

SANG LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN

West Hoathly Brickworks, East Grinstead

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Revisions to LPA comments



Chartered Landscape Architects

2 Keswick Drive, Maidstone, Kent ME16 0DQ

01622 437196

www.hwandco.co.uk

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1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE OF DOCUMENT

- 1.1.1 This document focuses on the management of the SANG (Suitable Alternative Natural Greenspace) area of the proposed development. **Please refer to the *Residential Landscape Management and Maintenance Plan (Hill-Wood & Co, 2025)* for the maintenance of the residential area of the site.** Please also refer to any supporting plans, reports and specifications approved as part of the planning application for the development at West Hoathly Brickworks, East Grinstead. This includes any documentation containing quantitative and qualitative information about the external areas of the site that will be useful to those responsible for managing and maintaining them.
- 1.1.2 The purpose of this document is to schedule all required maintenance regimes, operations and works necessary for the satisfactory management of the landscape in perpetuity. The Management Plan sets out the management aims and objectives for the site along with the specific management objectives for each landscape component, and the associated maintenance works required on an Annual and Occasional basis. The Annual Works are those works that will be required every year, such as watering, weeding and cleaning. The Occasional Works are those that will be required on an irregular or cyclical basis, such as repairs and renewals. The recommendations contained in this report are developed to provide flexibility and adaptability in perpetuity, and it should be adhered to for a minimum of 30 years.

1.2 THE GROUNDS

1.2.1 Location and context

The development site is located within the High Weald AONB. It comprises the grounds of the now inactive West Hoathly brickworks, situated roughly 7.5Km south east of Crawley, and 4.5Km south west of the town of East Grinstead. Immediately to the west of the site runs the bluebell railway. To the south and south west of the site lie residential properties, and to the east and north lie agricultural fields. Refer to Figure 1.

1.2.2 Site Description and Development Proposals

The site is roughly 16.3 hectares in area, one third of which is currently developed as part of the inactive brickworks, while the remaining two thirds feature a mix of woodland, open field, a large water body and boundary vegetation.

The proposed design of the new development comprises 1 and 2 bed apartments and 2,3,4 and 5 bed houses, with a provision of private amenity in the form of gardens and ample parking. The residential portion will feature SuDS in the form of swales and attenuation basins. Higher density housing is proposed towards the centre of the site, while lower density housing faces the rural edges. Additionally, Extensive tree planting is proposed throughout the site, as well as a play area.

Furthermore, the eastern part of the site, totaling roughly two thirds of the site area, will be allocated as a SANG (suitable alternative natural greenspace). The majority of this area will be retained and enhanced, including the existing pond, with improvements including substantial tree planting, meadow seeding, new pedestrian footpaths, seating, and two decked areas on the margins of the existing pond.

This document pertains to the landscape management of the SANG. For landscape management of the residential area, refer to the Residential Landscape Management Plan (Hill-Wood & Co, 2025).



Fig 1. Site location: Not to scale

1.2.3 Management Plan Areas

The purpose of this management plan document is to ensure the appropriate management of the retained and proposed landscape areas on the SANG section of the site following the construction and completion of the development. The landscape areas include existing vegetation along with all new planting (trees, hedges and wildflower meadows) and other hard or soft landscape components.

1.3 LEGAL FUNDING MECHANISM

- 1.3.1 The West Hoathly SANG will be transferred freehold for a peppercorn, and the SANG Contribution paid, to The Greenspace Trust C.I.C. The Greenspace Trust C.I.C., a not-for-profit registered charitable trust (companies house number 15192805), will appoint English Estates¹ (Company Number 13560390) whose Management Team will deliver the day-to-day management through local supply chain partners with suitable experience such as local Wildlife Trusts and vetted Landscape Contractors. The West Hoathly SANG will be wholly funded by a 'SANG Contribution' paid by CALA to The Greenspace Trust CIC prior to first occupation

and upon transfer of the freehold (£0 Contribution from Resident Service Charge Fee).

1.4 RECITALS

1.4.1 Parties Involved

- **The Developer:** The developer will be responsible for the protection and management of existing landscape components through the construction phase and the implementation of the hard and soft landscape works in accordance with the planning drawings, including any contractual maintenance period associated with these works.
- **The Local Planning Authority:** This term (abbreviated to LPA) shall refer to Wealden District Council and its Planning and Landscape Officers who are involved in the process of the approval of landscape and other documentation.
- **The Adopting Organisation:** This is the organisation that will adopt ownership of the landscape areas and is therefore responsible for their management and maintenance including all landscape components and features within them. The Adopting Organisation shall also be taken to mean any employee or representative of the organisation in ownership of the grounds.
- **The Landscape Management Contractor:** the company who may be appointed by the Adopting Organisation to carry out the landscape maintenance works. The appointment management company shall be a registered company with the required trained personnel and qualifications to carry out the associated work.

