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ASSOCIATES

LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN

Guide to the Management of Proposed Trees Planted at Raylands Country Park

REF JBA 21/420 – Rev B

ON BEHALF OF
CHURCHILL RETIREMENT LIVING

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1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE OF DOCUMENT

1.1.1 The Management Plan shall be taken to include this document and any supporting plans, reports and specifications approved as part of the Tree Planting Licence and Section 106 relating to planning application (ref. DC/22/0096) for the Planting of 33 Trees on Raylands Country Park. This includes any documentation containing quantitative and qualitative information about the planting of and management thereafter only (and not for surrounding areas of the site) that will be useful to those responsible for managing and maintaining them.

1.1.2 Horsham District Council has requested the planting of at least 33 trees in accordance with a plan and details to be agreed between the Licensee and Horsham District Council under the S.106 Agreement.

1.1.3 The purpose of this document is to schedule all required maintenance regimes, operations and works necessary for the satisfactory management of the landscape in perpetuity. The Management Plan sets out the management aims and objectives for the site along with the specific management objectives for each landscape component, and the associated maintenance works required on an Annual and Occasional basis. The Annual Works are those works that will be required every year, such as watering, weeding and cleaning. The Occasional Works are those that will be required on an irregular or cyclical basis, such as repairs and renewals.

1.2 THE GROUNDS

The site comprises the land off Jackrells Lane on Raylands Country Park. It is currently used as a caravan park with leisure facilities and open amenity space. The land is bordered to the north by the access road of Jackrells Lane. All other boundaries are of mature vegetation. See Fig's 1 and 2.

1.2.1 Site Description and Development Proposals

The proposals for the site consist of planting 33 trees in accordance with a plan and details to be agreed between the Licensee and Horsham District Council under the S.106 Agreement. This will be provided as per the detailed landscape scheme (refer to drawing JBA 21/420 -02 Detailed Landscape Proposals).

