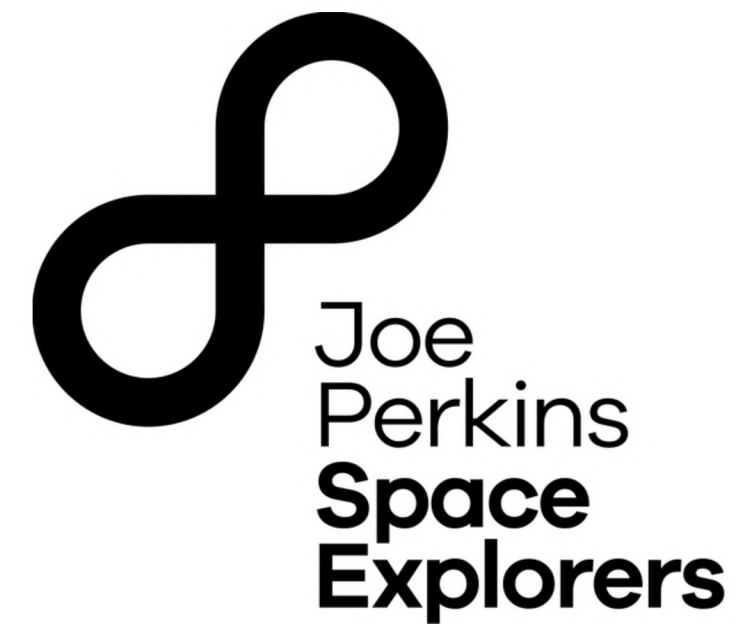




SCARP HOUSE

STAGE 6

LANDSCAPE MANAGEMENT PLAN

TREE, WHIP AND SEED

13/08/2026

REV B

Finite space.
Infinite possibilities.

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INTRODUCTION

The following Landscape Management Plan has been drawn up by JPD on behalf of Mr and Mrs Reader. It sets out the necessary prescriptions for the landscape management of the existing and new planting associated with the residential development at Scarp House, Steyning.

To ensure the long-term success of both the residential curtilage and the broader ecological enhancements, a differentiated management approach will be implemented. The **residential curtilage** encompasses the immediate garden, pathways, and amenity areas, and will be maintained to balance private use with ecological sensitivity, using sustainable practices such as organic soil management, minimal intervention planting, and locally appropriate materials. Adjacent to this, the **Biodiversity Net Gain Area (BNG Area)** will be managed to prioritise ecological function, with interventions such as coppicing, hedgerow restoration, and seasonal wetland maintenance. This dual approach ensures that the curtilage remains a resilient and attractive space for residents, while the BNG area continues to deliver measurable gains in biodiversity, soil health, and landscape connectivity.

Maintenance prescriptions have been formulated to maximise the landscape amenity of the site, maintain healthy plant growth, and ensure plant stock remains free from disease.

This plan deals with the maintenance of the following areas:

- Maintenance of Proposed Tree Planting;
- Maintenance of Proposed Amenity Grass/Meadow Grass Areas;
- Maintenance of Proposed Whip Planting;
- Maintenance of Proposed Woodland and Hedgerow Planting;
- Maintenance of existing Tree and Hedge Planting;

The plan covers the first 5 years of maintenance. After which, the plan should be reviewed, with fresh objectives and prescriptions for the long term maintenance.

This plan should be read in conjunction with landscape proposal drawings:

- 259I-REA001-L401 C -BNG TREE HEDGE & SEED PLAN REV C
- 259I-REA001-L201-BOUNDARY ELEVATIONS
- 259I-REA001-L104 D - GA LANDSCAPE PLAN REV D
- 259I-REA001-L101-EXISTING SITE PLAN

Following initial development of the site, it is anticipated that the first 12 months planting maintenance will be the responsibility of the landscape sub-contractor as appointed by the property owner.