1.4.2 Status of the Landscape Management and Maintenance Plan

Prior to the commencement of development (or such other date or stage in development as may be agreed in writing with the LPA) a detailed long term Landscape Management and Maintenance Plan for all landscape areas shall be submitted to and approved by the LPA in writing. The plan shall include:

- Aims and Objectives;
- A description and evaluation of features to be managed;
- Ecological trends and constraints on site that might influence management;
- Appropriate management options for achieving aims and objectives;
- Management Prescriptions;
- Details of maintenance operations and their timing;
- Annual work schedule;
- Details of the parties/organisations who will be maintaining and managing the site;
- Ongoing monitoring and review.

The plan shall demonstrate integration of landscape, biodiversity and arboricultural considerations. The areas of planting shall thereafter be retained and maintained in

perpetuity in accordance with the approved Landscape Management and Maintenance Plan, unless any variation is approved in writing by the Local Planning Authority.

- 1.4.3 The LPA will approve this document as part of the planning process and this document therefore forms part of the approved planning documents. Management shall therefore be carried out in accordance with this document following completion of the implementation management plan (and any contractual maintenance periods associated with these works). This document will outline the minimum standard of maintenance to ensure a safe, comfortable, attractive, biodiverse and sustainable landscape is achieved in perpetuity.

1.4.4 Supportive Information

This Document should be read in conjunction with the remainder of the plans and documents that form the application, with particular emphasis on the following:

- Arboricultural Implications Report (SJA Trees, 2023)
- Ecological Assessment (Ecology Solutions, 2023)
- Landscape & Ecological Management Plan (Ecosupport, 2025)
- Residential Landscape Management Plan (Hill-Wood & Co, 2025)
- Residential Area Tree Planting Plans (Hill-Wood & Co, 2025)
- Residential Area Bulb Planting Plans (Hill-Wood & Co, 2025)
- Residential Area Shrub and Herbaceous Planting Plans (Hill-Wood & Co, 2025)
- Residential Area Native Hedgerow Planting Plans (Hill-Wood & Co, 2025)
- Residential Area Seeding and Turfing Plan (Hill-Wood & Co, 2025)
- Residential Area Tree Pit Details (Hill-Wood & Co, 2025)
- Residential Area Play Plans (Hill-Wood & Co, 2025)

2.0 AIMS AND OBJECTIVES OF THE LANDSCAPE MANAGEMENT PLAN

2.1 AIMS

- 2.1.1 The principal aims of this Landscape Management Plan are to secure a coordinated and high standard of landscape management for the landscape areas within the site, to ensure the successful integration of the development with the surrounding landscape and to protect and enhance nature conservation interests in accordance with the design objectives in the approved planning documents. This will include the appropriate maintenance of existing retained, and proposed landscape components. These include, but are not limited to, retention and reinforced boundaries of the Ancient Wood, and enhanced opportunities for existing residents and new residents to enjoy the wider surrounding landscape from a now publicly accessible open space with dedicated walking routes.

2.2 OBJECTIVES

- 2.2.1 The main objectives of the Landscape Management Plan are as follows:

- **To maintain landscape character:** To protect and conserve the existing landscape character and screening function of the existing vegetation, and to incorporate locally indigenous species within screening/structural landscape areas, to provide an attractive and robust landscape setting for the buildings on the site;
- **The sustainable management of existing vegetation:** To retain existing trees, hedgerows and other vegetation that are worthy of retention, and to enhance their character, composition and age structure through positive management with consideration to long-term viability and health and safety;
- **To achieve a high standard of maintenance:** To take measures to ensure the successful establishment and growth of new structural and incidental planting and to take appropriate long-term management measures to ensure the satisfactory appearance and sustainability of vegetation. To ensure that landscape components are replaced, augmented and/or improved over time as appropriate;
- **To maintain and enhance biodiversity:** To protect and enhance the nature conservation interest of both existing and new habitats and to ensure the adoption of management practices that enhance the biodiversity value of the site. To fulfil all legal requirements in relation to the protection and management of ecological features and the protection and management of target species including bats and reptiles;
- **To ensure health and safety:** To uphold the duty of care that all landscape components are safe and that all reasonable steps are taken to minimise risk of injury and damage to people and property; and
- **To provide a mechanism or monitoring and review:** To ensure that management practices are monitored and where necessary reviewed on an

annual basis in accordance with changing site circumstances and the views of key stakeholders.

3.0 SPECIFIC ELEMENTS REQUIRING MANAGEMENT AND MAINTENANCE

3.1 LANDSCAPE AREAS AND LANDSCAPE COMPONENTS

3.1.1 The landscape areas subject to this Landscape Management Plan include the following components:

- Existing trees;
- Proposed tree planting;
- Proposed mixed native hedgerows;
- Proposed wetland marginal planting;
- Proposed wildflower meadow with mown paths;
- Existing swale;
- Street furniture;
- Hard landscape areas.

3.1.2 In order to achieve the Aims and Objectives stated, the information below includes a description and specific management objectives for each component along with the annual and occasional management regimes required. Where appropriate, flexible management options are provided in order to address varying circumstances as the components mature.

3.2 GENERAL

3.2.1 Description

- The following are general management prescriptions that generally apply to all elements of the landscape. Both hard and soft.

3.2.2 Management objectives

- To ensure a high standard of maintenance and management to all components of the soft and hard landscape.