Fig 1. Location plan: Road Map: Not to scale

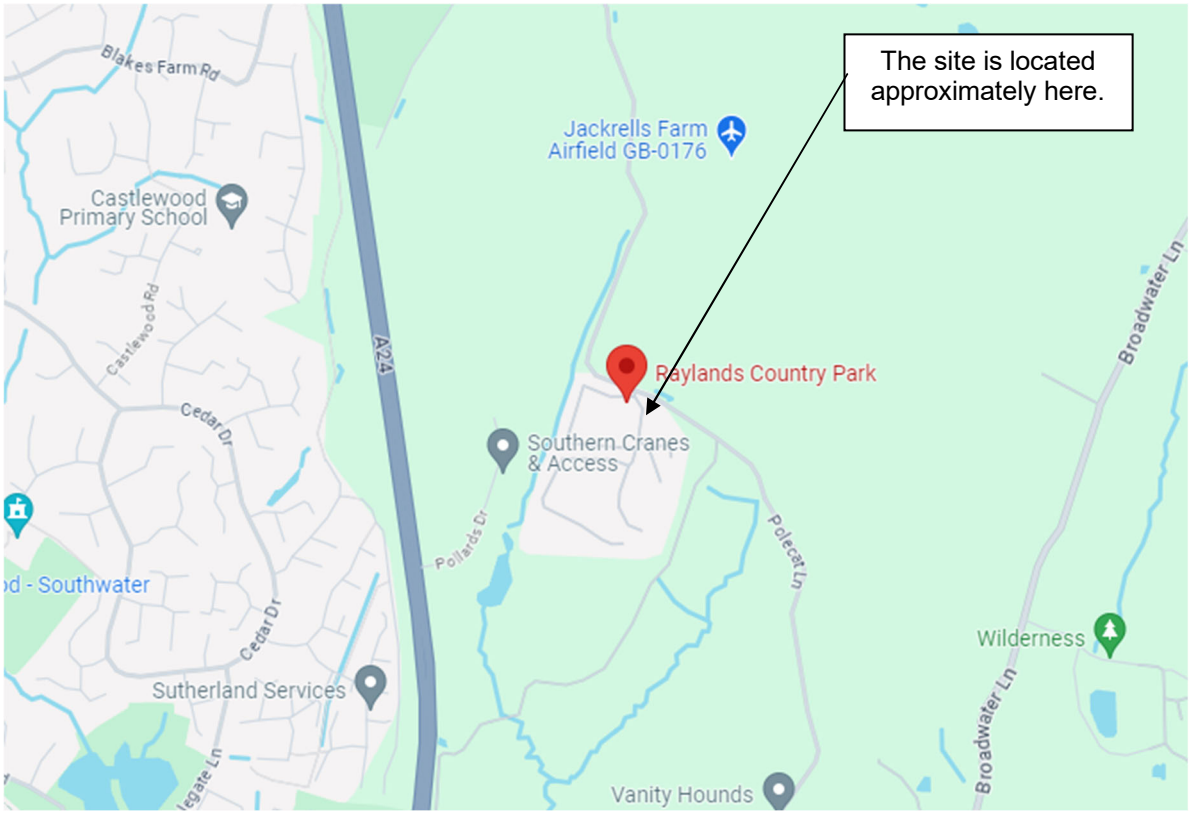


Fig 2. Location plan/Redline Boundary: Not to scale

1.2.2 **Management Plan Areas**

The purpose of this management plan document is to ensure the appropriate management of the proposed trees on drawing JBA 21-420-02 only.

1.2.3 All trees proposed on drawing JBA 21-420-02 only will be the subject of the Landscape Management Plan.

1.2.4 All remaining and existing landscape areas of the site will be the subject to any existing Management Plan already in place by the adopting site.

1.3 RECITALS

1.3.1 **Parties Involved**

- **The Developer/Licensee**: Churchill Retirement Living is responsible for the construction of the related development on Worthing Road, Southwater. The developer will be responsible for the soft landscape works in accordance with the tree planting drawing JBA 21-420-02 only. It does not include the maintenance period thereafter – as stated in Item 13 Trees (a-c).

13 Trees

The Licensor and Licensee agree that following the planting of each Tree:

a) that Tree shall belong to the Licensor and form part of the Property; and

b) the Licensee shall have no further rights of ownership, access, repair, maintenance, felling, lopping or pruning in respect of that Tree; and

c) the Licensee shall have no liability for the maintenance of the Tree which shall be the responsibility of the Licensor.

- **The Local Planning Authority**: This term (abbreviated to LPA) shall refer to Horsham District Council and its Planning and Landscape Officers who are involved in the process of the approval of landscape and other documentation.
- **The Adopting Organisation/Licensor**: This is the organisation that will adopt ownership of the landscape areas and is therefore responsible for their management and maintenance including all landscape components and features within them. The Adopting Organisation/Licensor for the site will be a Raylands Country Park. The Adopting Organisation/Licensor shall also be taken to mean any employee or representative of the organisation in ownership of the grounds.
- **The Landscape Management Contractor**: the company who may be appointed by the Adopting Organisation/Licensor to carry out the landscape maintenance works.

1.3.2 **Status of the Landscape Management Plan**

Prior to the commencement of planting (or such other date or stage in development as may be agreed in writing with the LPA) a detailed long term Landscape Management and Maintenance Plan for all landscape areas shall be submitted to and approved by the LPA in writing. The plan shall include:

- Aims and Objectives;
- A description of Landscape Components;
- Management Prescriptions;
- Details of maintenance operations and their timing; and
- Details of the parties/organisations who will be maintain and manage the site, to include a plan delineating the areas that they will be responsible for.

The plan shall demonstrate full integration of landscape, biodiversity and Arboricultural considerations. The areas of planting shall thereafter be retained and maintained in perpetuity in accordance with the approved Landscape Management and Maintenance Plan, unless any variation is approved in writing by the Local Planning Authority.

1.3.3 The LPA will approve this document as part of the planning process and this document therefore forms part of the approved planning documents. Management shall therefore be carried out in accordance with this document following completion of the implementation management plan (and any contractual maintenance periods associated with these works). This document will outline the minimum standard of maintenance to ensure a safe, comfortable, attractive, biodiverse and sustainable landscape is achieved in perpetuity.

1.3.4 **Supportive Information**

This Management Plan is submitted together with the Detailed Soft Landscape Proposals (JBA 21/420-02 Detailed Landscape Proposals), the Management Areas plan (Appendicle 5.1) and Schedule of Maintenance Operations, attached as Appendicle (5.2) to this document.

