



Imberhorne Farm SANG

Landscape Maintenance and Management Plan with Addendum

On behalf of **Vistry South East**

Project Ref: 333102745 | Rev: B | Date: May 2026

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For and on behalf of Stantec UK Limited				

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1 Introduction

- 1.1.1 This Landscape Maintenance and Management Plan (LMMP) has been prepared by Stantec Landscape Architects to provide a long-term landscape management and maintenance strategy for the implementation and long-term after-care of the landscape related components of Imberhorne Farm Suitable Alternative Natural Green Space (SANG). The rest of the overall Site is not subject to this LMMP.
- 1.1.2 This Landscape Management and Maintenance Plan (LMMP) has been prepared to support the proposed development at Land South and West of Imberhorne Upper School. It specifically addresses the requirements of Policy SA20 of the adopted Mid Sussex District Council Site Allocations Development Plan Document (SADPD), which requires the provision of a strategic Suitable Alternative Natural Greenspace (SANG) to mitigate recreational pressure on designated ecological sites, including the Ashdown Forest SPA/SAC.
- 1.1.3 The LMMP sets out the aims, objectives, and long-term management principles for the proposed SANG and associated areas of public open space within the development. It provides a comprehensive framework for the creation, enhancement, and ongoing management of semi-natural habitats, landscape structure, and recreational routes, ensuring the site functions effectively as a high-quality alternative natural greenspace that attracts and accommodates visitor pressure away from sensitive European designated sites.
- 1.1.4 This LMMP should be read in conjunction with the Landscape General Arrangement and Planting Plans, the SANG Strategy Document, and associated supporting drawings prepared for the development. These documents collectively inform the design evolution of the SANG provision, including habitat creation, access strategy, and integration with the wider green infrastructure network.
- 1.1.5 The Landscape General Arrangement and Planting Plans establish the overarching structure and spatial arrangement of the SANG, identifying key landscape components including areas of woodland, grassland, wetland features, and informal recreational routes. They also define the hierarchy of pedestrian circulation routes, including circular and connecting routes designed to meet SANG guidance criteria for attractiveness, accessibility, and walking experience.
- 1.1.6 The SANG Strategy Document provides detailed guidance on the design and management of landscape character areas within the SANG. These include woodland edge habitats, open meadow systems, wetland features, and transitional zones that collectively support biodiversity enhancement and recreational functionality. Each area is designed to contribute to the delivery of Policy SA20 requirements, including naturalistic character, habitat diversity, and visitor dispersion.
- 1.1.7 In combination, these documents define the design intent and management approach for the SANG provision at Land South and West of Imberhorne Upper School, ensuring compliance with Policy SA20 and the delivery of a functional, attractive, and ecologically robust strategic greenspace.
- 1.1.8 The LMMP should be read alongside the following drawings and documents which collectively address the requirements of Policy SA20 and associated planning conditions.

Stantec Landscape General Arrangement Drawings:

- 333102745-BL-LD-1000 SANG Landscape General Arrangement Plan

Stantec Planting Plan Drawings:

- 333102745-BL-LD-2000 SANG Planting Plans
- 333102745-BL-LD-2001 SANG Planting Plans-Sheet 1
- 333102745-BL-LD-2001 SANG Planting Plans-Sheet 2
- 333102745-BL-LD-2001 SANG Planting Plans-Sheet 3
- 333102745-BL-LD-2001 SANG Planting Plans-Sheet 4

Stantec Soil Plan Drawing:

- 333102745 BL-LD-1100 Soil Plan

Stantec Landscape Detail Drawings:

- 333102745 BL-LD-300 Tree Pit Detail Soft Landscape with timber stakes
- 333102745 BL-LD-301 Tree Pit Detail Soft Landscape underground guying
- 333102745 BL-LD-302 Woodland Planting Matrix
- 333102745 BL-LD-310 Landscape Detail Compacted Gravel Footpaths
- 333102745 BL-LD-320 Landscape Detail Viewing Platform
- 333102745 BL-LD-330 Landscape Detail Rabbit Fencing & Stile
- 333102745 BL-LD-340 Landscape Detail Wildlife Scrapes
- 333102745 BL-LD-350 Pond Detail Section A-A
- 333102745 BL-LD-351 Pond Detail Section B-B
- 333102745-BL-LD-1200 SANG Landscape Indicative Earthworks

Stantec Drainage Engineering Drawing

- 333102745-STN-HDG-XX-M3-CD-0610-Drainage Basin Contours for details

1.1.9 Other documents that have been referenced to produce this LMMP include:

- **Existing Tree Schedule and Tree Constraints Plan** prepared by Lizard Landscape Design and Ecology, (Ref: LLD1741 ARB-SCH-003)

2 Strategic Scope, Vision, and Objectives

2.1 Design Intention

2.1.1 The landscape proposals have been designed to comply with the requirement of Policy SA20 of the adopted Mid-Sussex District Council Site Allocations Development Plan Document (SADPD) to provide a strategic Suitable Accessible Natural Greenspace (SANG). The proposals also take into account Natural England guidance concerning SANGs and precedent Local SANG designs and visitor surveys conducted at them such as the current SANG at East Court & Ashplats Wood and the four SANGs for Ashdown Forest.

2.1.2 The design intention for Imberhorne Farm SANG Landscape Proposals is to provide a Semi natural landscape of ecological and recreational value through:

- Retention and positive reinforcement of existing vegetation including Gullege Woods to the south.
- Areas of new native woodland and understory planting to further contribute to the typical dense wooded character of the High Weald and maintain the perception of containment within the landscape.
- Open mosaic of species rich grassland, wildflower meadow, butterfly and wildlife meadow and pollinators meadow.
- Focal pond feature to the north, reinforcing the landform legibility.
- New tree planting in drifts responding to district level landscape character guidance as well as to desire lines on ground.
- Formal walking route set back from Gullege Farm to the east of this area providing a degree of privacy.
- Informal mown grass routes in addition to the formal route, providing a wide network of connectivity within the SANGs area as well as connecting to the wider landscape.

2.2 Objectives: SANG Landscape Strategy, Design Response & Vision

2.2.1 The landscape strategy seeks to provide an appropriate landscape that offers the opportunity to retain, enhance and create a variety of landscape features. These will promote accessibility, legibility and a strong setting and sense of place as well as complementing local landscape character and providing biodiversity enhancement opportunities.

Aim 1: Conserve and Reinforce Local Landscape Character

2.2.2 Objectives:

- Retain, protect and enhance existing landscape features, including Gullege Woods to the south.
- Conserve the distinctive High Weald wooded character through reinforcement of landform and vegetation structure.
- Maintain a strong sense of enclosure and separation from surrounding development.

Aim 2: Establish a Robust Green Infrastructure Framework

2.2.3 Objectives:

- Deliver new native woodland planting and understory to reflect the characteristic dense, layered vegetation structure.
- Provide tree planting in informal drifts in accordance with local landscape character guidance.
- Respond to established and emerging desire lines to ensure legible and functional spatial structure.

Aim 3: Deliver Biodiversity Net Gain and Habitat Diversity

2.2.4 Objectives:

- Create a diverse mosaic of semi-natural habitats, including species-rich grassland, wildflower meadows, and pollinator-rich areas.
- Strengthen ecological connectivity within the site and to adjacent habitats.

Aim 4: Provide a High-Quality, Accessible Recreational Resource

2.2.5 Objectives:

- Provide a well-defined, circular walking route of appropriate length in line with SANG guidance.
- Establish a hierarchy of routes, including formal paths and informal mown trails, to encourage dispersal of visitors.
- Locate higher activity uses, in proximity to access points such as the car park and PRoW 40aEG.
- Maintain appropriate stand-off distances and screening to protect the amenity of adjacent properties, including Gullege Farm

Aim 5: Introducing Water as a Multi-Functional Landscape Feature

2.2.6 Objectives:

- Incorporate a visually attractive pond to the north as a focal element within the site.
- Design the pond to contribute to biodiversity, water management, and landscape character.
- Ensure the pond is safe, accessible, and integrated with the wider movement network.

Aim 6: Promote Informal Recreation, Learning and Engagement with Nature

2.2.7 Objectives:

- Provide opportunities for informal recreation including nature trails and exploration routes.
- Facilitate outdoor learning through provision of spaces suitable for informal education and interpretation.
- Encourage responsible use of the site in accordance with SANG objectives to divert recreational pressure from designated sites.

- 2.2.8 Throughout construction; canopy spreads and root protection zones of existing trees and hedges shall be subject to approved protection measures. If construction works are deemed to affect existing vegetation for unforeseen circumstances these will be subject to arboricultural surveys and method statements that outline any additional branch removal, crown reductions or site excavations if these are within the RPZ or canopy spread. Approval must be gained from the Council prior to any and all works being undertaken.
- 2.2.9 Protective fencing will be erected in accordance with BS5837 2012: Trees in Relation to Demolition, Design and Construction, to ensure that the health of the existing trees and hedges are protected during the construction programme.
- 2.2.10 In addition to the principles outlined above the landscape features have been divided into a series of sub sections which outline long term maintenance requirements for each feature to ensure suitable establishment and long-term thriving of all planting.
- 2.2.11 The overall aim of the LMMP is to promote a sensitive 10-year management approach, which protects, manages, and enhances Imberhorne Farm SANG for the benefit of the users. Furthermore, the role of this LMMP in delivering the vision is to ensure that all avoidance, mitigation, compensatory and enhancement measures relevant to the SANG are delivered.
- 2.2.12 To achieve the successful establishment and desired finishes to the landscape strategy for this SANG, a series of objectives have been defined that give direction into the management practices. This detailed criteria, together with time scaled actions detail how and when specific measures are to take place and are aimed to achieve the desired outcome.
- 2.2.13 This document provides a strategy for overall management and maintenance of the landscape features of the SANG Landscape Proposals, including existing features, hard and soft landscape proposals and newly created habitats including trees, shrubs, herbaceous planting and grassland.
- 2.2.14 The LMMP is a dynamic document that should be renewed on a regular basis, every 5 years or sooner if required, and amended as circumstances change with the evolving changes of the wider Site.

2.3 Document Structure

- 2.3.1 Section 3 provides an overview of the existing landscape and site context. Section 4 describes the Landscape Management Components and their associated maintenance tasks. Sections 5 and 6 describe the tasks, the general maintenance and management tasks, which we set out in an annual maintenance schedule and also in 10 years maintenance schedule as they are being described in Section 7. Finally, Section 8 addresses the monitoring, implementation, and review stages of the LMMP.

3 Existing Landscape & Site Context

- 3.1.1 Imberhorne Farm SANG (hereafter also refers to as 'the Site') encompasses an area of approximately 38.67 hectares (ha), and it is part of the wider site at Imberhorne Farm. The wider Site is located West of the existing settlement of East Grinstead, south of Felbridge and East of Crawley Down
- 3.1.2 Immediately adjacent to the south east of the site is the Grade II* listed Gullege House and South is Gullege Wood, The Worth Way bridleway runs south of the site between Crawley and East Grinstead.
- 3.1.3 A ProW 40aEG runs along the eastern boundary of the site intersecting the yellow brick road and passing Gullage House.
- 3.1.4 Felbridge water runs past the north of the site.
- 3.1.5 Greenfield Shaw and Cuttinglye Wood are west of the site alongside several farms and a Nursery.
- 3.1.6 The Site slopes from high points in the southeastern part of the site to the northern and western boundaries.
- 3.1.7 The Site is mainly used for arable agricultural purposes with neutral grassland around the edges. In the southwestern area of the site there is a small area of semi-improved grassland.
- 3.1.8 Scrub is present across the edge habitats of much of the site while newly planted and ancient woodland encompasses the south of the site as an extension of Gullage woods.

4 Landscape Maintenance Components

4.1 Landscape Maintenance Component Definition

- 4.1.1 Critical to the management process is the identification of Landscape Maintenance Components. These are habitat and vegetative features with defined characteristics and qualities for which there are related user expectations, and which require distinct maintenance guidance.
- 4.1.2 The management and maintenance of the landscape involves tree, hedge, shrub and grass planting as part of the SANG.
- 4.1.3 To achieve the overarching objectives for the LMMP, maintenance recommendations and tasks have been identified for each Landscape Maintenance Component.

Landscape Maintenance Components

- 4.1.4 The Landscape Maintenance Components are outlined as follows:

- Component 1: Existing Trees to be Retained.
- Component 2: Proposed Native and Feature Trees
- Component 3: Existing Hedgerows to be Retained.
- Component 4: Proposed Native Scrub, Shrubs and Herbaceous (Marginal) Planting
- Component 5: Proposed Bulb Planting
- Component 6: Proposed Wildflower Grassland (General Purpose Meadow, Special General Purpose Meadow, Mixed Diverse Meadows, Hedgerow Mixture, Meadow Mixture for Wetlands)
- Component 7: Amenity Grassland
- Component 8: External Hard Surfaces and Street Equipment
- Component 9: Earthworks
- Component 10: Large Pond

4.2 Component 1: Existing Trees to be Retained.

- 4.2.1 Existing trees within the site which shown as retained in the Existing Tree Schedule and Tree Constraints Plan prepared by Lizard Landscape Design and Ecology, (Ref: LLD1741 ARB-SCH-003) should be maintained based on the defined specific managements of the arboriculturist. Monitoring visits will be undertaken by the appointed arboricultural consultant.

Maintenance Recommendations

- 4.2.2 All tree works and their management are to be agreed with the Local Authority. Any specified tree surgery works will be conducted in accordance with arboricultural Method Statement, BS 3998:2010 'Tree Work – Recommendations', Health & Safety legislation, and relevant best practice. Prior to the commencement of works the Contractor shall provide valid proof of the required Public Liability Insurance and a full working method statement and risk assessment.

Table 4:1: Summary of Maintenance Tasks - Existing Trees (Years 1-10)

Task	Frequency / Timing
All Trees: Inspected every 3-5 years (and after significant storm events) to monitor the health of trees. Identify those that pose a hazard. Structural defects are best detected in the late autumn, winter, and early spring when there are no leaves on the trees. Works required due to any immediate risk to public safety should be carried out immediately (regardless of season but with appropriate input from a suitably qualified ecologist). Subject to safety constraints, retained trees will be allowed to develop naturally as far as possible. The presence of dead wood and fungal growth will be viewed as a positive attribute and retained wherever possible. Fallen dead wood which cannot be retained in situ will be removed. Undertake pruning where essential to remove obstructions from roads and paths. Ensure all canopies do not conflict with buildings. Pruning should ensure natural/ sympathetic form is retained. Site to be left clean and tidy at all times.	Year 2 to 10: November-February Year 2 to 10: As required. Year 2 to 10: November-February
Ecological Considerations: Nesting birds: Management of trees, hedgerows and shrubs will be undertaken outside of the bird nesting season. Where works outside of this time cannot be avoided, affected vegetation would be subject to an inspection by an ecologist. If evidence of any nesting activity was identified, works in that area would be delayed until the ecologist confirmed that nesting had finished. Hazel Dormouse: Native hedgerow and transplants will be managed to provide dense, well-connected habitat for dormouse (minimum height 2m). Bat roosts: Any mature trees identified for management actions (e.g., felling or pruning) will be inspected by a Natural England-licensed bat ecologist prior to the works. Trees with bat roosting potential will be subject to detailed survey as specified by the bat ecologist. If bats are recorded roosting and the roosting site would be affected by the required operation, an application for a Natural England Bat Mitigation Licence to undertake the management works will be made.	Between November and February inclusive All management of these habitats will be undertaken between November and February inclusive, to avoid impacts on dormice. Prior to works

4.3 Component 2: Proposed Native and Feature Trees

- 4.3.1 Good quality trees will be introduced and managed as part of a network of structural vegetation connecting into wider Green Infrastructure to retain and enhance this habitat. Works will ensure reasonable safety precautions are taken to provide an acceptable level of risk to people or property.

Maintenance Recommendations

- 4.3.2 All planting operations shall be carried out in accordance with 'BS 8545 - Trees from Nursery to Independence in the Landscape' and 'BS4428 - General Landscape Operations':
- Plant material to conform to the National Plant Specification. All plant stock to originate from within the UK. Plant handling and planting operations to be in accordance with HTA 'Handling and Establishing Landscape Plants', Parts I - III.
 - Tree pits shall be weed free prior to the commencement of planting operations. Hand weed or apply an approved translocated systemic herbicide to the manufacturer's instructions and to 1997 Control of Pesticides Regulations and 2003 COSHH regulations; and
 - Topsoil to be fertile with maximum 35 per cent clay content and 5 per cent minimum organic content, Ph 5.8-7.5 and to be free of perennial weeds, weed seeds and contamination. Maximum stone content 20 per cent (20mm+ particle size), maximum size of stones to be 50mm in any direction. Existing topsoil to be ameliorated and/or screened if necessary to achieve this specification.
- 4.3.3 The identification of topsoil and subsoil resources on site will be required to inform the detailed design of tree pits, including the depth of topsoil horizons and the requirement for amelioration of the growing medium, prior to planting. All site / existing topsoils and subsoils will be subject to detailed testing in accordance with BS 3882 and BS 8601. All storage / stripping to comply with BS. If modifications to the soil are necessary, soil ameliorations will be used sparingly. Ideally, the soil dug from the excavated pit should be used as the backfill medium and as far as practicable, replicate the horizons within the original soil profile.
- 4.3.4 Imported topsoil to be BS 3882:2015 Multi-Purpose Grade, from an approved source, and to accord with the above specification.
- 4.3.5 Newly planted trees should be protected from damage and will be managed to ensure that they establish and thrive in accordance with the landscape specification.
- 4.3.6 New planting is to be in accordance with BS 4428:1989. Big, extra heavy standard specimen tree stock is to be 400-450cm high, rootballed specimens with 50cm diameter, 1.5m clear stem, planted in autumn-spring to minimise risk of plant failure and encourage strong, healthy growth. Smaller, Heavy Tree Standard, stock is to be 350-400cm high, 1.5m clear stem rootballed specimens. Feathered tree stock will be container grown, full furnished and feathered to base, with 40cm diameter rootball.
- 4.3.7 All tree planting, including specimen and street trees, will be planted in pits minimum 1200 x 1200mm and 500mm wider than the rootball, backfilled with topsoil mixed with peat free organic tree planting compost and 'Sierrablén Flora' slow-release fertiliser, as required in accordance with manufacturer's instructions. Unless otherwise specified trees to be supported by 2 no. 50mm x 2000mm long softwood timber stakes, cut to 600mm height above ground level (the position of stakes depends on the size of the root balls - staking height to be 1/3 of the height of the proposed tree), with 2 no. flexible rubber webbing tree ties and spacers. Backfilling of tree pits will be carried out in layers, using the backfilling medium specified. As backfilling proceeds, the tree pit walls will be broken down to a distance of 500mm beyond the edge of the root ball in all directions, thoroughly watered to expel air pockets and with due allowance being made for subsequent settlement. The natural thickening between the trunk and the root flare shall not be buried by excess soil. The nursery grade should be the finish planting level.

- 4.3.8 All staked trees shall be inspected periodically through the year, and any trees which have died or have suffered physical damage, such that they no longer provide any useful landscape function, shall be removed from site, complete with the stake, and the ground reinstated.
- 4.3.9 Trees in grass areas to be surrounded by 1000mm diameter circle of bark mulch, 75mm depth. The root flare and base of the stem should be maintained free from mulch.
- 4.3.10 All nursery standard trees are to be fitted with irrigation pipe and inlet, sized as appropriate.
- 4.3.11 No trees are to be planted within 3m of sewers or services (or other easement recommended by the relevant statutory undertaker) without the use of tree root barriers, e.g., 'Green Blue urban' (similar or approved) placed between the tree and services. The top edge of the root barrier should finish 10mm above any growing media or be encapsulated into the concrete haunch of the adjacent edgings or as per Engineers Design & Specification. The Contractor shall ascertain the location of all sewers and services prior to tree planting.
- 4.3.12 Any trees that have died because of the Contractor's operations or omissions shall be replaced by the Contractor at his own expense during the next planting season. Where the Operations Manager has agreed that plant deaths have arisen due to circumstances out of the control of the Contractor, replacement planting shall be instructed by the Operations Manager and paid for at an agreed rate.
- 4.3.13 Any dead, diseased or damaged branches shall be pruned back to the main stem or suitable side shoot or removed between November and February, avoiding the bird nesting season.
- 4.3.14 At the beginning and end of each growing season all stakes, ties and guying systems shall be inspected. Any looseness, constriction or abrasion shall be corrected by adjustment or replacement as required. Where the support of a stake is no longer required the stake shall be removed from site.
- 4.3.15 Watering is to be undertaken as necessary to allow healthy establishment of plants.
- 4.3.16 A visual inspection of retained individual trees shall be carried out at every visit. Any damaged, diseased, or dangerous timber shall be reported to the Operations Manager, for an application to be made to the Local Planning Authority under the Town & Country Planning (Trees) Regulations 1999 if it is considered hazardous to public use of the area. Any trees identified for management actions (e.g., felling or pruning) will be inspected by a Natural England licensed bat ecologist prior to the works. Any affected tree(s) identified as having moderate or high bat roosting suitability (Collins [ed.] 2016) which will be adversely impacted by proposed work will be subject to further bat survey in accordance with best practice guidance (Collins [ed.] 2016). Where a bat roost was identified within a tree, work that could affect the roost will be undertaken in line with guidance from a bat ecologist and where necessary covered by a Natural England Mitigation Licence. Where safe, trees will be allowed to decay naturally (standing deadwood), and any existing deadwood retained to increase the amount of deadwood present.
- 4.3.17 Regular inspections shall take place.
- 4.3.18 New tree planting is proposed throughout the SANG, it is also anticipated that they will also provide bats and birds with additional foraging and movement opportunities across the Site. Tree species to be planted could include Common Alder (*Alnus glutinosa*), Crab Apple (*Malus sylvestris*), Mountain Ash (*Sorbus aucuparia*), Common Beech (*Fagus sylvatica*), Copper Beech (*Fagus sylvatica* 'Purpurea'), Rohanii Beech (*Fagus sylvatica* 'Rohanii'), Downy Birch (*Betula pubescens*), Silver Birch (*Betula pendula*), Bird Cherry (*Prunus padus*), Wild Cherry (*Prunus avium*), Plena Wild Cherry (*Prunus avium* 'Plena'), Horse Chestnut (*Aesculus hippocastanum*), Sweet Chestnut (*Castanea sativa*), Common Hawthorn (*Crataegus monogyna*), Common Hornbeam (*Carpinus betulus*), Common Lime (*Tilia × europaea*), Large-leaved Lime (*Tilia platyphyllos*), Rubra Large-leaved Lime (*Tilia platyphyllos* 'Rubra'), Small-leaved Lime (*Tilia cordata*), Petiolaris Silver Lime (*Tilia tomentosa* 'Petiolaris'), Negenia Sycamore Maple (*Acer pseudoplatanus* 'Negenia'), Spaethii Sycamore Maple (*Acer*

pseudoplatanus 'Spaethii'), English Oak (*Quercus robur*), Sessile Oak (*Quercus petraea*), Turkey Oak (*Quercus cerris*), Common Pear (*Pyrus communis*), Black Poplar (*Populus nigra*), White Poplar (*Populus alba*), Wild Service Tree (*Sorbus torminalis*), Whitebeam (*Sorbus aria*), Chermesina White Willow (*Salix alba* 'Chermesina'), New Horizon Elm (*Ulmus* 'New Horizon'), Common Walnut (*Juglans regia*).