LANDSCAPE DESCRIPTION

This is a deeply personal vision for a home that is shaped by the South Downs and has been borne of its response to its surrounding landscape and environment, wishing to improve and enhance it for future generations. This project represents a personal and generational investment in creating a place that is both enduring and ecologically sensitive. The site sits within this dynamic context – geographically positioned between Horsham and Steyning, a long-standing corridor of passage and exchange. This transition is reflected in the design through the creation of a carefully defined residential curtilage that balances private amenity with ecological sensitivity, while the surrounding land is managed to deliver long-term biodiversity net gain and landscape resilience. The proposed landscape approach embraces this condition as an opportunity for regeneration – drawing on local precedent to guide ecological enhancement, spatial continuity, and material responsiveness.

The site is situated 1km as the crow flies from the edge of the settlement boundary of Steyning, amongst a scattering of isolated dwellings along Horsham Road. The site sits on a plateau in the landscape, which becomes more elevated to the South-west towards Steyning Downland, and slopes downwards towards the North-east into neighbouring fields. Soils are freely draining with low fertility, and consists of neutral and acid pastures and deciduous woodland.

CONSIDERATIONS

- Soils are freely draining slightly acid loamy soils.
- Site water naturally drains to local groundwater, stream networks and rivers.
- Current access is through Sunningdale, while the proposed access is via the dense vegetation on the western boundary.
- The residential curtilage will be managed to maintain a balance between amenity use and ecological sensitivity, with a focus on sustainable practices such as organic soil management and minimal intervention planting.
- The BNG area will prioritise ecological function, with management prescriptions tailored to support biodiversity net gain, including coppicing, hedgerow restoration, and seasonal wetland maintenance.

IMPLEMENTATION OF THE WORKS

The residential curtilage will be maintained by the landscape contractor for the first 12 months, with a focus on establishing resilient planting and sustainable management practices. The BNG area will be managed in accordance with the prescriptions outlined in the BNG Tree, Hedge, and Seed Plan (Drawing 2591-REA001-L401 C), with additional guidance provided for long-term ecological enhancement.

- 2591-REA001-L401 B-TREE HEDGE & SEED PLAN REV B
- 2591-REA001-L201-BOUNDARY ELEVATIONS
- 2591-REA001-L104 C-GA LANDSCAPE PLAN REV C
- 2591-REA001-L101-EXISTING SITE PLAN

All planting should take place in the first available planting season following completion of the dwellings and any associated open space areas, and to meet the criteria of the general planting specification set out on the drawings. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or diseased in the opinion of the local planning authority, shall be replaced in the next available planting season with others of similar size, species and number, unless otherwise agreed in writing by the local planning authority.

The actual programme of installation will be dependent on the build programme of the development and a more detailed programme of installation should be developed once construction of the house has commenced.

Planting should be maintained by the installing landscape contractor unless agreed otherwise for a minimum period of 12 months following installation, with any defective planting replaced at the end of the first year (or before).

Avoid carrying out tree/hedge works during bird nesting season, 1st March to 31st August.