1.3.5 The document should also be read in conjunction with the following documents:

- Tree Planting Licence – Moore Barlow Lawyers – January 2024
- Tree Planting Licence Plan - 20083SW_TL_001 P1 – Churchill Retirement Living – December 2023

2.0 AIMS AND OBJECTIVES OF THE LANDSCAPE MANAGEMENT PLAN

2.1 AIMS

2.1.1 The principal aims of this Landscape Management Plan are to secure a coordinated and high standard of landscape management for the proposed trees planted within the site, to ensure the successful integration of the residential development with the surrounding landscape and to protect and enhance nature conservation interests in accordance with the design objectives in the approved planning documents. This will include the appropriate maintenance of proposed trees and associated accessories only.

2.2 OBJECTIVES

2.2.1 The main objectives of the Landscape Management Plan are as follows:

- **To maintain and improved landscape character**: To protect and strengthen the landscape character and provide screening function between dwellings and to incorporate locally characterful species within landscape areas, to provide an attractive and robust landscape setting for the buildings on the site and reinforce local distinctiveness;
- **To achieve a high standard of maintenance:** To take measures to ensure the successful establishment and growth of new planting and to take appropriate long-term management measures to ensure the satisfactory appearance and sustainability of vegetation. To ensure that landscape components are replaced, augmented and/or improved over time as appropriate;
- **To ensure health and safety:** To uphold the duty of care that all landscape components are safe and that all reasonable steps are taken to minimise risk of injury and damage to people and property; and
- **To provide a mechanism or monitoring and review:** To ensure that management practices are monitored and where necessary reviewed on an annual basis in accordance with changing site circumstances and the views of key stakeholders (Adopting Authority, resident's representatives and LPA).

3.0 SPECIFIC ELEMENTS REQUIRING MANAGEMENT AND MAINTENANCE

3.1 LANDSCAPE AREAS AND LANDSCAPE COMPONENTS

3.1.1 The landscape areas subject to this Landscape Management Plan include the following components:

- Proposed Tree Planting;
- Proposed Orchard Style Tree Planting;

3.1.2 The information includes a description and specific management objectives for each component along with the annual and occasional management regimes required.

3.2 PROPOSED TREE PLANTING

3.2.1 **Description**

- New tree planting is incorporated into the development within communal open space to provide landscape structure and amenity value.

3.2.2 **Management Objectives**

The management objectives for new tree planting is to:

- Ensure the satisfactory establishment and growth of new tree planting typical of the respective species;
- Promote conditions so that trees are healthy and safe; and
- Ensure continuity of the design approach and amenity value of tree planting.

3.2.3 **Annual Works**

i) **General tree maintenance during establishment:** Check all trees for firmness and stability in the ground. Check and adjust tree ties, replacing if necessary. Top up bark mulch levels where necessary around the base of new trees, using the same or similar product to that previously supplied to maintain an approximate depth of 50mm to reduce competition from weeds and retain soil moisture. Leave a 120mm collar free of mulch to prevent the trunk from rotting.

Where trees are in grass areas, remove weed growth by hand and retain a circle of bark mulch (approximate radius of 500mm) to aid mowing and prevent damage to the main stem. Prune back any diseased or rotten wood (including the removal of main stems and limbs) back to sound wood as required. Remove all cut material from site.

Base of trees to be hand weeded regularly, especially during May-Sep. Note that chemical fertilisers, pesticides and herbicides including glyphosate are not to be applied at any time due to impacts on neighbouring Ancient Woodland and the protection of its ecological

features. Alternative methods for ground preparation should be considered such as hot foam or hot water systems.

ii) **Watering trees:** Water trees during dry periods (being any period without substantial rainfall for 14 days or more), until trees are successfully established. Water at a rate of 25 litres per tree position into watering tubes. Apply water at a frequency of once per fortnight from April to the end of September (to a maximum of 15 visits). Increase watering frequency during any continuous hot weather lasting more than 7 days. The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the Adopting Organisation and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources and costs of obtaining second class water. The Landscape Management Contractor shall be responsible for any tree failures or excessive die back from drought stress during the management contract. It may be beneficial to include for irrigation bags to water the tree during long dry periods preventing the rootball drying out during establishment.