Table 4:2: Summary of General Maintenance Tasks – Proposed Native and Feature Trees

Task	Frequency / Timing
Maintenance of a 1m 80% weed-free area to the base of each tree for five years – this can be achieved through the application of a 50-75mm mulch in this area.	Once or twice a year and as required
Maintenance of stakes and ties, including loosening, as necessary.	As required, following regular inspection
Maintenance of good levels of soil fertility and moisture. Irrigation may be required during dry periods. A 5-7.5 cm mulch for 1m around the base of each tree will increase retention of soil moisture.	Watering (to field capacity) as required during dry months
Treatment of pests and diseases and repair of any damage from vandalism.	As required, following regular inspection
Check for root firmness and upright alignment of tree after high winds, frost heave and in spring and autumn until trees are wind firm.	Twice annually and as required
Formative pruning to avoid future structural problems and to remedy disease and vandalism problems.	As required following maintenance visits
Removal of guards, stakes, and ties.	After 2 years, subject to inspection
Following the maintenance period, trees are to be inspected by a qualified arboriculturist who will provide a time-bound schedule of tree works to be undertaken. Recommendations will be based upon satisfying the objectives of this management plan and ensuring no hazards are present on site.	Trees are to be inspected periodically as required with maintenance works undertaken as necessary

Table 4:3: Summary of Maintenance Tasks (Years 1 to 10) - Proposed Tree Planting

Task	Frequency / Timing
Inspect trees annually (and after significant storm events) to monitor the health of trees.	Year 1 to 5: December - February
Works required due to any immediate risk to public safety should be carried out immediately (regardless of season but with appropriate input from a suitably qualified ecologist and following an inspection for potential bat roosts). Deadwood to be retained where possible.	Year 1 to 5: As required
Regular health checks during periods of drought.	Years 1 to 5: June - August
Check rabbit guards and adjust tree ties and staking/guying systems as required to ensure adequate support and protection is provided to the tree without damaging the tree or restricting growth.	Year 1 to 5: March, June, September, December
Maintain 1m mulched tree surrounds in a weed free condition, and with neat edges to amenity grass areas, and allow for topping up mulch annually.	Year 1 to 5: April - May
Water to field capacity via the tree pit watering pipe as necessary for the establishment and continued thriving of all planting during first three years following planting. Be proactive rather than reactive to weather conditions.	Years 1 to 5: June - August

Task	Frequency / Timing
Monthly watering is considered insufficient in respect to local conditions.	
Prune annually, if necessary, to ensure appropriate habit/ form, remove obstructions to footpaths/ cycle paths/ roads/ gardens, and remove dead/disease/damaged wood. Ensure canopies do not conflict with buildings. All works will be carried out between November and February and when ground conditions are favourable. Site to be left clean and tidy at all times.	Year 1 to 5: November - February (avoiding nesting bird season)
An inspection is to be made in August each year. Replace any plants which have been removed, uprooted, or destroyed in the next available planting season following the loss.	Year 1 to 5: Check in August. Replace: October- February
Remove tree guards, stakes, and ties once the trees are fully established (approximately year 5 after planting).	Year 5: April- May
All trees: Inspect every 3-5 years (and after significant storm events) to monitor the health of trees. Identify those that pose a hazard. Structural defects are best detected in the late autumn, winter, and early spring when there are no leaves on the trees. Works required due to any immediate risk to public safety should be carried out immediately (regardless of season but with appropriate input from a suitably qualified ecologist). Subject to safety constraints, retained trees will be allowed to develop naturally as far as possible. The presence of dead wood and fungal growth will be viewed as a positive attribute and retained wherever possible. Fallen dead wood which cannot be retained in-situ will be removed. Undertake pruning where essential to remove obstructions from roads and paths. Ensure all canopies do not conflict with buildings. Pruning should ensure natural/ sympathetic form is retained. All arisings to be removed from the Site; Site to be left clean and tidy at all times.	Year 6 to 10: November- February Year 6 to 10: As required.
Ecological Considerations: as per Table 4.2.1: Summary of Maintenance Tasks - Existing Trees (Years 1-10)	

4.4 Component 3: Retained Hedgerows

- 4.4.1 Hedgerows are national (Section 41, NERC Act 2006) Habitats of Principal Importance. They provide benefits based on their intrinsic landscape and biodiversity value and as part of an extended Green Infrastructure and habitat corridor network.
- 4.4.2 To fulfil the management objectives, each hedgerow, if retained, should be managed as appropriate, i.e., by trimming, laying, coppicing, bulking up, etc. Specific management tasks and their frequencies for the native hedgerows are therefore set out below.

Maintenance Recommendations

- 4.4.3 Mature/ semi-mature trees in the hedgerow will be left untrimmed. Trimming will be specified on at least a three-year rotation; i.e. no more than 1/3 of the hedgerow length to be trimmed in any single year and will be managed in accordance with management principles set out in the relevant Natural England dormouse Mitigation Licence (e.g. hedgerows to be managed to achieve a minimum height of 2.0m with all hedge trimming completed between November and February inclusive).

Table 4:4: Summary of General Maintenance Tasks - Retained Hedgerows

Task	Frequency / Timing
Marker tags to be removed after 3 years once infill planting established and planting can be maintained with existing hedgerow.	Year 3
Coppicing or hard pruning of adjacent existing hedgerow plants to prevent over-shadowing of new infill plants until well established. Where large hedgerow trees cause overshadowing remove lower branches to encourage light exposure.	Yearly
Examine rabbit guards and where necessary remove guards on newly established hedgerow species to prevent spindly hedgerow growth.	Yearly
Inspect plant marker tags to ensure infill sections still adequately demarked and replace where necessary.	Yearly
Undertake routine maintenance visits identifying the existence and location of any hedgerow plants which are suffering from visible defects.	Yearly
Trim hedge sensitively but regularly to encourage dense, species rich hedgerow growth and achieve a minimum height of 2.0m (excluding hedgerow trees).	Yearly (three-year rotation, i.e. no more than 1/3 of the hedgerow length to be trimmed in any single year)
In the interests of wildlife, hand weeding, where feasible, should take precedence over the use of herbicides in hedgerows. However, in certain instances, herbicide may be the most effective measure to take against unwanted species. Where herbicide application is needed this should be in small, controlled areas around the tree base. Herbicides must be listed on the HSE Pesticides Register of UK Authorised Products, and herbicide application must conform to the 'Pesticides: Code of Practice for Using Plant Protection Products' (DEFRA, January 2006).	Hand Weeding: As required by maintenance visits. Herbicide application: July - August

Table 4:5: Summary of Maintenance Tasks (Years 1 to 10) - Retained Hedgerows

Task	Frequency / Timing
Pruning: Retained hedges will be cut on a 3-year rotation and managed for their nature conservation. Undertake pruning to promote dense growth. Maintain a full planted screen at all times, to establish linear features which contribute to biodiversity and wildlife habitat. Hedges to be assessed annually. A minimum height of 2.0m would be maintained. Where appropriate, promote and encourage the development of standard trees within the hedgerow. Shape - 'A-shaped' are the prescribed pruning shape. Height - hedges at a minimum height of 2m Trimming to maintain a topped 'A'-profile to the full width of the hedge at the base. Trim, if required, on a three-year rotation. Any hedgerows within highways visibility splays are to be	Year 1 to 10: November - February to avoid impacts on dormice. Three-year rotation, i.e. no more than 1/3 of the hedgerow length to be trimmed in any single year

Task	Frequency / Timing
maintained at 600mm high. Hedges adjacent to paths should be cut back frequently to ensure no obstruction occurs to path. On each trim reduce height but allow incremental height increase (10cm per year) to a maximum height of 2.0m, allowing bushy growth to develop down to base. Site to be left clean and tidy at all times. All works will be carried out between November and February. All managed areas would be left clean and tidy.	

4.5 Component 4: Proposed Native Scrub, Shrubs and Herbaceous (Marginal) Planting

- 4.5.1 Ornamental and native shrubs, hedges and perennial planting areas are set within the SANG, to establish attractive planting features which enhance the character of the area and add year-round visual interest. Biodiversity will be incorporated through the planting of native, wildlife friendly species.

Maintenance Recommendations

- 4.5.2 All planting operations shall be carried out in accordance with 'BS4428 - General Landscape Operations':
- Plant material to conform to the National Plant Specification. All plant stock to originate from within the UK. Plant handling and planting operations to be in accordance with HTA ' Handling and Establishing Landscape Plants', Parts I - III.
 - Planting beds shall be weed free prior to the commencement of planting operations. Hand weed or apply an approved translocated systemic herbicide to the manufacturer's instructions and to 1997 Control of Pesticides Regulations and 2003 COSHH regulations; and
 - Topsoil to be fertile with maximum 35 per cent clay content and 5 per cent minimum organic content, Ph 5.8-7.5 and to be free of perennial weeds, weed seeds and contamination. Maximum stone content 20 per cent (20mm+ particle size), maximum size of stones to be 50mm in any direction. Existing topsoil to be ameliorated and/or screened if necessary to achieve this specification.
- 4.5.3 Imported topsoil, if required, to be BS 3882:2015 Multi-Purpose Grade, from an approved source, and to accord with the above specification.
- 4.5.4 All site / existing topsoil and subsoils will be subject to detailed testing in accordance with BS 3882 and BS 8601. All storage / stripping to comply with BS. If modifications to the soil are necessary, soil ameliorations will be used sparingly. Ideally, the soil dug from the excavated pit should be used as the backfill medium and as far as practicable, replicate the horizons within the original soil profile.
- 4.5.5 All planting beds shall have a minimum depth of 450mm topsoil over 150mm broken up existing ground with all stones over 50mm removed. If soil is being imported, a minimum of 550mm multipurpose subsoil is required below the topsoil layer.
- 4.5.6 The soil conditioner needs to be sanitised and stabilised compost to BSI PAS 100. The topsoil should be cultivated, and shrubs and ground cover should be pit planted. Pits should be 150mm wider and deeper than root spread and backfilled with excavated material. Compost to be Compost Association certified, or from an approved supplier conforming to this specification. If no local supplies are available an alternative organic peat free compost may be specified.

- 4.5.7 Shrubs shall be planted in pits 150mm wider and deeper than root spread backfilled with excavated topsoil/compost, mixed with 'Sierrablén Flora' slow-release fertiliser (the quantity shall follow the manufacturer's recommendations).
- 4.5.8 All planting beds shall be mulched with matured coniferous bark, with an even particle size between 15-50mm, to a minimum depth of 75mm over weed free soil after completion of all planting and watering operations. Mulch to be free of pests, diseases, fungus, and weeds, and with no fines or dust. Mulch source and sample to be approved.
- 4.5.9 The growth cycle of planting may require varying maintenance involvement at different stages and management operations should be adapted as the planting matures and conditions dictate. In subsequent years, management may not need to be as intensive, but it will be necessary to periodically rejuvenate or redevelop planting due to ageing and decline or disease in the plants.
- 4.5.10 After watering, weed control is the most important activity during the establishment stage of planted shrubs and regenerating species/seedlings. Weeds, particularly grasses, compete aggressively with young shrubs for water and nutrients, and may also compete for light. Hand weeding, where appropriate, should take precedence over the use of herbicides. However, herbicide use may be the most effective measure to take against unwanted species. Where herbicide application is needed, it is recommended that an appropriate herbicide is applied in July - August in small, controlled areas around the shrub base.
- 4.5.11 Herbicides must be listed on the HSE Pesticides Register of UK Authorised Products, and herbicide application must conform to the 'Pesticides: Code of Practice for Using Plant Protection Products' (DEFRA, January 2006).
- 4.5.12 Weed growth within planting areas shall be eliminated during the summer visits with a suitable translocated herbicide, in line with the manufacturer's instructions. Tree and/or shrub shelters, if fitted, shall be lifted as necessary to achieve weed control, and re-firmed in the ground after completion of the work. Dead weed material shall be removed during the following visit to site.
- 4.5.13 Weed control measures shall continue until the canopy of shrubs is closed. Weeds to be cleared by hand or by application of translocated herbicide, with inspections made regularly through the growing season. Prune back any badly damaged shrubs to sound growth. Cut back plants adjacent to paths and access ways where necessary, retaining a balanced shape. Clear litter and debris from planted areas and cut leggy growth hard back to promote bushy growth.
- 4.5.14 Grass growth within planting beds shall be treated during the winter visit with a suitable residual herbicide in line with the manufacturer's instructions.
- 4.5.15 Planting shelters (if fitted) shall be checked at each visit, stakes firmed up as necessary, and ties adjusted. Any missing or vandalised shelters or ties shall be replaced, and lopsided shelters straightened.
- 4.5.16 Any dead trees and shrubs shall be removed and the resulting hole to be filled. Replacement planting to be carried out during the winter visit.
- 4.5.17 Any damaged shoots or branches shall be pruned off plants using secateurs, cutting back to above a live, outward facing bud or shoot. Pruning of all shrubs and perennials should follow standard horticultural guidelines. There is the opportunity with some ornamental plants to extend the seasons of interest by to have seed heads left throughout the winter and to be removed in the early spring months.
- 4.5.18 As a general guide perennials, can be pruned after flowering, grasses can be left through the winter providing interest and maintained in spring. The grasses are divided in evergreen and deciduous; deciduous should be cut down to ground level as new growth starts; evergreens should be raked, and dead flower stems removed, however after a few years these can be cut

down (forming a small mound) when in active growth in spring to increase vigour and appearance.

Table 4:6: Summary of General Maintenance Tasks - Proposed Native Scrub, Shrubs and Herbaceous (Marginal) Planting

Task	Frequency / Timing
Carry out routine maintenance visits, with additional visits if required.	Annually
Ensure ground preparation is carried out in advance of planting. (Container grown plants can be planted at any time if ground and weather conditions are favourable). Water regularly during dry / summer periods to ensure successful establishment.	Rootballed shrubs: late October - late March Conifers and evergreens: September / October or April/May
Where appropriate clear weeds by hand and remove arisings.	Spring
Continue hand weeding, where appropriate, until canopy of shrubs is closed (first 3 years). Inspect throughout growing season and remove weeds. Prune back any badly damaged shrubs to sound growth. Water as necessary, allowing 10L/m ² for planting beds.	Summer Growing Season
Remove dead vegetation, other than native seed heads and stalks, and dead leaves. Prune out dead wood, cut leggy shrub growth hard back to promote bushy growth. Ensure that all shrubs are firmly bedded in the ground after strong winds, frost heave and other disturbance.	Autumn / Winter
Remove any plants which have been removed, uprooted, destroyed, or died, with plants of the same species and size as the originally planted at the same place, unless the Local Planning Authority gives its written consent for any variation.	Winter
Reapply bark mulch beneath the shrubs where required to ensure that the area remains weed free. Any weeds found should be removed by cultivation.	As required
Water during prolonged dry spells to prevent plant deaths, during first two years following planting.	As required
Where herbicide application is needed, it is recommended that an appropriate herbicide is applied in small, controlled areas around the shrub base. Herbicides must be listed on the HSE Pesticides Register of UK Authorised Products, and herbicide application must conform to the 'Pesticides: Code of Practice for Using Plant Protection Products' (DEFRA).	Autumn / Winter
Remove litter.	Quarterly
Any short-lived species will need replacing to the original specification.	Year 10+
Ecological Considerations: Undertake nesting bird checks prior to scrub management works during. Protect active nests with exclusion zones and undertake phased or rotational scrub management. Maintain records of inspections and ecological constraints.	March – August

Table 4:7 : Summary of Maintenance Tasks – Proposed Native Scrub, Shrubs and Herbaceous (Marginal) Planting (Years 1 to 10)

Task	Frequency / Timing
Maintain the full depth of mulch until canopies close. Top up mulch as required. Maintain planting beds in a weed free condition through combined techniques of cultivation, hand weeding, and mulching until canopies are closed.	Year 1 to 5: April - May
Prune to remove dead, dying or diseased wood and to promote bushy growth and desirable ornamental features, according to the requirements of each species. Site to be always left clean and tidy. Remove any growth obstructing paths, carriageways, lighting, or sightlines. All pruning shall maintain natural growth, habit of the relevant species, and promote flowering. Site to be always left clean and tidy.	Year 1 to 5: October - February
Water to field capacity as necessary for the establishment and continued thriving of all planting during first three years following planting. Be proactive rather than reactive to weather conditions.	Year 1 to 5: June - August
Replace any plants which have been removed, uprooted or destroyed in the next available planting season following the loss.	Year 1 to 5: October - February
Remove litter at each visit.	Quarterly
Maintain planting beds in a weed free condition.	Year 6 to 10: April - September
Maintain neat edges to grass areas and hard landscape.	Year 6 to 10: April - September
Watering post establishment as required to maintain establishment, but not over dependence on irrigation.	Year 6 to 10: May - August
Thin out selected species, where for example more vigorous species are taking over others.	As required
Ecological Considerations: Maintain rotational scrub management and annual nesting checks to retain habitat diversity, support nesting birds, and ensure compliance with wildlife legislation.	Year 1 to 10

4.6 Component 5: Proposed Wildflower Grassland (General Purpose Meadow, Special General Purpose Meadow, Mixed Diverse Meadows, Hedgerow Mixture, Meadow Mixture for Wetlands)

- 4.6.1 Species-rich wildflower grassland will create an attractive meadow to encourage spring flowering/ summer flowering plants; connect different habitats, provide and create strong associations with the surrounding landscape context, with opportunities for enhancement of biodiversity.

Maintenance Recommendations

- 4.6.2 The management regime of these areas will minimise the use of herbicides and fertilisers to encourage species diversity. The use of fertilisers and herbicides on wildflower grass areas will be limited to the spot control of invasive weeds once the grass has established.
- 4.6.3 Prior to cutting all areas shall be cleared of litter and debris.

- 4.6.4 All operations shall be carried out using machinery appropriate to the task, cylinder, rotary or mulch mowers and when weather and ground conditions are suitable.
- 4.6.5 Operations shall be suspended where ground conditions prevent the use of machinery without damage to the ground surface. Where operations are suspended due to unsuitable conditions, additional maintenance visits may be required to maintain the sward within acceptable growth limits.
- 4.6.6 Contractor shall cut adjacent to fences, walls, kerbs, paths, trees and other boundaries or obstacles using equipment suitable to the task. Strimmers shall not be used around the base of trees. The frequency of cuts shall be 2 cuts per annum. Establishment Cut: Wildflower grass should be allowed to establish to a minimum of 100mm height and cut to 40-70mm sward height; and second cut to 40mm height in late August post flowering. Weed control should take place. The Contractor is required to assess growing conditions and adjust maintenance schedules as necessary, considering bulb planting where appropriate.
- 4.6.7 Wildflower grass areas to have low fertility topsoil brought to a fine tilth all stones over 40mm (25mm for lawns), in any direction removed. If importing soils, a minimum of 550mm multipurpose subsoil is required or 150mm broken up existing ground below the topsoil layer. Areas should be uniformly firmed. Pre-seeding fertiliser, e.g. British Seed Houses BSH2 to be applied prior to grass seeding in accordance with manufacturer's recommendations.

Table 4:8: Summary of General Maintenance Tasks –Wildflower Grassland

Task	Frequency / Timing
Remove any litter or debris.	Quarterly
Grass should be mown to a height of 40-75mm (strimming to be carried out where grass abuts fences, walls, and around other obstacles).	Spring cut and later summer cut. Average 1-2 cuts a year.
Relax the management regime under trees groups and adjacent to hedges (up to 0.5m).	1 cut per annum, with rotational cuts undertaken at discretion of site manager
Ecological Considerations: Undertake ground nesting bird checks prior to mowing. Establish exclusion zones around active nests and delay works until nesting has ceased. Carry out phased mowing to allow wildlife dispersal and maintain inspection records.	March – August

Table 4:9: Summary of Maintenance Tasks –Wildflower Grassland (Years 1 to 10)

Task	Frequency / Timing
In the first year after planting, meadow will be cut regularly to a height of 50mm, stopping in June-August and a final cut in September/October. Following establishment, the meadow grassland would be cut (to 75mm) no earlier than late July once flowers have set seed. Arisings would be left for 1 week and removed. A further cut could be performed in the Autumn. Such management would also serve to maintain suitable habitat for reptiles. Arisings will be left in situ for 2 to 3 days before removing. Remove any woody species and weeds.	Year 1 to 10: Frequent cuts during first year, thereafter once or twice annually in late summer and autumn if required.

Task	Frequency / Timing
Mowing to be carried out where grass abuts obstacles, ensuring no damage occurs to obstacles. Cautionary Advisory note - strimming should not be undertaken around trees. Relax the management regime under trees groups and adjacent to hedges (up to 0.5m). Elsewhere edge grass where this abuts planting bed. Ensure grass does not encroach onto hard surfaces by annual edging.	1 cut per annum, with rotational cuts undertaken at discretion of site manager
Scarify as required. Weed & feed application as required.	Year 6 to 10: March – April
Ecological Considerations: Continue annual nesting bird checks and sensitive mowing regime. Review timings and exclusion areas periodically to maintain habitat protection and legislative compliance.	Year 1 to 10

4.7 Component 6: Flowering Amenity Grassland

- 4.7.1 Amenity grassland provides areas for movement and relaxation. The open spaces will be managed as permanent grassland and, together with new planting, will provide a high-quality landscape setting.

Maintenance Recommendations

- 4.7.2 The management regime of these areas will minimise the use of herbicides and fertilisers to encourage species diversity. The use of fertilisers and herbicides on amenity grass areas will be limited to the spot control of invasive weeds once the grass has established.
- 4.7.3 Prior to cutting all areas shall be cleared of litter and debris.
- 4.7.4 All operations shall be carried out using machinery appropriate to the task, cylinder, rotary or mulch mowers and when weather and ground conditions are suitable.
- 4.7.5 Operations shall be suspended where ground conditions prevent the use of machinery without damage to the ground surface. Where operations are suspended due to unsuitable conditions, additional maintenance visits may be required to maintain the sward within acceptable growth limits.
- 4.7.6 During each maintenance visit the Contractor shall cut adjacent to fences, walls, kerbs, paths, trees and other boundaries or obstacles using equipment suitable to the task. Strimmers shall not be used around the base of trees. The frequency of cuts shall remain flexible to accommodate growth rates and weather conditions. As a general guide cutting is likely to be required every two weeks on high maintenance areas, ensuring that the sward height does not exceed 75mm and that the presence of flowering weed species is avoided. The height of cut shall be 30mm. The Contractor is required to assess growing conditions and adjust maintenance schedules as necessary, considering bulb planting where appropriate.
- 4.7.7 Following cutting, all grass clippings and other debris shall be swept from adjacent hard standing areas and removed from Site to an authorised tip.
- 4.7.8 Amenity grass areas to have a minimum depth of 150mm topsoil brought to a fine tilth all stones over 40mm (25mm for lawns), in any direction removed. If importing soils, a minimum of 550mm multipurpose subsoil is required or 150mm broken up existing ground below the topsoil layer. Areas should be uniformly firmed. Pre-seeding fertiliser, e.g. British Seed Houses BSH2 to be applied prior to grass seeding in accordance with manufacturer's recommendations.

Table 4:10: Summary of General Maintenance Tasks - Amenity Grassland

Task	Frequency / Timing
Remove any litter or debris.	Quarterly
Grass should be mown to a height of 35-50mm whenever the sward reaches a height of 100mm (strimming to be carried out where grass abuts fences, walls, and around other obstacles). Cleaning of paths after grass cutting.	Minimum 6 cuts per annum
Relax the management regime under trees groups and adjacent to hedges (up to 0.5m).	1 cut per annum, with rotational cuts undertaken at discretion of site manager
Monitor grass erosion and reinstate damaged or worn areas as required, including re-turfing of failed areas of grass.	As required following inspection
Ecological Considerations: Undertake ground nesting bird checks prior to mowing during. Delay cutting where active nests are identified and establish exclusion zones as required.	March – August.

