



Landscape Management Plan

Ref: 2607-800

**Land to the south of Furze Common Road,
Thakeham,
West Sussex**

Land to the south of Furze Common Road

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INTRODUCTION

Scope & Intention

1.1 This document has been prepared by *South East Landscape Architecture* on behalf of *Akehurst Homes Ltd.* to set out the establishment and aftercare of the landscape and habitats at the site; Land south of Furze Common Road, Thakeham, West Sussex.

1.2 The Landscape Management Plan has been produced with the intention of discharging Condition 2 of Appeal Reference: APP/Z3825/W/25/3365902 dated 23rd January 2026 in relation to Horsham District Council application ref: DC/23/2146, as detailed below:

*The reserved details of **landscaping** to be submitted under Condition 1 shall include a full scheme of hard and soft landscaping, a programme for the implementation of these works, and a detailed plan for the future management and maintenance of all communal landscaped areas. Thereafter, these landscaping works shall be carried out, managed and maintained in accordance with these approved details and programme.*

1.3 This document combines the requirements for habitat and soft landscape management together with landscape maintenance to provide an integrated approach. The focus being on implementation, aftercare and the management responsibilities and maintenance operations for all landscape and habitat areas, monitoring and reporting procedures and details of parties / organisations responsible to manage and maintain the site.

1.4 The overarching aims are:

- To maximise opportunities for biodiversity within the scheme
- To ensure a viable landscape space from a maintenance perspective
- To create a visually appealing and inviting amenity space to promote the health and wellbeing of its users
- To ensure the successful establishment and ongoing management of the scheme

1.5 The following plans should be referred to in conjunction with this document:

- 2607-100 Ecological Landscape Masterplan
- 2607-200 Hardworks
- 2607-300 Softworks

1.6 The key audience for this document are the Local Planning Authority (LPA), the site owner / operator and the contractors employed to undertake the maintenance.

Site Context

1.7 The site is approximately 0.9ha situated 0.75km south of Thakeham, West Sussex. It comprises a grass field bounded by trees with residential properties on the north, east and western sides and a field to the south.

1.8 The development proposal is for up to 28 dwellings with associated open space.

Management Aims & Objectives

1.9 The following table outlines the management aims and objectives for the new residential development on the land south of Furze Road, Thakeham

AIM	OBJECTIVE
To create a variety of new habitats and features to reflect the Landscape Character, strengthen ecological value and provide amenity value	Creating landscape features and ecological benefits in line with Horsham District Planning Framework 2015: Policy 25: The Natural Environment & Landscape Character and Policy 31: Green Infrastructure & Biodiversity and government guidance contained within the National Planning Policy Framework.
To retain and enhance existing habitats, thus protecting local landscape character and increasing ecological benefits.	- Ensuring the protection & management of existing habitats throughout construction and beyond. - Ensuring biodiversity gain is implemented in accordance with supporting documentation for this planning application.
To monitor & review the plan ensuring biodiversity enhancement is achieved	- Ensuring the document is adhered to. - Assuring the successful establishment of the landscape proposals. - Completing periodic reviews, including appropriate remedial action as required.
To ensure the landscape & created habitats are maintained to an acceptable standard	- Implementing a regime of regular maintenance - Ensuring sufficient resources are available to maintain the landscape - Responding to complaints in a timely manner - Undertaking periodic reviews and replacing dead / dying species within the lifespan of this plan.

1.10 The soft landscape design proposals will create a network of formal and informal habitats throughout the site, as follows:

- Individual native tree planting to provide additional BNG habitat and contribute to the green infrastructure.
- Proposed native scrub planting to reinforce existing ecological zones at boundaries, provide screening and habitat connectivity.
- Proposed species-rich native hedgerows creating linear green highways and screening fences.
- Wildflower seeding to public open spaces, creating 'other neutral grassland' habitats.
- Bee-friendly floral lawns to verges and private rear gardens increasing biodiversity and attracting pollinators.
- Wetland / pond wildflower seeding to SUDS augmented with marginal plug planting
- Nectar-rich, free-flowering shrubs and herbaceous perennial planting to communal spaces to the fronts of residential properties.
- Informal green walls created via the addition of climbing shrubs on stainless steel trellis to screen fences.