3.2.4 Occasional Works

i) **Checking and removal of tree stakes and ties:** Review the need for tree stakes and ties annually for up to 6 years. Remove stakes and ties between 4 to 6 years after planting, but be sure trees are firm and stable. Stakes and ties removed shall be cut at ground level, below lowest grass height (to prevent snagging mower blades) or pulled from the ground and the post holes filled with suitable topsoil. If the tree is found to be weak or unstable after the stakes have been removed, then check the base of the tree for signs of rot. If rotten or unlikely to stabilise, remove the tree and replace. If the tree is free from rot or other cause of its instability, then re-instate a tree support, using 100mm diameter chestnut stake and single tie. The stake should be pushed into the ground with a post rammer, to a depth of 600mm and cut to one third the height of the tree. Fix the tree stem with a rubber tie and spacing device attached to at a point no more than 25-35mm below the top of the post, in order to prevent chaffing against the post in high winds. Remove old posts and ties and arisings and dispose off site.

ii) **Long-term tree surgery works:** After 10-20 years of maintenance as above (or earlier if required), newly planted trees will reach semi-maturity and at this time may be in need of corrective surgery. Trees should become subject to the annual Arboricultural Assessment and any works recommended shall be carried out in accordance with paragraphs 4.2.3 and 4.2.4.

iii) **Tree replacement and enhancement of tree cover:** Any tree that dies or is necessarily felled, but which is not removed as part of a programme of tree removals, shall be replaced with a tree of appropriate species and stock size. Such replacement shall be with a tree of either the same or similar species as those existing. The option for replacing with a different species is to allow some flexibility avoiding problems encountered with

'Same Species Disease' and to ensure sustainable tree cover in the interests of visual amenity. Possible damage to drainage/services and adjoining building foundations must be considered before choosing a replacement tree species and location. Where alternative species are being considered, then the species should be suitable to the character of the location and adjoining trees. Once annually the site shall be considered for the need for any strategic replacement or enhancement planting, to broaden the age class of trees and tree groups, in the interests of the long-term sustainability of strategically important vegetation. Trees should be a minimum stock size of standards (8-10cm girth), and implemented and maintained in accordance with good horticultural practice. Replacement and enhancement planting is best undertaken during the planting season (November through to March inclusive).

3.3 PROPOSED ORCHARD STYLE TREES

Description

- Orchard style trees are identified as a high distinctiveness habitat. Within this area a variety of fruit trees will be planted including apple *Malus sp*., pear *Pyrus sp*., cherry *Prunus sp*.

Management Objectives

The management objectives for the orchard style trees includes:

- Ensure the satisfactory establishment and growth of new tree planting typical of the respective species;
- Promote conditions so that trees are healthy and safe; and
- Ensure continuity of the design approach and amenity value of tree planting.

3.3.1 Annual Works to Informal Orchard

i) **General tree maintenance during establishment:** Check all trees for firmness and stability in the ground. Check and adjust tree ties, replacing if necessary. Top up bark mulch levels where necessary around the base of new trees, using the same or similar product to that previously supplied to maintain an approximate depth of 50mm to reduce competition from weeds and retain soil moisture. Where trees are in grass areas, remove weed growth by hand and retain a circle of bark mulch (approximate radius of 500mm) to aid mowing and prevent damage to the main stem. Organic matter should not be added as this can damage soil structure and create drainage sumps. Slow-release fertiliser should only be added to the topsoil on very poor soils as overfertilising discourages the roots from spreading beyond the planting pit into the surrounding soil. It may also prevent the young trees establishing a relationship with beneficial mycorrhizal fungi in the soil. If the site is on recently cultivated or fertilised ground some leaf mould or soil from land unaffected by agri-chemicals should be added to the planting pit to ensure the tree is inoculated with mycorrhizal fungi. Mycorrhizal powder can also be used, which should be sprinkled on and

immediately around the roots. Prune back any diseased or rotten wood (including the removal of main stems and limbs) back to sound wood as required. All dead wood provides a great food source for foraging animals like shrews, voles and birds looking for larvae to eat. Small rodents in turn attract owls and other predators to your orchard. Log piles also provide overwintering sites and shelter for frogs, toads, beetles, hedgehogs and more. Prop or brace hollowing limbs to keep standing deadwood in the tree for as long as possible. Where unsafe decaying wood must be pruned out, consider stacking it nearby for the benefit of fungi and insects. If you also have space to accommodate a log pile, a brushwood pile or any other variation on the theme, then this will contribute to the range of habitats.

