

Outline Landscape and Management Plan

New Barn Farm

Capel Road

Rusper

Horsham

RH12 4PZ

By:

Landscape Perspective Ltd

On behalf of:

Steve Lamb

24th of July 2026



Landscape Perspective Ltd

'Fowlers'

Broxmead Lane

Cuckfield

Haywards Heath

West Sussex

RH17 5JH

Tel: 07894075577

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1 INTRODUCTION

- 1.1 Landscape consultants Landscape Perspective Ltd were instructed by Steve Lamb in July 2026 to produce the relevant landscape information required for the outline planning application (with Access, Layout and Landscaping to be determined and Appearance and Scale reserved) for the comprehensive redevelopment and rationalisation of New Barn Farm, comprising the demolition of existing equestrian buildings and structures, the erection of up to 10 dwellings (Use Class C3), the relocation and reorganisation of the existing equestrian enterprise including replacement equestrian facilities, together with associated access, parking, public open space, sustainable drainage infrastructure, biodiversity enhancements and all associated engineering and ancillary works.
- 1.2 A landscape package has therefore been produced which includes a landscape strategy plan for the development site and this Outline Landscape Management Plan (LMP).
- 1.3 Relevant drawings are as follows:
1811-L90-202- Landscape Strategy
- 1.4 A preliminary ecological assessment was prepared by Environmental Assessment Services Ltd dated April 2026 and made the following recommendations to help enhance biodiversity on site:
- The provision of new lengths of native mixed species hedgerows and trees
 - The inclusion of Sparrow and Swift nesting boxes
 - The inclusion of Bat boxes

Purpose and Content of the LMP

- 1.5 The purpose and content of this LMP is set out below:
- to set out the management and maintenance aims and objectives and schedule of operations and management actions to ensure that the landscape interest of the site is protected in the long term.
 - To describe and evaluate the landscape features to be managed to ensure the original design intent and vision for the scheme is realised and maintained.
 - To include a typical annual work schedule.

2 AIMS AND OBJECTIVES OF THE LANDSCAPE PLAN

- 2.1 The main aims of this LMP are as follows:
- To present an attractive and safe environment for homeowners, residents, and visitors;
 - To ensure that newly planted areas become established through an appropriate level of management intervention;
 - To provide ecosystem services to residents through the creation of greenspace;
 - To protect and enhance the nature conservation value of new habitats and maintain the biodiversity value of the site through long-term management;
 - To fulfil all the legal requirements in relation to the protection, management and enhancement of the ecological features, in particular, those that relate to nature conservation;

- To carry out maintenance work according to best practice using sustainable techniques and materials;
- To ensure that hard and soft landscape areas are fit for purpose and do not pose a health and safety hazard to the public;
- To keep the site clear of litter and rubbish

3 SITE CONTEXT

- 3.1 The site is located off Capel Road near Horsham and comprises an equestrian centre with stabling and sand schools, storage areas / yards and access and residential dwellings (to be retained). The proposals are to demolish and remove the existing horse stables and a sand school and to move these facilities into the southeast corner of the site. This cleared area will then be redeveloped for residential purposes. To the south, west and east is agricultural land, and to the north Capel Road.

4 SITE DESCRIPTION

- 4.1 The 2ha site comprises an existing equestrian centre with stabling and sand school, storage areas / yard space and access and residential dwellings with garden space.
- 4.2 There is a vegetated bund along the northern boundary of the site, small areas of grassland and a vegetated bank along the southern boundary of the sand school.
- 4.3 There is a small stand of Japanese Knotweed within the southeast corner of the site which will be treated.
- 4.4 The current vehicular access into the site is to be retained off Capel Road on the northern boundary.

5 WILDLIFE LEGISLATION/SPECIES PROTECTION AND POLICY

Legislation and Policy

- 5.1 The principal protected species constraint on the site that is relevant to the ongoing management post-development is nesting birds. All birds and their nests are also protected under the Wildlife and Countryside Act 1981. In order to avoid legislative constraints relating to nesting birds, any clearance works, such as vegetation removal and soil stripping, shall be carried out outside the bird nesting season, which typically runs from mid-February to August inclusively.

All bats and their roosts are protected from damage and disturbance under the Conservation of Habitats and Species Regulations 2017 (as amended).

Statutory and Non-statutory Designated Sites

- 5.2 The site is not designated for its nature conservation interest and there are no statutory sites within 1km.

6 DEVELOPMENT PROPOSALS

- 6.1 The proposals include the demolition of existing equestrian buildings and structures, the erection of up to 10 dwellings and the relocation and reorganisation of the existing equestrian enterprise with associated access, parking, public open space and associated landscaping.

