



LAND NORTH OF GUILDFORD ROAD, RUDGWICK

LANDSCAPE DESIGN STATEMENT

MAY 2025

Scarp landscape architecture
environmental planning

INTRODUCTION

Site Location

INTRODUCTION

Scarp Landscape Architects have been appointed to develop, in coordination with the wider design team, the landscape approach for the outline residential development at Land North of Guildford Road, Rudgwick.

PURPOSE OF THIS DOCUMENT

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

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

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

SITE CONTEXT

The site is located north of Guildford Road in the countryside on the south-western side of Rudgwick and the northern side of Bucks Green. The village of Horsham is approximately 10km to the south west and the larger village of Cranleigh is approximately 5km to the north.

Immediately surrounding the site are agricultural fields to the north and west, with a mixture of development including residential to the south. To the east there are playing fields serving Pennthorpe Preparatory School.



INITIAL ANALYSIS

Constraints & Opportunities

An analysis of the existing site was undertaken to form the development of the initial architectural and landscape layout. This includes analysis of both potential limitations on the design as well as features which can be of benefit.



CONSTRAINTS:

LEGEND

- Site boundary
- Public footpath
- /// Visually open edge
- Existing trees
- Avoid Root Protection Areas for trees and hedgegrow
- |||| Open views from housing
- Speaker icon Noise impact from road
- ↔ Retained field access
- Views into site



OPPORTUNITIES

LEGEND

- Site boundary
- Sun path
- Native tree/shrub belts to define outer edge of expanded settlement/enclose views of new built form
- Wavy line Gently sloping land
- Central green space with children's play
- Orange box Potential connection to playing field
- Dotted line Opportunity for circular walk
- Blue box Opportunity for SuDS basin in lower part of site
- ↔ Opportunity for pedestrian connection
- Location pin Grade II listed building
- Blue triangle Potential vehicular entrance
- Dark green bar Retention and reinforcement of existing tree/shrub vegetation

CONCEPT DEVELOPMENT

Landscape Vision

The vision for the landscape is to create a green, welcoming setting that supports daily life and brings people together through well-connected, inclusive spaces.



Community landscape and encouraging a healthy lifestyle



Celebrating local wildlife and nature



Playful spaces for younger residents of all abilities



Utilising SuDS and retention ponds

CONCEPT DEVELOPMENT

Character Typologies

The site is divided into a series of landscape character areas as a mechanism to distinguish the different areas of the site.

A structured palette of materials and planting will be used across the different character areas to provide differing characteristics but still create visual unity and a cohesive landscape design.

Green Streetscape

Orchard

Green Open Space & Play

Fitness Trails

Sustainable Drainage Systems

Structural Vegetation



CONCEPT DEVELOPMENT

*Character Typologies***Green Streetscape**

- > Introduce street tree planting as a mechanism to define the edges of the public realm, act as wayfinding and to link the existing trees.
- > Planting to provide a secure place away from public traffic and soften the hardscape
- > Create strong green links with existing landscape systems beyond the development

**Orchard**

- > A space that encourages social interaction and forges connections with the land
- > Opportunity for small scale horticultural practises
- > Provides learning opportunities for all ages, including a variety of ecological interventions such as loggeries, bug hotels, etc

**Green Open Space & Play Pockets**

- > Develop an inherently playful environment with a range of different scale play opportunities in the open spaces
- > Provide a range of natural and imaginative 'play on the way' opportunities in combination with more traditional prescriptive play elements



CONCEPT DEVELOPMENT

*Character Typologies****Fitness Trails***

- > Integrate an activity trail through the site for all users
- > Develop fitness spaces that encourages healthy lifestyles
- > Enhance the woodland edge with integrated walking/informal cycle routes

***Sustainable Drainage Systems***

- > Integrate blue and green infrastructure into green open spaces
- > Provide new habitat opportunities through swales and retention basins
- > Maximise permeable paving and greening to streetscapes to prevent flooding events

***Structural Vegetation***

- > A new tree/shrub belt is proposed along the northern boundary to provide a well-vegetated edge to the housing area and a clear distinction between the expanded village and the open, pastoral landscape on its northern side.
- > The existing hedgerow along the boundary with Guildford Road would be 'gapped up' and selectively widened. The existing well-treed hedgerow along the eastern and western side boundaries would also be supplemented by new tree/shrub vegetation.
- > Retention of the north-south line of mature oak trees to conserve the well-treed character of local landscape.