Table 4:11: Summary of Maintenance Tasks - Amenity Grassland (Years 1 to 10)

Task	Frequency / Timing
When grass has grown to 40mm it shall be lightly rolled and two days later mowed with an approved mower having no roller and sufficiently sharp to avoid root pulling.	Year 1: March - October
Fertilising: The sward shall be given one application of an approved top dressing during the Year 1 maintenance period.	Year 1: March - April
The sward shall be maintained weed free of broadleaved weeds by the hand or other approved method as necessary once the height has been established.	Year 1: March - April
During the growing season turf areas shall be mown ten times, at intervals of 10-14 days depending on growing conditions. Collect and remove arisings. Turf dressing to be applied after the second mowing.	Year 1: March - October
Remove litter, twigs, and debris prior to each cut. Cut grass (cut and drop) to maintain a height of 35-50mm (average 13- 16 cuts per growing season). Allow for the mowing regime to be adjusted to ensure there is no excessive cutting during dry periods and tidy at all times and that mowing continues until the grass stops growing. Site to be left clean and tidy at all times.	Year 2 to 10: March - October
Mowing to be carried out where grass abuts obstacles, ensuring no damage occurs to obstacles. Cautionary Advisory note - strimming should not be undertaken around trees. Relax the management regime under trees groups and adjacent to hedges (up to 0.5m), 1 cut per annum, with rotational cuts undertaken at discretion of site manager Elsewhere edge grass where this abuts planting bed. Ensure grass does not encroach onto hard surfaces by annual edging. Site to be always left clean and tidy.	Year 6 to 10: March – October
Scarify as required. Weed & feed application as required.	Year 6 to 10: March – April
Monitor grass erosion and reinstate damaged or worn areas in accordance with the original specification.	Year 6 to 10: March – April

Task	Frequency / Timing
Any major divots/grooves are to be filled with topsoil and re-seeded at the earliest opportunity.	
Ecological Considerations: Maintain annual nesting bird inspections and sensitive mowing practices throughout. reviewing timings and management methods as required.	Year 1–10

4.8 Component 7: Bulb Planting

- 4.8.1 Bulb planting areas will provide early seasonal interest and enhance biodiversity through spring flowering species. The mix of Pheasant's Eye (*Narcissus poeticus* var. *recurvus*), Wild Tulip (*Tulipa sylvestris*), and native Bluebells (*Hyacinthoides non-scripta*) will create a naturalistic display that integrates with surrounding grassland and woodland edge habitats, supporting pollinators and strengthening landscape character.

Maintenance Recommendations

- 4.8.2 The management regime shall minimise the use of herbicides and fertilisers to encourage naturalisation of bulbs and the development of low-input planting systems. Herbicide use shall be restricted to targeted spot treatment of invasive or pernicious weeds only where necessary, in accordance with the principles of BS 4428:1989 Code of practice for general landscape operations, which promotes environmentally responsible landscape management and minimal chemical intervention.
- 4.8.3 Prior to planting, all areas shall be cleared of weeds, litter, and debris, and the soil lightly cultivated to achieve a suitable tilth for establishment. Bulbs shall be planted in informal drifts to achieve a naturalistic appearance consistent with good practice outlined in BS 8545:2014 Trees: from nursery to independence in the landscape and general landscape establishment principles in BS 4428:1989 Code of practice for general landscape operations.
- 4.8.4 Planting shall be undertaken during the appropriate seasonal window, typically between September and November, unless otherwise specified. Bluebells should preferably be planted "in the green" during spring to optimise establishment success, in accordance with established horticultural best practice referenced in BS 8545:2014 Trees: from nursery to independence in the landscape.
- 4.8.5 All operations shall be carried out using appropriate hand tools or low-impact machinery, and only when ground conditions are suitable to avoid soil compaction or structural damage. Planting shall not take place in waterlogged or frozen ground, in accordance with BS 6031:2009 Code of practice for earthworks and BS 4428:1989 Code of practice for general landscape operations.
- 4.8.6 During the establishment period, bulb areas shall be protected from excessive disturbance. Grass cutting within bulb areas shall be delayed until foliage has fully died back (typically late May to June), in accordance with principles set out in BS 7370-3:1991 Grounds maintenance – Recommendations for maintenance of amenity and functional turf, ensuring successful photosynthetic return and long-term plant viability.
- 4.8.7 Weed control shall be undertaken regularly during the establishment period through hand weeding or approved spot treatments, ensuring no damage to emerging bulbs. These operations shall be undertaken in accordance with BS 4428:1989 Code of practice for general landscape operations to ensure appropriate control of invasive species while protecting desirable planting.
- 4.8.8 The Contractor shall monitor establishment success and replace failed bulbs during the next appropriate planting season where losses exceed acceptable thresholds, in accordance with

good practice for landscape establishment and replacement planting set out in BS 8545:2014 Trees: from nursery to independence in the landscape.

- 4.8.9 Following any maintenance operations, all arisings and debris shall be removed from hard surfaces and disposed of off-site at an authorised facility, in accordance with BS 7370-1:2005 Grounds maintenance – General introduction and guidance and relevant waste management legislation and best practice guidance issued by DEFRA.

Table 4:12 : Summary of General Maintenance Tasks – Bulb Planting

Task	Frequency / Timing
Remove litter and debris	Quarterly
Inspect for weed growth and remove as necessary	As required
Delay grass cutting until bulb foliage has died back	At same time as first meadow cut
Cut grass surrounding bulb areas (where applicable)	1–2 cuts per annum
Monitor bulb emergence and flowering performance	Spring annually
Remove arisings following cutting	After each cut

Table 4:13: Summary of Maintenance Tasks – Bulb Planting (Year 1–10)

Task	Frequency / Timing
Initial planting of bulbs	Year 1: November (or spring for bluebells “in green”)
Watering during prolonged dry periods to aid establishment	Year 1: As required
Weed control to ensure successful establishment	Year 1–2: As required
Allow foliage to die back naturally before any cutting	Year 1–10: Late Spring annually
First cut of surrounding grass after bulb senescence (to 40–70mm height)	Year 1–10: July
Optional second cut to control grasses	Year 2–10: Late summer/early autumn
Remove arisings after cutting to reduce soil fertility	Year 2–10: After each cut
Supplementary bulb planting where establishment is poor	Year 2–5: Autumn
Allow bulbs to naturalise; avoid soil disturbance	Year 3–10: Ongoing
Remove invasive weeds and dominant species	Year 1–10: As required
Monitor and reinstate any failed areas	Year 2–10: As required

- 4.8.10 The bulb planting areas are intended to become self-sustaining over time, with minimal intervention required beyond an appropriate cutting regime and selective weed control. Management shall aim to balance visual quality with ecological enhancement, ensuring long-term resilience and seasonal interest within the landscape.

4.9 Component 8: External Hard Surfaces and Street Equipment

- 4.9.1 The SANG includes hard surfaces, crushed gravel footpaths, fencing, gates, stiles and street furniture which articulate the site, define the hierarchy of routes and spaces, provide access control, and support recreational use. These elements include rabbit fencing, post and rail fencing (including tree protection), pedestrian gates, bridle gates, entrance gates, stiles, and associated furniture.

- 4.9.2 All fencing, gates, paths, and street infrastructure shall be maintained to ensure structural integrity, safe operation, accessibility, and continued functionality in managing visitor movement and protecting ecological features. Maintenance shall be undertaken in accordance with the principles of BS 4428:1989 Code of practice for general landscape operations and relevant health and safety requirements set out by HSE.
- 4.9.3 Fencing, gates, and boundary treatments shall be maintained in accordance with recognised industry standards including BS 1722-5:2019 Fences – Specification for close-boarded wood fences and related standards within the BS 1722 series. Timber elements shall be preserved and maintained in accordance with BS 8417:2011 Preservation of wood – Code of practice.
- 4.9.4 Gates, stiles, and access controls shall be inspected and maintained to ensure safe and reliable operation, including hinges, latches, and self-closing mechanisms, in accordance with BS 5709:2018 Gaps, gates and stiles in fences – Code of practice.
- 4.9.5 Paths shall be designed with a slight camber to promote positive surface water drainage and prevent ponding. Ensure hard surfaces remain clear, well defined, safe and suitable for public access. Ensure hard landscape features continue to provide the function in which they are intended, free from damage and not providing a visual detractor. Construction and maintenance shall accord with BS 6031:2009 Code of practice for earthworks and BS 7370-1:2005 Grounds maintenance – General introduction and guidance.
- 4.9.6 Tree protection fencing, rabbit fencing, and post-and-rail systems shall be regularly inspected and repaired to ensure continued effectiveness in protecting planting and controlling access. Works shall follow relevant establishment principles in BS 8545:2014 Trees: from nursery to independence in the landscape where applicable.
- 4.9.7 The overall management aims for hard landscape, paths, fencing, and access infrastructure are:
- Maintain all elements in a safe, functional, and visually appropriate condition in accordance with the approved specification; and
 - Ensure all repairs and replacements comply with relevant British Standards and do not compromise safety, durability, or landscape function.

Hard Surfaces

- 4.9.8 To provide clean, safe, attractive and functional routes for pedestrians and cycle movement as appropriate. Ensure hard surfaces remain clear, well defined, safe and suitable for public access. Ensure hard landscape features continue to provide the function in which they are intended, free from damage and not providing a visual detractor.
- 4.9.9 To achieve these objectives, the following measures will be undertaken:

Table 4:14: Summary of General Maintenance Tasks - External Hard Surfaces and Street Equipment

Task	Frequency / Timing
Removal of litter and dog fouling from paths, hard surfaces, fencing lines and gate/stile areas	As required
Removal of grit, mud, leaf litter and debris from crushed gravel SANG footpaths and adjacent hard surfaces	As required
Cut back vegetation encroaching onto paths, crushed gravel routes, fencing, gates, stiles and furniture to maintain a minimum clear access width	Annually and as required
Removal of weeds from paths, gravel surfaces, fencing lines and hard edges (manual/physical methods; herbicide only where necessary)	Twice annually and as required

Task	Frequency / Timing
Inspect surfacing (including self-binding gravel footpaths), signage, fencing, gates, stiles and boundary treatments for defects, damage or hazards and undertake remedial works	Twice annually and as required
Ensure safe winter access to crushed gravel paths and hard surfaces using grit (no salt to be used near planted or sensitive landscape features)	As required in winter conditions
Inspect all gates (pedestrian, bridle, entrance) and stiles for alignment, stability, safe operation and hardware condition (hinges, latches, posts)	Twice annually
Inspect rabbit fencing, post and rail fencing and other boundary treatments for integrity and repair any breaches to prevent uncontrolled access or wildlife movement issues	Annually and as required
Inspect tree protection fencing, guards, stakes and shelters for failure, damage or failure of establishment protection and reinstate as required	Twice annually and as required

Table 4:15: Summary of Maintenance Tasks - External Hard Surfaces and Street Equipment (Years 1 to 10)

Task	Frequency / Timing
Keep hard surfaces and crushed gravel SANG footpaths weed and moss free using integrated physical/mechanical measures	Year 1 to 10: As required
Undertake quarterly inspections of self-binding gravel footpaths (including camber, surface integrity, edge condition and drainage performance). Repair any damaged or unsafe areas immediately	Year 1 to 10: As required
Inspect boundary treatments including rabbit fencing, post and rail fencing, tree protection fencing, gates and stiles for damage, displacement or graffiti. Repair, replace or clean as necessary	Year 1 to 10: Annually and as required
Seasonal increase in cleaning of paths and hard surfaces due to leaf fall, fruit drop and seasonal debris accumulation affecting surfacing and safety	Year 1 to 10: September – November
Remove all litter from paths, hard surfaces, fencing lines and gate areas at each maintenance visit	Year 1 to 10: As required
Inspect all gates (pedestrian, bridle, entrance) and stiles for safe operation, alignment and structural integrity. Repair/adjust twice annually	Year 1 to 10: January – December
Inspect street furniture and site equipment to ensure safe use, structural integrity and appropriate appearance. Repair, repaint, clean or replace as necessary	Year 1 to 10: January – December
Undertake manufacturer-recommended inspections and servicing of installed equipment (including gates and access systems where applicable)	Year 1 to 10: As required
Remove excess dirt, graffiti or staining from hard surfaces, fencing, gates and furniture at the earliest opportunity	Year 1 to 10: As required.
Maintain crushed gravel footpaths including regrading, topping up self-binding gravel and ensuring mown grass edges remain defined and unobstructed	Year 1 to 10: As required
Carry out general landscape maintenance in accordance with the prescriptions set out in this document, including SANG access infrastructure	Year 1 to 10: Weekly or as required.
Undertake independent inspection of all access infrastructure, fencing, gates, paths and street equipment	Year 1 to 10: Annually

4.10 Component 9: Earthworks (Earth Mounds and Scrapes)

- 4.10.1 Earth mounds and scrapes within the Public Open Space will provide varied topography, visual interest, and functional landscape features. These elements will contribute to habitat diversity, sustainable drainage, and informal play opportunities, while integrating with the surrounding landscape character and improving biodiversity value.

Maintenance Recommendations

- 4.10.2 The management regime shall aim to maintain the designed landform profiles while encouraging natural vegetation establishment. The use of fertilisers shall be avoided to prevent excessive vegetation growth and to promote species diversity, in accordance with best practice guidance from Natural England and principles set out in BS 4428:1989 Code of practice for general landscape operations relating to sustainable landscape management.
- 4.10.3 Prior to and following construction, all earthwork areas shall be cleared of debris, unsuitable materials, and compaction layers to ensure appropriate soil structure and drainage, in accordance with BS 6031:2009 Code of practice for earthworks and BS 3882:2015 Specification for topsoil.
- 4.10.4 All operations shall be carried out using machinery appropriate to the task and only when ground conditions are suitable to prevent compaction, rutting, or damage to the landform, in accordance with BS 4428:1989 Code of practice for general landscape operations and BS 6031:2009 Code of practice for earthworks.
- 4.10.5 Operations shall be suspended where ground conditions prevent the safe use of machinery without causing damage to soil structure or finished levels, in line with good practice set out in BS 4428:1989 Code of practice for general landscape operations. Where operations are delayed, additional visits may be required to maintain the areas in a safe and acceptable condition.
- 4.10.6 The Contractor shall inspect mounds and scrapes for erosion, settlement, or waterlogging. Any defects shall be made good using suitable materials to match the existing specification, in accordance with BS 6031:2009 Code of practice for earthworks and general landscape maintenance principles within BS 7370-4:1993 Grounds maintenance – Recommendations for maintenance of soft landscape.
- 4.10.7 Vegetation on mounds and around scrapes shall be managed to prevent dominance of aggressive species and to maintain intended visual and ecological function. Grass areas shall be cut as specified, with care taken to avoid scalping on slopes, in accordance with BS 7370-3:1991 Grounds maintenance – Recommendations for maintenance of amenity and functional turf and BS 7370-4:1993 Grounds maintenance – Recommendations for maintenance of soft landscape.
- 4.10.8 Scrapes designed to hold water shall be maintained to ensure functionality, including removal of excessive silt build-up and control of invasive aquatic or marginal vegetation where necessary, in accordance with CIRIA C753 SuDS Manual and BS 8582:2013 Code of practice for surface water management.
- 4.10.9 The Contractor shall ensure that all arisings, litter, and debris are removed from Site following maintenance operations and that adjacent paths and hard surfaces are left clean and safe, in accordance with general site management and health and safety guidance from HSE and relevant provisions of BS 7370-1:2005 Grounds maintenance – General introduction and guidance.

Table 4:16 Summary of General Maintenance Tasks – Earth Mounds and Scrapes

Task	Frequency / Timing
Remove litter and debris	Quarterly
Grass cutting on mounds (where applicable)	Two cuts per annum depending on specification
Strimming around obstacles and edges (avoiding scalping)	As required during growing season
Inspect scrapes for standing water and drainage function	Quarterly and after heavy rainfall
Remove invasive or undesirable vegetation	As required
Clean adjacent paths and hard surfaces following operations	As required

Table 4:17 Summary of Maintenance Tasks – Earth Mounds and Scrapes (Year 1–10)

Task	Frequency / Timing
Initial inspection of completed earthworks to confirm levels and stability	Year 1: Upon completion
Watering/seeding/turf establishment on mounds (if applicable)	Year 1: As required
Frequent inspections for settlement, erosion, or surface defects	Year 1–2: Monthly to quarterly
Reinstatement of eroded or damaged areas, including regrading and reseeding	Year 1–5: As required
Grass cutting to maintain safe and usable surfaces (avoid scalping)	Year 1–10: 2 cuts per annum
Allow selective areas to naturalise for biodiversity benefit	Year 2–10: Ongoing
Management of scrape edges to prevent excessive vegetation encroachment	Year 1–10: Twice annually or as required
Desilting of scrapes to maintain capacity and drainage function	Year 3–10: As required
Control of invasive plant species (terrestrial and aquatic)	Year 1–10: As required
Monitoring of public safety aspects (slopes, trip hazards, water depth)	Year 1–10: Ongoing
Regrading or minor reshaping where settlement affects design intent	Year 3–10: As required

Earth mounds and scrapes are intended to remain robust, low-maintenance features that evolve naturally over time. Management shall ensure that these elements retain their functional performance, visual quality, and ecological value while remaining safe and accessible within the Public Open Space.

4.11 Component 10: Large Pond

- 4.11.1 The large pond will provide a key landscape and ecological feature within the Public Open Space, offering visual amenity, habitat for aquatic and marginal species, and opportunities for informal recreation and education. The pond will contribute to sustainable drainage, biodiversity enhancement, and the overall landscape character.

Maintenance Recommendations

- 4.11.2 The management regime shall aim to maintain water quality, ecological balance, and public safety, while minimising the use of chemicals. Herbicides shall be restricted to targeted application for invasive species control only where necessary, in accordance with BS 8582:2013 Code of practice for surface water management, CIRIA C753 SuDS Manual and best practice guidance from Natural England.
- 4.11.3 Prior to any maintenance operations, the pond and surrounding areas shall be inspected and cleared of litter, debris, and obstructions that may impact water flow, water quality, or public safety, in accordance with BS 7370-1:2005 Grounds maintenance – General introduction and guidance and BS 8582:2013 Code of practice for surface water management.
- 4.11.4 Operations shall be carried out using appropriate equipment suited to aquatic environments and only when weather and ground conditions are suitable to avoid bank damage, compaction, or disturbance to wildlife, in accordance with BS 6031:2009 Code of practice for earthworks and BS 7370-4:1993 Grounds maintenance – Recommendations for maintenance of soft landscape.
- 4.11.5 Operations shall be suspended where conditions (e.g. high water levels, saturated ground, or presence of protected species) prevent safe or environmentally sensitive working, in line with CIEEM guidance and BS 42020:2013 Biodiversity – Code of practice for planning and development. Additional visits may be required following such delays.
- 4.11.6 During each maintenance visit, the Contractor shall inspect pond edges, banks, and associated structures for erosion, instability, or damage. Any defects shall be made good using materials matching the original specification, in accordance with BS 6031:2009 Code of practice for earthworks and BS 7370-4:1993 Grounds maintenance – Recommendations for maintenance of soft landscape.
- 4.11.7 Aquatic and marginal vegetation shall be managed to maintain an appropriate balance between open water and planted areas. Excessive growth shall be selectively thinned to prevent dominance and maintain ecological diversity, in accordance with CIRIA C753 SuDS Manual and guidance from Natural England.
- 4.11.8 Algal blooms and invasive species (e.g. blanket weed or non-native aquatic plants) shall be monitored and controlled using environmentally sensitive methods, in accordance with DEFRA guidance and BS 8582:2013 Code of practice for surface water management.
- 4.11.9 Desilting operations shall be undertaken as required to maintain water depth and storage capacity, ensuring minimal disturbance to wildlife and avoiding key breeding seasons, in accordance with CIRIA C753 SuDS Manual and ecological good practice guidance from CIEEM.
- 4.11.10 The Contractor shall ensure that pond edges are safe and accessible, maintaining visibility, managing vegetation, and monitoring for hazards such as steep drops or unstable ground, in accordance with guidance from HSE and BS 7370-1:2005 Grounds maintenance – General introduction and guidance.
- 4.11.11 Following maintenance operations, all arisings, litter, and debris shall be removed from Site and disposed of at an authorised facility, in accordance with BS 7370-1:2005 Grounds maintenance – General introduction and guidance and relevant waste management guidance from DEFRA.

Table 4:18: Summary of General Maintenance Tasks – Large Pond

Task	Frequency / Timing
Remove litter and debris (water and banks)	Quarterly
Inspect pond banks, edges, and structures	Quarterly
Monitor water quality (visual checks for clarity, algae, pollution)	Monthly during growing season
Manage aquatic and marginal vegetation	Twice annually (spring and late summer)
Control invasive species	As required
Check inlet/outlet structures and flow control	Quarterly and after heavy rainfall
Maintain safe access and visibility around pond edge	Monthly
Desilt pond (partial, phased approach)	As required (typically every 3–5 years)

Table 4:19: Summary of Maintenance Tasks – Large Pond (Years 1 to 10)

Task	Frequency / Timing
Initial establishment of aquatic and marginal planting; monitor survival and replace losses	Year 1: September – October
Maintain weed-free establishment zones around new planting	Year 1: September – October
Monitor water levels and ensure correct functioning of drainage infrastructure	Year 1–10: Ongoing
Remove litter, debris, and obstructions from pond and banks	Year 1–10: Quarterly
Selective thinning of aquatic vegetation to maintain open water (approx. 30–50%)	Year 2–10: As required
Control invasive or dominant species using approved methods	Year 1–10: As required
Inspect and repair erosion or damage to pond edges and banks	Year 1–5: As required
Desilting to maintain pond capacity and ecological function	Year 3–10: As required (avoid breeding season)
Maintain visibility and safety around pond margins (vegetation control, hazard checks)	Year 1–10: Ongoing
Monitor ecological performance and adjust management regime as necessary	Year 3–10: Periodic review

4.11.12 The large pond is intended to function as a sustainable and biodiverse feature with long-term visual and ecological value. Management shall balance habitat creation with public safety and amenity, ensuring the pond remains an attractive and functional component of the Public Open Space.

5 General Maintenance and Management Tasks

- 5.1.1 During years 1-5 or until canopy closure, planting shall be maintained by annual visits.
- 5.1.2 All plants shall be checked and if necessary, firmed up in the ground.
- 5.1.3 Any damaged shoots or branches shall be pruned off using secateurs.
- 5.1.4 The Contractor shall ensure that all shrubs are maintained free of weed growth. This shall normally be achieved by the application of appropriate contact or residual herbicides, although it remains the responsibility of the Contractor to adopt other methods where herbicide application is unsuccessful or impractical.
- 5.1.5 The Contractor shall remove any dead, dying or diseased plants, which are evident during any maintenance visit. The Operations Manager shall be informed of the location, number and species of all material that has been removed. Any plants that have died because of the Contractor's operations or omissions shall be replaced by the Contractor at his own expense during the next planting season.
- 5.1.6 Where the Operations Manager has agreed that plant deaths have arisen due to circumstances out of the control of the Contractor, replacement planting shall be instructed by the Operations Manager and paid for at an agreed rate.
- 5.1.7 All replacement planting shall be with like for like species unless otherwise agreed with the Operations Manager.
- 5.1.8 The Contractor shall clean all hard standings, gullies, gratings and grassed areas of soil spillage, bark mulch, leaves etc. which emanate from adjacent shrub beds.

5.2 The Use of Pesticides & Other Hazardous Substances

- 5.2.1 The Contractor's attention is drawn to the following statutes and regulations:
 - The Food and Environment Protection Act 1985.
 - Plant Protection Products Regulations 2011
 - Plant Protection Products (Sustainable Use) Regulations 2012.
 - The Control of Substances Hazardous to Health Regulations 1988; and
 - The Environment Protection Act 1990.
- 5.2.2 It is the Contractor's responsibility to ensure that he/she is fully conversant with the requirements of the foregoing legislation and other relevant Codes of Practice, British Standards, rules, guidelines, or directives that relate to the use of hazardous materials.
- 5.2.3 All manufacturers' recommendations relating to application, storage, mixing and other safety precautions must be strictly adhered to, in the interests of health and safety.