ii) **Watering trees:** Water trees during dry periods (being any period without substantial rainfall for 14 days or more), until trees are successfully established. Water at a rate of 25 litres per tree position into watering tubes. Apply water at a frequency of once per fortnight from April to the end of September (to a maximum of 15 visits). Increase watering frequency during any continuous hot weather lasting more than 7 days. The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the Adopting Organisation and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources and costs of obtaining second class water. The Landscape Management Contractor shall be responsible for any tree failures or excessive die back from drought stress during the management contract. It may be beneficial to include for irrigation bags to water the tree during long dry periods preventing the rootball drying out during establishment.

Occasional Works

i) **Checking and removal of tree stakes and ties:** Review the need for tree stakes and ties annually for up to 6 years. Remove stakes and ties between 4 to 6 years after planting, but be sure trees are firm and stable. Stakes and ties removed shall be cut at ground level, below lowest grass height (to prevent snagging mower blades) or pulled from the ground and the post holes filled with suitable topsoil. If the tree is found to be weak or unstable after the stakes have been removed, then check the base of the tree for signs of rot. If rotten or unlikely to stabilise, remove the tree and replace. If the tree is free from rot or other cause of its instability, then re-instate a tree support, using 100mm diameter chestnut stake and single tie. The stake should be pushed into the ground with a post rammer, to a depth of 600mm and cut to one third the height of the tree. Fix the tree stem with a rubber tie and spacing device attached to at a point no more than 25-35mm below the top of the post, in order to prevent chaffing against the post in high winds. Remove old posts and ties and arisings and dispose off site.

ii) **Pruning:** Fruit trees, as with any other tree, will grow quite happily and produce fruit without any pruning. However, there are a number of good reasons for pruning fruit trees. Formative pruning is necessary to develop a strong framework of branches capable of bearing the weight of future

crops. Unpruned trees can develop large overcrowded crowns of criss-crossing branches and twigs. These trees are susceptible to damage and to being blown over in winter storms. Large crowns can also lead to the tree being rocked, which damages its roots. Removing branches that are damaged, crossing and badly placed The wind can cause close or touching branches to rub against each other, so damaging the bark and exposing the cambium layer leaving it vulnerable to disease. Touching branches may even graft together. Removing crossing branches and damaged wood reduces the risk of disease and encourages the development of stronger, better positioned branches. Increasing air-flow through the branches encourages healthy leaf growth and minimises the effect of fungal infections and air-borne diseases. Pruning notes should be in line with Arboricultual advice and/or in line with for example Natural England Technical Information Note TIN015-TIN021.

iii) **Long-term tree surgery works:** After 10-20 years of maintenance as above (or earlier if required), newly planted trees will reach semi-maturity and at this time may be in need of corrective surgery. Trees should become subject to the annual Arboricultural Assessment and any works recommended shall be carried out in accordance with paragraphs 4.2.3 and 4.2.4.

iv) **Tree replacement and enhancement of tree cover:** Any tree that dies or is necessarily felled, but which is not removed as part of a programme of tree removals, shall be replaced with a tree of appropriate species and stock size. Such replacement shall be with a tree of either the same or similar species as those existing. The option for replacing with a different species is to allow some flexibility avoiding problems encountered with 'Same Species Disease' and to ensure sustainable tree cover in the interests of visual amenity. Possible damage to drainage/services and adjoining building foundations must be considered before choosing a replacement tree species and location. Where alternative species are being considered, then the species should be suitable to the character of the location and adjoining trees. Once annually the site shall be considered for the need for any strategic replacement or enhancement planting, to broaden the age class of trees and tree groups, in the interests of the long-term sustainability of strategically important vegetation. Trees should be a minimum stock size as specified on the approved plans, implemented and maintained in accordance with good horticultural practice. Replacement and enhancement planting is best undertaken during the planting season (November through to March inclusive).

