure maintenance is carried out to extend the life of surfacing, street furniture and equipment as long as possible
- To ensure a high standard of amenity is provided to users of public open spaces

Management Prescriptions

7.71 Sweeping and flushing of all hard landscape areas shall be carried out on a twice annual basis.

7.72 All hard surfacing shall be subject to monthly inspections for defects.

7.73 Repairs and reinstatement shall be carried out as soon as practically possible including the following:

- Pot holes/cracks in tarmac shall be filled and top dressed in accordance with original specifications.
- Replacement of any broken or missing paving units with like for like replacements.
- Topping up of joints with grit/sand in accordance with original specifications

7.74 Informal paths shall be maintained on an annual basis, with surface dressing raked over, removing any growth of moss, algae or any other vegetation. Any potholes, ruts, cracks or washed out surface dressing shall be replaced with like-for-like material in accordance with the original specification.

7.75 Decking shall be pressure washed to remove any algae and vegetation to ensure a non-slip surface. Inspect the decking for any defects or damage and rectify immediately.

7.76 Benches and bins and fencing shall be inspected on a monthly basis for defects or vandalism. Any issues should be reported immediately to the **Landscape Maintenance Contractor** and rectified as soon as practically possible.

7.77 The proposed play area shall be subject to weekly maintenance and safety inspections including:

- Safety inspections of all play equipment, fending and surfacing
- Sweeping of surfacing including removal of any debris, broken glass, gravel, fallen leaves and litter

7.78 Defects in play equipment, fencing or safety surfacing shall be reported immediately to the **Landscape Maintenance Contractor** and rectified as soon as practically possible.

7.79 A safety inspection shall be carried out on the Pump Track on a weekly basis, including checking for

- Defects in surfacing (e.g. cracks/potholes);
- Obstacles on the course (e.g. fallen branches);
- Debris (e.g. loose gravel, broken glass, or any other material) on the track that may result in injury.

APPENDIX A.1

Management Schedules

Table 1.1 Annual Maintenance Operations Year 1-5 – General Operations

	NUMBER AND TIMING OF ANNUAL OPERATIONS				
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Litter picking and general inspection	52 Weekly	52 Weekly	52 Weekly	52 Weekly	52 Weekly
Inspect fencing, play equipment and street furniture.	52 Weekly	52 Weekly	52 Weekly	52 Weekly	52 Weekly
Weed Control	8 Monthly March - October	8 Monthly March - October	8 Monthly March - October	8 Monthly March - October	8 Monthly March - October
Remove dead, dying and diseased plants, replacement planting	1 Annually October-March	1 Annually October-March	1 Annually October-March	1 Annually October-March	1 Annually October-March
Mulching	1 Annually February - March	1 Annually February - March	1 Annually February - March	1 Annually February - March	1 Annually February - March
Watering of new planting	As required for establishment. March - October	As required for establishment. March - October	As required for establishment. March - October	As required for establishment. March - October	As required for establishment. March - October
Inspect and adjust tree/shrub stakes, ties and guards including loosening to avoid damage.	2 September & March	2 September & March	2 September & March	2 September & March	2 September & March
Remove tree/shrub stakes, ties and guards, if no longer required for establishment	-	-	1 March	1 March	1 March
Site Audit (landscape architect) & Review of LMP	-	-	-	-	1

						Review and update LEMP at end of establishment period.

Table 1.1 Annual Maintenance Operations Year 1-5 – Soft Landscape Elements

		NUMBER AND TIMING OF ANNUAL OPERATIONS				
		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
	Pruning and maintenance of existing trees (as directed by arboriculturist).	1 September-February	1 September-February	1 September-February	1 September-February	1 September-February
	Trimming of existing hedgerows/proposed native hedgerows	1 September-February	1 September-February	1 September-February	1 September-February	1 September-February
	Maintain 1m weed free area around proposed trees	1 March-September	1 March-September	1 March-September	-	-
	Selective felling/thinning.	-	-	-	-	1 September-February
	Removal of undesirable climbing/creeping plants in woodland areas (e.g. bramble, ivy)	1 September-February	1 September-February	1 September-February	1 September-February	1 September-February
	Trimming of proposed/existing native hedgerows	1 October-February	1 October-February	1 October-February	1 October-February	1 October-February
	Application of slow release fertiliser to ornamental beds	1 February-March	1 February-March	1 February-March	1 February-March	1 February-March