Roles & Responsibilities

- 1.11** The soft landscape scheme found on 2607-100 & 2607-300 will be implemented and established by Akehurst Homes Ltd or the contractor acting on behalf of the developer. During the construction period and until Practical Completion, Akehurst Homes will instruct the landscape contractor or appoint a suitably qualified management company to maintain and manage all landscaped areas including the areas of Public Open Space.
- 1.12** The Developer shall ensure that any landscape contractor employed by the developer shall carry out the periodic maintenance of all planted areas, other than any areas for which the appointed Management Company becomes responsible during the said Maintenance Period. Inspection checks shall be carried out at monthly intervals and the appropriate work carried out. This shall be for a minimum of 18 months.
- 1.13** The Developer shall ensure that any landscape contractor employed by the developer shall carry out in all areas any shrub, tree, grass, and other plants replacements that may be necessary until the transfer of responsibility to the Management Company.
- 1.14** Post construction and following Final Completion areas of Public Open Space, including all verges, planting beds, meadows, lawns will be managed by Horsham District Council, or their nominated Management Company.
- 1.15** Only rear gardens will be the responsibility of individual residents. All other landscaped areas will be managed by the landscape contractor / management company before being handed over to Horsham District Council.
- 1.16** The site end user may at time to time alter the maintenance arrangements within the course of 30 years as prescribed within this document. The site end user will appoint a competent person to monitor the successful implementation of the design proposals and plans.
- 1.17** Any revisions to this document will be discussed and agreed in advance between the site owner, the site end user and Horsham District Council. Following agreement this document will be amended and issued to respective parties.

2 LANDSCAPE MANAGEMENT SPECIFICATION

2.1 It is anticipated that construction will commence early 2027 to enabling any vegetation removal works and site set-up. The planting is scheduled to be undertaken at the end of each phase of the build programme and before plot sales are completed. It is estimated that the total construction period will be 2 years, dependant on market forces. For the purposes of this report Year 0 will commence at the end of the 12 month Defects Liability Period.

MEASURE	TIMEFRAME
Maintenance of existing landscape features retained	From early 2027 to Year 30.
Removal & safe disposal of Schedule 9 Invasive species: Yellow archangel	As soon as possible, and before enabling works, early 2027.
Site & soil preparation for softworks including all planting, seeding, turfing	At the end of each building phase
Planting trees, scrub, hedging	At the end of each building phase within planting season – Nov to March
Planting shrubs, climbers and herbaceous perennials	At the end of each building phase, avoiding June-August
Laying floral turf	At the end of each building phase, avoiding June-August & Jan-Feb
Seeding wildflower meadow and SUDS and marginal planting	As early as possible within the Construction programme to aid advance establishment. March-April or late Sept.
Establishment of planting scheme including replacement of failures within Public Open Space (POS)	Year 0 – Year 30
Implementation of maintenance & management as per annual prescriptions	Year 0 – Year 30
Monitoring habitats and softworks to ensure Aims & Objectives are achieved within areas of POS	Year 0 – Year 30

Wildflower Meadow

2.2 This habitat will be created in multiple locations within site as indicated on the supporting landscape plan: 2607-300 – *Appendix A*. Wildflower meadow will be managed to encourage botanical diversity and promote enhanced resources for local pollinating species. This habitat will be integrated among the other habitats within the site.

2.3 The area of wildflower grassland to be managed as other neutral grassland will be sown with an Emorsgate EM3 Special General Purpose Meadow Mixture and established and managed

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in line with the Emorsgate Growing Guide (as summarised below). The land will be set out prior to first occupation of the site and will be implemented by the landscape contractor.

- 2.4** Confirmation of the correct establishment will be provided within a post-completion compliance report to be provided by an ecologist.

Habitat establishment

2.5 Preparation:

- Endeavour to select ground that is not highly fertile and does not have a problem with perennial weeds.
- Prepare a seed bed by first removing weeds using repeated cultivation or a herbicide.
- Ensure the ground is ploughed or dug to bury the surface vegetation.
- Ensure the soil is harrowed or raked to produce a medium tilth, and rolled, or treaded, to produce a firm surface

2.6 Sowing:

- Ensure that the seed is sown in the autumn or spring (or at other times of the year if there is sufficient warmth and moisture). The seed is surface-sown and applied by machine or broadcast by hand.
- Do not incorporate or cover the seed but firm in with a roll, or by treading.