4.0 IMPLEMENTATION, MONITORING AND REVIEW

4.1 IMPLEMENTATION

4.1.1 The Landscape Management Contractor: the company who may be appointed by the Adopting Organisation/Licensor to carry out the landscape maintenance works.

4.1.2 The Landscape Management Contractor will undertake all management aspects relating to the planted trees.

4.1.3 The Landscape Management Contractor will coordinate all management of the trees in perpetuity in accordance with this Landscape Management Plan and the accompanying maintenance schedules. A representative of the Landscape Management Contractor will be appointed as the main point of contact for Licensor, relating to the management of the site.

4.1.4 The Landscape Management Contractor to carry out general maintenance operations. Specialist Contractors may be used on an as needs basis to complete specialist operations and/or occasional works.

4.1.5 The Licensor may also appoint from time to time consultants to provide specialist advice, monitoring or to undertake a watching brief in relation to particular aspects of this site or specific maintenance operations. This may include suitably qualified ecologists, arboriculturists, landscape architects, engineers and/or health and safety executives.

4.1.6 All works, materials and operations will be in accordance with relevant legislation, British Standards, Regulations (including the CDM Regulations) and Codes of Practice.

4.2 PROCESS FOR MONITORING AND REVIEW

4.2.1 The Landscape Management Plan and maintenance schedules should be monitored and assessed for their effectiveness on an annual basis for the first five years following the completion of the planting.

4.2.2 Each annual review will be coordinated and completed by a suitably qualified representative of the Licensor. The review will include advice from the Landscape Contractor.

4.2.3 **To this end the review may include (as appropriate):**

- Specialist reports - advising on particular aspects such as general silvicultural husbandry and health and safety issues;
- Records or attendance sheets demonstrating the maintenance work undertaken; and
- A walk over assessment of the trees to assess components and their condition, and the need for enhancement including minutes.

4.2.4 The review should identify any changes to site conditions and circumstances, whether the aims and objectives of the Landscape Management Plan are being met, and where identified changes are need to existing management

practices and timeframes. Furthermore, any enhancements, including new planting should be identified and priorities established for undertaking these works.