CONCEPT DEVELOPMENT

Site Masterplan



- 1 Play space & green open space
- 2 Orchard
- 3 Trim trail
- 4 SuDs/Attenuation zone
- 5 Native tree/shrub belt
- 6 Entrances
- 7 Connection to PROW

LANDSCAPE STRATEGIES

Aspirational Montage



LANDSCAPE STRATEGIES

Aspirational Montage



LANDSCAPE STRATEGIES

Play Strategy

The proposed play strategy aims to provide a central play space with a variety of play opportunities for all ages. The play offerings will be timber elements to link in with the naturalistic character of the site. In addition, open amenity lawn provides flexibility for both play and community uses.

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

PROSCRIPTIVE PLAY

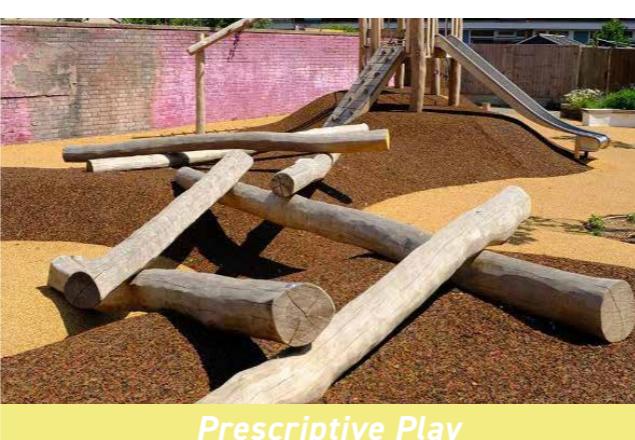
Prescriptive play uses a mix of medium to large-scale and smaller play equipment to encourage active, imaginative play while supporting a range of risks. It promotes inclusivity, ensuring children of all abilities can participate and enjoy the experience.

PLAY TRAILS

Play trails integrated with the landscape, offer a path for children to follow and explore. Designed to encourage active play and curiosity, they provide opportunities for interaction with natural elements. These trails create varied routes, allowing children to navigate the space in their own way while fostering a sense of adventure and discovery.

NATURE PLAY

Natural play elements embedded within the landscape and planting. Targeted for younger children to encourage impromptu play and to interact with the nature around them. Natural trails to create alternative routes when moving through the space.



LANDSCAPE STRATEGIES

Hard Landscape Strategy

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

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

All surface materials to be confirmed at the next stage.

Surfaces Palette

Non-permeable tarmac (Vehicular): Road



Non-permeable tarmac: Paths



Permeable Block paving Type 1: Parking courts & driveways



Non-permeable Block paving Type 2: Raised tables



Hoggin gravel - Footpath

Indicative Furniture Palette

Timber bench with backrest



Timber litter bin



Timber bollard



LANDSCAPE STRATEGIES

Green & Blue Infrastructure Strategy

There is an existing and well established green buffer along the southern, western edge and through the middle of the site. The aim is to retain and enhance the existing green buffer with a series of green and blue initiatives, that include but are not limited to:

Key design initiatives include:

- > Retaining and enhancing the existing tree infrastructure
- > Enhancing on-site biodiversity and ecologies through a varied palette of planting and biodiversity interventions
- > Demarcating access routes and framing key views, with tree-lined streets introduced to improve legibility, shade, and walkability
- > Promoting active lifestyle with integrated natural playful spaces within the site.
- > Utilising blue infrastructure features where possible, including rain gardens, swales and permeable paving.
- > Integrate SuDS features with informal play opportunities

LEGEND

 Site boundary

Green Infrastructure

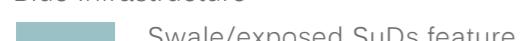
 Existing green assets

 Green buffers

 Anchor green space

 Pocket green space

Blue Infrastructure

 Swale/exposed SuDs feature



LANDSCAPE STRATEGIES

Tree Strategy

The approach to tree planting for the site is to provide a robust and diverse range of tree species for way-finding, enhanced biodiversity, visual amenity, green infrastructure links and an enhanced microclimate for pedestrians. The proposed tree planting strategy is comprised of a majority of endemic species to provide significant ecological benefits to the site and its surrounds.

Larger trees will be located towards the fringes of the site boundary and away from residential properties, to aid in way-finding and act as a visual buffer to neighbouring properties and roads.

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

All proposed trees to be confirmed at the next stage.