3.2.3 Annual works

i) **Collection and removal of litter and other debris:** All hard and soft landscape areas to be kept clean and free of litter and debris. Cart away litter/debris and remove off site to licensed tip. Ensure areas surrounding inlets and outlets of pipes are kept clean and free of any debris.

3.3 EXISTING / MATURE TREES

3.3.1 Description

- In the SANG portion of the site, existing trees are grouped in patches of varying dimension, forming sections of woodland. – refer to the Arboricultural Implications Report (SJA Trees, 2023).

3.3.2 Management Objectives

The management objectives for retained trees are to:

- Maintain the trees in as healthy and attractive condition for as long as possible, to ensure continuity in tree cover and their contribution to the landscape structure, biodiversity, and screening/amenity value of the site; and
- To ensure that trees are healthy and safe, particularly in places in proximity to residential properties and with public access.

3.3.3 Annual Works

- i) **Visual Inspection:** Trees should be regularly visually checked for the presence of any diseased or rotten wood; fungal or other infections/disease; and stability. If any such issues are identified, then the advice of a qualified Arboriculturist should be sought immediately.

3.3.4 Occasional Works

- i) **Arboricultural Assessment:** In any event, an Arboricultural Assessment is recommended to be carried out once every five years by a qualified Arboriculturist inspecting the condition of existing trees including any cause of increased risk to people or property. Furthermore, during the Arboricultural Assessment, the health of the trees shall be monitored and any works required for health and safety or to promote the health and sustainability of existing trees shall be identified, scheduled and actioned at a suitable time of year following application and granting of appropriate consents by the LPA (where required).
- ii) **Tree Work Consents:** Any works recommended for each tree (such as crown raising, crown reduction, substantial pruning, removal of limbs, pollarding or felling) should be documented and a formal application made to the LPA for approval (with the exception of the removal of dead wood) in advance of the works being undertaken wherever necessary. This applies to trees protected by a Tree Preservation Order (TPO) or a condition of the planning consent.
- iii) **Timeframes & Specialist Advice:** All works should be completed at an appropriate time of year and in accordance with relevant EU and UK wildlife legislation. Where possible this should be outside of the bird nesting season (i.e. between October through to February inclusive). In any event according to the nature of the works, there may be an additional requirement for monitoring or a watching brief by a qualified ecologist to ensure there are no nesting birds or bats present.
- iv) **Tree Works:** All works shall be carried out by a skilled, qualified and approved Arboricultural Contractor in accordance with BS3998: 2010 'Tree Work -

Recommendations'. All brushwood and logs that result from surgery and felling of trees on site shall be removed off site, unless needed to enlarge or renew hibernacula or eco piles. Where surgery works affect a highway, the Arboricultural Contractor shall ensure the relevant permissions and road control permits are obtained, and all necessary health and safety parameters are met.

- v) **Tree replacement and enhancement of tree cover:** Any tree that dies or is necessarily felled, but which is not removed as part of a programme of thinning or coppicing, shall be replaced with a tree of appropriate species and stock size. Such replacement shall be with a tree of either the same or similar species as those existing. The option for replacing with a different species is to allow some flexibility avoiding problems encountered with 'Same Species Disease' and to ensure sustainable tree cover in the interests of visual amenity. Possible damage to drainage/services and adjoining building foundations must be considered before choosing a replacement tree species and location. Where alternative species are being considered, then the species should be suitable to the character of the location, either native (in the case of structural planting on the boundary of the site) of a source of local provenance where possible or if ornamental, then appropriate to the type of trees adjacent to them. Replacement tree species and size to be determined by the Adopting Organisation, and implemented and maintained in accordance with good horticultural practice. Replacement and enhancement planting is best undertaken during the planting season (November through to March inclusive). Once annually the site shall be considered for the need for any strategic replacement or enhancement planting, to broaden the age class of trees and tree groups, in the interests of the long-term sustainability of strategically important vegetation. Replacement and enhancement planting is best undertaken during the planting season (November through to March inclusive)

3.4 PROPOSED TREE PLANTING

3.4.1 Description

- New tree planting is proposed within the SANG. New tree planting will include standard trees and whips and use only native species, in order to create instant diversity and perspective of time within the new proposed landscape. New tree planting is proposed in the form of woodland areas as well as incidental tree planting within the open space.

3.4.2 Management Objectives

The management objectives for new tree planting is to:

- Ensure the satisfactory establishment and growth of new tree planting typical of the respective species;
- Promote conditions so that trees are healthy and safe;
- Ensure continuity of the design approach and amenity value of tree planting; and
- Provide shade across the site for the benefit of residents and visitors.

