

Landscape Management and Maintenance Plan

Project Reference: LOCK HOUSE, LOCK LANE, PARTRIDGE GREEN, RH13 8EG

Applicant: NICHOLAS SUTTON

Date: March 11, 2025

1. Introduction

This Landscape Management and Maintenance Plan has been prepared to satisfy the planning condition requiring detailed management and maintenance information for all communal landscape areas within the development. The plan outlines the long-term design objectives, management responsibilities, landscape components, management prescriptions, and maintenance schedules for the various landscape elements.

The development includes a variety of communal landscape areas designed to provide amenity space for residents, enhance the visual appearance of the development, support local biodiversity, and create a sustainable landscape setting. This plan ensures these areas will be properly maintained for the lifetime of the development.

2. Long Term Design Objectives

2.1 General Landscape Objectives

- To create and maintain high-quality communal landscape areas that enhance the character and appearance of the development
- To establish a landscape framework that matures over time to integrate the development into the surrounding area
- To provide usable, accessible, and attractive communal spaces for residents
- To support biodiversity through appropriate habitat creation and management
- To create a sustainable landscape requiring minimal resource input over time
- To maintain the functional and aesthetic value of the landscape over the long term
- To ensure the safety and usability of all communal spaces
- To contribute to the local green infrastructure network

2.2 Specific Area Objectives

Central Amenity Green

- To maintain an open, multi-functional space suitable for informal recreation and community events
- To ensure grass areas remain in good condition despite regular use
- To maintain feature trees as striking visual elements that provide shade

Woodland Buffer Zone

- To establish and maintain a dense, multi-layered woodland habitat along the site boundaries
- To provide visual screening and noise attenuation from surrounding areas
- To create a mature woodland character that enhances biodiversity

Community Orchard

- To establish and maintain productive fruit trees providing seasonal interest and harvests
- To develop a community resource that encourages resident engagement
- To maintain appropriate ground cover that supports orchard health

Formal Gardens

- To maintain a high-quality ornamental landscape with year-round interest
- To establish and maintain strong structural elements and seasonal displays
- To ensure paths and seating areas remain accessible and attractive

3. Management Responsibilities

3.1 Management Structure

The management and maintenance of all communal landscape areas will follow this hierarchical structure:

- 1. Property Management Company: Cosmo Empire Limited**
 - Overall responsibility for ensuring compliance with this management plan
 - Budget holding and contractor procurement
 - Quality monitoring and reporting
 - Resident liaison
- 2. Landscape Maintenance Contractor: [To be appointed]**
 - Implementation of routine and periodic maintenance operations
 - Reporting of issues requiring remedial action
 - Seasonal tasks as specified in maintenance schedules
- 3. Specialist Contractors: [To be appointed as required]**
 - Arboricultural works to mature trees
 - Hard landscape repairs
- 4. Resident Management Committee:**
 - Liaison between residents and management company
 - Input on community use of spaces
 - Feedback on maintenance standards
 - Participation in community orchard activities

3.2 Handover Process

The initial landscape establishment period (first 12 months after practical completion) will be maintained by the landscape contractor responsible for installation under the building contract. Upon completion of this period:

1. A formal handover inspection will be conducted with representatives from:
 - The developer
 - The installing landscape contractor
 - The property management company
 - The ongoing maintenance contractor
 - The local planning authority (if required)
2. Any defects identified will be rectified by the installing contractor prior to handover.
3. A complete set of as-built landscape plans and this management plan will be transferred to the property management company.
4. Maintenance responsibility will formally transfer to the property management company following successful handover.

4. Description of Landscape Components

4.1 Hard Landscape Elements

4.1.1 Primary Footpaths

- Material: Permeable gravel
- Width: 3.0m
- Total Area: 2000m²

4.1.2 Site Furniture

- Benches: 2 hardwood benches with steel frames
- Bins: 8 dual-purpose recycling/general waste bins
- Bicycle Stands: 2 clusters of Sheffield stands (5 per cluster)

4.2 Soft Landscape Elements

4.2.1 Amenity Grass

- Species: Dwarf ryegrass mix suitable for regular use
- Total Area: 3,000m²
- Location: Central amenity green and informal recreation areas

4.2.2 Ornamental Shrub Planting

- Species: Mix of evergreen and deciduous shrubs
- Total Area: 50m²
- Location: Around buildings and within formal gardens

4.2.3 Woodland Buffer Planting

- Species: Native tree and shrub species
- Total Area: 100m²
- Location: Site boundaries

4.2.4 Trees

- Mature Feature Trees: 1 extra-heavy standard specimens
- Standard Trees: 24 specimens throughout communal areas
- Community Orchard: 15 fruit trees of local/heritage varieties
- Woodland Whips: 20 native species in buffer zones

4.2.7 Hedges

- Formal Hedges: 100 linear meters of clipped yew hedge
- Informal Native Hedges: 50 linear meters of mixed native species

5. Management Prescriptions

5.1 Hard Landscape Management

5.1.1 Permeable Paving

- Inspection: Monthly for debris and weed growth
- Maintenance: Quarterly mechanical raking
- Specific Requirements: Annual inspection of permeability with remedial action if infiltration rates decline

5.1.2 Site Furniture

- Inspection: Quarterly for damage, graffiti, and stability
- Maintenance: Annual cleaning and treatment of wooden elements with preservative
- Specific Requirements: Immediate removal of graffiti and repair/replacement of damaged elements within 14 days