5.3 Litter Removal

- 5.3.1 The Contractor shall ensure that all the Site is kept free of litter and other debris through a regular programme of monitoring, collection, and disposal, coinciding with visits to maintain grassed areas and planting.
- 5.3.2 Care shall be taken to remove all broken bottles, glass, tins, sharp objects, and other items likely to constitute a hazard to the public.

- 5.3.3 The Contractor shall take particular care when carrying out litter collection to ensure that any discarded needles or syringes are removed as soon as they are discovered. Such items must be packaged separately from other litter, and be contained within appropriately labelled, puncture-proof sharps containers supplied by the Contractor.
- 5.3.4 All litter and debris shall be removed off Site to an authorised tip.
- 5.3.5 This shall be carried out in accordance with the Code of Practice on Litter and Refuse issued under Section 89 of the Environment Protection Act (1990).

6 Annual Maintenance Schedule

Table 6:1 Annual Maintenance Schedule - Proposed Tree Planting

Task	Month											
	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec
Native and Feature Tree Planting												
Implement tree planting in accordance with the planting plans and landscape softworks specification.	✓	✓	✓								✓	✓
Check and adjust tree fencing, guards, shelters, stakes, and ties to original specification.				✓	✓							
Re-firm plants after high winds and frosts.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Maintain mulched surrounds/mulch-mats and carry out weeding by hand.				✓	✓							
Water to field capacity as necessary for the establishment and continued thriving of all planting.						✓	✓	✓				
Prune, if necessary, to ensure appropriate habit/ form, remove obstructions to footpaths/ cycle paths/ roads/ gardens, and remove dead/ disease/damaged wood.	✓	✓									✓	✓
Replace any losses of planted trees to the same specification and size as the original plants in the planting season following the loss.	✓	✓								✓	✓	✓
Remove rabbit guards, tree stakes and planting accessories at Year 5, or when no longer required.				✓	✓							

Table 6:2 Annual Maintenance Schedule – Native Scrub, Shrubs and Herbaceous (Marginal) Planting

Task	Month											
	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec
Native Scrub, Shrubs and Herbaceous (Marginal) Planting												
Implement planting in accordance with the planting plans and landscape softworks specification.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Maintain planting beds in a weed free condition through Combined techniques of cultivation, hand weeding and mulching until canopies are closed.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Maintain neat edges to grass areas and sweep up any mulch encroaching onto adjacent hard or soft surfaces.			✓	✓	✓	✓	✓	✓	✓	✓		
Water to field capacity, as necessary.						✓	✓	✓	✓			
Prune to remove dead, dying or diseased wood and to promote bushy growth and desirable ornamental features.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thin out selected species, where for example more vigorous species are taking over others.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Removal of litter and leaf-fall.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Replace dead/damaged plants in next available planting season following the loss.	✓	✓								✓	✓	✓
Undertake nesting bird checks prior to scrub management works			✓	✓	✓	✓	✓	✓				

Table 6:3 Annual Maintenance Schedule – Wildflower Grassland

[illegible]

Table 6:4 Annual Maintenance Schedule - Amenity Grassland

[illegible]

Task	Month											
	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec
Amenity grassland												
Any failed areas to be re-seeded.												
Relax the management regime under trees groups and adjacent to hedges (up to 0.5m).			✓							✓		
Year 2 – onwards 16 cuts of all amenity grassland to be undertaken during growing season.			✓	✓	✓	✓	✓	✓	✓	✓		
Monitor growth and undertake fertiliser application, turf aeration and scarification if required.			✓	✓								
Monitor for broadleaved weeds and control with a selective herbicide if required.			✓	✓	✓	✓	✓	✓	✓	✓		
Undertake ground nesting bird checks prior to mowing			✓	✓	✓	✓	✓	✓				

Table 6:5 Annual Maintenance Schedule – Bulb Planting

Task	Month											
	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec
Bulb Planting												
Implement bulb planting (including replacement planting)									✓	✓	✓	
Inspect bulb emergence and flowering performance			✓	✓	✓							
Allow foliage to die back naturally (no cutting)				✓	✓	✓						
First cut of surrounding grass following bulb senescence (40–70mm height)							✓					
Optional second cut to control grasses									✓	✓		
Weed control (hand weeding / spot treatment)			✓	✓	✓	✓	✓	✓				
Watering during prolonged dry periods (establishment phase)					✓	✓	✓					

[illegible]

Table 6:6 Annual Maintenance Schedule - External Hard Surfaces and Street Equipment

[illegible]

[illegible]

Table 6:7 Annual Maintenance Schedule – Earthworks

[illegible]

Table 6:8 Annual Maintenance Schedule – Large Pond

Task	Month											
	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec
Large Pond												
Remove litter and debris (water and banks)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Inspect pond banks, edges, and structures	✓		✓		✓		✓		✓		✓	
Monitor water quality (visual checks for algae, pollution, clarity)			✓	✓	✓	✓	✓	✓	✓			
Manage aquatic and marginal vegetation (cutting/thinning)			✓	✓				✓	✓			
Control invasive species			✓	✓	✓	✓	✓	✓	✓			
Check inlet/outlet structures and drainage function	✓		✓		✓		✓		✓		✓	
Maintain safe access and visibility around pond edges	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Desilting operations (if required, avoiding breeding season)						✓	✓	✓				

7 Maintenance Schedule Years 1 - 10

Table 7:1 Maintenance Schedule Years 1 to 10 - Proposed Tree Planting

[illegible]

Table 7:2 Maintenance Schedule Years 1 to 10 – Native Scrub, Shrubs and Herbaceous (Marginal) Planting

[illegible]

Table 7:3 Maintenance Schedule Years 1 to 10 - Wildflower Grassland

[illegible]

[illegible]

Table 7:4 Maintenance Schedule Years 1 to 10 - Amenity Grassland

[illegible]

[illegible]

Table 7:5 Maintenance Schedule Years 1 to 10 – Bulb Planting

[illegible]

Table 7:6 Maintenance Schedule Years 1 to 10 - External Hard Surfaces and Street Equipment

[illegible]

Table 7:7 Maintenance Schedule Years 1 to 10 - Earthworks

Task	Year									
	1	2	3	4	5	6	7	8	9	10
Earthworks										
Inspect all earthworks for erosion, settlement, and safety risks	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Reinstate eroded or damaged areas (regrading/reseeding)	✓	✓	✓	✓	✓					
Establish vegetation on mounds (seeding/turfing as required)	✓	✓	✓							
Grass cutting on mounds (as per maintenance regime)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Strimming around edges and obstacles (avoiding damage)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Inspect scrapes for drainage, water retention, and function	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Manage vegetation around scrapes (prevent dominance)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Desilt scrapes where required to maintain capacity			✓	✓	✓	✓	✓	✓	✓	✓
Allow selective areas to naturalise for biodiversity benefit		✓	✓	✓	✓	✓	✓	✓	✓	✓

Table 7:8 Maintenance Schedule Years 1 to 10 – Large Pond

Task	Year									
	1	2	3	4	5	6	7	8	9	10
Large Pond										
Inspect pond for safety risks, erosion, and structural integrity	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Establish aquatic and marginal planting and replace failures	✓	✓	✓							
Monitor water quality and ecological condition	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remove litter and debris	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Manage aquatic vegetation to maintain open water balance	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Control invasive or dominant species	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Inspect and maintain inlets, outlets, and drainage features	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Reinstate eroded banks and repair damage	✓	✓	✓	✓	✓					
Allow habitat to naturalise and develop		✓	✓	✓	✓	✓	✓	✓	✓	✓
Undertake desilting (phased, as required)			✓	✓	✓	✓	✓	✓	✓	✓

Task	Year									
	1	2	3	4	5	6	7	8	9	10
Large Pond										
Monitor and maintain public safety (edges, slopes, access)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

8 Implementation and Management Structure

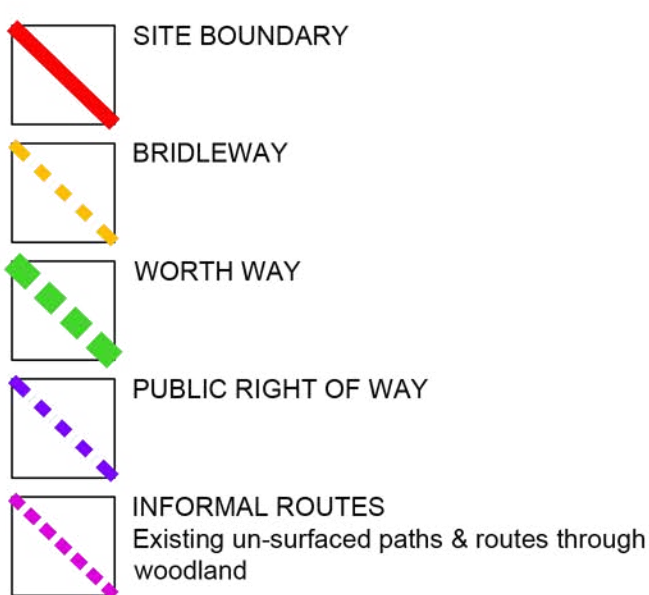
- 8.1.1 This LMMP incorporates the objectives and prescriptions for the suggested approach to be adopted in the maintenance and management of the landscape features which are to be incorporated into the SANG.
- 8.1.2 The aim is to promote a sensitive management approach, which protects and improves the landscape and visual amenity value interests of the Site, is compatible with the proposed uses of the Site and maximises the habitat and biodiversity potential of the landscape scheme.
- 8.1.3 This LMMP will be implemented fully and wholly by the Applicant, and where necessary will appoint specialist contractors or professional consultants to work on their behalf.
- 8.1.4 The Applicant will be responsible for all proposed hard and soft landscape proposals for the lifetime of the SANG. specialist landscape and ecological consultants and contractor will be appointed as necessary by the Applicant to conduct works on Site.
- 8.1.5 This LMMP will be reviewed every five years by the Operations Manager with a view to ensuring all maintenance objectives are being met, and that the management requirements set out in the LMMP continue to provide effective and appropriate measures to meet those aims. The review will receive input from suitably experienced landscape management.
- 8.1.6 These periodic reviews shall include analysis of monitoring of the condition of the landscape and biodiversity components at the start of the period, the work conducted, and how well the habitats and landscape respond have responded to maintenance measures. This review should assess the extent to which the measures undertaken have achieved the objectives and vision of this LMMP and should identify whether the same measures should continue, or different methods be introduced, to achieve the objectives.

9 Addendum

9.1 333102745-BL-LD-1000 SANG Landscape General Arrangement Plan

LEGEND

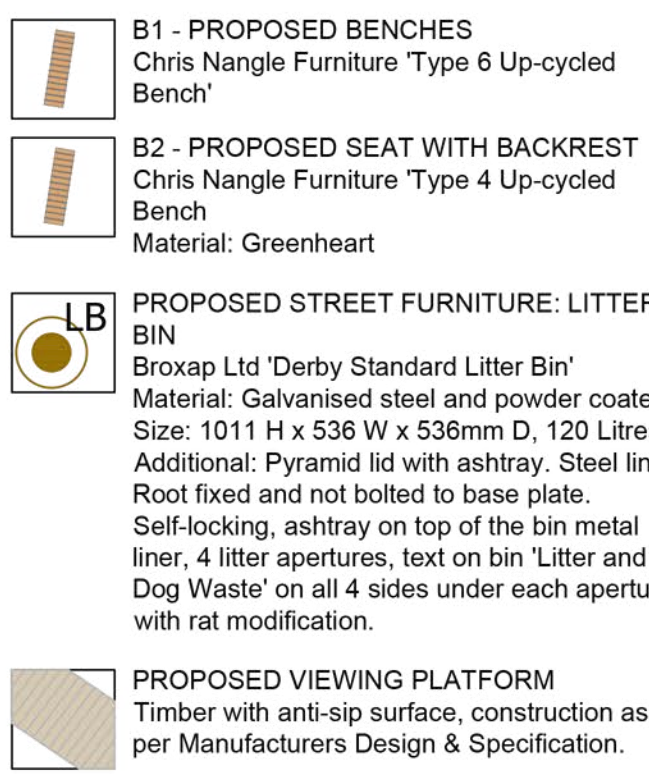
BOUNDARIES & RIGHTS OF WAY



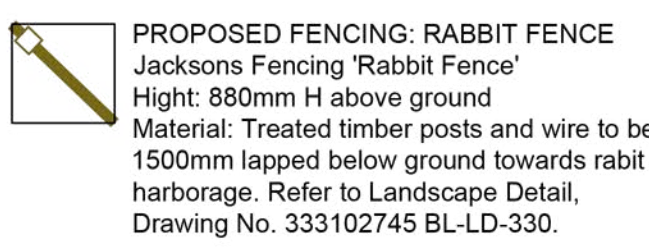
HARD LANDSCAPE



STREET FURNITURE



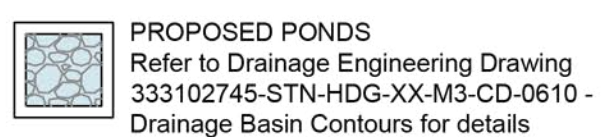
FENCING



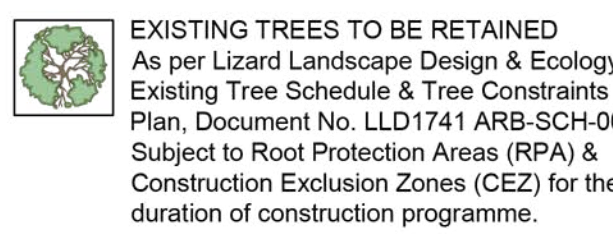
EARTHWORKS



WATERCOURSES



SOFT LANDSCAPE - EXISTING



PROPOSED SOFT LANDSCAPE



NOTE:

For plant species, densities and specification refer to plant schedules.

Main contractor to determine exact location of services/drainage, this should be to be confirmed on site prior to commencement of works to avoid tree pit / services conflicts.

External light fitting types and locations are to be confirmed with the Electrical Engineer.

External levels of hard surface treatments are to be co-ordinated with Engineers design & specifications.

All treatment of softwork areas to comply to BS4428 Code of Practice for general landscape operations.

This drawing assumes that the existing site soil could be re-used. However this is subject to detailed testing and analysis of soil. If the soil is not suitable, imported soil will be required in accordance with the Landscape Specification.

All tree, shrub species supplied for designated areas are to be determined by the proposed planting season. (ie bareroot or container grown stock).



TENDER ISSUE

Project
Imberhorne Farm
East Grinstead

Drawing Title
SANG Landscape
General Arrangement

9.2 333102745-BL-LD-2000 SANG Planting Plan

LEGEND

BOUNDARIES



SITE BOUNDARY



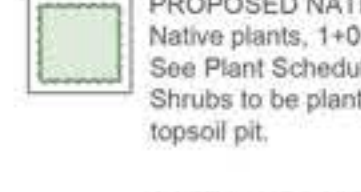
SOFT LANDSCAPE - EXISTING



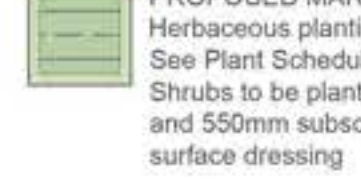
EXISTING VEGETATION & WOODLAND TO BE RETAINED



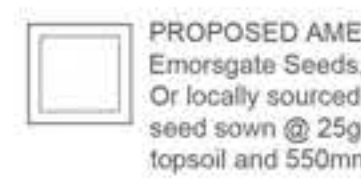
SOFT LANDSCAPE - TREE PLANTING



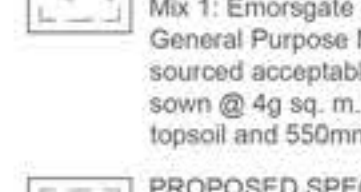
PROPOSED NATIVE PLANTING



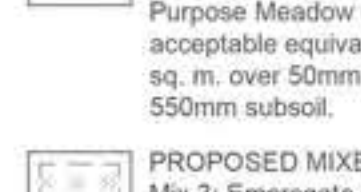
SOFT LANDSCAPE - GRASS PLANTING



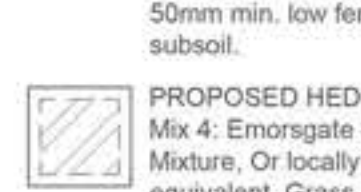
PROPOSED STANDARD GENERAL PURPOSE MEADOW



PROPOSED MIXED DIVERSE MEADOW



PROPOSED MEADOW MIXTURE FOR WETLAND



NOTE

For plant species, densities and specification refer to plant schedules.

Main contractor to determine exact location of services/drains, this should be confirmed on site prior to commencement of works to avoid tree pit / services conflicts.

External levels of hard surface treatments are to be co-ordinated with Engineers design & specifications.

All treatment of softwork areas to comply to BS4428 Code of Practice for general landscape operations.

This drawing assumes that the existing soil could be re-used. However this is subject to detailed testing and analysis of soil. If the soil is not suitable, imported soil will be required in accordance with the Landscape Specification.

All tree, shrub species supplied for designated areas are to be determined by the proposed planting season, (ie bare root or container grown stock).

TENDER ISSUE

Project
Imberherne Farm
East Grinstead
Drawing Title
SANG Landscape Proposals
Plant Schedule and Layout Sheet
Date
27.11.2025
Scale
1:2,000 (BA2)
Project No
333102745
Drawing No
BL-LD-2000
Revision
-



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101 Victoria Street
Bristol
BS1 6JQ
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PLANT SCHEDULE											
Tree Specification List											
Abbrev	Variety	Common Name	Code	Overall Height/Grth cm	Description	Clear Stem (C/S) Feathered (F)	Notes				TOTAL
Avenue Trees											
T.PPK	Tilia platyphyllos 'Rubra'	Large Leaved Lime	3x	12-14'	Heavy Standard	C/S	Rootballed, 50cm diameter rootball, 1.5m clear stem, 400-450cm high				4
T.WNH	Ulmus 'New Horizon'	Hybrid Elm	3x	12-14'	Heavy Standard	C/S	Rootballed, 50cm diameter rootball, 1.5m clear stem, 400-450cm high				12
Parkland Trees											
T.AG	Alnus glutinosa	Common Alder	2x	8-10'	Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 250-300cm high				3
T.AH	Aesculus hippocastanum	Horse Chestnut	2x	8-10'	Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 250-300cm high				3
T.APN	Acer pseudoplatanus 'Negenia'	Negenia Sycamore	2x	8-10'	Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 250-300cm high				2
T.APN	Acer pseudoplatanus 'Negenia'	Negenia Sycamore	2x	10-12'	Select Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 300-350cm high				1
T.APS	Acer pseudoplatanus 'Spaethii'	Purple Sycamore	2x	10-12'	Select Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 300-350cm high				3
T.BP	Betula pendula	Silver Birch	2x	8-10'	Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 250-300cm high				6
T.BPU	Betula pubescens	Downy Birch	2x	8-10'	Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 250-300cm high				7
T.CB	Carpinus betulus	Hornbeam	2x	8-10'	Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 250-300cm high				10
T.CO	Castanea sativa	Sweet Chestnut	2x	8-10'	Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 250-300cm high				2
T.CO	Castanea sativa	Sweet Chestnut	2x	10-12'	Select Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 300-350cm high				2
T.CM	Crataegus monogyna	Hawthorn	2x	8-10'	Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 250-300cm high				8
T.FB	Fagus sylvatica	Beech	2x	10-12'	Select Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 300-350cm high				2
T.FBP	Fagus sylvatica 'Purpurea'	Purple Beech	2x	10-12'	Select Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 300-350cm high				1
T.FPK	Fagus sylvatica 'Robur'	Purple Cut Leaf Beech	3x	12-14'	Heavy Standard	C/S	Rootballed, 50cm diameter rootball, 1.5m clear stem, 400-450cm high				1
T.JR	Juglans regia	Common Walnut	2x	8-10'	Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 250-300cm high				4
T.MS	Malus sylvestris	Crab Apple	2x	8-10'	Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 250-300cm high				5
T.PAV	Prunus avium	Wild Cherry	2x	8-10'	Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 250-300cm high				15
T.PAV	Prunus avium	Wild Cherry	2x	10-12'	Select Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 300-350cm high				1
T.PAX	Prunus avium 'Pestal'	Douglas Gean	3x	14-16	Extra Heavy Standard	C/S	Rootballed, 50cm diameter rootball, 1.5m clear stem, 400-450cm high				9
T.PP	Prunus padus	Bird Cherry	2x	8-10'	Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 250-300cm high				18
T.PA	Populus alba	White Poplar	2x	8-10'	Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 250-300cm high				3
T.PN	Populus nigra	Black Poplar	2x	10-12'	Select Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 300-350cm high				3
T.PN	Populus nigra	Black Poplar	2x	8-10'	Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 250-300cm high				1
T.PC	Pyrus communis	Beech Hill Pear	2x	8-10'	Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 250-300cm high				4
T.QC	Quercus cerris	Turkey Oak	2x	8-10'	Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 250-300cm high				1
T.QP	Quercus petraea	Sessile Oak	2x	8-10'	Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 250-300cm high				5
T.QR	Quercus robur	Common Oak	2x	8-10'	Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 250-300cm high				9
T.SA'C	Salix alba 'Chamaemela'	Scarlet Willow	2x	8-10'	Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 250-300cm high				1
T.SA'C	Salix alba 'Chamaemela'	Scarlet Willow	2x	10-12'	Select Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 300-350cm high				2
T.SAR	Sorbus aria	Whitebeam	2x	8-10'	Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 250-300cm high				6
T.SA	Sorbus aucuparia	Rowan	2x	8-10'	Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 250-300cm high				6
T.SA	Sorbus aucuparia	Rowan	2x	10-12'	Select Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 300-350cm high				5
T.ST	Sorbus torminalis	Wild Service Tree	2x	8-10'	Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 250-300cm high				2
T.TC	Tilia cordata	Small Leaved Lime	2x	10-12'	Select Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 300-350cm high				3
T.TE	Tilia x europaea	Common Lime	2x	8-10'	Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 250-300cm high				2
T.TE	Tilia x europaea	Common Lime	2x	10-12'	Select Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 300-350cm high				1
T.TP	Tilia platyphyllos	Large Leaved Lime	2x	8-10'	Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 250-300cm high				1
T.TPK	Tilia platyphyllos 'Rubra'	Red Twigged Lime	3x	12-14cm	Heavy	C/S	Rootballed/CG, 600mm dia. Rootball, 300-350cm high				4
T.TTP	Tilia tomentosa 'Petalodora'	Silver Lime	2x	8-10'	Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 250-300cm high				2
T.TTP	Tilia tomentosa 'Petalodora'	Silver Lime	2x	10-12'	Select Standard	C/S	Rootballed, 40cm diameter rootball, 1.5m clear stem, 300-350cm high				1
Confifers - Planting											
T.PS	Pinus sylvestris	Scots Pine	CO	80-100	Feathered	F	Container Grown, Full furnished & Feathered to base, 40cm dia. Rootball				6
Native Woodland Planting											
Abbrev	Variety	Common Name	Code	Overall Height/Grth cm	Description	Clear Stem (C/S) Feathered (F)	Notes		Percentage (%)	TOTAL	
Planting density to vary throughout the plantation from shrubs at 2m centres to trees at 4 and 8 metre centres to create a greater diversity in ground conditions. Plant randomly in species groups of 7 or 9 plants per group, avoiding straight lines.											
Shrub species - 2m centres											
Co av	Corylus avellana	Hazel	1+1	H60/80	Bushes	F	Feathered from base, even branching		10	4046	
Cr mo	Crataegus monogyna	Hawthorn	1+1	H60/80	Bushes	F	Feathered from base, even branching		10	4046	
Sa ni	Sambucus nigra	Elder	1+1	H60/80	Bushes	F	Feathered from base, even branching		10	4046	
Tree species - Planted at 4m centres											
Ao ca	Acer campestre	Field Maple	1+2	H90-120cm	Standard	C/S	Single stem with even branching		8	806	
Ba pe	Betula pendula	Silver Birch	1+2	H90-120cm	Standard	C/S	Single stem with even branching		5	2426	
So ae	Sorbus aucuparia	Rowan	1+2	H90-120cm	Standard	C/S	Single stem with even branching		15	567	
Standard Tree species - Plant at 8m centres											
Ao ca	Acer campestre	Field Maple	2x	8-10cm	Standard	C/S	Rootballed/CG, 400mm dia. Rootball, 1.5m clear stem, 250-300cm high		7	567	
Ba pe	Betula pendula	Silver Birch	2x	8-10cm	Standard	C/S	Rootballed/CG, 400mm dia. Rootball, 1.5m clear stem, 250-300cm high		5	404	
Qu ro	Quercus robur	English Oak	2x	8-10cm	Standard	C/S	Rootballed/CG, 400mm dia. Rootball, 1.5m clear stem, 250-300cm high		5	404	
Ti co	Tilia cordata	Small-leaved Lime	2x	8-10cm	Standard	C/S	Rootballed/CG, 400mm dia. Rootball, 1.5m clear stem, 250-300cm high		10	809	
Ti pl	Tilia platyphyllos	Large-leaved Lime	2x	8-10cm	Standard	C/S	Rootballed/CG, 400mm dia. Rootball, 1.5m clear stem, 250-300cm high		5	404	
Ul NH	Ulmus 'New Horizon'	Resistant Elm	2x	8-10cm	Standard	C/S	Rootballed/CG, 400mm dia. Rootball, 1.5m clear stem, 250-300cm high		10	809	
Water's Edge Mix Specification											
Abbrev	Variety	Common Name	Pot Size L	Height x Spread cm	Flowering Period	Group/s/w/le Quantity	Notes	Plants for Pollinators	Percentage (%)	TOTAL	
Planting density at 1m centres.											
Al pl-aq	Alisma plantago-aquaticum	Water Plantain	1	80/60	6-8	15	Full Pot, Fully rooted pot system, healthy crown	Y	15	104	
Ca ms	Carex muskingumensis	Palm Branch Sedge	2	100/100	7-8	10	Full Pot, Fully rooted pot system, healthy crown	Y	10	69	
Ir ps	Iris pseudacorus	'Yellow Flag Iris	2	150/150	7-8	10	Full Pot, Fully rooted pot system, healthy crown	Y	10	69	
Ly B-co	Lychnis flo-cuculi	Ragged Robin	1	60/40	5-6	15	Full Pot, Fully rooted pot system, healthy crown	Y	15	104	
Ly sa	Lythrum salicaria	Purple Loosestrife	1	90/75	6-8	15	Full Pot, Fully rooted pot system, healthy crown	Y	15	104	
Mw aq	Meritha aquatica	Water Mint	2	50/100	7-10	15	Full Pot, Fully rooted pot system, healthy crown	Y	15	104	
Tr aq	Trifolium angustifolium	Lesser Buzluz	2	120/60	8	10	Full Pot, Fully rooted pot system, healthy crown	Y	10	69	
Tr la	Trifolium latifolium	Greater Reed Mace	2	220cm	7-8	10	Full Pot, Fully rooted pot system, healthy crown	Y	10	69	
Abbrev	Specification	Notes									
Refer to Bulb section for corresponding bulb mixes. Refer to supplier specification for sowing instructions.											
Mix 1	Emerogate Seeds - EM2 - Standard General Purpose Meadow Mixture					4g/m2	Prepare ground and sow seed as per supplier instructions				
Mix 2	Emerogate Seeds - EM3 - Special General Purpose Meadow Mixture					4g/m2	Prepare ground and sow seed as per supplier instructions				
Mix 3	Emerogate Seeds - EM34 - Mixed Diverse Meadows					4g/m2	Prepare ground and sow seed as per supplier instructions				
Mix 4	Emerogate Seeds - EH1 - Hedgerow Mixture					4g/m2	Prepare ground and sow seed as per supplier instructions				
Mix 5	Emerogate Seeds - EM8 - Meadow Mixture for Wetlands					4g/m2	Prepare ground and sow seed as per supplier instructions				
Bulbs											
Abbrev	Variety	Common Name	Bulb size	Height	Flowering Period	Plants per m²	Notes	Plants for Pollinators	Percentage (%)	TOTAL	
Bulbs to be scattered and planted in quantities stated in 'Group/Swathes Quantity' section. Disperse bulbs in natural looking groupings ready for organic looking self seeding in the coming years. Plant bulbs at depth of 3x the size of the bulb.											
Npr	Narcissus poeticus var. recurvus	Pheasant's Eye	10/12cm	35	3-5	15	Firm, undamaged bulbs.	Y	30	1150	
Ts	Tulipa sylvestris	Wild Tulip	5/6cm	20	4-5	15	Firm, undamaged bulbs.	Y	25	955	
Hes	Hyacinthoides non-scripta	English Bluebells	30cm	4-5	15	Firm, undamaged bulbs	Y	45	1720		