3.4.3 Annual Works

- i) **Visual Inspection:** Trees should be regularly visually checked for the presence of any diseased or rotten wood; fungal or other infections/disease; and stability. If any such issues are identified, then the advice of a qualified Arboriculturist should be sought immediately.
- ii) **General tree maintenance during establishment:** Check all trees for firmness and stability in the ground. Check and adjust tree ties. Top up bark mulch levels where necessary around the base of new trees. Where trees are in grass areas, remove weed growth by hand. Newly planted trees shall be fertilised for the first two years using a suitable and approved liquid feed as per manufacturer's recommendations, to aid establishment. Prune back any diseased or rotten wood (including the removal of main stems and limbs) back to sound wood as required. For standard trees, remove side branches and basal shoots each November to maintain a 1.8m trunk free of branches.
- iii) **Watering trees:** All new tree planting to be watered in accordance with BS8545:2015 Annex G for the first two growing seasons. Subsequently, watering to be undertaken as required to maintain healthy and vigorous growth. Increase watering frequency during any continuous hot weather lasting more than 7 days. The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the Adopting Organisation and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources and costs of obtaining second class water. The Landscape Management Contractor shall be responsible for any tree failures or excessive die back from drought stress during the management contract.

3.4.4 Occasional Works

- i) **Arboricultural Assessment:** In any event, an Arboricultural Assessment is recommended to be carried out once every two years by a qualified Arboriculturist inspecting the condition of existing trees including any cause of increased risk to people or property. Furthermore, during the Arboricultural Assessment, the health and aesthetics of the trees shall be monitored and any works required shall be identified, scheduled and actioned at a suitable time of year following application and granting of appropriate consents by the LPA (where required).
- ii) **Checking and removal of tree stakes and ties:** Review the need for tree stakes and ties annually for up to 6 years to ensure trees are firm and stable. Ideally, remove stakes in the fourth growing season or the following April. Stakes removed shall be cut at ground level, below lowest grass height (to prevent snagging mower blades) or pulled from the ground and the post holes filled with suitable topsoil. If the tree is found to be weak or unstable after the stakes have been removed, then check the base of the tree for signs of rot. If rotten or unlikely to stabilise, remove the tree and replace. If the tree is free from rot or other cause of its instability, then re-instate a tree support, using 100mm diameter stake and single tie. The stake should be pushed into the ground with a post rammer, to a depth of 600mm and cut to one third the height of the tree. Fix the tree stem with

a bio degradable tie and spacing device attached to at a point no more than 25-35mm below the top of the post, in order to prevent chaffing against the post in high winds. Remove old posts and ties and arisings and dispose off site.

- iii) **Long-term tree surgery works:** After 10-20 years of maintenance as above (or earlier if required), newly planted trees will reach semi-maturity and at this time may be in need of corrective surgery.
- iv) **Ground flora in new woodland areas:** After 5 years of development to allow the new trees to grow and a woodland canopy to develop, these areas shall be sown with a native woodland ground flora seed mix such as Emorsgate EW1, which comprises various native woodland ground flora species. Prepare the ground by clearing any vegetation to expose bare soil. Take care when near trees, so as not to damage tree trunks and root systems. Seed in the Autumn or early Spring. To be surface sown.
- v) **Tree replacement and enhancement of tree cover:** Any tree that dies or is necessarily felled, but which is not removed as part of a programme of tree removals, shall be replaced with a tree of appropriate species and stock size. Such replacement shall be with a tree of either the same or similar species as those existing. The option for replacing with a different species is to allow some flexibility avoiding problems encountered with 'Same Species Disease' and to ensure sustainable tree cover in the interests of visual amenity. Possible damage to drainage/services and adjoining building foundations must be considered before choosing a replacement tree species and location. Where alternative species are being considered, then the species should be suitable to the character of the location and adjoining trees. Once annually the site shall be considered for the need for any strategic replacement or enhancement planting, to broaden the age class of trees and tree groups, in the interests of the long-term sustainability of strategically important vegetation. Replacement tree species and size to be determined by the Adopting Organisation, and implemented and maintained in accordance with good horticultural practice. Replacement and enhancement planting is best undertaken during the planting season (November through to March inclusive).
- vi) **Enhancement of woodland understory / Edge management and removal of invasive species:** In order to achieve ecological goals, there might be the need to enhance the woodland understory, manage the progression of woodland edges, and control invasive species within the woodland. Refer to Landscape Ecological Management Plan (Ecosupport, 2025) section 4.3.1 for details and timings of these operations.
- vii) **Removal of temporary guards / protective fencing:** Guards/protective fencing to be reviewed annually and then removed between 2-3 years after planting, depending on the overall plant growth.

3.5 PROPOSED MIXED NATIVE HEDGEROWS

3.5.1 Description

- A mixed native hedgerow is proposed on the south east of the site, defining the site boundary where there is currently a gap in boundary vegetation. Additionally, a new mixed native hedgerow is proposed defining the boundary between the residential area and the SANG.

3.5.2 Management Objectives

- To maintain new native hedgerows in generally good condition and to a given predetermined ultimate height, shape and width, as adequate for their function within the scheme.
- To ensure continuity of form and density.
- To ensure that leggy and unkempt growth is pruned back and maintained at a functional size so that the hedge does not hold litter or present Health and Safety hazards.