Management

2.7 First Year Management:

- Wildflower meadow areas will be mown regularly throughout the first year of establishment to a height of 40-60mm, removing cuttings if dense. This will control annual weeds and help maintain balance between faster growing grasses and slower developing wildflowers.
- The mowing regime will halt in the spring and early summer to allow sown annuals to flower.
- Any residual perennial weeds such as docks and thistles will be carefully dug out or spot treated as follows:
 - Inspection will take place in spring and late summer;
 - Where feasible, weeds will be removed by hoeing, hand pulling or using a fork.
 - Deep rooted perennial weeds will be cut back and spot treated with glyphosate *if all else fails*.
- An inspection will be undertaken by the landscape contractor in early Autumn following completion of the first cutting.
- In the event that newly seeded grassland fails to establish upon areas of bare ground, these areas will be lightly scarified and re-seeded with the same species mix.

2.8 Management once established:

- In the second and subsequent years, the wildflower meadow will be managed by traditional meadow management based around a main summer hay cut in combination with autumn mowing.
- The meadow grassland will not be cut from spring through to late July/August to give the sown species an opportunity to flower.

Floral Lawn

2.9 The only lawn areas are to the private rear gardens and in sections to the verge along the spine road.

2.10 Floral turf to be laid as per amenity turf in accordance with BS3969:1998. Turf can be laid at any time of year, outside of extreme conditions, although availability of this variety may dictate this.

Habitat establishment

2.11 Preparation & Laying:

- Rotovate ground to produce a fine tilth, removing all debris and stone greater than 50mm.
- Rake ground to a firm and level surface.
- Lay turf in a staggered pattern and butt up tightly with no gaps.
- Water in thoroughly.
- Never allow newly laid turf to dry out completely for the first four weeks. If installing between April – September water daily for weeks 1-2 and every other day weeks 3-4.

Ongoing Management

2.12 The mowing regime of floral turf is more relaxed than amenity turf, needing a cut every 2-3 weeks from April – October.

- Reduce sward to 30-40mm, collecting arisings and removing off-site.
- Mowing can be relaxed in May to allow flowers to bloom.
- Remove pernicious weeds, eg: dock and thistle by hand.

Mixed Native Scrub

2.13 There is a portion of native scrub to the southern perimeter of the site within the retained ecology zone. The intention being to create additional green infrastructure, enhance biodiversity and bolster the boundary vegetation for privacy and security.

Habitat establishment

2.14 Preparation & Planting:

- Before planting remove all pernicious weeds by hand and any debris.
- Planting to take place between November and March.

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- For scrub establishment, native shrubs will be planted in small groups (typically 3 or 5 same species per cluster) to encourage a diverse structure, spaced at 1.5m-2m centres to allow for natural regeneration and development.
- Plant in pits a minimum of 300mm²
- Fit with biodegradable rabbit guard and stake for protection.
- Mulch mats to be fitted individually to each one.

Management Years 1-5

2.15 The management of the mixed scrub will be the responsibility of the designated management company, which will implement the following:

- During the first five growing seasons, any dead, dying, or diseased plants will be replaced with plants of the same species to maintain habitat integrity.
- The planting area will be kept weed-free using manual weeding methods (e.g., hand-pulling) in April, June, and August. No herbicide or strimming will occur around tree or shrub bases.
- During dry periods, young trees and shrubs will be watered as needed to support establishment.
- Pruning will be minimal, limited to the removal of dead, damaged, or diseased branches. For shrubs, occasional light coppicing may be required to maintain structure.
- Any arisings from management activities (such as branch pruning or coppicing) will be retained on-site as deadwood piles within scrub areas, away from maintained paths.
- Inspect shrubs at Year 5 with a view to removal of shelters and stakes.

Ongoing Management

2.16 The mixed scrub will be managed to establish a diverse habitat with structural variation. A rotational cutting regime, ensuring that different patches are cut every 5-10 years will be implemented, ensuring at least 30% remains uncut at all times to provide continuous habitat.