5.2 Soft Landscape Management

5.2.1 Amenity Grass

- Objective: Maintain even, hard-wearing sward suitable for recreational use
- Cutting: Fortnightly during growing season to height of 25-30mm
- Maintenance: Annual scarification and aeration in autumn, overseeding of worn areas in spring
- Fertilizer: Low-nitrogen spring application if required based on soil testing

5.2.2 Meadow Grass

- Objective: Establish species-rich grassland providing habitat and visual interest
- Cutting: Annual cut in late August/September with removal of arisings
- Maintenance: Spot treatment of pernicious weeds, rotational cutting pattern leaving 10% uncut each year
- Fertilizer: None

5.2.3 Ornamental Shrub Planting

- Objective: Maintain healthy, attractive shrub beds with year-round interest

- Pruning: Species-specific seasonal pruning to maintain form and flowering
- Maintenance: Quarterly weeding, annual mulching with 75mm composted bark
- Plant Replacement: Failed specimens to be replaced in next planting season

5.2.4 Woodland Buffer Planting

- Objective: Establish dense, multi-layered woodland habitat
- Thinning: Selective thinning of fast-growing species in years 5, 10, and 15
- Maintenance: Annual inspection for invasive species with removal as required
- Protection: Maintenance of tree guards until established (approx. 3 years)

5.2.5 Trees

- Objective: Establish healthy specimens developing good form and structure
- Formative Pruning: Years 1-5 for young trees
- Maintenance: Annual inspection by qualified arboriculturist
- Stakes and Ties: Checked quarterly and removed when no longer required (typically 2-3 years)
- Irrigation: Weekly during establishment period and drought conditions

5.2.6 Hedges

- Objective: Maintain dense, even growth appropriate to hedge type
- Formal Hedges: Trimmed twice annually (June and September)
- Informal Native Hedges: Cut on 3-year rotational basis (one-third each year) in January/February
- Maintenance: Annual mulching and replacement of failed sections

6. Maintenance Schedules

6.1 Annual Maintenance Calendar

Month	Hard Landscape Tasks	Soft Landscape Tasks
January	Winter inspection of all hard surfaces and furniture	Cut one-third of native hedges, winter tree work
February	Repair any frost damage to surfaces	Cut back grasses and perennials in rain gardens
March	Spring clean of all hard surfaces	Apply mulch to shrub beds, soil testing of amenity grass
April		Begin regular grass cutting, apply fertilizer if required
May	Clean and treat timber furniture and structures	Complete spring pruning, plant replacement of failures
June	Inspect drainage systems	First cut of formal hedges, continue grass cutting
July	Deep clean of all seating areas	Watering of vulnerable plants during dry periods

Month	Hard Landscape Tasks	Soft Landscape Tasks
August		Regular maintenance of all planted areas
September	Clean out drainage channels and gullies	Cut meadow areas and remove arisings, second cut of formal hedges
October	Leaf clearance from all hard surfaces	Autumn tree and shrub planting, scarification of amenity grass
November	Winter preparation of all hard surfaces	Leaf collection and composting, final grass cut
December	Check lighting systems and repair as needed	Winter tree inspections, check tree stakes and ties

6.2 Inspection Frequencies

Landscape Component	Inspection Frequency	Responsible Party
Primary Footpaths	Monthly	Landscape Maintenance Contractor
Site Furniture	Quarterly	Landscape Maintenance Contractor
Trees	Annual	Qualified Arboriculturist
Amenity Grass	Monthly	Landscape Maintenance Contractor
Shrub Planting	Quarterly	Landscape Maintenance Contractor
Woodland Areas	Bi-annual	Landscape Maintenance Contractor

6.3 Five-Year Work Program

Year	Major Works
1	Establishment maintenance of all plantings, replacement of failures, adjustment of irrigation schedules
2	Formative pruning of trees, selective thinning of fast-growing shrubs, review of grass cutting regimes
3	Removal of tree stakes and guards, remedial work to any settling of hard surfaces
4	Rejuvenation pruning of early-maturing shrubs, review and update of maintenance schedules
5	First selective thinning of woodland areas, replacement of short-lived plants, major review of all areas

7. Monitoring and Review

7.1 Annual Monitoring

The Property Management Company will conduct an annual review of the landscape areas to:

- Assess the condition of all landscape components
- Evaluate the success of management prescriptions
- Identify any areas requiring remedial action
- Update maintenance schedules as needed
- Prepare annual landscape monitoring report

7.2 Five-Year Review

A comprehensive review of this Landscape Management and Maintenance Plan will be conducted every five years to:

- Assess the maturation of the landscape
- Update management prescriptions based on landscape development
- Review and revise maintenance schedules
- Incorporate new best practices in landscape management
- Address any persistent issues or resident feedback

7.3 Reporting Structure

- Monthly inspection reports by Landscape Maintenance Contractor to Property Management Company
- Quarterly summary reports by Property Management Company to Resident Management Committee
- Annual landscape monitoring report made available to residents and Local Planning Authority if requested
- Five-year comprehensive review report submitted to Local Planning Authority

8. Conclusion

This Landscape Management and Maintenance Plan provides a comprehensive framework for the long-term care of all communal landscape areas within the development. By following the management prescriptions and maintenance schedules outlined in this document, the landscape will mature successfully and provide sustainable, attractive, and functional spaces for residents while meeting the objectives of the original landscape design.

The plan demonstrates a commitment to high-quality landscape management and provides clear guidance on responsibilities and procedures to ensure consistent standards are maintained throughout the lifetime of the development.

Prepared by: N Sutton
For and on behalf of: Cosmo Empire Limited