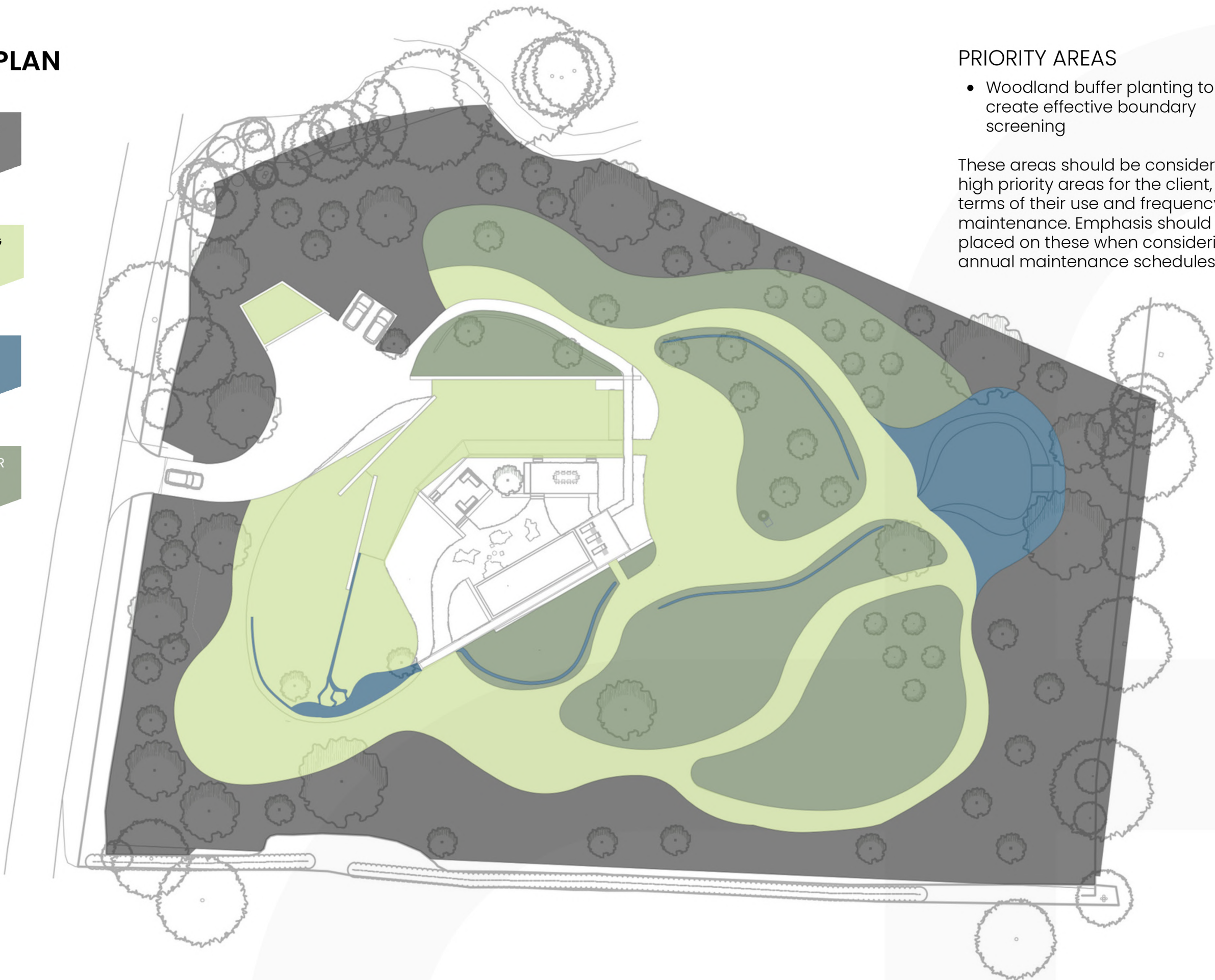
ZONING PLAN

WOODLAND
BUFFER

FLOWERING
LAWN

SWALE

WILDFLOWER
MEADOW



PRIORITY AREAS

- Woodland buffer planting to create effective boundary screening
- These areas should be considered high priority areas for the client, in terms of their use and frequency of maintenance. Emphasis should be placed on these when considering annual maintenance schedules:



DESIGN STRATEGY

THIS OUTLINE FOR THE GARDEN SUGGESTS HOW THE KEY AREAS OF THE GARDEN SHOULD LOOK, FUNCTION OR FEEL THROUGHOUT THE YEAR. IT SHOULD BE DEVELOPED OVER TIME.

WOODLAND BUFFER

WOOLAND BUFFER
Native and beneficial whips and trees are underplanted with wildflowers and grasses to establish dense native screening around the site boundaries. Wildflowers and grasses bloom in spring and early summer, require some shade to thrive, support a huge range of wildlife and increase biodiversity.

FLOWERING LAWN

FLOWERING LAWN
Slow growing grasses with a selection of wild flowers that respond well to regular short mowing, with statement native trees to provide structure and year-round seasonal interest.