Hedgerows

2.17 Any existing hedgerow to be retained.

2.18 New mixed species hedgerows to be retained at a height of 1.8-2m height.

Habitat establishment

2.19 Preparation & Planting:

- The hedgerows to be planted in the dormant season between November and March.
- Vegetation at the ground level will be cleared before the hedgerow is planted.
- All shrubs will be planted as bare root stock in a double staggered row at 5 per linear metre.
- Biodegradable guards will be used to protect them until established

Management

2.20 The Management of the hedgerows on site will be the responsibility of the management company who will implement the following:

- The hedgerow should be frequently trimmed within the first five years to ensure dense structure.
- When required, the hedgerow will be allowed to grow up for rejuvenation before laying or coppicing to repeat the cycle.
- During the first and second year after planting, the dead, dying and diseased plants will be removed and replaced.

Sustainable Urban Drainage (SuDS)

2.21 An area within site to the west within the wildflower meadow is the designated SuDS zone.

2.22 The landscape contractor will be responsible for planting and establishing SuDS vegetation as part of the wider landscaping works.

2.23 Planting:

- To be undertaken between March and October, ensuring that wetland species establish during the growing season.
- Marginal plants will be planted in clusters at 1-2 plants per m², ensuring coverage and structural diversity.
- Swale and basin slopes will be seeded with an appropriate wetland grass and wildflower mix to enhance biodiversity and soil stability.
- All planting areas will be mulched with gravel or coir matting, where required, to prevent erosion and support establishment.

Management Years 1-5

2.24 The management company will oversee the maintenance of SuDS features to ensure they remain functional for drainage while providing high-quality habitat for wildlife.

2.25 Vegetation establishment will be monitored for the first five years as follows:

- Any failed plants to be replaced during the following planting season.
- Invasive or dominant species (such as reed canary grass *Phalaris arundinacea*) will be controlled to prevent the loss of plant diversity.
- Silt accumulation will be monitored, and excess deposits will be removed as necessary to maintain water flow and capacity.
- Marginal vegetation will be managed through selective cutting on rotation to maintain structural diversity and prevent excessive shading.
- Litter and debris will be removed regularly to maintain water quality and prevent blockages.

Ongoing Management

2.26 SuDS features will be maintained to support biodiversity while ensuring they continue to function effectively for surface water management.

- Selective vegetation clearance will take place on a rotational basis, ensuring that no more than one-third of the area is cut in a single year to retain habitat continuity.
- Monitoring for amphibians, invertebrates, and bird species will help inform management approaches, particularly in areas where standing water is present.
- Desilting works, where required, will be carried out outside of the breeding season (March August) to minimize disturbance to wildlife.
- Any required maintenance works will comply with relevant SuDS design guidance and environmental best practices to ensure long-term habitat integrity.
- Annual inspections will assess habitat condition and plant diversity, with any necessary remedial actions taken to support biodiversity, water quality, and hydrological function.

Trees

2.27 Trees are scattered throughout the site; to verges, meadows and surrounding carparking areas.

2.28 Planting:

- To be planted bareroot / rootballed within the dormant season, November – March.
- Tree pits to be dug at least 20% larger than the rootball.
- All tree pits to be scarified at base to ensure free drainage, plus an aggregate drainage layer added to further facilitate this.
- Tree pits to be backfilled with surrounding topsoil mixed with tree compost
- All trees to be fitted with an irrigation / aeration tube, eg: RootRain Metro available from www.uk.greenblue.com
- All standard trees up to 18-20cm girth to be double low staked with crossbar and rubber ties.
- Multistem trees and standard trees 20-25cm girth and over to be underground guyed.
- Once planted, all tree pits to receive 75mm depth medium grade bark mulch to retain moisture and deter weeds.

Ongoing Management

2.29 Trees to be monitored regularly and maintained as follows:

- Keep base of trees weed-free at all times, weeding by hand.
- Ensure mulch is at a constant depth of 50mm
- Undertake formative pruning, such as removal of epicormal growths and deadwood as required.
- Water trees regularly for the first year.
- Years 2+ monitor for stress in times of drought &/or excessive wind and water as required.

- Any wounds shall be neatly pared back to sound wood in accordance with BS3998: 1989 - Recommendations for tree work.
- Re-firm trees which have been loosened by the wind or frost.
- Check stakes and ties to ensure they are not rubbing &/or impeding growth with a view to removal in Year 4 or 5 if tree sufficiently stable.