GENERAL PLANTING SPECIFICATION

Where any deviation from the landscape proposals or specification occurs within a scheme, the contractor shall report the relevant detail from the designer prior to proceeding.

All planting operations shall be carried out in accordance with:
Trees from nursery to independence in the landscape BS 8545,
General landscape operations BS 4428.

- Plant material to conform to the National Plant Specification. All plant stock to originate from within the UK. Plant handling and planting operations to be in accordance with HTA 'Handling and Establishing Landscape Plants', Parts 1-3.
- Planting beds and tree pits shall be weed free prior to the commencement of planting operations. Hand weed or apply an approved translocated systemic herbicide to the manufacturers instructions and to 1997 Control of Pesticides Regulations and 2003 COSHH regulations.
- Topsoil to be fertile with maximum 35% clay content and 5% minimum organic content, pH 5.8 - 7.5 and to be free of perennial weeds, weed seeds and contamination. Maximum stone content 20% (20mm+ particle size), maximum size of stones 50mm in any direction. Existing topsoil to be ameliorated and/or screened if necessary to achieve this specification.

The identification of topsoil and subsoil resources on site will be required to inform the detailed design of tree pits and planting beds, including the depth of topsoil horizons and the requirement for amelioration of the growing medium, prior to planting. All site/ existing topsoil/ subsoils will be subject to detailed testing in accordance with BS 3882 & BS 8601. All storage/ stripping to comply with the British Standard. If modifications to the soil are necessary, soil ameliorants will be used sparingly. Ideally the soil dug from the excavated pit should be used as the backfill medium and as far as practicable, replicate the horizons within the original soil profile.

Imported topsoil to be to BS 3882:2015 Multi Purpose Grade, from an approved source, and to accord with the above specification. Refer to the landscape drawings for specific purpose

9.3 333102745-BL-LD-2001 SANG Planting Plans-Sheet 1

9.4 333102745-BL-LD-2001 SANG Planting Plans-Sheet 2

9.5 333102745-BL-LD-2001 SANG Planting Plans-Sheet 3



LEGEND

BOUNDARIES

SITE BOUNDARY

SOFT LANDSCAPE - EXISTING

EXISTING TREES TO BE RETAINED
As per Lizard Landscape Design & Ecology, Existing Tree Schedule & Tree Constraints Plan, Document No. ARB-SCH-003
Subject to Root Protection Areas (RPA) & Construction Exclusion Zones (CEZ) for the duration of construction programme.

EXISTING VEGETATION & WOODLAND TO BE RETAINED

SOFT LANDSCAPE - TREE PLANTING

PROPOSED BOULEVARD TREE PLANTING
8 - 10cm girth Rootballed
10 - 12cm girth
12 - 14cm girth
Refer to Plant Schedule for details.

SOFT LANDSCAPE - STRUCTURAL PLANTING

PROPOSED NATIVE PLANTING
Native plants, 1+0, 1+1, 1+2 transplants
See Plant Schedule for details.
Shrubs to be planted at 1m ctrs, within 300mm topsoil pit.

SOFT LANDSCAPE - WETLAND PLANTING

PROPOSED MARGINAL PLANTING
Herbaceous planting, 2 Litre pots
See Plant Schedule for details.
Shrubs to be planted with 450mm topsoil min, and 550mm subsoil with 50mm bark mulch to surface dressing

SOFT LANDSCAPE - GRASS PLANTING

PROPOSED AMENITY GRASS TO BE MOWN
Emorsgate Seeds, 'EG21' Lawn Grass Mixture, Or locally sourced acceptable equivalent. Grass seed sown @ 25g sq. m, over 150mm min topsoil and 550mm subsoil.

PROPOSED STANDARD GENERAL PURPOSE MEADOW
Mix 1: Emorsgate Seeds, 'EM2' Standard General Purpose Meadow Mix, Or locally sourced acceptable equivalent. Grass seed sown @ 4g sq. m, over 50mm min, low fertility topsoil and 550mm subsoil.

PROPOSED SPECIAL GENERAL PURPOSE MEADOW
Mix 2: Emorsgate Seeds, 'EM3' Special General Purpose Meadow Mix, Or locally sourced acceptable equivalent. Grass seed sown @ 4g sq. m, over 50mm min, low fertility topsoil and 550mm subsoil.

PROPOSED MIXED DIVERSE MEADOW
Mix 3: Emorsgate Seeds, 'EM34' Mixed Diverse Meadow Mix, Or locally sourced acceptable equivalent. Grass seed sown @ 4g sq. m, over 50mm min, low fertility topsoil and 550mm subsoil.

PROPOSED HEDGEROW MIXTURE
Mix 4: Emorsgate Seeds, 'EH1' Hedgerow Mixture, Or locally sourced acceptable equivalent. Grass seed sown @ 4g sq. m, over 50mm min, low fertility topsoil and 550mm subsoil.

PROPOSED MEADOW MIXTURE FOR WETLAND
Mix 5: Emorsgate Seeds, 'EMB' Meadow Mixture for Wetlands, Or locally sourced acceptable equivalent. Grass seed sown @ 4g sq. m, over 50mm min, low fertility topsoil and 550mm subsoil.

PROPOSED BULB PLANTING
Bulbs to be scattered and planted in quantities stated in 'Group/Swath Quantity' section. Disperse bulbs in natural looking groupings ready for organic looking self seeding in the coming years. Plant bulbs at depth of 3x the size of the bulb.

NOTE:

For plant species, densities and specification refer to plant schedules.

Main contractor to determine exact location of services/drainage, this should be to be confirmed on site prior to commencement of works to avoid tree pit / services conflicts.

External levels of hard surface treatments are to be co-ordinated with Engineers design & specifications.

All treatment of softwork areas to comply to BS4428 Code of Practice for general landscape operations.

This drawing assumes that the existing site soil could be re-used. However this is subject to detailed testing and analysis of soil. If the soil is not suitable, imported soil will be required in accordance with the Landscape Specification.

All tree, shrub species supplied for designated areas are to be determined by the proposed planting season, (ie bareroot or container grown stock).

PLEASE REFER TO DRAWING NO. 333102745_BL-LD-2000, FOR PLANT SCHEDULE.

LOCATION PLAN (NTS)

TENDER ISSUE

Project: Imberhorne Farm East Grinstead

Drawing Title: SANG Landscape Proposals Planting Plan, Sheet 3

Date: 28.11.2025 Scale: 1:500 @A0 Drawn by: BA Check by: DD/PC

Project No: 333102745 Drawing No: BL-LD-2003 Revision: -

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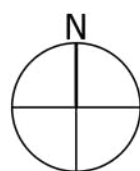
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U:\333102745\4 - Drawings & Registers\Landscape\333102745_BL-LD-2000 SANG Planting Plan.dwg - BL-LD-2003

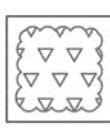
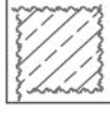
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9.6 333102745-BL-LD-2001 SANG Planting Plans-Sheet 4

9.7 333102745 BL-LD-1100 Soil Plan



LEGEND

-  SITE BOUNDARY
-  EXISTING VEGETATION
-  PROPOSED TREE PIT DETAIL SOFT LANDSCAPE WITH TIMBER STAKES
Refer to Drawing No. 333102745 BL-LD-300
Tree Pit Details for details of planting proposals, locations and sizes.
-  PROPOSED TREE PIT DETAIL SOFT LANDSCAPE UNDERGROUND GUYING
Refer to Drawing No. 333102745 BL-LD-301 for details of planting proposals, locations and sizes.
-  PROPOSED MARGINAL PLANTING
Minimum topsoil depth : 450mm
Minimum subsoil depth : 550mm
-  PROPOSED NATIVE PLANTING
Minimum topsoil depth : 150mm
Minimum subsoil depth : 550mm
-  PROPOSED GRASSLAND PLANTING
Minimum topsoil depth : 50mm
Minimum subsoil depth : 550mm
Ripping of existing soils : 400mm
Total excavation minimum 1000mm

Note:

For tree pit details & other planting bed details refer to associated typical detail sheets

Main contractor to determine exact location of services/drainage, this should be confirmed on site prior to commencement of works to avoid tree pit / services conflicts

The above top soil and sub soil depths are provided to give minimum requirements for the planting shown. Existing soil profiles to be retained where possible. If sufficient depths not available imported soils would be required to achieve the above parameters.

This drawing assumes that the existing site soils could be re-used. However this is subject to detailed testing and analysis of all soils as per the Landscape Specification. If the soil is not suitable, imported soil will be required in accordance with the Landscape Specification.

All treatment of softwork areas to comply to BS4428 Code of Practice for General Landscape Operations.



TENDER ISSUE

Project
Imberhorne Farm
East Grinstead
Drawing Title
Landscape Soil Detail Plan

Date 28.11.2025	Scale 1:1000 @A0	Drawn by BA/LA	Check by DD/PC
Project No 333102745	Drawing No BL-LD-1100	Revision -	



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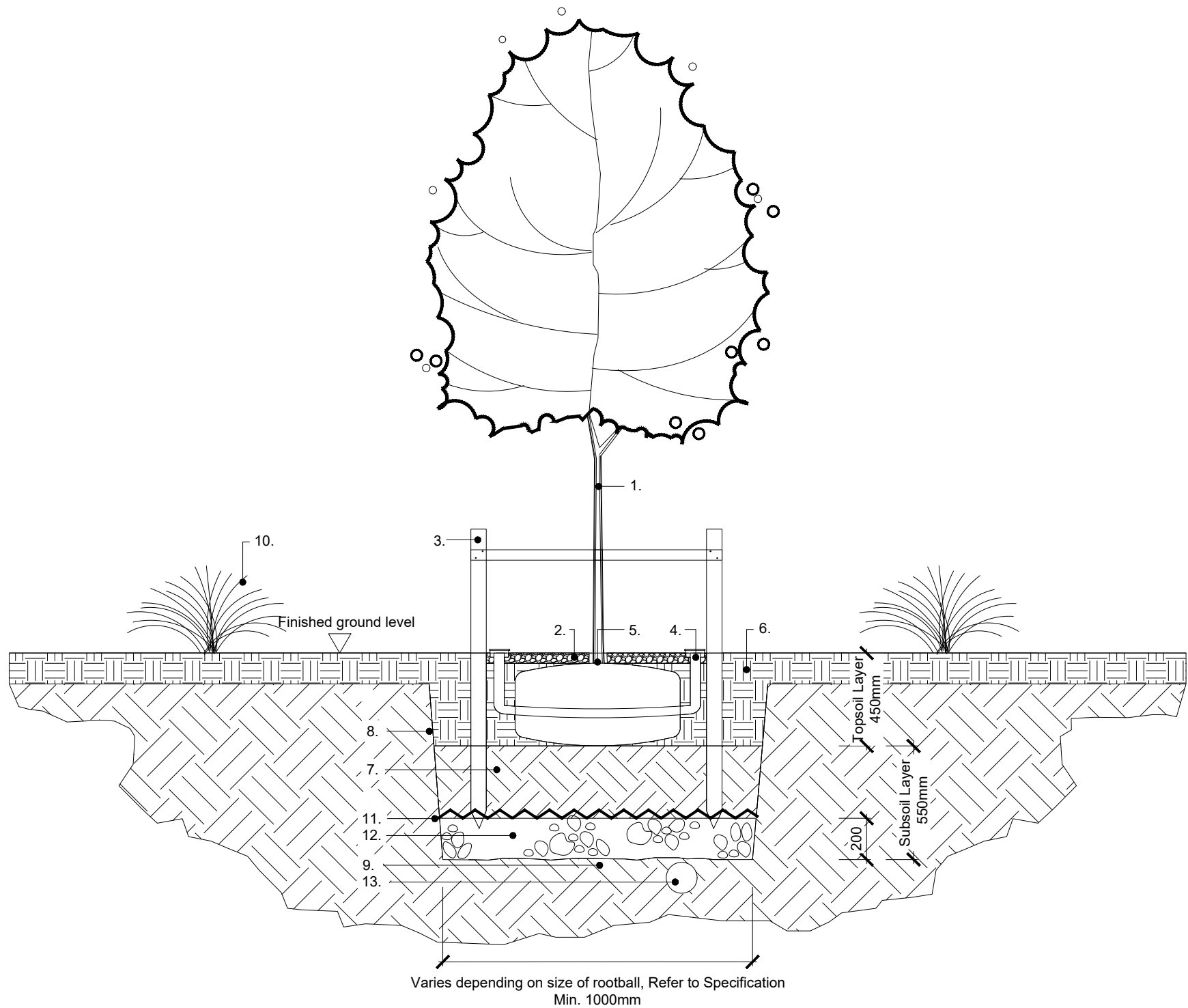
9.8 333102745 BL-LD-300 Tree Pit Detail Soft Landscape with timber stakes

T1

DETAIL: SOFT LANDSCAPE TREE PIT WITH TIMBER STAKES TO SANG

1:25

SIDE
ELEVATION



TREE PITS SIZE
Tree pits shall be prepared before trees arrive.
Tree pits should be excavated to the following dimensions. The depths are not shown in this table and should be in line with the tree pit construction details above.

Tree Specification	Tree Size	Dimensions of Tree Pit
Standard	8-10cm	1000mm x 1000mm square
Select Standard	10-12cm	1000mm x 1000mm square
Heavy Standard	12-14cm	1200mm x 1200mm square
Extra Heavy Standard	14-16cm	1500mm x 1500mm square

NOTES:

1. Trees to be supplied and planted, in accordance with the Specification.
(8-10cm girth tree, 40cm dia. Rb, av. 35cm depth
14-16cm girth tree, 40cm dia. Rb, av. 35cm depth
12-14cm girth tree, 40cm dia. Rb, av. 35cm depth
14-16cm girth tree, 50cm dia. Rb, av. 40cm depth)
 2. 1000mm Ø, 50mm deep Bark Mulch, as specified, around all trees, around all trees to be planted in grass areas.
 3. 1200mm tree stakes (600m above ground), 2 No. 75mm dia. preservative treated timber stakes to be driven into ground until firm. Tie to tree with minimum 2 No. rubber tree ties & spacers. Stakes to be placed on wind ward side, in one axis throughout the site, and avoiding damage to rootball and tree.
 4. Aeration/irrigation pipe, to finish flush with soil surface and include caps to allow irrigation. Product and specification by Landscape Contractor.
 5. Centre of tree pit to be marked with timber stake (Minimum 1500mm), prior to tree planting.
 6. Existing soil to be retained where possible with 'natural soils' profile, however imported and regraded topsoil as per the Specification and BS 3882:2015. Topsoil depth to follow current Horticultural Standards. Depth requirements vary depending on location and soft landscape treatment. Depth of topsoil within tree pit maximum 450mm, excess topsoil laid beneath tree rootball to be avoided according to current Horticultural Standards. Topsoil backfill around rootball to be laid as per Specification in layers.
 7. Existing soil to be retained where possible with 'natural soils' profile. Subsoil depth to follow current Horticultural Standards. Imported and regraded subsoil as per the Specification and BS 8601:2013. Depth of subsoil within tree pit depends on installation of drainage layer if installed (Depth will increase if not carried out 350 - 550mm). All soiling works to be carried out as per Specification.
 8. Sides and base of tree pit to be loosened in accordance with Landscape Specification.
 9. Leave base of pit, raised to centre
 - 10.Refer to Planting Plans for soft landscape details.
- Drainage is to be installed at the discretion of the Landscape Contractor:
- 11.Terram Landscape fabric/ Geotextile or equal approved separating tree pit and gravel drainage layer. Puncture across surface to aid drainage. To be installed based on Landscape Contractors determination of site conditions in the event of poor drainage conditions.
 - 12.200mm pea gravel 5-7mm Ø as specified. Drainage layer as required, to ensure adequate tree pit drainage. To be installed based on Landscape Contractors determination of site conditions in the event of poor drainage conditions, and piped drainage if necessary. Otherwise volume to be free draining subsoil.
 - 13.Positive drainage - 150mm perforated pipe wrapped with geotextile. Drainage is to be installed in the event of potential ponding or waterlogging in the base of the pits, as per consultations with the Project Engineers.

TREE PIT EXCAVATIONS - FOR SOFT LANDSCAPE TREE PITS

Strip topsoil from the area of the pit and set aside for re-use. Excavate sub-soil and stone material to achieve specified width and depth of tree pit and deposit away from site. Any stone, rubble, rubbish and other foreign debris that is exposed in the digging of the tree pits shall be removed from site.

Fork over the base and sides of tree pits to thoroughly loosen the soil and to relieve compaction to a minimum depth of 250mm. All smooth, glazed or compacted sides to tree pits shall be loosened by forking to encourage lateral rooting.

Subsoil layers around tree pits

- The contractor is to ensure that subsoil layers are free-draining. Drainage is to be installed at the discretion of the Landscape Contractor in the event of potential ponding or waterlogging in the base of the pits. To include if necessary:
- Positive drainage - 150mm perforated pipe wrapped with geotextile. Drainage is to be installed in the event of potential ponding or waterlogging in the base of the pits, as per consultations with the Project Engineers.
 - 200mm pea gravel 5-7mm Ø, drainage layer as required, to ensure adequate tree pit drainage. To be only installed if site engineer deems ground conditions require additional drainage. Subsoil to replace this depth if not required.

Backfilling of Tree Pits

The lower half of the tree pit (below the rootball) shall be backfilled with:
200mm depth of 5 - 7mm diameter washed pea gravel
350 - 550mm depth, clean subsoil
(The bottom of the rootball of the tree shall sit on this layer, or close to it depending on depth of rootball).

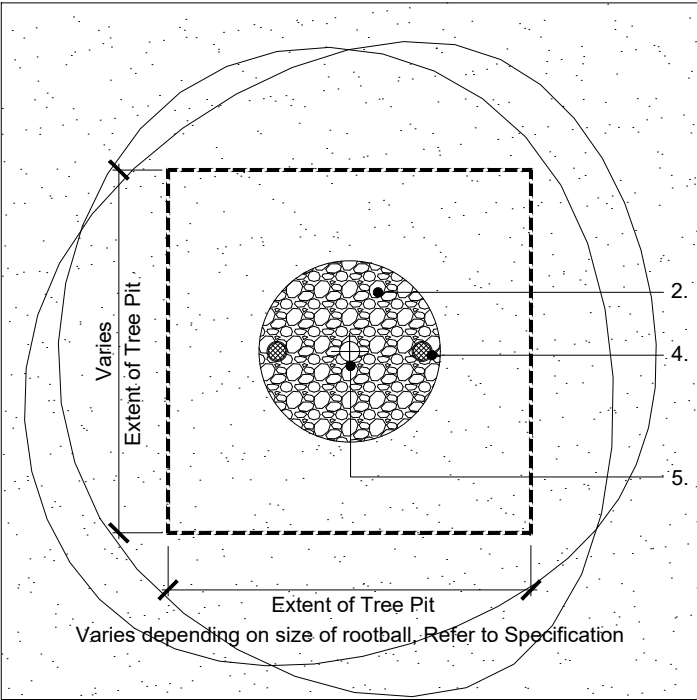
The upper section of the tree pit shall be backfilled with 450mm depth site topsoil, ameliorated with compost, fertiliser as required and an aeration pipe shall be inserted around the rootball.