SWALE

SWALE
Species are suitable for seasonally wet soils and is based on the vegetation of traditional floodplain and water meadows. Soils may flood for short periods in winter, but are usually well drained in summer.

WILDFLOWER MEADOW

WILDFLOWER MEADOW
Species are adapted to growing on soils which are generally mildly acid to neutral, prone to waterlogging, sticky and heavy when wet, and hard to crumble when dry. Award winning and local heritage apple trees are underplanted with wildflower meadows, which increase biodiversity and support a huge variety of invertebrates, mammals and birds.



KEY PLANTS – BY ZONE

WOODLAND BUFFER

Native and beneficial whips and trees are underplanted with wildflowers and grasses to establish dense native screening around the site boundaries. Wildflowers and grasses bloom in spring and early summer, require some shade to thrive, support a huge range of wildlife and increase biodiversity.

EHI Hedgerow Seed Mixture

Year 1

- Cut, remove and compost annual weeds in early August.
- Do not cut earlier as these provide shelter for seedlings and support invertebrates.
- Mow young meadow to restrict size until late March.
- Dig out residual perennial weeds such as dock.

Year 2 Onwards

- Areas closest to the hedge or woodland boundary may need cutting every 2-3 years between October and February, on a rotational basis so that no more than half the area is cut in any one year leaving part as a undisturbed refuge for wildlife.
- Areas further from the margin and more open can be managed as grassland habitat, to be cut once in April and once again in July-September after flowering.
- Cuttings should be collected and removed and added to a compost heap.

Tree/Shrub Pruning Group 20:

Fertilise in late winter to early spring, do not deadhead so that flowers may become hips, avoid buildup of old unproductive wood. In late summer remove one or two branches from the centre if it becomes crowded or bare.

- Rosa canina

EW1 Woodland Seed Mixture

Ground flora will benefit from good tree and coppice management long-term.

Open or Young Woodland

- Initially manage ground flora as grassland habitat, to be cut once in April and once again in July-September after flowering.
- Cuttings should be collected and removed and added to a compost heap.

Established Woodland

- As shade increases to 50% sow additional woodland wildflower seeds EW1F.
- Cut annually in mid-summer to restrict weed growth, such as nettles and brambles.

Whip Planting

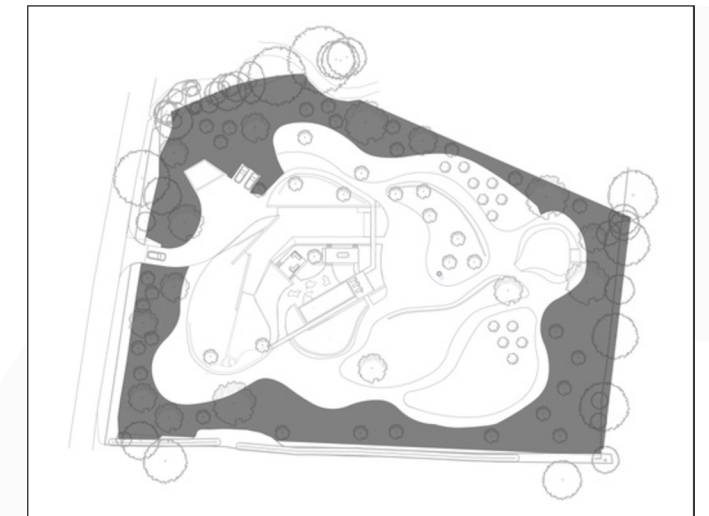
Newly Planted

- Ensure plants are well-watered during dry spells for the first two years.
- Top-dress annually with a mulch such as homemade garden compost
- Install biodegradable tube shelters, which are to be removed if the tree outgrows them.

Tree/Shrub Pruning Group 11:

Prune shoots to a manageable size after flowering

- Lonicera periclymenum



Tree/Shrub Pruning Group 1:

Prune lightly in late winter or early spring, maintain the natural form but manage the size so it does not outcompete perennials. Remove diseased, damaged, congested or crossing shoots. After pruning, mulch and feed.