Ornamental Planting: Shrubs, Herbaceous Perennials, Climbers

2.30 There is a mix of free-flowering nectar-rich shrubs and herbaceous perennials around the properties and car parks offering sustenance to invertebrates.

2.31 Planting can take place anytime of year with the exception of severe frost, summer temperatures or high winds by adhering to the following:

- Rotovate topsoil, ensuring all debris and stone greater than 50mm removed.
- Ensure areas to be planted are clean and weed-free.
- Incorporate 1m³ of compost / green waste per 20m²
- Shrubs & perennials to be planted in groups of 3 or 5 same species unless otherwise stated on plan.
- Shrubs & perennials to be planted at 5 per m² unless otherwise stated on plan.
- All climbers to be trained on stainless steel wire trellis: 1m lengths affixed horizontally 50cm from ground level, and at 50cm intervals to top of fence.
- Mulch areas to a depth of 50mm
- Regardless of time of year, water in thoroughly.

Ongoing Management

2.32 All planting beds to be regularly monitored and maintained as follows:

- Any dead or dying plants to be replaced within the next planting season.
- Climbing shrubs to be inspected upon each visit to ensure they are properly tied onto the stainless-steel trellis and re-tied as required.
- After periods of high wind or severe frost, the ground around all shrubs is to be firmed by treading.
- Approved organic fertiliser shall be spread evenly at the manufacturer's recommended rate around the base of shrubs, climbers and perennials and lightly raked into the soil surface. Fertiliser should only be applied 1st April – 31st May.
- Dead foliage of herbaceous plants shall be removed at the end of the growing season, taking care not to damage growing tips of plants.
- The contractor shall remove litter from shrub beds as a routine part of the maintenance operation.
- Watering may be required in periods of prolonged drought – this will require ongoing monitoring.
- Great care shall be taken to avoid damage to plants and soil when moving equipment around planting beds and during watering itself. The contractor shall properly gauge

the supply of water to individual plants so as to supply the correct quantity. Particular care should be taken to prevent topsoil from washing out through excessive watering causing local ponding.

- All pruning is to be carried out by means of approved mechanical hedge-cutters, secateurs and handsaws only. Pruning is to be carried out to the highest horticultural standard. Dead foliage, stems and branches are to be removed by cutting back above a node. Suckers are to be removed by cutting back to their source on the roots of the affected plant.
- Dead head perennials when flowers have begun to fade.
- Herbaceous perennials should be lifted and divided every 3 – 5 years, during the dormant period, ie: late autumn or early spring. Whilst the lifting of plants is taking place, the area should be weeded and the improved with an organic matter such as well rotted manure.
- Ensure mulch is maintained at a depth of 50mm

Bulbs

2.33 Swathes of spring flowering bulbs have been introduced within wildflower meadow areas across the site.

Habitat establishment

2.34 Planting to take place in early autumn as follows:

- Scatter bulbs at the designated density by hand, with the intention of planting where they land.
- Make a hole for each one using a trowel or bulb planter, to a depth of three times the bulb's height. For very small bulbs, you can make holes with a sharp stick.
- Drop the bulbs into their holes, making sure the pointed tip is facing upwards. Then cover with soil, or replace the plug of turf removed by the bulb planter, and firm down.
- Bunch together small bulbs You can plant several small bulbs into one large hole, to produce a clump of flowers.
- Avoid mowing the following spring.
- Resume mowing (if required) after flowering. Allow foliage to die back and turn yellow; generally 4-6 weeks after flowering to allow the nutrients to go back into the bulb.

Ongoing Management

2.35 Areas of bulb planting to be managed within the mowing regime as follows:

- Once bulbs have finished flowering allow the nutrients to return to the corm for at least a month before cutting back.
- For bulbs within lawn areas avoid mowing whilst flowering. After 4-6 weeks resume regular mowing.
- After 3 years+ bulbs may become overcrowded, in which case lift in autumn and replant elsewhere on site to create new colonies.