The backfilling of the upper section of the tree pits shall be in layers using topsoil from site store, or imported topsoil in accordance with the Specification.

Each backfill layer shall be 150mm deep and shall be lightly consolidated, thoroughly watered to expel air pockets and with due allowance being made for subsequent settlement.
NO TOPSOIL TO BE PLACED ABOVE THE NURSERY LINE.

Root Protection:
Installed where trees are within areas of services, building foundations or other features. Provision, placement and details of root barrier to be advised by a suitably qualified Engineer.

PLAN
VIEW



- NOTES:
1. DRAWINGS ARE ISSUED FOR TENDER
 2. DRAWINGS SHOULD BE READ IN CONJUNCTION WITH OTHER CONSULTANTS INFORMATION AND CROSS REFERENCED.
 3. DRAWINGS TO BE READ IN CONJUNCTION AND CROSS REFERENCED WITH STANTEC SPECIFICATION.
 4. DIMENSIONS MUST BE CHECKED ON SITE.

TENDER ISSUE

Project
**Imberhorne Farm
East Grinstead**

Drawing Title
**Tree Pit Detail:
Soft Landscape with timber stakes**

Date	Scale	Drawn by	Check by
28.11.25	1:25@A2	BA	DD/PC
Project No	Drawing No	Revision	
333102745	BL-LD-300	-	



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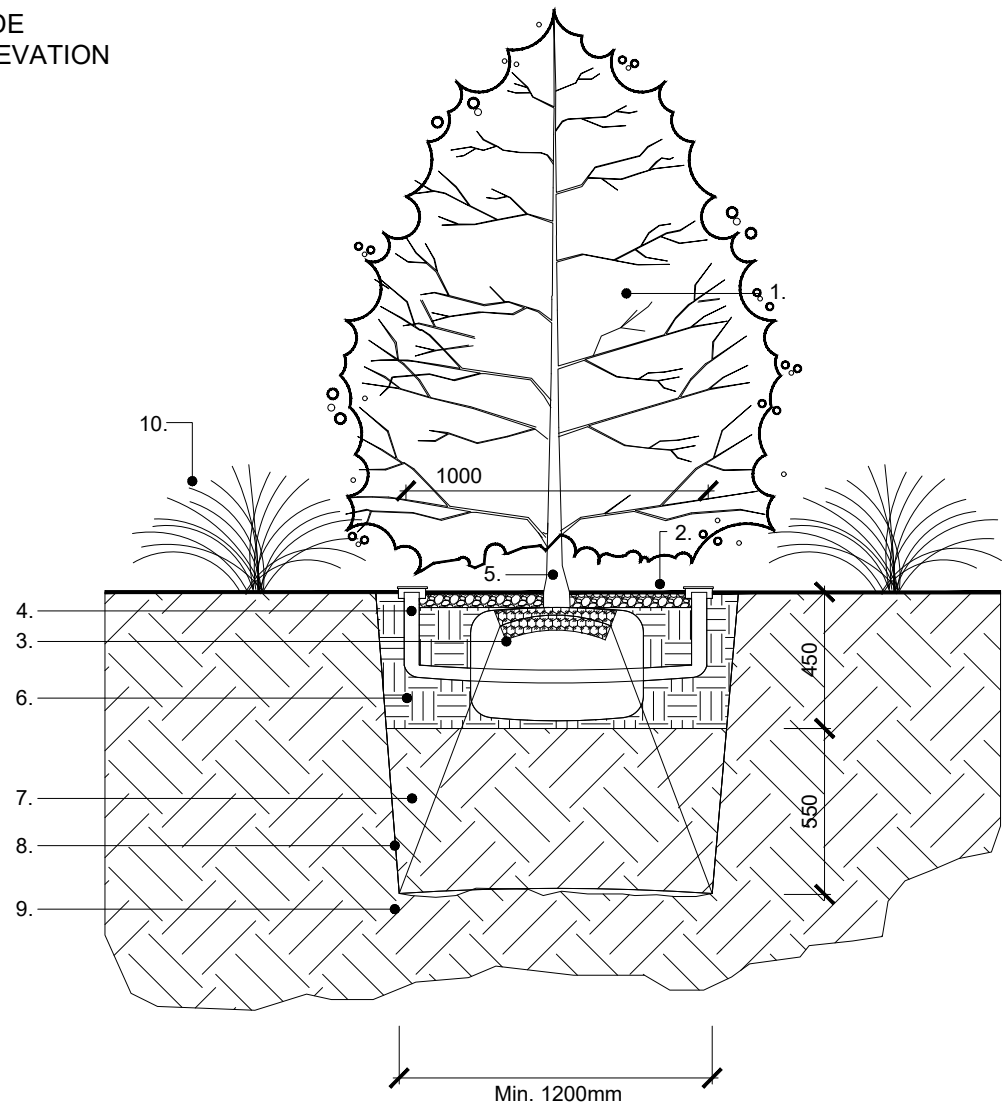
**9.9 333102745 BL-LD-301 Tree Pit Detail Soft Landscape underground
guying**

T2

DETAIL: SOFT LANDSCAPE FEATHERED TREE PIT WITH UNDERGROUND GUYING TO SANG

1:25

SIDE
ELEVATION



TREE PITS SIZE

Tree pits shall be prepared before trees arrive.
Tree pits should be excavated to the following dimensions. The depths are not shown in this table and should be in line with the tree pit construction details above.

Tree Specification	Tree Size	Dimensions of Tree Pit
Multistem	80-100cm high	1000mm x 1000mm square

NOTES:

1. Trees to be supplied and planted by Landscape Contractor, in accordance with the Specification. (80-100cm high, 40cm dia. Rb, av. 35cm depth)
2. 1000mm Ø, 50mm deep Bark Mulch, as specified, around all trees, around all trees in planted areas.
3. Trees to be secured with Underground guying/ anchoring system. Specification and fixings as per Landscape Contractors details.
4. Aeration/irrigation pipe, to finish flush with soil surface and include caps to allow irrigation. Product and specification by Landscape Contractor.
5. Center of tree pit to be marked with timber stake (Minimum 1200mm), prior to tree planting.
6. Existing soil to be retained where possible with 'natural soils' profile, however imported and regraded topsoil as per the Specification and BS 3882:2015. Topsoil depth to follow current Horticultural Standards. Depth requirements vary depending on location and soft landscape treatment. Depth of topsoil within tree pit maximum 450mm, excess topsoil laid beneath tree rootball to be avoided according to current Horticultural Standards. Topsoil backfill around rootball to be laid as per Specification in layers.
7. Existing soil to be retained where possible with 'natural soils' profile. Subsoil depth to follow current Horticultural Standards. Imported and regraded subsoil as per the Specification and BS 8601:2013. Depth of subsoil within tree pit 550mm. All soiling works to be carried out as per Specification.
8. Sides and base of tree pit to be loosened in accordance with the specification.
9. Leave base of pit, raised to centre.
- 10.Refer to Planting Plans for soft landscape details.

TREE PIT EXCAVATIONS - FOR SOFT LANDSCAPE TREE PITS

Strip topsoil from the area of the pit and set aside for re-use. Excavate sub-soil and stone material to achieve specified width and depth of tree pit and deposit away from site. Any stone, rubble, rubbish and other foreign debris that is exposed in the digging of the tree pits shall be removed from site.

Fork over the base and sides of tree pits to thoroughly loosen the soil and to relieve compaction to a minimum depth of 250mm. All smooth, glazed or compacted sides to tree pits shall be loosened by forking to encourage lateral rooting.

Subsoil layers around tree pits

The contractor is to ensure that subsoil layers are free-draining. Drainage is to be installed at the discretion of the Landscape Contractor in the event of potential ponding or waterlogging in the base of the pits. To include if necessary:

- Positive drainage - 150mm perforated pipe wrapped with geotextile. Drainage is to be installed in the event of potential ponding or waterlogging in the base of the pits, as per consultations with the Project Engineers.
- 200mm pea gravel 5-7mm Ø, drainage layer as required, to ensure adequate tree pit drainage. To be only installed if site engineer deems ground conditions require additional drainage. Subsoil to replace this depth if not required.

Backfilling of Tree Pits

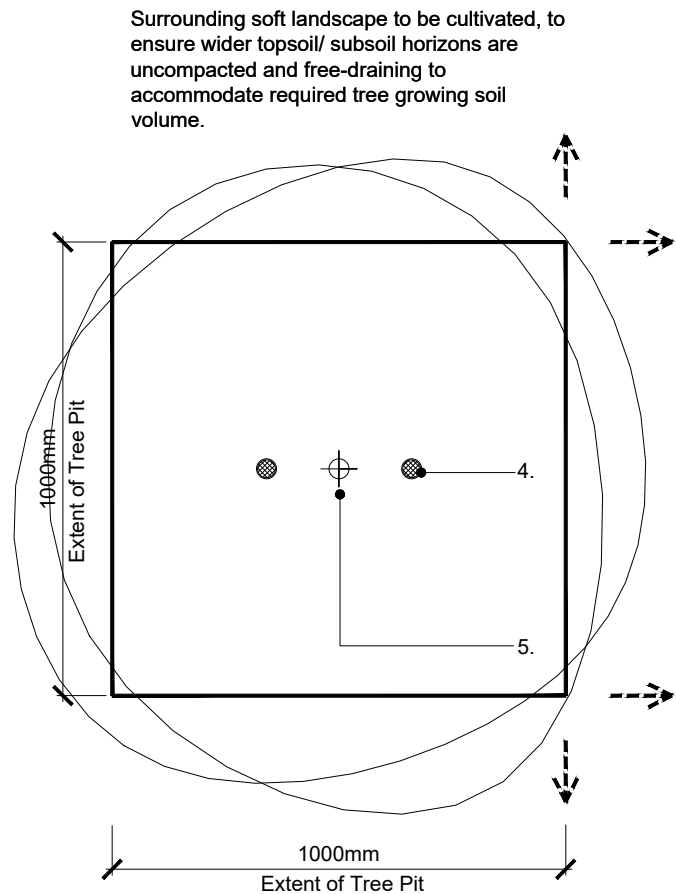
The lower half of the tree pit (below the rootball) shall be backfilled with:
550mm depth, clean subsoil
(The bottom of the rootball of the tree shall sit on this layer, or close to it depending on depth of rootball).

The upper section of the tree pit shall be backfilled with 450mm depth site topsoil, ameliorated with compost, fertiliser as required and an aeration pipe shall be inserted around the rootball.

The backfilling of the upper section of the tree pits shall be in layers using topsoil from site store, or imported topsoil in accordance with the specification.

Each backfill layer shall be 150mm deep and shall be lightly consolidated, thoroughly watered to expel air pockets and with due allowance being made for subsequent settlement.
NO TOPSOIL TO BE PLACED ABOVE THE NURSERY LINE.

PLAN
VIEW



NOTES:

1. DRAWINGS ARE ISSUED FOR TENDER
2. DRAWINGS SHOULD BE READ IN CONJUNCTION WITH OTHER CONSULTANTS INFORMATION AND CROSS REFERENCED.
3. DRAWINGS TO BE READ IN CONJUNCTION AND CROSS REFERENCED WITH STANTEC SPECIFICATION.
4. DIMENSIONS MUST BE CHECKED ON SITE.

TENDER ISSUE

Project			
Imberhorne Farm			
East Grinstead			
Drawing Title			
Tree Pit Detail:			
Soft Landscape with guying			
Date	Scale	Drawn by	Check by
28.11.25	1:25@A2	BA	DD/PC
Project No	Drawing No	Revision	
333102745	BL-LD-301	-	

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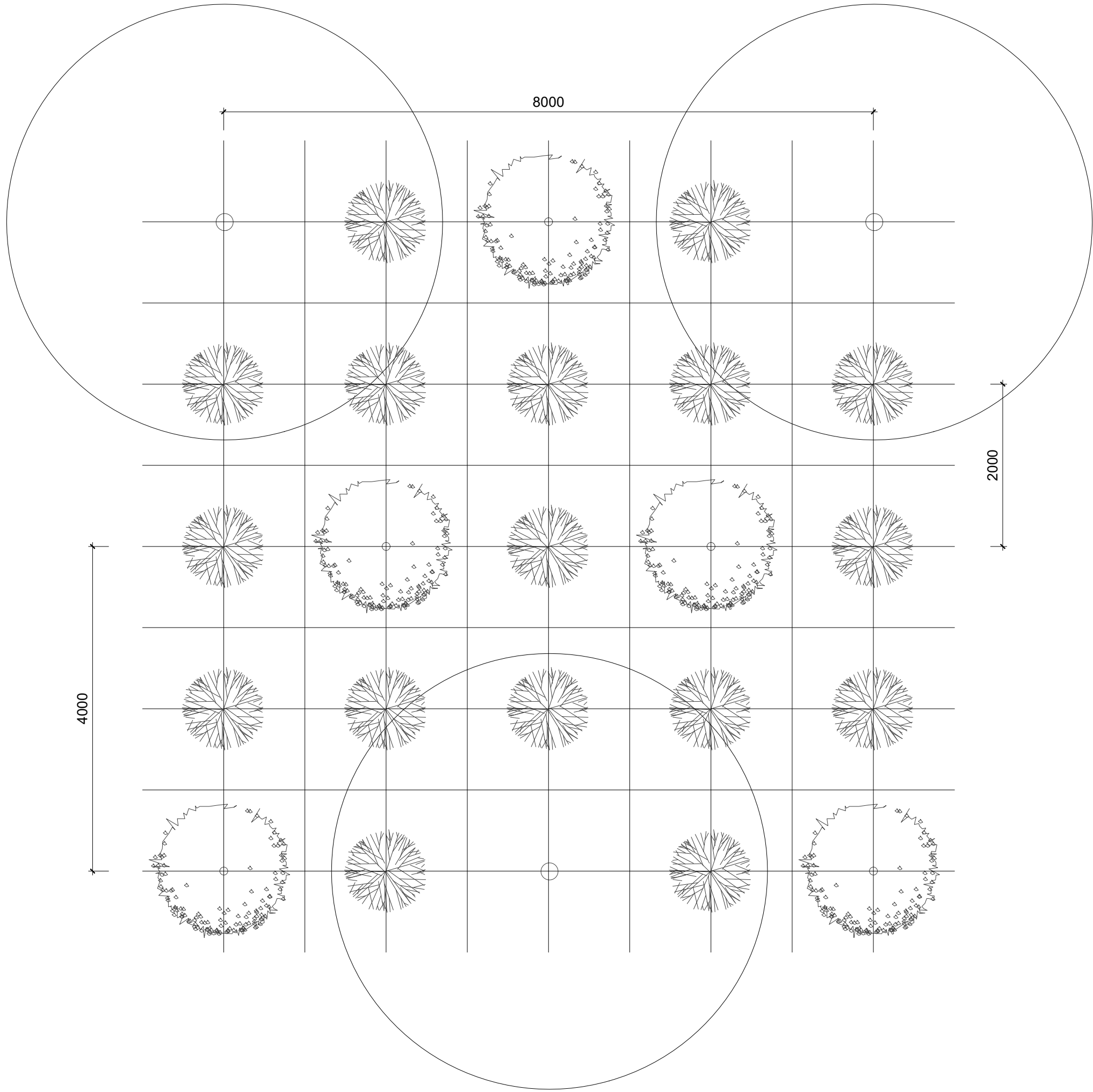
1.0m

9.10 333102745 BL-LD-302 Woodland Planting Matrix

P1

DETAIL: WOODLAND PLANTING MATRIX

1:50



LEGEND

NATIVE WOODLAND PLANTING

Standard Trees: 8-10cm girth, 8m centres

Species mix:	Ref:
7% Acer campestre	Ac ca
5% Betula pendula	Be pe
5% Quercus robur	Qu ro
10% Tilia cordata	Ti co
5% Tilia platyphyllos	Ti pl
10% Ulmus 'New Horizon'	UI 'NH'

Transplants: 90-120cm high, 4m centres

Species mix:	Ref:
8% Acer campestre	Ac ca
5% Betula pendula	Be pe
15% Sorbus aucuparia	So au

Transplants: 60-80cm high, 2m centres

Species mix:	Ref:
8% Corylus avellana	Co av
5% Crataegus monogyna	Cr mo
15% Sambucus nigra	Sa ni

*Plants to be planted in groups of 3 -5 of the same species.

- NOTES:
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TENDER ISSUE

Project
Imberhorne Farm
East Grinstead

Drawing Title
Planting Detail:
Woodland Planting Matrix

Date	Scale	Drawn by	Check by
28.11.25	1:50@A2	BA	DD/PC
Project No	Drawing No	Revision	
333102745	BL-LD-302	-	



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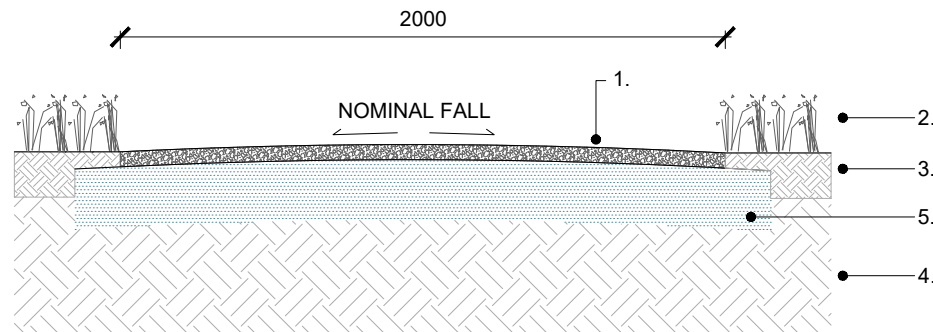
9.11 333102745 BL-LD-310 Landscape Detail Compacted Gravel Footpaths

H1

DETAIL: COMPACTED / SELF-BINDING GRAVEL FOOTPATHS

1:25

SECTION VIEW



NOTES:

1. Compacted / Self-binding Gravel 6mm to dust aggregate size. Golden Colour, OR as locally sourced. Construction, depths and make-up as per Contractors / Site Engineers Details. Refer to Landscape General Arrangement Plan for Locations & Details, Drawing No. 333102745-BL-LD-1000.
2. Refer to Planting Plans for soft landscape details, Drawing No. 333102745-BL-LD-2000.
3. Existing soil to be retained where possible with 'natural soils' profile, however imported and regraded topsoil as per the Specification and BS 3882:2015. Topsoil depth to follow current Horticultural Standards. Depth requirements vary depending on location and soft landscape treatment. Depth of topsoil within amenity grass areas minimum 150mm.
4. Existing soil to be retained where possible with 'natural soils' profile. Subsoil depth to follow current Horticultural Standards. Imported and regraded subsoil as per the Specification and BS 8601:2013. Depth of subsoil within amenity grass areas maximum 550mm.
5. Construction, sub-base depths and make-up as per Contractors / Site Engineers Details. Sub-base to extent 150mm beyond finishes to allow for 'green' edge and grass to grow up to path edge & Engineer to ensure camber to allow for water to shed from surface.

- NOTES:
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 4. DIMENSIONS MUST BE CHECKED ON SITE.

TENDER ISSUE

Project
Imberhorne Farm
East Grinstead

Drawing Title
Landscape Detail:
Compacted Gravel Footpaths

Date	Scale	Drawn by	Check by
28.11.25	1:25@A4	PC	DD/LA

Project No	Drawing No	Revision
333102745	BL-LD-310	-

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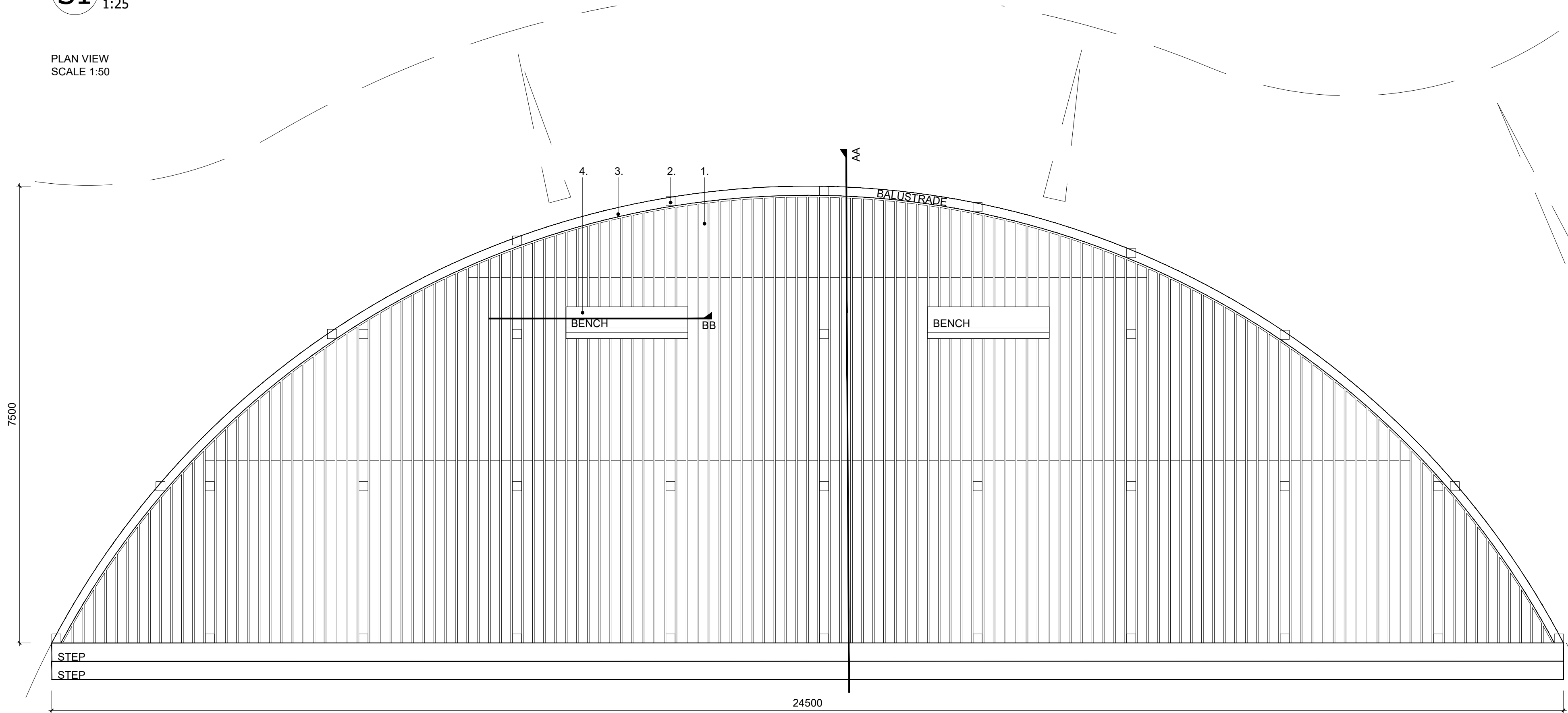