- Alnus glutinosa
- Betula nigra – mulch to maintain moisture
- Betula pendula – water well in first few growing seasons, prune in summer.
- Carpinus betulus – utilise rotted leaves for good soil improvers
- Corylus avellana – In the second or third spring, cut back to 5-7.5cm in early April.
- Crataegus monogyna – Prune no more than 25% if tree becomes too large, water well until established in spring and summer.
- Fraxinus excelsior – Monitor Ash Dieback.
- Malus x robusta 'Red Sentinel'
- Quercus ilex
- Quercus robur
- Sambucus nigra – Will tolerate hard pruning to restrict the size.
- Tilia cordata
- Tilia platyphyllos – Remove suckers at the base of the trunk.
- Ilex aquifolium – Trim hedges in early spring.
- Viburnum opulus – Prune after flowering unless fruit is required.

KEY PLANTS – BY ZONE

FLOWERING LAWN

Slow growing grasses with a selection of wild flowers that respond well to regular short mowing, with statement native trees to provide structure and year-round seasonal interest.

EL1 Flowering Lawn Mixture

Year 1

- Mow every 7-10 days to a height of 40-60mm during the growing season.
- Heavier cutting quantities should be removed.
- Annual weeds will be controlled by repeated mowing.
- Dig out residual perennial weeds such as dock.

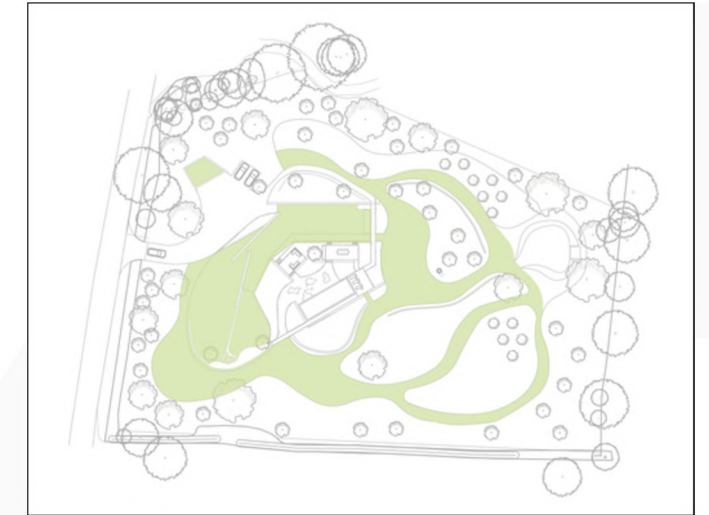
Year 2 Onwards

- Mow regularly to 25-40mm, no shorter.
- Reduce mowing in May to encourage flowering.
- Reduce mowing earlier to encourage cowslips.
- Cut when sward becomes untidy (4-8 weeks).
- Heavier cutting quantities should be removed.

Tree/Shrub Pruning Group 1:

Prune lightly in late winter or early spring, maintain the natural form but manage the size so it does not outcompete perennials. Remove diseased, damaged, congested or crossing shoots. After pruning, mulch and feed.

- *Crataegus monogyna* - Prune no more than 25% if tree becomes too large, water well until established in spring and summer.



KEY PLANTS – BY ZONE

SWALE

Species are suitable for seasonally wet soils and is based on the vegetation of traditional floodplain and water meadows. Soils may flood for short periods in winter, but are usually well drained in summer.