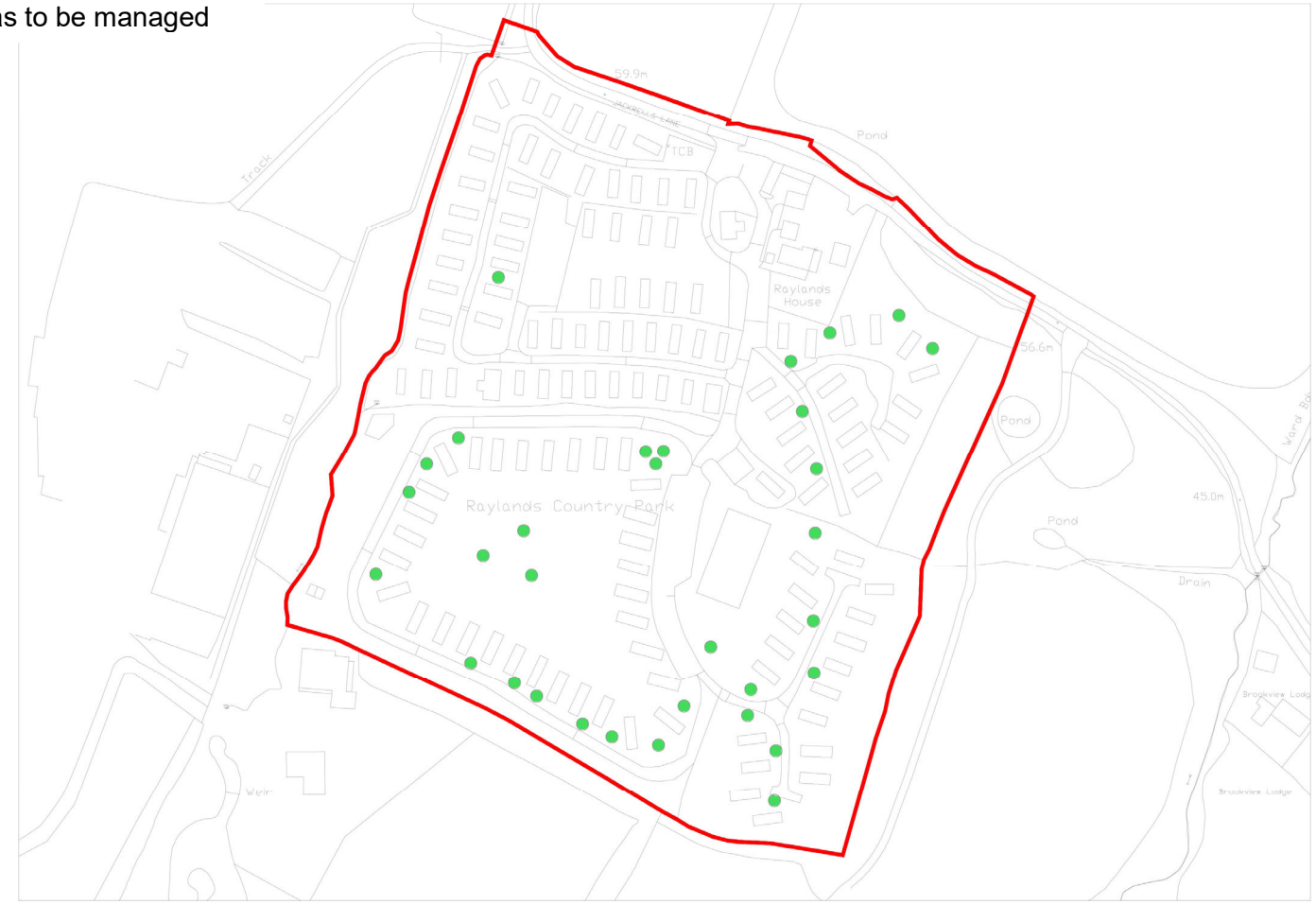
4.2.5 After the first five years the Landscape Management Plan will be reviewed every five years, or as required to ensure the satisfactory management of the landscape in perpetuity.

5.0 APPENDICES

5.1 MANAGEMENT AREAS PLAN (Not to Scale)

Areas to be managed

N



5.2 SCHEDULE OF MAINTENANCE OPERATIONS

Maintenance Operation	**Number of Visits** (to be dependent on season – where not dependent on season, if appropriate, the timing shall be agreed between the Licensee and the Contractor. Indicative timings are shown with a *)					**Total number of visits per year**	**Additional Comments**
	Jan – March (13 weeks)	April – June (13 weeks)	July – Aug (9 weeks)	Sept – Oct (9 weeks)	Nov –Dec (8 weeks)		
SOFT WORKS							
Hand weeding around base of trees.		Once per month	Once a month	Once per month	*	4-8	Weed by hand taking care not to disturb sheet or bark mulch. Remove arisings off site.
Watering		Once per fortnight	Once per fortnight	Once per fortnight		15	Water once per fortnight from April to September until trees/plants/grass areas are established. Watering frequency should be adjusted by the Landscape Management Contractor depending on climatic conditions. Increase watering during hot and dry weather until plants have established and supply irrigation watering bags.
General maintenance of planted areas	*	Optimum time for application of bark mulch	*	*	*	12	Check at each visit. Apply bark mulch as and when required within the first 3 years.
Checking, adjusting, replacing or removing tree stakes and ties	*	*	*	*	*	12	At each visit as required

Maintenance Operation	**Number of Visits** (to be dependent on season – where not dependent on season, if appropriate, the timing shall be agreed between the Licensee and the Contractor. Indicative timings are shown with a *)					**Total number of visits per year**	**Additional Comments**
	Jan – March (13 weeks)	April – June (13 weeks)	July – Aug (9 weeks)	Sept – Oct (9 weeks)	Nov –Dec (8 weeks)		
Pruning trees	Optimum time for Buddleia & Cornus				Optimum time for most species	1	As required to sound horticultural practice between October and March. Cut back grasses in spring.
Replacement of tree, planting if required	*				Optimum time for most species	1	As required. To include enhancement planting.