	Leaf sweeping and tidying of ornamental planting beds	2 November-March	2 November-March	2 November-March	2 November-March	2 November-March
	Formative pruning of trees and shrubs	1 September-March	1 September-March	1 September-March	1 September-March	1 September-March
	Thinning of native shrub / scrub planting areas (3 year rotation).	1 September-March	1 September-March	1 September-March	1 September-March	1 September-March
	Refirm trees and shrubs and check upright alignment of newly planted trees.	1 September-March	1 September-March	-	-	-
	Consolidation of ornamental plants	1 September-March	1 September-March	1 September-March	1 September-March	1 September-March
	Hard pruning of overgrown ornamental shrubs	1 February-March	1 February-March	1 February-March	1 February-March	1 February-March
	First cut of amenity grassland (10cm height)	1 Once established	-	-	-	-
	Regular mowing of amenity grassland	As required Monthly	As required Monthly	As required Monthly	As required Monthly	As required Monthly
	Scarification of amenity grassland	1 September-October	1 September-October	1 September-October	1 September-October	1 September-October
	Repair bare patches in amenity grassland	1 March-April	1 March-April	1 March-April	1 March-April	1 March-April
M	Topping of annual weeds in wildflower grassland	As required throughout first season	-	-	-	-
	Hay cut of wildflower grassland areas	-	1 August	1 August	1 August	1 August

	Regular mowing of wildflower grassland areas	-	3 September-April	3 September-April	3 September-April	3 September-April
	Apply fertiliser to amenity grassland areas	-	1 March-April	1 March-April	1 March-April	1 March-April
	Desilting and clearance of rain gardens and basins	-	-	-	1 September-March	1 September-March
	Reed planting clearance	-	-	-	1 September-March	1 September-March

Table 1.2 Annual Maintenance Operations Year 6-25

		ANNUAL MAINTENANCE OPERATIONS
	Litter picking and general inspection	52 Weekly
	Inspect fencing, play equipment, street furniture and pump track	52 Weekly
	Weed Control	8 Monthly March - October
	Site Audit (landscape architect) & Review of LMP	Every 5 years
	Pruning and maintenance of existing trees (as directed by arboriculturist).	1 Annually September-February
	Trimming of existing/proposed native hedgerows	1 Annually September-February
	Selective felling/thinning of woodland planting.	Every 5 years
	Removal of undesirable climbing/creeping plants in woodland areas (e.g. bramble, ivy)	1 Annually September-February

	Removal of undesirable climbing/creeping plants in woodland areas (e.g. bramble, ivy)	1 Annually September-February
	Application of slow release fertiliser to ornamental beds	1 Annually February-March
	Leaf sweeping and tidying of ornamental planting beds	2 November-March
	Thinning of native shrub planting areas (3 year rotation).	1 Annually September-March
	Consolidation of ornamental plants	1 Annually September-March
	Hard pruning of overgrown ornamental shrubs	1 Annually February-March
	Regular mowing of amenity grassland	As required Monthly
	Scarification of amenity grassland	1 Annually September-October
	Repair bare patches in amenity grassland	1 Annually March-April
	Hay cut of wildflower grassland areas	1 Annually August
	Regular mowing of wildflower grassland areas	3 September-April
	Apply fertiliser to amenity grassland areas	1 March-April
	Desilting and clearance of rain gardens and basins	1 September-March
	Reed planting clearance	1 September-March

	Sweeping and flushing of hard landscape areas	2 As required
	General inspections of all hard surfacing and street furniture followed by remediation	12 Monthly
	Raking and top dressing of informal paths	1 As required