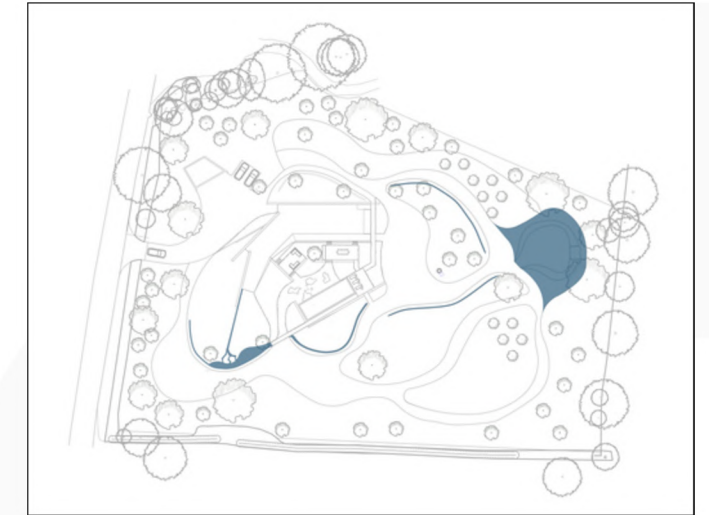
EM8 Meadow Mixture for Wetlands

Year 1

- Cut, remove and compost annual weeds in early August.
- Do not cut earlier as these provide shelter for seedlings and support invertebrates.
- Mow young meadow to restrict size until late March.
- Dig out residual perennial weeds such as dock.

Year 2 Onwards

- Last mow in late March.
- Hay cut after flowering in early August to c50mm using a scythe, petrol strimmer or tractor mower.
- 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.



KEY PLANTS – BY ZONE

WILDFLOWER MEADOW

Species are adapted to growing on soils which are generally mildly acid to neutral, prone to waterlogging, sticky and heavy when wet, and hard to crumble when dry. Award winning and local heritage apple trees are underplanted with wildflower meadows, which increase biodiversity and support a huge variety of invertebrates, mammals and birds.

EM4 Meadow Mixture for Clay Soils

Year 1

- Cut, remove and compost annual weeds in early August.
- Do not cut earlier as these provide shelter for seedlings and support invertebrates.
- Mow young meadow to restrict size until late March.
- Dig out residual perennial weeds such as dock.

Year 2 Onwards

- Last mow in late March.
- Hay cut after flowering in early August to c50mm using a scythe, petrol trimmer or tractor mower.
- 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.

Tree/Shrub Pruning Group 1:

Prune lightly in late winter or early spring, maintain the natural form but manage the size so it does not outcompete perennials. Remove diseased, damaged, congested or crossing shoots. After pruning, mulch and feed.

- Quercus robur
- Crataegus monogyna – Prune no more than 25% if tree becomes too large, water well until established in spring and summer.

Orchard Trees:

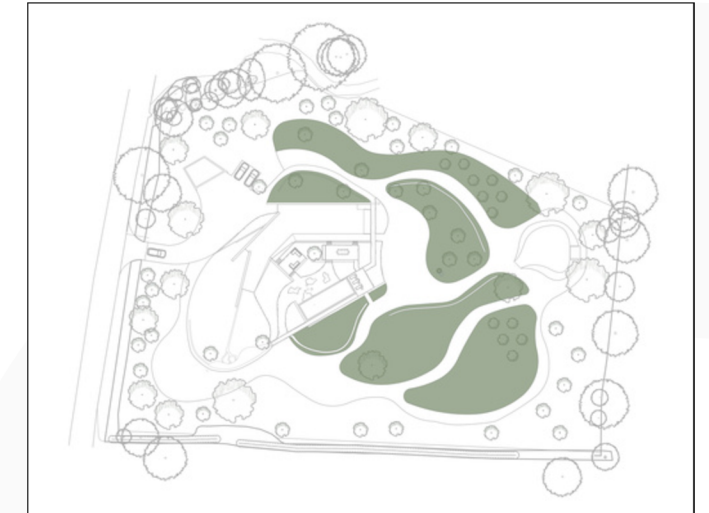
- Malus domestica 'Annie Elizabeth'
- Malus domestica 'Coronation'
- Malus domestica 'First & Last'
- Malus domestica 'Grenadier'

Year 1 & 2:

- Water deeply once a week, especially during dry spells.
- Apply well-rotted manure around the drip line in spring.
- Remove any developing fruits from young apples trees in the year after planting to allow young trees to concentrate on root establishment and crown development.
- Allow a couple remain in the second year
- Staking may be required for the first 2-3 years

Year 3 Onwards:

- Top-dress with compost in early spring.
- Prune in late winter or early spring (dormant season) to shape the tree and remove dead, diseased, or crossing branches.
- Remove some young apples in early July, to improve the size and quality of the remaining fruit.