3.5.3 Annual Works

- General native hedge maintenance:** Top up mulch levels for new hedges where necessary, using the same or similar product to that previously supplied. Cut back hedges on a three-year rotation, e.g. only cut one third of the hedges per year, leaving the remaining two thirds for the following two years. Prune new native hedges annually in January to allow fruiting tree species to finish fruiting, to allow birds to continue feeding further into winter), to a height of no less than 2m once established, to form an even and tidy hedge line, not favouring any hedgerow trees that start to develop. Cut larger stems, and prune any diseased rotten wood back to sound wood. Remove all cut material from site.
- Pruning native hedges:** Prune any diseased or rotten wood (including the removal of main stems and limbs) back to sound wood, outside bird nesting season. Remove all stems and limbs which are unsafe or are in danger of falling or breaking up during gales. Remove all cut material from site and cart away to tip. Top out native hedgerows to the intended eventual height, and face up the sides, to form an even and tidy hedge alignment.
- Watering of native hedges:** During the first two years, water native hedges as required during extended dry periods.

3.5.4 Occasional Works

- Gapping up native hedges:** Remove failed plants for new native hedges and replace with a plant of the same species, to a minimum size of an open ground whip, 0.9-1.2m high, planted between the months of December and mid-March inclusively, unless the plant is either Ilex, Ligustrum or other native evergreen species, when the height can be 500mm minimum and be supplied in a 3L pot. Gap up areas of less dense growth with additional plants as required to achieve a continuous hedge line taking due allowance for natural growth and regeneration of cut material. All plants should be native (from a source of local provenance where possible), appropriate to the character of the area and should be selected to increase the species diversity of the existing hedgerow and maximise ecological value.

- ii) **Timeframes & Specialist Advice:** All works should be completed at an appropriate time of year and in accordance with relevant EU and UK wildlife legislation. Where possible this should be outside of the bird nesting season (i.e. between October through to March inclusive). In any event according to the nature of the works, there may be an additional requirement for monitoring or a watching brief by a qualified ecologist to ensure there are no nesting birds or bats present.
- iii) **Removal of temporary guards / protective fencing:** Guards/protective fencing to be reviewed annually and then removed between 2-3 years after planting, depending on the overall plant growth.

3.6 PROPOSED WETLAND MARGINAL PLANTING

3.6.1 Description

- New marginal planting in the form of pre-planted coir mats is proposed along the edges of the existing pond in the SANG. This marginal planting incorporates suitable native wetland species traditionally found towards the edge of water bodies.

3.6.2 Management Objectives

The management objectives for marginal planting areas will be to:

- Ensure the satisfactory establishment of the planting towards the edge of the water body; and
- Ensure the healthy development of marginal planting into the future, in order to favour biodiversity and ecological value.

3.6.3 Annual Works

- i) **General maintenance:** Any plant that starts to dominate should be thinned out and rotational thinning can also help create variation in structure. Only one third of a pond should be cleared per year, with each section managed every 2-3 years in rotation. Once cleared, plants or debris should be left along the edge for a few days to allow any trapped wildlife to return to the water. Any invasive species that are noted should be immediately removed and an invasive species specialist may be required to provide input on a management plan to eradicate the species.

3.7 EXISTING SWALE

3.7.1 Description

- A swale currently connects the wetland area to the north of the SANG to the existing pond.

3.7.2 Specific Objectives

The management objectives for this swale are to:

- Provide suitable drainage for water in order to maintain the hydrology of the site; and

- Provide a seasonal habitat for wildlife and enhance biodiversity.

3.7.3 Annual Works

i) **General maintenance for swales:** This will be undertaken by the Adopting Organisation and is vital for the effective operation of these drainage features. Remove fallen leaves and debris in the autumn to allow free water flow. Clear patches of marginal vegetation if required each autumn in rotation so that there is always a succession developing from bare mud. If marginal plants start spreading noticeably from the edges towards the centre, action will need to be taken to remove them. Manage vegetation on the banks to maintain water flows and to create potential wildlife habitats. Check headwalls and outlets and remove any litter and debris at each visit ensuring no obstructions are present that restrict the flow of water. Monitor water quality and take remedial action if required.

3.7.4 Occasional Work

i) **Monitoring of swales:** Management should be flexible. Monitoring should be an integral part of any management. The careful recording of information is necessary before, during and after any work:

- Check the establishment of any new marginal and aquatic planting. If the survival rate is poor, try and establish a reason before undertaking any replanting and adjust the species if required, taking account of soil conditions and amount of water present;
- If present, leave marginal vegetation for two or three years to establish. Leave the dead stems and leaves over winter as long as these don't block the flow of water or inlets/outlets. Clear patches each autumn in rotation, so that there is always a succession developing from bare ground.
- Monitor the extent of marginal planting. If plants start spreading into the centre, clear vegetation from its 'invading front', on the inner or waterside of the margin, leaving the landward side as undisturbed habitat. Retain a solid margin of vegetation to discourage access;
- Dig out any accumulated silt in early autumn, clearing only a part of the area in a 12-month period;
- Ensure there are sufficient areas of habitat (e.g. logs, stones and rough vegetation at the swale edges), especially during winter when these will be used as hibernation sites by frogs, newts and others;
- Clear any self-sown trees.

3.8 PROPOSED WILDFLOWER MEADOW WITH MOWN PATHS

3.8.1 Description

- The open areas within the SANG will be seeded with new wildflower meadow. This will be sown with Emorsgate seeds EM5 meadow mixture for loamy soils. These areas will be subject to three different maintenance regimes: one for the larger meadow areas (dry), another for the wet meadows areas, and another for the mown paths and the mown margins either side of the hoggin footpaths.