3 MAINTENANCE SCHEDULES

3.1 The following work schedule summarises the maintenance operations to be carried out annually for the first thirty years where applicable:

TREES & NATIVE SCRUB

LANDSCAPE ELEMENT	PRESCRIPTION	MONTHS	YEAR							
			1	2	3	4	5	6-10	11-20	21-30
NEW SPECIMEN TREES	2 x checks to stakes & irrigation	Oct & Feb	*	*	*					
	Remove stakes (if tree sufficiently stable)	March				*				
	1 x annual fertiliser application	March	*	*	*					
	1 x prune to crown	Dec – Feb	*	*	*	*	*			
	Water to field capacity if under stress	May – Sept	*	*	*					
	Top up mulch around base every other year	March	*	*	*	*		*	*	*
NATIVE SCRUB	Remove stakes & guards once established – Year 3-5	March			*	*	*			
	Water to field capacity if under stress	May – Sept	*	*	*					
	To promote diverse structure implement rotational pruning every 5-10 years, ensuring 30% remains untouched at any one time						*	*	*	*
	4 x hand weedings with light cultivation	April – Sept	*	*	*	*	*	*	*	*

SHRUBS & HEDGEROW

LANDSCAPE ELEMENT	PRESCRIPTION	MONTHS	YEAR							
			1	2	3	4	5	6-10	11-20	21-30
HEDGES	Prune to shape, with slight taper to top, minimum height 1.2m, max. height 2m.	Jan	*	*	*	*	*	*	*	*
	Remove stakes & guards once established – Year 3-5	March			*	*	*			
	Top up mulch every other year	March	*	*	*		*	*	*	*
	Water to field capacity if under stress	May – Sept	*	*	*					
	4 x hand weedings with light cultivation	April – Sept	*	*	*	*	*	*	*	*
SHRUBS, HERBACEOUS & CLIMBERS	4 x hand weedings with light cultivation	April – Sept	*	*	*	*	*	*	*	*
	Tie-in climbers	March – Oct	*	*	*	*	*	*	*	*
	Top up mulch every other year	March	*	*	*		*	*	*	*
	1 x prune to shape & remove dead vegetation	Dec – Feb	*	*	*	*	*	*	*	*
	Water to field capacity if under stress	May – Sept	*	*	*					

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GRASSED AREAS

LANDSCAPE ELEMENT	PRESCRIPTION	MONTHS	YEAR							
			1	2	3	4	5	6-10	11-20	21-30
FLOWERING LAWN	7-8 x cuts & strimming to edges	April – Oct	*	*	*	*	*	*	*	*
	1 x aeration	Feb-March	*	*	*	*	*	*	*	*
	1 x roll	March	*	*	*	*	*	*	*	*
BULBS	Cut back once leaves turn yellow, approx. 4-6 weeks after flowering	May-June	*	*	*	*	*	*	*	*
	Lift & divide, replanting in other suitable areas onsite	October	*	*	*	*	*	*	*	*
WILDFLOWER MEADOW	2 x cuts to 100mm & collect all arisings	Late Aug & March	*	*	*	*	*	*	*	*
	3 x hand weedings with light cultivation	April - Sept	*	*	*	*	*	*	*	*

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SUDS

LANDSCAPE ELEMENT	PRESCRIPTION	MONTHS	YEAR								
			1	2	3	4	5	6-10	11-20	21-30	
SUDS	Visual check	Monthly and as required after storms	*	*	*	*	*	*	*	*	
	Remove sediment & debris	As required	*	*	*	*	*	*	*	*	
	Cut back marginals	March & Oct		*	*	*	*	*	*	*	
	Reseed bare areas	March & Sept as required	*	*	*	*	*	*	*	*	
	3 x hand weedings with light cultivation	April - Sept	*	*	*	*	*	*	*	*	
	Check outlet structure	Quarterly	*	*	*	*	*	*	*	*	

4 SUMMARY

4.1 This report has:

- (a) described the level and standards of maintenance which are desired for each of the main landscaping areas; and
- (b) presented a summary of the main landscape operations that will need to be carried out during the establishment and subsequent maturing of the scheme.
- (c) Highlighted the roles and responsibilities of all parties involved with the establishment and ongoing management of the landscape herein.

4.2 Following approval of the Landscape Management Plan by the Local Planning Authority as part of the landscape condition and implementation of the landscape scheme that a local landscape contractor will be appointed to carry out all the management operations.

4.3 The management plan should be kept under review for the first five years and then reviewed every five years.

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July 2026