AFTERCARE APPROACH

2025-2026

GENERAL OPERATIONS: LM01

WEED CONTROL: LM01A

Remove perennial weeds by hand, cut back or mulch annual weeds, or if appropriate leave in situ if an area of tapestry lawn for example or want to keep certain wildflowers that are desirable or beneficial for the scheme. Additional species to be left or removed to be discussed with designer.

WATERING & IRRIGATION: LM01B

Drip irrigation should only be used for the establishment period. Please follow natural watering patterns to prepare the plants for expected cycles/rain frequency. Water by necessity only to create more resilient plants that are less 'floppy'.

PEST & DISEASE CONTROL: LM01C

No pesticides, herbicides or fungicides to be used. Reliance on immune systems of plants to fight disease, i.e boosting of soil health using compost, mulch, liquid seaweed or compost teas created on site to increase nutrients. Prune dead, diseased and damaged branches and foliage to create aeration of plants and avoid fungal disease. Plant companions/sacrificial plants should be added in where appropriate.

REPLANTING OPERATIONS: LM01D

Replacement Planting (all plant types)
Plants to be sourced locally and peat free. If a plant is unsuccessful and needs to be replaced with a different species, please discuss with Joe Perkins.

LITTER & DEBRIS REMOVAL: LM01E

Leave fallen leaves and 'chop and drop' to create green mulch; if creating problems around specific plants, for example build up around stems or on top of evergreen foliage which could cause rot or reduce light levels, or in areas that need to be particularly ornamental/cleared, then remove to compost heap, or burn if diseased.

CHECK TIES & ROOT ESTABLISHMENT: LM01F

During the first two years, check all tree support ties, check for signs of bark damage and rubbing, adjust the tie where required. For root establishment, ensure the original rootball level and base of stem is maintained and the trees are not covered by more than 100mm of mulch. Check for any signs of waterlogging and report immediately if that is the case.

APPLY ORGANIC FERTILISER & MULCH: LM01G

'Fertiliser' to be compost from site where possible, for example ericaceous piles can be amended with additions of coffee grounds or if a potassium boost is needed, banana skins added. Use compost tea, green mulch, liquid seaweed and mushrooms where appropriate.

COMPOSTING: LM01H

Turn compost heaps on bi-weekly basis. Maintain a ratio of 25-50% herbaceous material : 50-75% clipped / woody material. Avoid heavy layers of leaf mould.

AMENITY GRASS AREAS: LM02

INSPECT GRASS AREAS: LM02A

Check for signs of disease or damage. Allow clovers, daisies and other small wildflowers to proliferate for wildlife, only remove (by hand) if the lawn is required to be formal/striped.

MOWING - AMENITY GRASS AREAS: LM02B

Allow grass to grow longer in the winter to prevent bald patches and provide more lush coverage in the spring.

CUT - PERENNIAL MEADOWS: LM02C

Manual scythe cutting in stages (sections of meadow several weeks apart to encourage biodiversity) preferred to machinery where practical. Mitigate damage to pollinating insects & and nesting wildlife and leave cuttings to drop seed before clearing to promote seed dispersal for the following flowering season.

RE-SEEDING & REPAIRS: LM02D

Fill holes with approved lawn top dressing and re-seed where appropriate. Substituted Seed mixes to be agreed with designer prior to application.

TRIM EDGES: LM02E

Manually operated edging knife and edging shears in place of motorised tools where possible.

THATCH / MOSS REMOVAL: LM02F

Scarify & Aerate lawns as appropriate in the Autumn (or Spring) where required.