3.8.2 Management Objectives

The management objectives for wildflower grassland areas will be to:

- To ensure the satisfactory establishment of the grass sward and wild flowers areas;
- To maintain a healthy and biodiverse sward suitable for a range of wildlife;
- To maintain the intended route of the mown paths; and
- To maintain tidy mown margins (1.5m minimum) either side of the hoggin footpaths.

3.8.3 Management of dry grassland

It is recommended the wildflower grassland undergoes an annual cut. However, the grassland should not be cut from May to late June during the flowering season. The grassland will be left to flower and will be cut once in Summer/early Autumn from between late June to September. Sections of grassland should be cut at different times to ensure there will be varied structure and varying the mowing times from year to year is the best way to maintain a diverse balanced sward and minimise cover of sub-optimal species. All cuts will occur in two stages for reptiles and GCN to avoid adverse impacts. The first cut will be to no lower than 150mm and the habitat will be left at least 24 hours to allow wildlife to disperse, after which it can be cut to its target height. To achieve a varied sward target heights will vary:

- 20% of habitat will be left uncut in any one year;
- 5% will be scarified as bare ground;
- 20% will be cut short to <50mm;
- The remaining area will be cut to approximately 70mm height.

3.8.4 Management of wet grassland

The areas of species-rich grassland that establish as wet meadow will be managed less intensively. An annual cut will be carried out in late Summer to early Autumn and no more than 1/3 of the wet grassland will be cut in any given year. The grassland will be cut to a target height of 100-150mm. In addition, if any weedy species begin to establish, these will be targeted for management and if needed will be hand-pulled to avoid them becoming dominant.

3.8.5 Mown paths and mown margins to hoggin paths

The management recommendations above apply to areas that are to be left as meadow as shown on the landscape plans. For mown paths, mow regularly as a lawn but not too short (40-60mm). Adjust mowing frequency to maintain a tidy appearance, and reduce the mowing frequency as appropriate outside the growing season to maintain a tidy appearance and in order to always maintain a height distinction between the meadow areas and the paths/mown margins. This more aggressive mowing regime along the paths and margins will favour grasses over wildflowers. Unlike amenity grass areas, DO NOT apply fertilizer.

3.9 STREET FURNITURE

3.9.1 Description

- Street furniture, in the form of timber benches, litter bins and information boards are proposed within the SANG.

3.9.2 Management Objectives

The management objectives for street furniture are:

- To ensure these elements of street furniture are safe, functional, clean and free from dilapidations, bird faeces dust, graffiti and grime.

3.9.3 Annual Works

i) General maintenance for street furniture.

Inspect all elements of the street furniture monthly taking great care to inspect posts, footings, fixings and paint work. Ensure these are safe, functional, clean and free from dilapidations, bird faeces, dust, graffiti and grime. Ensure that paint work is complete and that there is no sign of rust. Ensure that all fixings are secure and in good repair. Any defect shall be carefully recorded and arrangements for repair made within seven days with the Street Furniture Company or other suitable and approved contractor. All painted, electrostatic powder coated, or stained surfaces (or other similar surface treatments) shall be closely inspected, and any damage, chipping, flaking, abrasion or fading made good with matching treatment, applied strictly in accordance with the manufacturer's instructions, product COSHH sheet and latest COSHH Regulations. All graffiti shall be removed and surfaces made good if necessary. Street furniture shall be cleaned monthly, removing dirt, bird faeces, and grime using detergent and scrubbing sponges or brushes – as appropriate, rinsing and drying to leave a clean surface.

3.9.4 Occasional Works

i) Changes and renewals for street furniture.

Where scheduled inspections report defects to street furniture, that are in need of wholesale replacement or alteration in order to function satisfactorily and to minimise risk of injury or harm, and where such items are found to be beyond repairable condition, then these changes or renewals should be effected immediately. Demolish and remove defective elements and replace or add new items as appropriate - including for carting away the failed and excavated or broken out materials to skip, ensuring all new elements match those existing in all respects, both the material type and gauge/ dimensions and the decorative finish and colour, unless a suitable alternative is agreed with stakeholders.

3.10 HARD LANDSCAPE AREAS

3.10.1 Description

- A new hoggan footpath with timber edging is proposed in the SANG. Additionally, railway sleeper steps are proposed along the paths where required to achieve intended gradients.

3.10.2 Management Objectives

- To ensure that the surface is safe and comfortable to use and is generally clean from litter and other debris.