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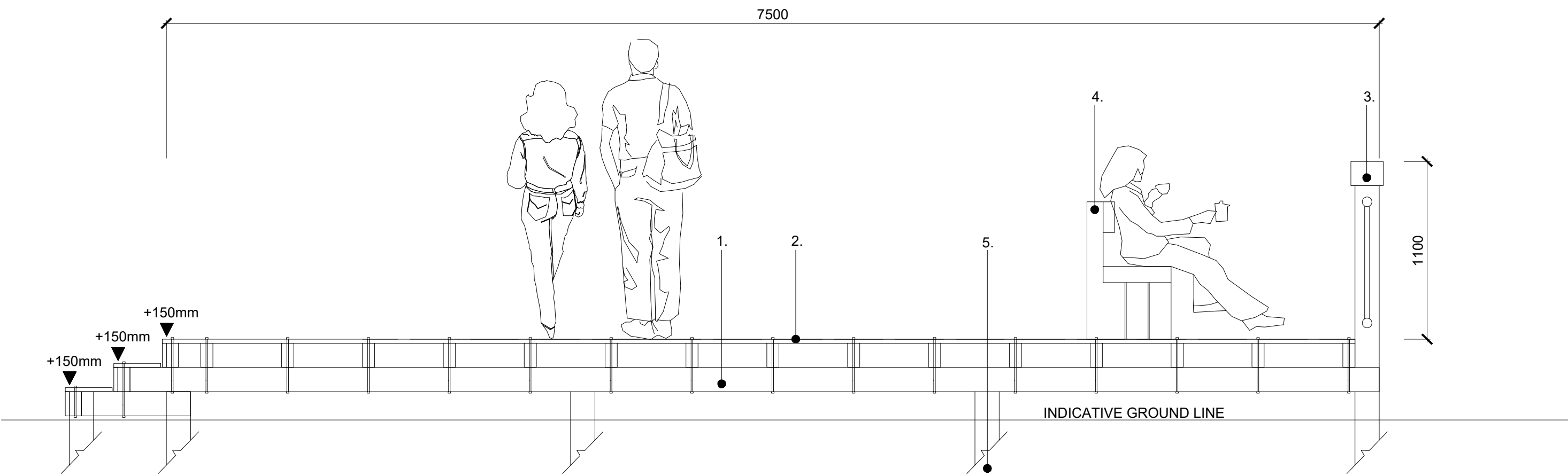


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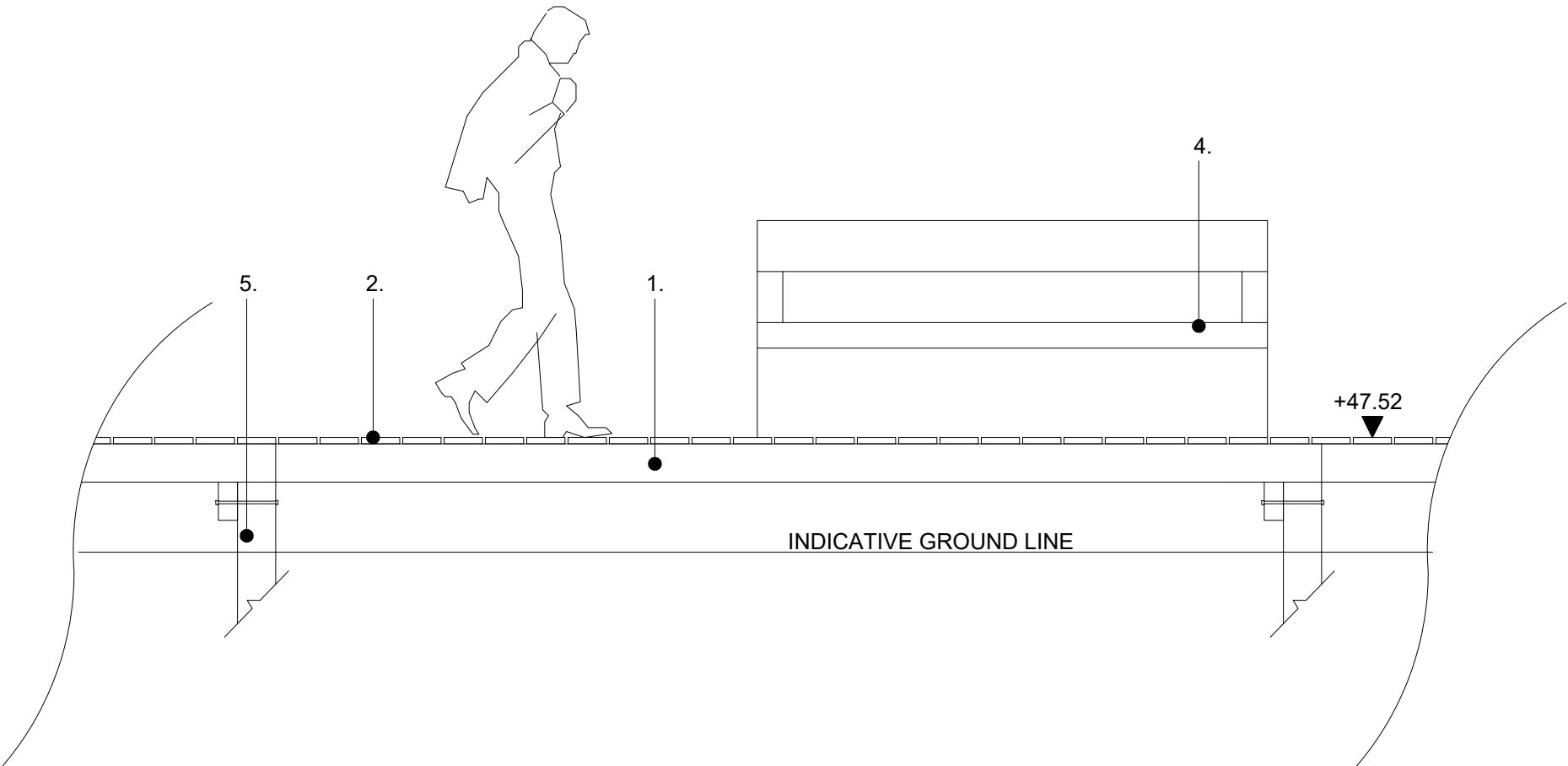
9.12 333102745 BL-LD-320 Landscape Detail Viewing Platform



SECTION VIEW
AA



SECTION VIEW
BB



NOTES:

- 1. Structure**
Wetland Viewing Deck to provide access to wetland area. Structure to be designed and fabricated by specialist manufacturer.
Manufacturer: SHS Ltd
Material: Sustainable sourced FSC Hardwood timber
Finish: Treated as per manufacturers recommendations for wetland environment.
Size: See plan proposals. Detailed shop drawing and site dimensions to be taken.
Accessories: Fittings/ structure for fluctuations on water level.
- 2. Deck**
Deck finishes and surfacing to be designed and fabricated by specialist manufacturer.
Manufacturer: SHS Ltd
Material: Sustainable sourced FSC Hardwood timber
Finish: Treated as per manufacturers recommendations for wetland environment.
Size: See plan proposals. Detailed shop drawing and site dimensions to be taken.
Accessories: Finish of boardwalk and viewing area to have slip resistant decking boards. Boards to be grooved with grip strips where appropriate by manufacturers detailed design.
- 3. Balustrade/ Guardrail**
To be integral to structure with finish to marry with decking and overall finishes. Guardrail to have a top handrail with infill panels.
Manufacturer: SHS Ltd
Material: Sustainable sourced FSC Hardwood timber
Finish: Treated as per manufacturers recommendations for wetland environment.
Size: See plan proposals. Detailed shop drawing and site dimensions to be taken.

Suggested Manufacturer:
Sarum Hardwood Structures Ltd
Unit 1B Chilbolton Down Farm
Stockbridge
Hampshire
SO20 6BU
Tel: 01264 811600

- 4. Benches**
Manufacturer: Chris Nangle Furniture Product. The Heavy-Duty Park Bench
Material: Hardwood Green Oak timber, seat with backrest and armrests.
Length: As manufactured.
Finish: Oiled
Additional: Fixings to deck as per Manufacturers recommendations.
- 5. Foundations/ fixings as per Manufactures / Engineers Design & Specification.**

FOR ILLUSTRATIVE PURPOSES:

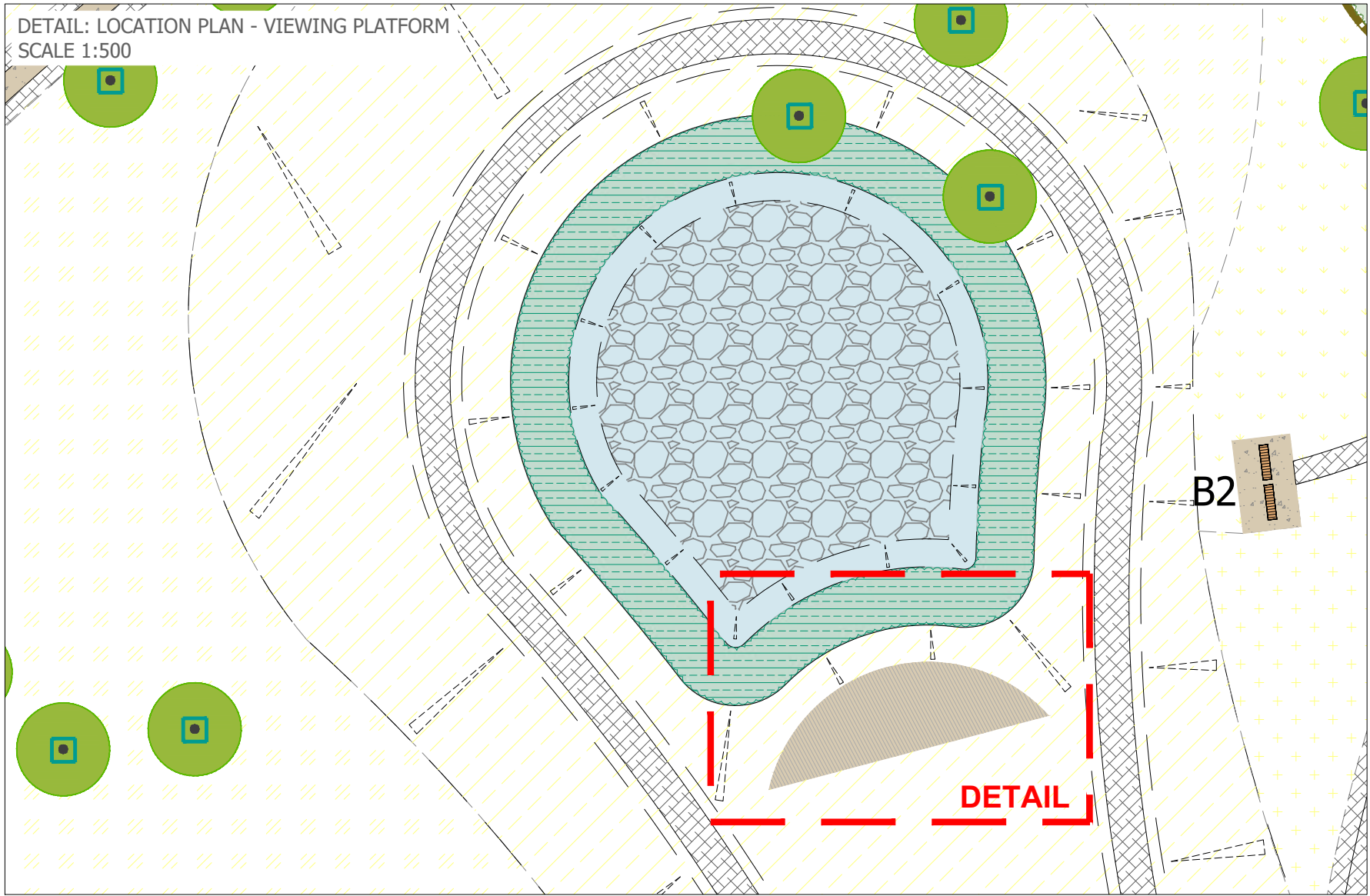
Drawings Produced for Planning Purposes. These drawings form part of the planning submission details to provide illustrations of finishes and design.

DESIGN INTENT DRAWINGS

BEFORE STARTING ON DESIGNATED ITEMS TAKE ON-SITE DIMENSIONS. RECORD ON SHOP DRAWINGS AND USE TO ENSURE ACCURATE FABRICATION.

Full detail of dimensioned/ shop drawings required for approval by the Local Authority / Landscape Architect prior to procurement.

All dimensions, and layout to be checked onsite



PRECEDENT IMAGE:
IMAGE OF INDICATIVE DECK & BALUSTRADE/ GUARDRAIL



IMAGE REFERENCE: SARUM HARDWOOD STRUCTURES LTD

- NOTES:
- DRAWINGS ARE ISSUED FOR TENDER
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 - DIMENSIONS MUST BE CHECKED ON SITE.

TENDER ISSUE

Project:
Imberhorne Farm
East Grinstead

Drawing Title:
Landscape Detail:
Viewing Platform

Date 28.11.25	Scale 1:25 @A1	Drawn by PC	Check by LA/DD
Project No 333102745	Drawing No BL-LD-320	Revision -	

0 0.2 0.4 0.6 0.8 1m

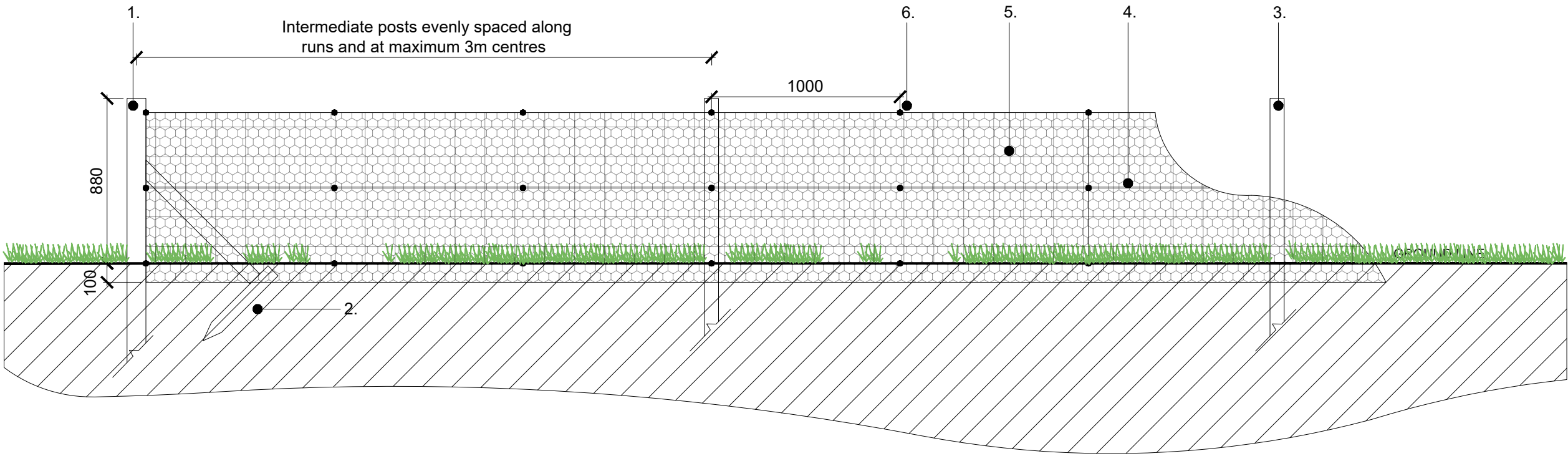


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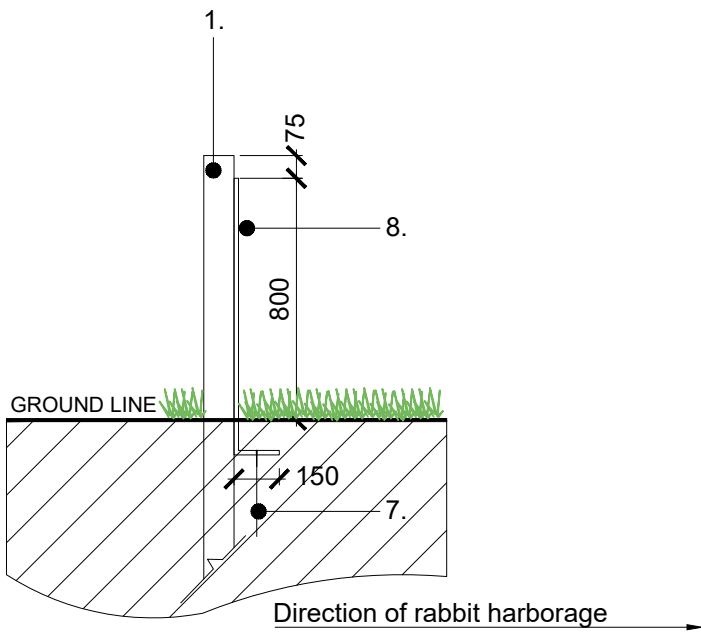
stantec.com\uk

9.13 333102745 BL-LD-330 Landscape Detail Rabbit Fencing & Stile

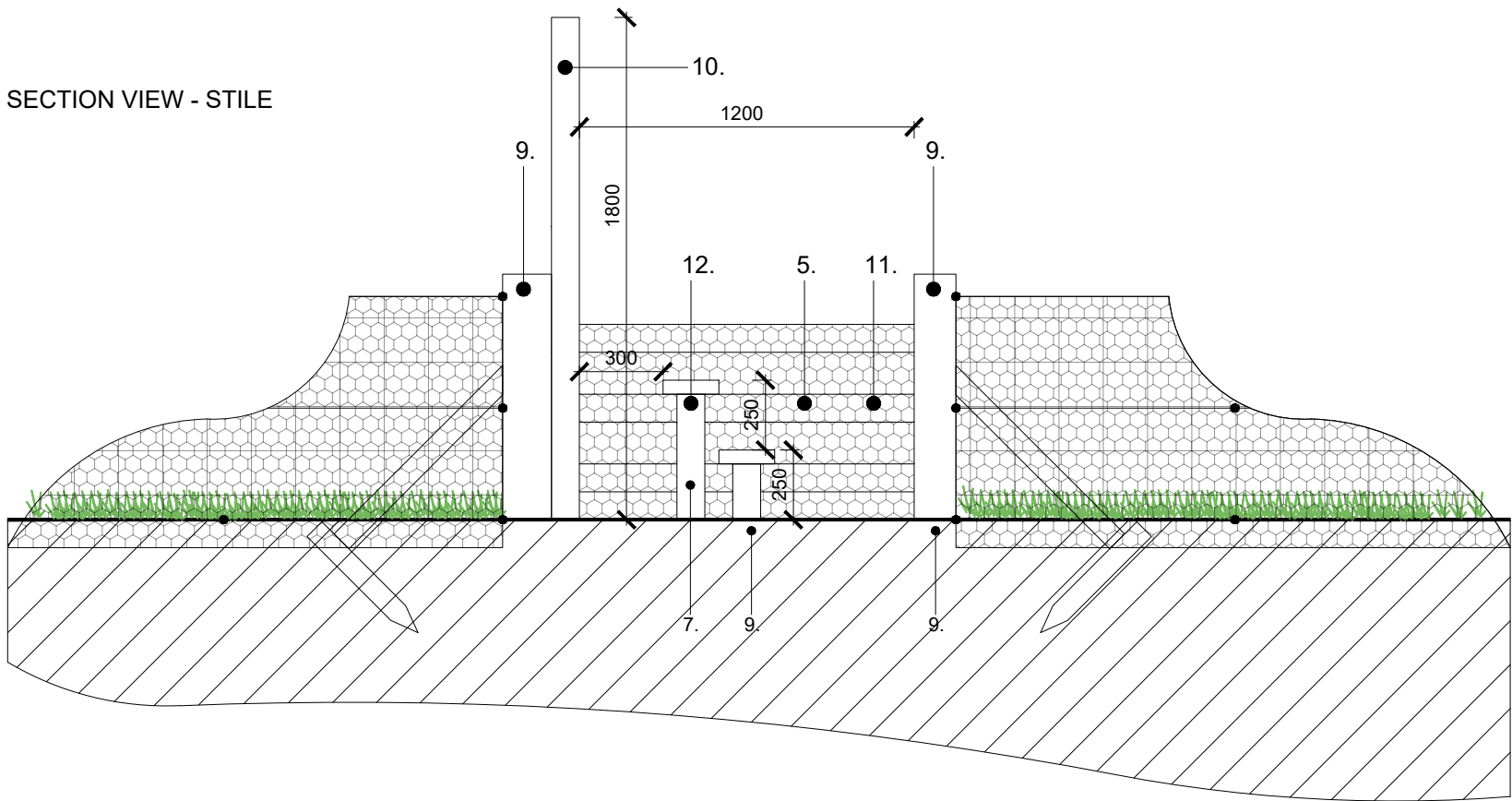
ELEVATION VIEW - FENCE LINE



SECTION VIEW



SECTION VIEW - STILE



NOTES:

1. Straining Post: 100mm dia, 1600mm long end posts set driven into existing firm ground. At all ends of fence lengths.
2. 75mm diameter angled stobs notched and nailed into straining posts. 75mm diameter, 0.6m long angled thrust plate/pegs, nailed to stob.
3. Intermediate post 75mm dia, 1.5m long driven into existing firm ground.
4. 3 No. straining lines wire 3.0mm galvanized steel line wire, joined together and tensioned using Standard Medium Gripples or as per Contractors Design & Specification.
5. 31mm Hexagonal Mesh Steel Wire Netting. 1050mm height rabbit netting. Height from ground level of 800mm and 100mm below ground. Remaining 150mm lapped below ground towards rabbit harborage. Overlaid over strained stock fencing wire.
6. Netting clipped to strainer wire using 2 mm galvanised steel fence hog rings fixed at 1000mm maximum intervals.
7. Lapped netting pinned into ground using 300mm galvanised steel ground pegs @ 500mm intervals.
8. Straining wire and netting to be fixed to posts on side facing rabbit harborage using 25mm galvanized steel staples.
9. Straining Posts with strut Profile: Square with chamfered/ angle top one way
10. Stile Post 1800mm high above ground to allow for extension for 'hand post' guide over stile. Profile: 100 x 100mm Square top
11. 3 No. timber rails to Stile.
12. Timber Stile. 2 No. Square on, steps up. Treads are 1.2m x 200 x 50mm section, supported by two 100 x 100mm tread posts to each step. Netting nailed in and around stile to prevent rabbit access.

Foundation details to support Stiles & Fencing to Engineer's Design & Specification.

NOTES:

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4. DIMENSIONS MUST BE CHECKED ON SITE.