TREES, ORNAMENTAL PLANTING & HEDGING: LM03

INSPECTIONS: LM03A

Check for dead, damaged and diseased branches and foliage. Check for signs of water-logging or any health issues at ground level and root systems (e.g Honey Fungus). Use natural solutions to boost soil health, pruning for aeration and removal of disease (burn removed diseased vegetation).

GROUND COVER: LM03B

Use hand tools and cut back where appropriate. Encourage ground cover to fill gaps as a weed suppressant base layer, below taller perennials and shrubs.

HERBACEOUS PERENNIAL: LM03C

Leave ornamental grasses and perennial seed heads for overwintering insects, where removal is required, aim to gather and tie in groups for unseen areas.

PRUNING & REMEDIAL WORK: LM03D

Improve airflow by pruning internal and cross branches (DDD), follow horticultural best practice for seasonal pruning. Use natural solutions to boost soil health, pruning for aeration and removal of disease (burn removed diseased vegetation). Avoid trimming trees between February and August as birds may be nesting and note bat nesting and breeding times. Feb-August, bats breeding and nesting periods: Nov-Feb and May-July.

HEDGE TRIMMING: LM03E

Avoid nesting, breeding and hibernation periods and check for nests if outside of this time. Birds nesting period: Feb-August. Follow horticultural best practice for seasonal spring / autumn pruning for Deciduous and Evergreen hedging. Please see Key Plants by Area for specific hedge species guidance.

REPLACEMENT OF FAILED TREES: LM03F

Please source locally with trees grown in peat free compost, please discuss substitutes with designer prior to ordering.

STRICTLY NO PESTICIDES, FUNGICIDES OR HERBICIDES TO BE USED.

GENERAL OPERATIONS: LM01

2025-2026

This is a general guide to key routine aftercare tasks and not a definitive list – please refer to ‘Key Plants – By Area’ for tailored guides to specific plant plant groups. Please note that additional operations may be required & noted at the following development meeting.

TASK	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
WEED CONTROL: LM01A												
WATERING & IRRIGATION: LM01B												
PEST & DISEASE CONTROL: LM01C												
REPLANTING OPERATIONS: LM01D												
LITTER & DEBRIS REMOVAL: LM01E												
CHECK TIES & ROOT ESTABLISHMENT: LM01F												
APPLY ORGANIC FERTILISER & MULCH: LM01G												
COMPOSTING: LM01H												



AMENITY GRASS AREAS: LM02

2025-2026

This is a general guide to key routine aftercare tasks and not a definitive list – please refer to ‘Key Plants – By Area’ for tailored guides to specific plant plant groups. Please note that additional operations may be required & noted at the following development meeting.

TASK	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
INSPECT AMENITY GRASS AREAS: LM02A												
MOWING – AMENITY GRASS AREAS: LM02B												
CUT – PERENNIAL MEADOWS: LM02C												
RE-SEEDING & REPAIRS: LM02D												
TRIM EDGES: LM02E												
THATCH / MOSS REMOVAL: LM02F												
PLANTING SPRING BULBS: LM02G												



TREES, ORNAMENTAL PLANTING & HEDGING: LM03
2025-2026

TASK	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
TREES, ORNAMENTAL PLANTING & HEDGING: LM03												
INSPECTIONS: LM03A												
GROUNDCOVER: LM03B												
HERBACEOUS PERENNIALS: LM03C												
PRUNING & REMEDIAL WORK: LM03D												
HEDGE TRIMMING: LM03E												
REPLACEMENT OF FAILED TREES: LM03F												
DEVELOPMENT MEETING: CONSULTATION & OBJECTIVE MONITORING												
												



2026-2027

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Gold Medal - **The Kings Trust Garden Chelsea Flower Show 2025**

Gold Medal - **The Meta Garden Chelsea Flower Show 2022**

Gold Medal / Best In Category / Best Construction- **The Facebook Garden Chelsea Flower Show 2019**