3.10.3 Annual Works

- i) **General cleanliness:** Due to the setting in which the paths are located, some leaf litter and natural debris is expected. However, paved surfaces should be monitored year-round for excessive accumulation of debris. Sweep areas that accumulate more debris, (such as the section of path that goes through the existing woodland to the south and west of the SANG) more frequently (removing all arisings off site). Increase sweeping in autumn when leaves are falling.
- ii) **Condition of paved surfaces:** The path surfacing and edging shall be inspected regularly, checking for mechanical damage, vandalism, settlement, frost heave, or any other defect. Any such defects shall be documented and a corrective methodology agreed with the Adopting Authority and implemented as appropriate by the Landscape Management Contractor or a suitable qualified contractor.
- iii) **Condition of railway sleeper steps:** The steps and adjacent path surfaces (on the top and bottom of each step) shall be inspected regularly, checking for mechanical damage, vandalism, settlement, frost heave, or any other defect or irregularity that might compromise the safety and/or function of the steps. Such inspections to be carried out by a suitably qualified member of the management company, in order to ensure safety for all users if the open space. Any such defects shall be documented and a corrective methodology agreed with the Adopting Authority and implemented as appropriate by the Landscape Management Contractor or a suitable qualified contractor. If any issues are detected during inspection that compromise the safety or function of the steps, erect appropriate signage to alert users, or restrict access as appropriate until remedial action is carried out.

3.10.4 Occasional Works

- i) **Repairs and renewals:** Where inspection detects areas are in need of repair, extension or alteration to their original intended function or to minimise risk of injury, then such repair and/or renewals should be effected immediately. Repair damaged areas as per the instructions of the product manufacturer.

4.0 MONITORING AND REVIEW

4.1 PROCESS FOR MONITORING AND REVIEW

- 4.1.1 It is recommended the Landscape Management Plan and maintenance schedules be monitored and assessed for their effectiveness on an annual basis for the first five years following the completion of the development.
- 4.1.2 Each annual review should be coordinated and completed by a suitably qualified representative of the Adopting Authority. The review should include advice from specialist consultants as required (such as a qualified Arboriculturist and ecologist), the Landscape Management Contractor and other stakeholders including representative(s) from the LPA and local residents.
- 4.1.3 **To this end the review may include (as appropriate):**
- Specialist reports - advising on particular aspects such as protected species, general silvicultural husbandry and health and safety issues;
 - Records or attendance sheets demonstrating the maintenance work undertaken; and
 - A walk over assessment of the landscape areas to assess landscape components and their condition, and the need for enhancement including minutes.
- 4.1.4 The review should identify any changes to site conditions and circumstances, whether the aims and objectives of the Landscape Management Plan are being met, and where identified changes are need to existing management practices and time frames. Furthermore, any strategic enhancements, including new planting should be identified and priorities established for undertaking these works.
- 4.1.5 Within 1 calendar month of the review, a revised Landscape Management Plan should be produced (if appropriate), and circulated to stakeholders, including the LPA, for approval in writing.
- 4.1.6 After the first five years the Landscape Management Plan will be reviewed every five years, or as required to ensure the satisfactory management of the landscape in perpetuity.

5.0 MAINTENANCE SCHEDULES

MAINTENANCE TABLES – YEAR 1				
Component	Objectives	Tasks	Time of year	Frequency
General	Ensure a high standard of maintenance and management to all the soft and hard landscape	Collection and removal of litter and other debris	Year-round	As required
Existing / Mature Trees	Maintain trees in a healthy, attractive and safe condition	Visual inspection	Year-round	Annually
Proposed Tree Planting	Ensure successful establishment and healthy growth of new trees; Promote safe, visually cohesive tree cover across the site; Enhance site amenity and provide shade for users.	Check stability and firmness in ground. Adjust ties. Top up bark mulch to 75mm depth. Hand-weed base.	Beginning and end of growing season (March and November generally)	Twice yearly
		Fertilise trees during first two years with liquid feed	As manufacturer instructions	As manufacturer instructions
		Prune diseased or dead wood. For standard trees, remove basal shoots and side branches each July to maintain 1.8m clear stem.	November	Yearly
Proposed Mixed Native Hedgerows	Maintain hedges in good condition and predetermined size/shape; Ensure continuity, density, and form; Prevent hazards or litter entrapment from unkempt growth.	Watering trees (first two years)	Growing season (esp. dry periods)	Weekly/as needed
		Top up mulch as needed using matching material to 75mm depth	March	Annually
		Topping up hedges	January	Annually (3 year rotation)
Proposed Wetland Marginal Planting	Ensure successful establishment of marginal plants near water edges; Support healthy growth to favour biodiversity.	Thinning vegetation on a 2-3 year rotation	October-November	Annually (2-3 year rotation)
Proposed Dry Wildflower Meadow	Establish healthy sward and wildflower growth; support habitat creation and weed control.	Mowing	Summer-early Autumn	Annually
Proposed Wet Wildflower Meadow	Establish healthy sward and wildflower growth; support habitat creation and weed control.	Mowing	Summer-early Autumn	Annually with any given area mown only once every three years in rotation
Mown paths	To maintain the intended route of mown paths; maintain tidy mown margins either side of the hoggan footpaths.	Mowing	Year-round	As required. Generally fortnightly during growing season, and twice outside growing season
Existing Swale	Maintain site hydrology via effective drainage; Support seasonal habitat value and promote biodiversity.	Remove plants spreading toward the centre, maintaining landward margin as habitat. Dig out silt, clearing only part of area each year. Retain hibernation habitats (logs, stones, rough grass). Remove any self-sown trees.	Autumn preferred; as needed	As required
Street Furniture	Keep all elements safe, functional, clean, and free from damage, graffiti, or grime.	Remove fallen leaves and debris and check headwalls/outlets for blockages and remove litter.	Autumn	Annually
Hard Landscape Areas	Ensure surfaces are safe, usable, and clean; keep paths free of litter and excessive debris.	Visual inspection and cleaning	Year-round	Monthly
		Emptying bins	Year-round	As required
		Monitor path surfaces for leaf litter and debris. Sweep regularly.	Year-round	weekly monitoring. Sweep as required with increased frequency in wooded areas
		Inspect hoggan surfacing, timber edging and steps for damage. Record any defects and agree corrective actions with the Adopting Authority.	Year-round	Monthly