PRECEDENT IMAGE:
IMAGE OF RABBIT FENCING



IMAGE REFERENCE: NORFOLK FENCING COMPANY LTD

TENDER ISSUE

Project
Imberhorne Farm
East Grinstead

Drawing Title
Landscape Detail:
Rabbit Fencing & Stile

Date 28.11.25	Scale 1:25 @A2	Drawn by PC	Check by LA/DD
Project No 333102745	Drawing No BL-LD-330	Revision -	

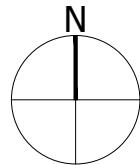


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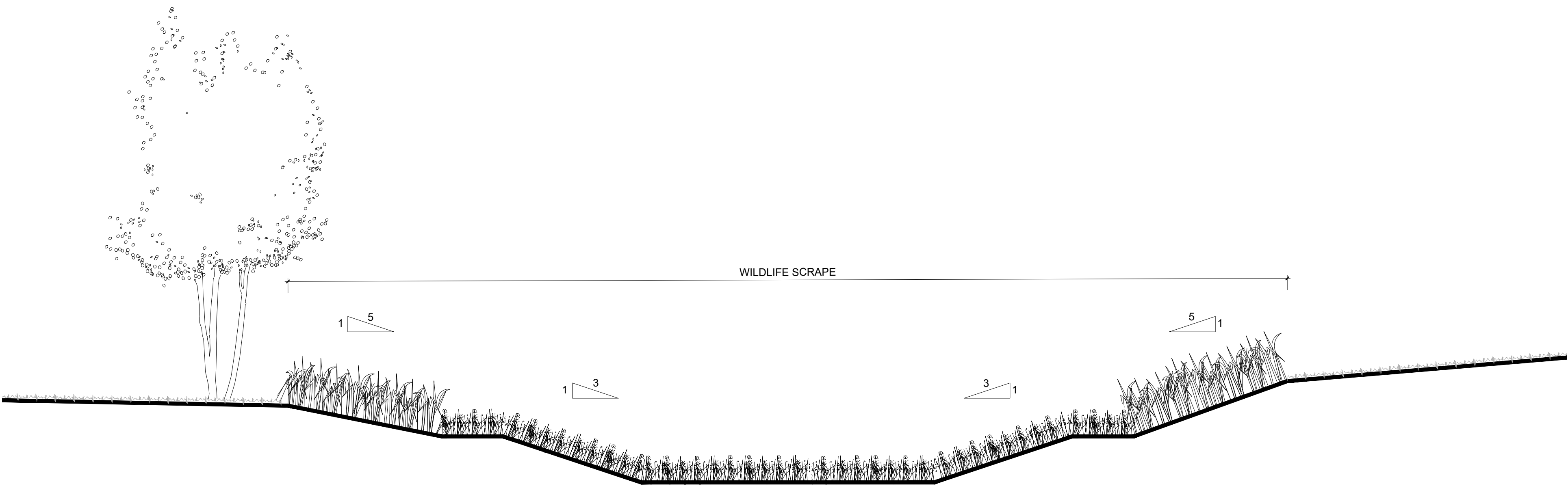
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9.14 333102745 BL-LD-340 Landscape Detail Wildlife Scrapes

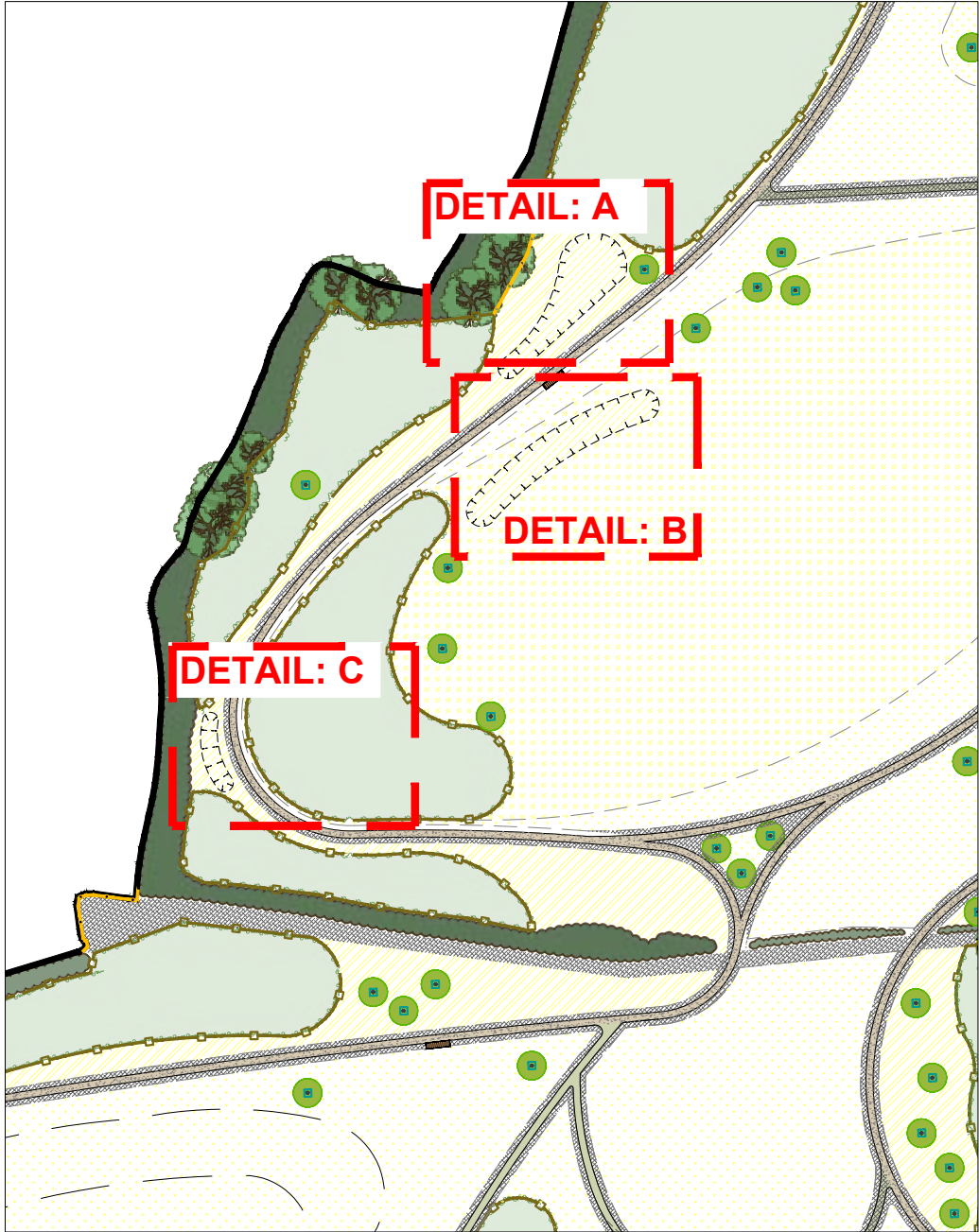


W1 **DETAIL: WILDLIFE SCRAPES**
1:50 & 1:200

TYPICAL SECTION VIEW
SCALE 1:50



LOCATION PLAN
SCALE 1:200



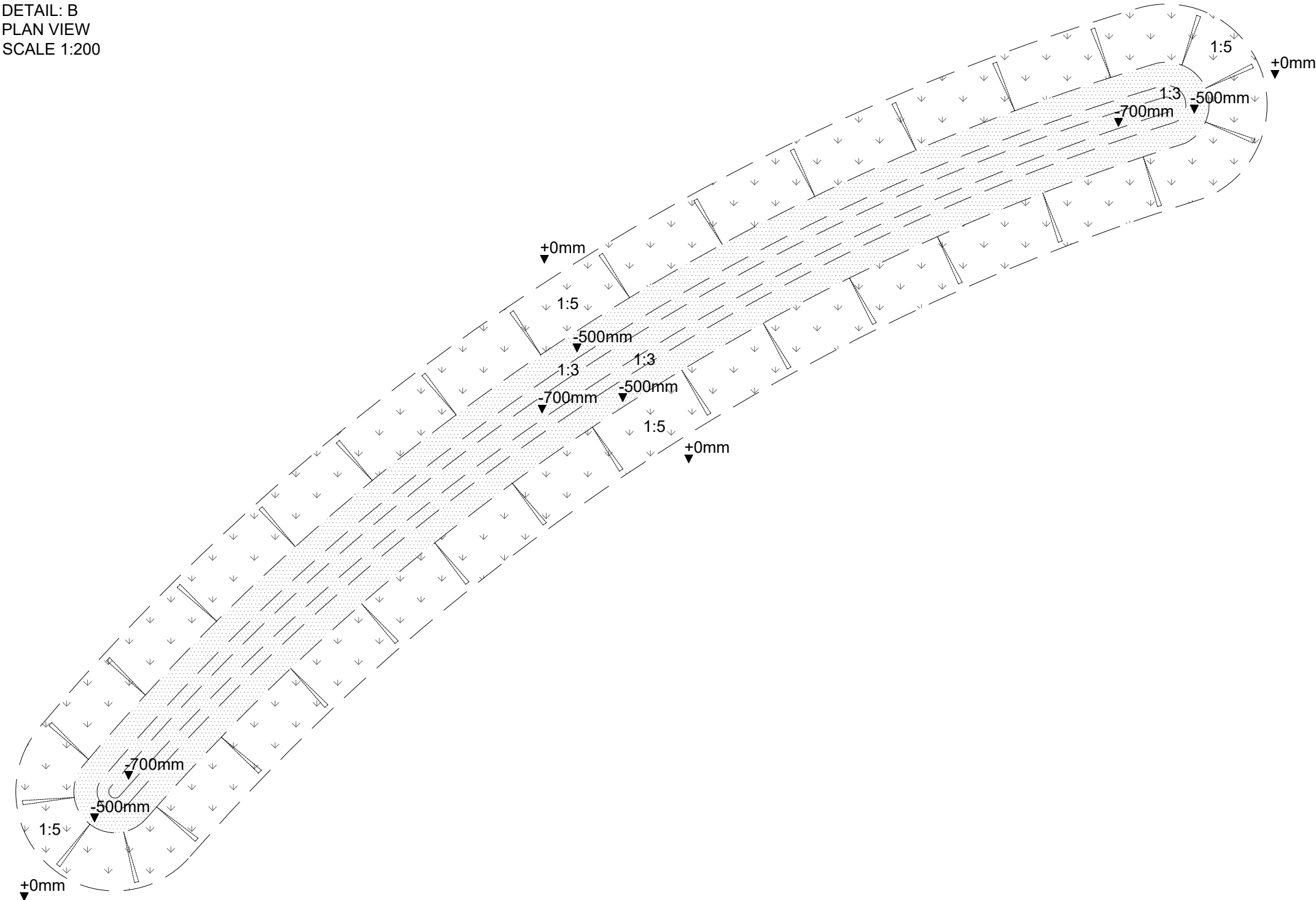
PRECEDENT IMAGE:
IMAGE OF WILDLIFE SCRAPES



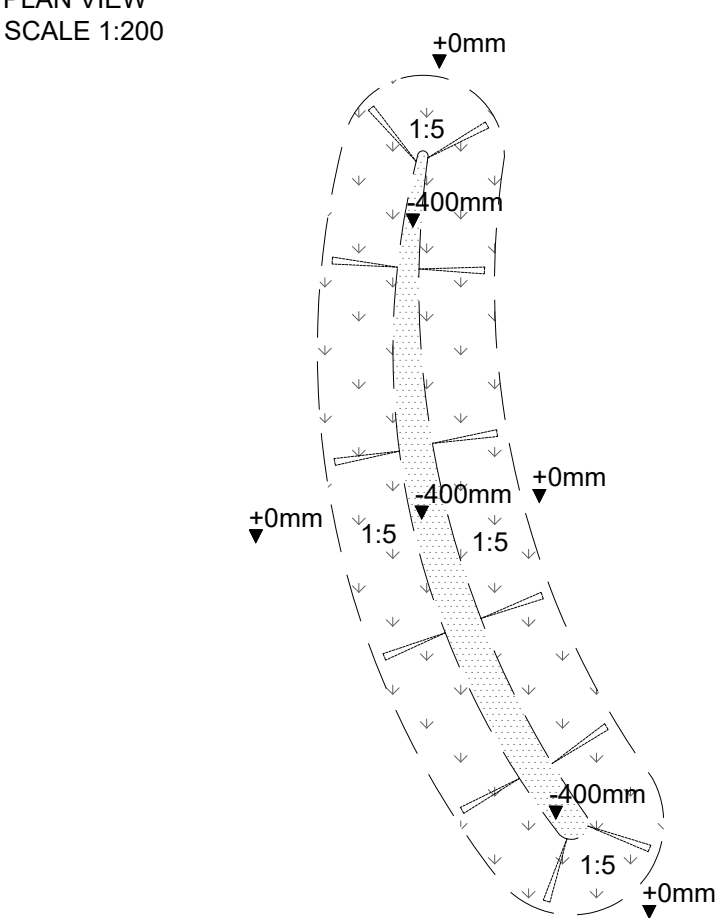
DETAIL: A
PLAN VIEW
SCALE 1:200



DETAIL: B
PLAN VIEW
SCALE 1:200



DETAIL: C
PLAN VIEW
SCALE 1:200



- NOTES:
1. DRAWINGS ARE ISSUED FOR TENDER
 2. DRAWINGS SHOULD BE READ IN CONJUNCTION WITH OTHER CONSULTANTS INFORMATION AND CROSS REFERENCED.
 3. DRAWINGS TO BE READ IN CONJUNCTION AND CROSS REFERENCED WITH STANTEC SPECIFICATION.
 4. DIMENSIONS MUST BE CHECKED ON SITE.

TENDER ISSUE

Project:
Imberhorne Farm
East Grinstead

Drawing Title:
Landscape Detail:
Wildlife Scrapes

Date	Scale	Drawn by	Check by
28.11.25	1:50 & 1:200 @A1	PC/BA	LA/DD
Project No	Drawing No	Revision	
333102745	BL-LD-340	-	

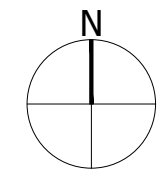


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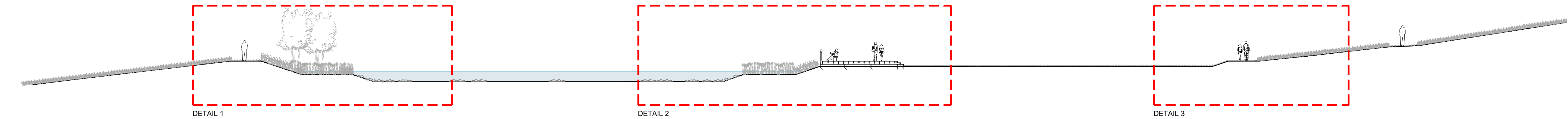
9.15 333102745 BL-LD-350 Pond Detail Section A-A



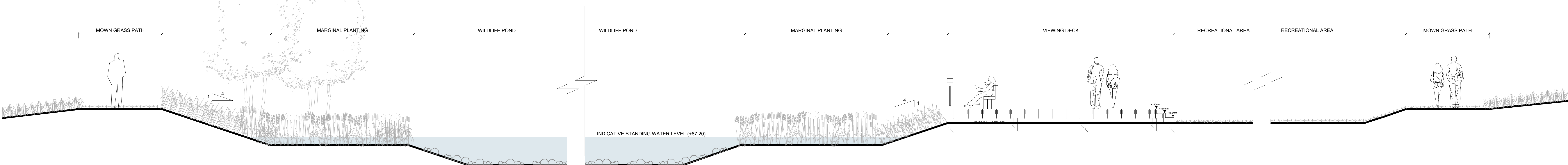
W2 DETAIL: WILDLIFE POND

1:50, 1:200 & 1:500

SECTION A-A: TYPICAL SECTION VIEW
SCALE 1:200



SECTION A-A: TYPICAL SECTION VIEW
SCALE 1:50

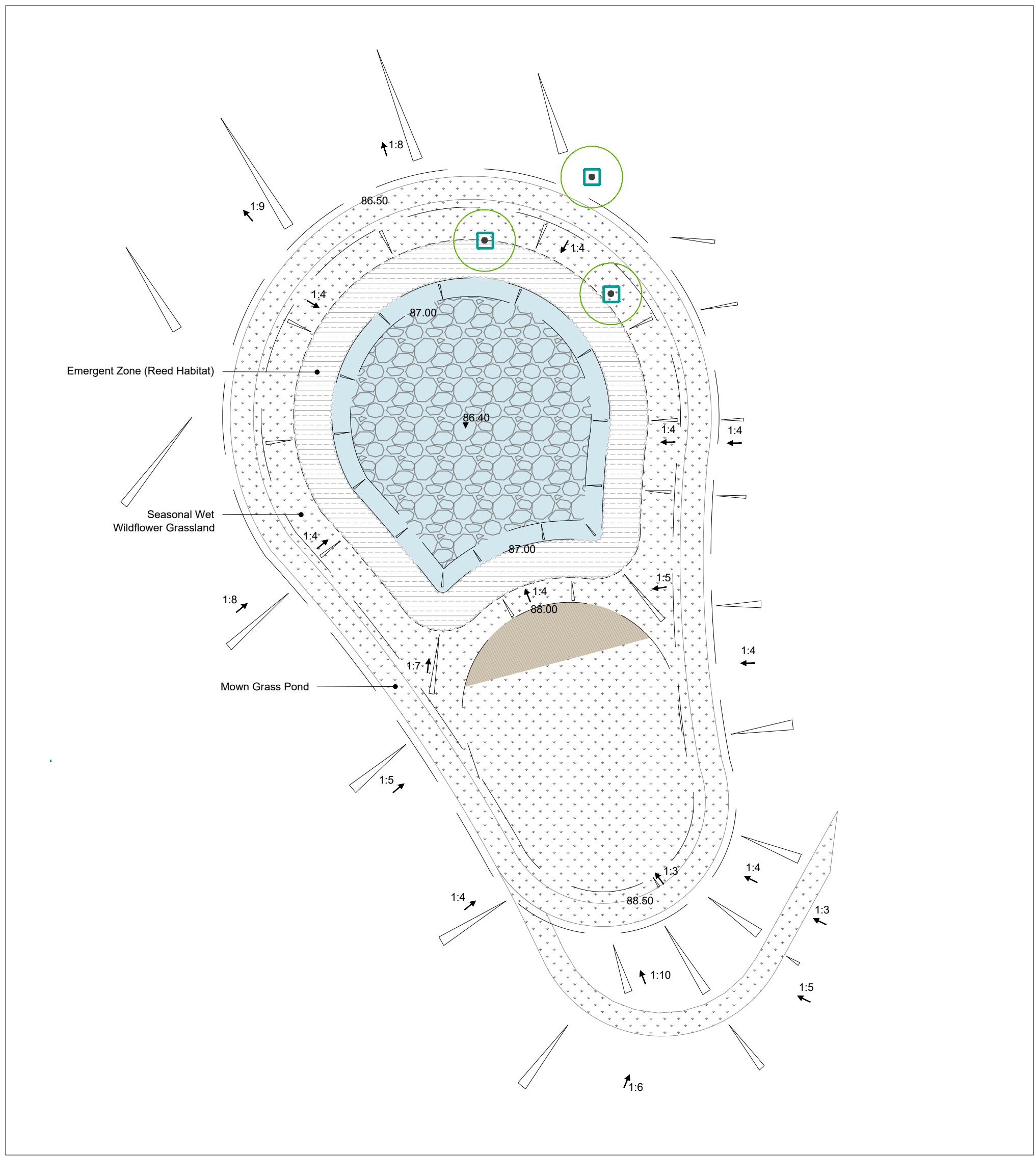


DETAIL 1

DETAIL 2

DETAIL 3

TYPICAL DETAIL
SCALE 1:500



LOCATION PLAN
SCALE 1:200



- NOTES:
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 4. DIMENSIONS MUST BE CHECKED ON SITE.

TENDER ISSUE

Project
Imberhorne Farm
East Grinstead

Drawing Title
Landscape Detail: Wildlife Pond
Section A-A

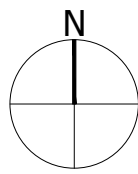
Date 28.11.25	Scale 1:50 & 1:200 @A1	Drawn by PC/BA	Check by LA/DD
Project No 333102745	Drawing No BL-LD-350	Revision	



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9.16 333102745 BL-LD-351 Pond Detail Section B-B

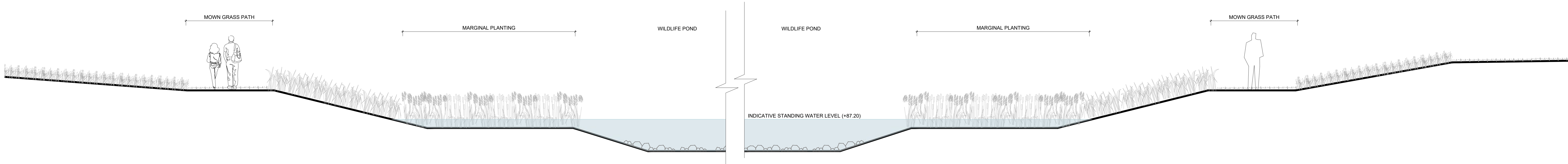


W2 **DETAIL: WILDLIFE POND**
1:50, 1:200 & 1:500

SECTION B-B: TYPICAL SECTION VIEW
SCALE 1:500



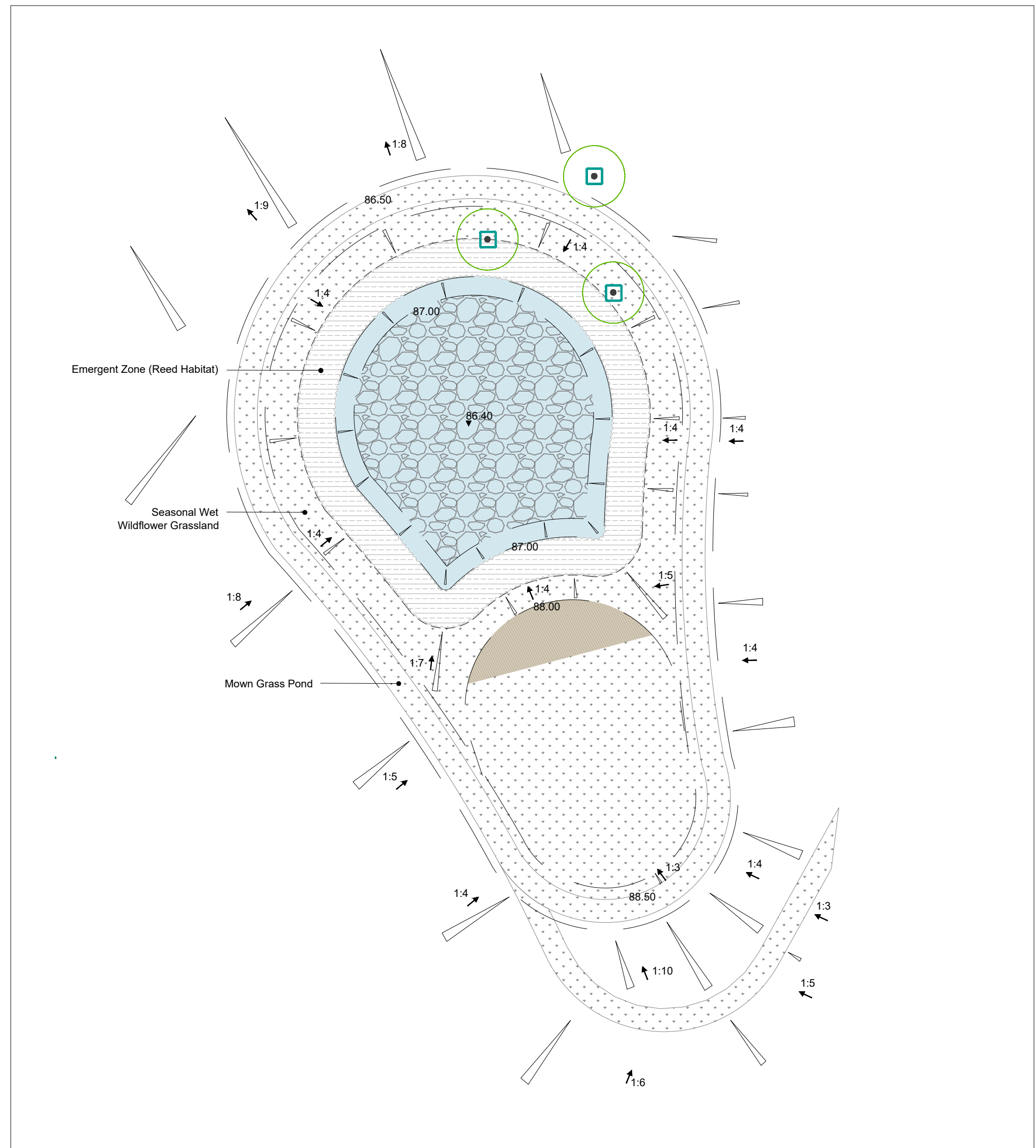
SECTION B-B: TYPICAL SECTION VIEW
SCALE 1:50



DETAIL 1

DETAIL 2

TYPICAL DETAIL
SCALE 1:500



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TENDER ISSUE

Project Imberhome Farm East Grinstead			
Drawing Title Landscape Detail: Wildlife Pond Section B-B			
Date 28.11.25	Scale 1:50 & 1:200 @A1	Drawn by PC/BA	Check by LA/DD
Project No 333102745	Drawing No BL-LD-351	Revision	-

9.17 333102745-BL-LD-1200 SANG Landscape Indicative Earthworks