LEGEND

- Site boundary
- Existing trees to retain
- Street trees
- SuDS trees
- Buffer & Hedgerow trees
- Native trees & shrubs
- Orchard

STREET TREES



*Betula utilis var.
jacquemontii*



Tilia cordata 'Greenspire'



Acer campestre 'Elsrijk'



*Prunus sargentii
'Rancho'*

BUFFER AND HEDGEROW TREES



Prunus avium



Sorbus aucuparia



Salix caprea



*Crataegus x lavalleei
'Carrierei'*



*Ilex aquifolium 'Nellie
Stevens'*



*Carpinus betulus
'Fastigiata'*



*Crataegus monogyna
'Stricta'*



*Ilex aquifolium
'Nellie Stevens'*



Platanus x acerifolia



Sambucus nigra



Acer pseudoplatanus



Fagus sylvatica



Acer campestre



*Betula albosinensis
'Fascination'*

SUDS TREES



Alnus glutinosa



Betula pendula 'Tristis'



Crataegus laevigata



Salix caprea



Sorbus aria



*Gleditisa triacanthos
Honey Locust*

Native species

Evergreen and semi evergreen species :
winter shelter for wildlife



RHS "Plant for pollinators" species

Fruits/seeds for wildlife

LANDSCAPE STRATEGIES

Planting Strategy

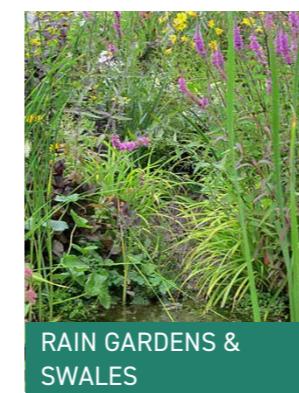
The soft landscape palette has been developed to add a strong, well-vegetated character to the site and will form a rich vegetative backdrop to the proposed development. Species have been chosen from an appropriate palette to match the anticipated microclimate, clearly define spaces, soften the appearance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

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

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



RESIDENTIAL AMENITY PLANTING



RAIN GARDENS & SWALES



SHADE TOLERANT WILDFLOWER TURF



WILDFLOWER MEADOW TURF



SPECIES RICH AMENITY LAWN



NATIVE HEDGEROW

All planting to be confirmed at the next stage.