MAINTENANCE TABLES – YEAR 2 ONWARDS				
Component	Objectives	Tasks	Time of year	Frequency
General	Ensure a high standard of maintenance and management to all the soft and hard landscape	Collection and removal of litter and other debris	Year-round	As required
Existing / Mature Trees	Maintain trees in a healthy, attractive and safe condition	Arboricultural assessment Any tree works Replacement of dead/felled trees	As adequate October – February November – March	Biennially (every 2 years) As required As required
Proposed Tree Planting	Ensure successful establishment and healthy growth of new trees; Promote safe, visually cohesive tree cover across the site; Enhance site amenity and provide shade for users.	Check stakes and ties for stability or need or removal/substitution	April	Annually (Years 1–6)
		Once trees reach semi-maturity (approx. 10–20 years), carry out corrective surgery as necessary	October – February	As required (after Year 10)
		Replace dead/felled trees	November – March	Annually
		Fertilise trees during first two years with liquid feed	As manufacturer instructions	As manufacturer instructions
		Prune diseased or dead wood. For standard trees, remove basal shoots and side branches each July to maintain 1.8m clear stem.	November	Yearly
Proposed Mixed Native Hedgerows	Maintain hedges in good condition and predetermined size/shape; Ensure continuity, density, and form; Prevent hazards or litter entrapment from unkempt growth.	Watering trees (first two years)	Growing season (esp. dry periods)	Weekly/as needed
		Gap up failed sections	December – Mid-March	As required
		Topping up hedges	January	Annually (3 year rotation)
Proposed Wetland Marginal Planting	Ensure successful establishment of marginal plants near water edges; Support healthy growth to favour	Thinning vegetation on a 2-3 year rotation	October-November	Annually (2-3 year rotation)
Proposed Wildflower Meadow with mown paths	Establish healthy sward and wildflower growth; support habitat creation and weed control; maintain layout of mown paths	Mowing of meadow areas (150mm cut height)	September hay cut + Autumn and Spring mowing	once for hay cut; Autumn and Spring mowing as required
		mowing of mown paths (40mm cut height)	Year-round	As required to maintain low sward (max 100mm) and height distinction between meadow and paths, generally fortnightly during the growing season
Existing Swale	Maintain site hydrology via effective drainage; Support seasonal habitat value and promote biodiversity.	Remove plants spreading toward the centre, maintaining landward margin as habitat. Dig out silt, clearing only part of area each year. Retain hibernation habitats (logs, stones, rough grass). Remove any self-sown trees. Remove fallen leaves and debris and check headwalls/outlets for blockages and remove litter.	Autumn preferred; as needed Autumn	As required Annually
Street Furniture	Keep all elements safe, functional, clean, and free from damage, graffiti, or grime.	Visual inspection and cleaning Emptying bins	Year-round Year-round	Monthly Weekly
Hard Landscape Areas	Ensure surfaces are safe, usable, and clean; keep paths free of litter and excessive debris.	Monitor path surfaces for leaf litter and debris. Sweep regularly.	Year-round	weekly monitoring; Sweep as required with increased frequency in wooded areas
		Inspect hoggin surfacing, timber edging and steps for damage. Record any defects and agree corrective actions with the Adopting Authority.	Year-round	Monthly

YEAR 1 MAINTENANCE SCHEDULE													
		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
GENERAL	Collection and removal of litter / debris												
TREES	visual inspection												
	Check stakes and ties												
	Hand weeding												
	Top up bark mulch												
	Pruning												
	Fertilising												
	watering												
NATIVE MIXED HEDGEROWS	Top up bark mulch												
	Topping up hedges												
WETLAND MARGINAL PLANTING	Thinning of vegetation												
DRY WILDFLOWER MEADOW	Mowing												
WET WILDFLOWER MEADOW	Mowing												
MOWN PATHS	Mowing												
SWALE	Remove plants spreading towards centre												
	Visual inspection												
	Remove leaf litter / debris												
STREET FURNITURE	Cleaning and visual inspection												
	Emptying bins												
HARD LANDSCAPE	Visual inspection												
	Sweeping paths												

WEEKLY

AS REQUIRED – INCREASE IN AUTUMN

3 YEAR ROTATION

ANNUALLY WITH 3 YEAR ROTATION

ANNUALLY WITH 2-3 YEAR ROTATION

AS PRODUCT MANUFACTURER RECOMMENDATIONS

[illegible]

6.0 MAINTENANCE VISIT / MEETING NOTES

Purpose of visit / meeting:

Date:

Time:

Participants:

NOTES:

