

Landscape Management and Maintenance Plan

Development: Erection of a two storey building to provide 10 no. apartments, erection of extension to existing building to create additional dwelling, provision of new access and parking to serve existing and proposed dwellings and provision of bin stores and cycle shelter

Condition: Prior to the first occupation of any part of the development hereby permitted, a landscape management and maintenance plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas shall be submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

Planning Reference: DC/21/0279

1. Introduction

This Landscape Management and Maintenance Plan has been prepared to satisfy the requirements of planning condition 10 of application DC/21/0279 which requires the submission and approval of a management and maintenance plan for all communal landscape areas at Rambledown House, Wells Place, West Chiltington.

The purpose of this document is to set out the long-term management objectives, maintenance responsibilities, landscape components and maintenance regime for the communal external areas of the development to ensure they remain attractive, safe and functional throughout the lifetime of the development.

2. Areas Covered by this Plan

This management plan applies only to the communal external areas of the development.

The following areas are communal and are included within this plan:

- Communal pedestrian pathways.
- Hardstanding areas serving the bin store.
- Hardstanding areas serving the cycle shelter.
- Boundary fencing on the eastern, southern and western site boundaries.

The ground floor terraces serving the individual dwellings are within the ownership (demise) of the respective properties and are private areas. These terraces do not form part of the communal landscape and are therefore excluded from this management plan. The management of the driveway with permeable paving has been approved under DISC/20/0251.

3. Long-Term Landscape Design Objectives

The long-term objectives are to:

- Maintain a safe, clean and attractive external environment for residents.
- Preserve the quality and appearance of the communal landscape.
- Ensure all communal hard surfaces remain safe and serviceable.
- Maintain boundary treatments in good condition.
- Ensure landscaped areas continue to contribute positively to the appearance of the development.
- Protect the long-term value and visual quality of the development through planned maintenance.

4. Management Responsibilities

Responsibility for the management and maintenance of the communal landscape areas rests with KTS Estate Management. Routine landscape maintenance is undertaken by the appointed landscape maintenance contractor engaged by KTS Estate Management (currently Grants Garden Maintenance).

Funding for ongoing maintenance is secured through annual service charge contributions made by the respective property owners.

In addition to routine maintenance, KTS Estate Management maintains both a General Maintenance provision and a Reserve Fund to enable repairs or replacement works to be undertaken as required.

5. Description of Landscape Components

The communal landscape comprises:

- **Grassed Areas**
Communal grassed areas surrounding the development.

- **Hardstanding**

Hard surfaced pedestrian pathways together with the hardstanding serving the communal bin store and cycle shelter.

- **Boundary Fencing**

Timber fencing located along the eastern, southern and western boundaries.

The fencing is newly installed and currently requires no repairs or maintenance beyond routine inspections.

6. Management Prescriptions

Grassed Areas

The grass will be maintained to provide a neat and healthy appearance throughout the growing season.

Maintenance includes:

- Regular mowing.
- Strimming around edges and obstacles.
- Removal of grass arisings where necessary.
- Inspection for bare patches or damage.
- Weed control where required.

The mowing season generally extends from late March until early November, depending upon weather conditions.

Recommended mowing frequency is:

Season	Frequency
Spring (March-June)	Weekly
Summer (July-August)	Every 10-14 days (weekly during periods of moist weather)
Autumn (September-October)	Weekly to fortnightly
Winter (November-March)	As required, generally no mowing

Hardstanding Areas

Communal pathways and hardstanding areas will be:

- Kept free from litter and debris.
- Swept as required.
- Inspected for trip hazards.
- Cleared of moss and weeds where necessary.
- Repaired should any defects develop.

Boundary Fencing

The eastern, southern and western boundary fencing will be:

- Visually inspected during routine site visits.
- Repaired if accidental damage or deterioration occurs.
- Replaced only where repair is not practicable.

No maintenance works are currently required as the fencing is newly erected.

7. Maintenance Schedule

Landscape Element	Maintenance Activity	Frequency
Grass	Mowing	As seasonal schedule
Grass	Edge trimming	With each mowing visit
Grass	Weed control	As required
Grass	General inspection	Monthly during growing season
Pathways	Sweep and litter removal	As required
Pathways	Weed removal	As required
Hardstanding	Inspection for defects	Quarterly

Bin Store Hardstanding	Clean and inspect	Quarterly
Cycle Shelter Hardstanding	Clean and inspect	Quarterly
Boundary Fencing	Visual inspection	Annually
Boundary Fencing	Repairs	As required

8. Financial Arrangements

The ongoing maintenance of the communal landscape is funded through annual service charge contributions paid by the individual property owners.

KTS Estate Management administers these funds and maintains:

- a General Maintenance provision for routine works; and
- a Reserve Fund for future repairs and replacement where necessary.

This arrangement ensures that sufficient resources are available for the long-term maintenance of the communal landscape.

9. Plan of Areas of Responsibility

The accompanying Landscape Management Plan drawing identifies the communal areas covered by this document.

The plan delineates:

- communal grassed areas;
- communal pedestrian pathways;
- communal hardstanding associated with the bin store;
- communal hardstanding associated with the cycle shelter.

Private ground floor terraces are excluded from the management plan and shall be identified as private areas outside the management responsibility of KTS Estate Management.

10. Implementation

The communal landscape areas shall be managed and maintained by KTS Estate Management in accordance with this Landscape Management and Maintenance Plan for the lifetime of the development.