LANDSCAPE STRATEGIES

Planting Palette

RESIDENTIAL AMENITY PLANTING


Briza media
N


Viburnum davidii
N


Sarcococca hookeriana var. digyna
N


Salvia officinalis
N


Verbena bonariensis
N


Stachys officinalis
N


Deschampsia cespitosa
N


Lavandula angustifolia 'Hidcote'
N


Dryopteris affinis
N


Polystichum setiferum
N


Persicaria bistorta
N


Euphorbia amygdaloides var. Robbiae
N


Geranium pratense
N


Libertia formosa
N


Brunnera macrophylla 'Jack Frost'
N


Leucanthemum vulgare
N


Geranium macrorrhizum 'White-Ness'
N


Galium odoratum
N


Primula vulgaris
N

RAIN GARDEN AND SWALE PLANTING


Luzula nivea
N


Calamagrostis x acutiflora 'Karl Foerster'
N


Iris pseudacorus
N


Filipendula ulmaria
N


Lythrum salicaria
N


Deschampsia cespitosa
N


Convallaria majalis
N


Anemone nemorosa
N


Campanula glomerata
N


Caltha palustris
N


Cardamine pratensis
N


Euphorbia amygdaloides var. Robbiae
N

 Native species

 Evergreen and semi evergreen species :
winter shelter for wildlife

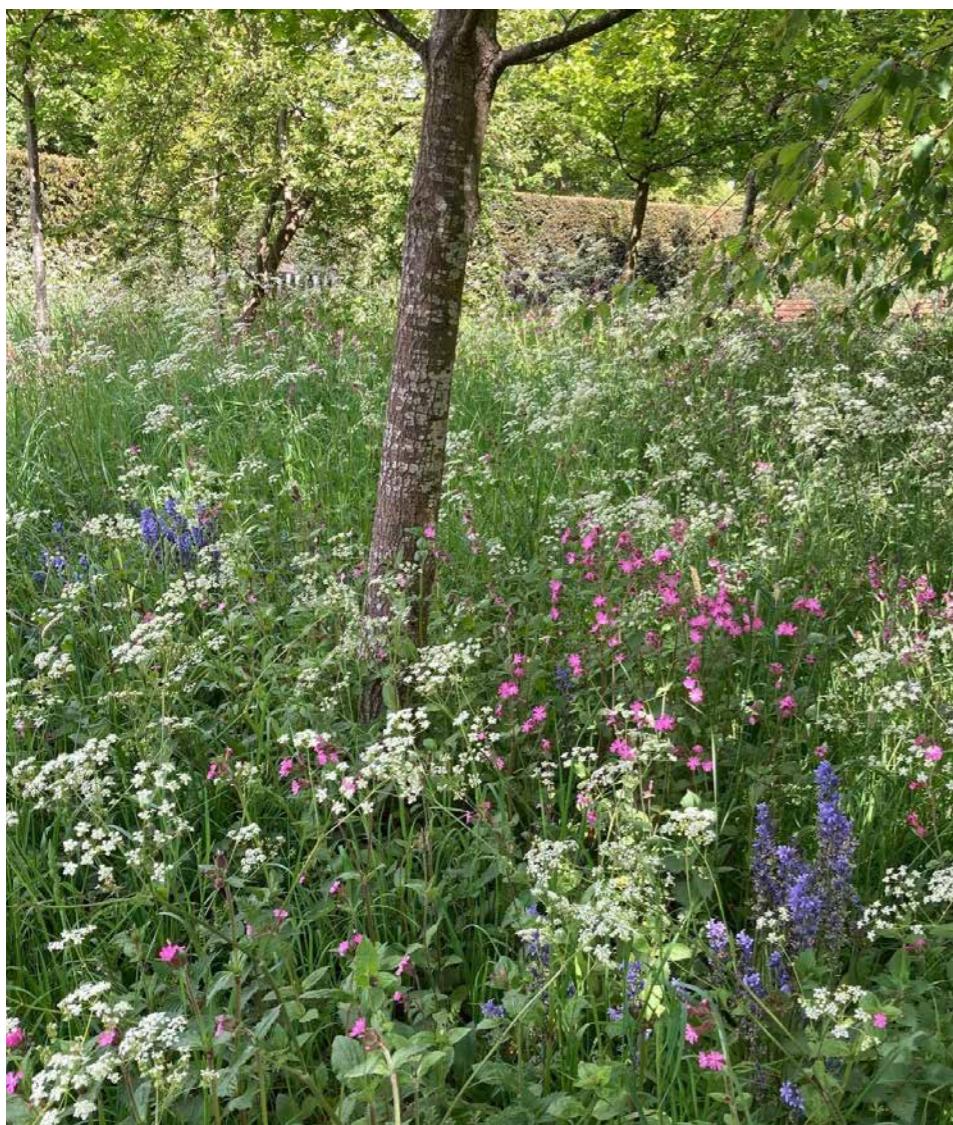
 RHS "Plant for pollinators" species

 Fruits/seeds for wildlife

LANDSCAPE STRATEGIES

Planting Palette

SHADE TOLERANT WILDFLOWER PLANTING



Wildflower Turf WFT Shade 41 turf

WILDFLOWER MEADOW



Nectar-rich wildflower meadow turf (WFT-Native-Enriched or similar approved) or where shading occurs, a shade tolerant woodland mix.

SPECIES RICH AMENITY LAWN



Species-rich flowering lawn turf (WFT-Species-Rich-26 or similar approved)



Native species



Evergreen and semi evergreen species :
winter shelter for wildlife



RHS "Plant for pollinators" species



Fruits/seeds for wildlife

LANDSCAPE STRATEGIES

Biodiversity & Ecology Strategy

Well-designed landscape environments contribute to the creation of sustainable and ecologically-rich infrastructure. Incorporating ecological interventions within residential environments provides habitat opportunities for a variety of flora and fauna.

The proposal creates linkages to existing green corridors. Ecological interventions included around the development will provide additional habitats for critters, bird life and invertebrates alongside human residents and visitors.

The palette shown opposite highlights potential enhancements and interventions that could be included throughout the site and will be developed in conjunction with the project ecologist.

Interventions could include:

- > Bat roosts for crevice dwelling Pipistrelles and Myotis species
- > Colourful bird boxes for nesting species.
- > Beetle loggeries at ground level
- > Invertebrate hotel at ground level
- > Nectar-rich flowering plants for butterflies and bees



LEGEND

- Site boundary
- Primary Green Corridor for habitat connectivity
- Secondary Green Corridor
- SuDS Opportunity
- Opportunity for meadow planting
- Opportunity for species rich lawn
- Eco components (bird box, insect hotels etc.)



LANDSCAPE STRATEGIES

Outline & Maintenance

INTRODUCTION

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

GENERAL

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

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

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

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

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

OBJECTIVES

The general objectives for this LMP are to:

- Create an attractive and well cared for setting for the development;
- Ensure the successful implementation, establishment and longevity of the planting scheme and external treatments;
- Ensure the landscape contributes positively to the users;
- Ensure the landscape contributes positively to the site context;
- Enhance and protect the native flora and fauna (both existing and proposed); and,

Enhance biodiversity and ecology where possible.

SOFT LANDSCAPE

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

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

HARD LANDSCAPE

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

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

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

MANAGEMENT RESPONSIBILITIES

Maintenance operations should be refined to suit:

- The needs of users;
- The conservation of ecological interests;
- Improvements in equipment and horticultural aids
- Changing legislation and sustainability requirements;
- The completed scheme when soft landscaping, including species, have been confirmed; and,
- The detailed management recommendations any existing trees/planting to be retained.

LMP PROGRAMME

YEAR 1

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

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

YEARS 2-5

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

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

PLAN REVIEW

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

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

LANDSCAPE STRATEGIES

Outline & Maintenance

MANAGEMENT PROPOSALS

GENERAL

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

HARD SURFACES

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

OBJECTIVE 1

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

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

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

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

FURNITURE

OBJECTIVE 1

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

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

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

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

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

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

OBJECTIVE 2

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

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

NATURAL PLAY EQUIPMENT

OBJECTIVE 1

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

Inspection of natural play equipment is to be carried out at agreed intervals. In the event that any of the play equipment is found to be vandalised, broken, damaged or in a condition that poses a risk to public safety these

are to be repaired immediately by a qualified contractor or closed off until such remedial actions can be taken place.

PLANTING

OBJECTIVE 1

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

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

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

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

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

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

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

[LMP CONTINUED ON NEXT PAGE]

LANDSCAPE STRATEGIES

Outline & Maintenance

MANAGEMENT PROPOSALS (CONT.)

OBJECTIVE 1 (cont.)

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

Frequency of inspections: 3 monthly

Frequency of remedial work: immediately as required.

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

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

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

Frequency of debris removal: bimonthly

Frequency of mulch replenishing: 6 months

OBJECTIVE 2

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

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

Frequency: Shrub fertiliser - annually

Frequency: Tree fertiliser – annually for the first two years

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

WATER BODIES, MARGINALS AND AQUATIC PLANTING

OBJECTIVE 1

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

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

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

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

OBJECTIVE 2

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

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

GRASSES AND MEADOW MIXES

OBJECTIVE 1

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

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

Meadow and Meadow for swales - Mow newly sown meadows regularly throughout the first year of establishment to a height of 20 - 50mm, removing cuttings if dense. This will control annual weeds and help maintain balance between faster growing grasses and slower developing wild flowers. Meadow grassland is not cut or grazed from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol strimmer or tractor mower to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed.

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

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

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

LANDSCAPE STRATEGIES

Outline & Maintenance

MAINTENANCE SPECIFICATION

STANDARD OF WORK

The LMP is to be carried out to a high and consistent standard. Planted areas must be kept neat and clean in appearance at all times, weed and litter free, with all planting in a healthy state. The CMC shall ensure that the works themselves do not cause inconvenience or danger to users of the site and that any potential Health and Safety issues are raised and all necessary measures are taken accordingly.

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

BRITISH STANDARDS

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

USE OF CHEMICALS

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

CLEANLINESS

At the end of each day of each maintenance operation, The CMC shall remove from site all rubbish, trimmings, and superfluous materials, leaving the works in a clean and tidy condition. Particular attention shall be paid to ensuring areas of hard surfacing are left in a clean condition, free from any soil, mud, leaves, cuttings and plant pruning.

PESTS AND DISEASES

The CMC shall implement appropriate treatment to any pest or diseases occurring on-site that are found to be affecting the vegetation as agreed to coincide with normal maintenance visits, where possible. All operations shall comply with statutory safety requirements. All diseased wood, prunings etc. shall be removed from site.

MULCHING

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

WEED CONTROL

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

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

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

LITTER

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

WATERING

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

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

PROTECTIVE BARRIERS

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