7 LANDSCAPE STRATEGY

Proposed Landscape Features

- 7.1 The principal landscape features within the development can be summarised as follows:

- A new sand school to replace the existing
- A new horse walker
- Stables in a new barn to replace the existing
- Tree planting
- Buffer Zone planting
- A traditional orchard
- Private amenity space
- Meadow and Amenity Grassland

Existing Vegetation

- 7.2 There are no notable trees within or adjacent to the site.

Private Amenity Space

- 7.3 Each residence has areas of hard and soft landscape to the front of the property which will fall within their demise, and responsibility will transfer to that party to maintain the hard and soft landscape after handover.

- 7.4 Each property has a private front and rear garden laid with turfed amenity grass and tree planting.

- 7.5 Areas immediately outside the properties shall be under private ownership and maintained by them, all other areas are communal and shall be managed by the landscape Contractor. The maintenance operations for each of the soft landscape elements are given at Para 9 onwards.

- 7.7 In terms of hard landscape, there are two surface types, tarmac for the entrance driveway and permeable gravel for the access areas, private parking and existing parking.

Buffer Zone Planting

- 7.8 A species-rich native hedgerow will be planted within the Buffer Zone planting along the eastern and southern boundaries. Native trees including fruit trees will be planted either side of the new hedgerow informally spaced, with a meadow grassland strip.

Tree Planting

- 7.9 Tree planting within the front and rear gardens of the private dwellings will be native species including Whitebeam, Hornbeam and Sweet Cherry.

Traditional Orchard

- 7.9 A traditional orchard set within an area of meadow grassland and perennials is to be planted within the area of open space to the south west of the site.

Informal Play Area

- 7.10 The informal play area will include three trees with evergreen ground cover planted within amenity grassland.

8 GENERAL MAINTENANCE CONDITIONS

Introduction

- 8.1 The works consist of the maintenance and management of the new planting, including trees, hedges, shrubs, herbaceous planting, amenity grassland and meadow grassland.
- 8.2 The works to be maintained are detailed on the following drawings that accompany this LMP: 1811 L90-202 Landscape Strategy.
- 8.3 Defects liability for the landscape contract shall be 24 months for the trees and 12 months for shrubs/ hedges /herbaceous planting from practical completion

The Landscape Maintenance Contractor

- 8.4 A suitable Landscape Maintenance Contractor shall carry out the works described in this management plan for those areas within their control.

9 TREES

Tree Work

- 9.1 Tree stock within communal areas shall be maintained in accordance with the clauses set out below.

Tree Stakes and Guys

- 9.3 The Landscape Maintenance Contractor shall check on a bi-monthly basis the condition of Tree guy wires, stakes and ties. In addition, further inspections shall be carried out immediately after strong winds.
- Operations – replace or re-secure loose or missing guy wires and stake ties. Adjust to suit stem growth and to provide correct and uniform tension.
 - Removal – two years after planting provided that the trees are visually inspected and are judged to be suitably established and secure.

Re-firming Trees and Specimen Shrubs

- 9.4 Re-firming Trees and Shrubs – shall be carried out after strong winds, frost heave and other disturbances. To re-firm the Landscape Maintenance Contractor shall tread around the base until firmly bedded. Any collars in the soil at the base of tree stems, created by tree movement shall be broken up by fork, avoiding damage to roots. The voids shall be backfilled with topsoil and re-firmed.

Formative Pruning

- Formative pruning of young trees – This work shall be undertaken to ensure the successful establishment of the trees. The works shall not be carried out during the late winter/early spring sap flow period.
- Young trees up to 4m high shall be crown pruned by removing dead branches and reducing selected side branches by one-third to preserve a well-balanced head and ensure the development of a single strong leader. Remove duplicated branches and potentially weak or tight forks. In each case cut back to live wood.
- Extensive pruning of young trees and any surgery to larger trees shall be carried out by an approved member of the Arboricultural Association or other approved specialist.

Cleaning Out and Deadwooding

9.5 The Landscape Maintenance Contractor shall carry out the following:

Remove:

- Diseased wood from site
- Rubbish, windblown or accumulated in branch forks
- Wires, clamps, boards and metal objects, if removable without causing further damage and not part of a support structure that is to be retained.
- Dead or dying wood, broken branches and stubs to be collected and removed

Cutting and Pruning Generally

- All the tools used shall be appropriate, well-maintained and sharp.
- Final pruning cuts-do not use chainsaws on branches of less than 50 cm diameter. When using handsaws, cut in one continuous operation to form a smooth cut surface. Do not use anvil type secateurs.
- When removing branches do not damage or tear the stem.
- Keep wounds as small as possible, cut cleanly back to sound wood leaving a smooth surface, and angled so that water will not collect on the cut area.
- When cutting, cut at fork or at the main stem to avoid stumps wherever possible.
- Large branches – remove only if unavoidable. Remove in small sections and lower to the ground with ropes and slings.
- Dead branches and stubs – when removing do not cut into live wood.
- Unsafe branches – remove epicormic shoots and potentially weak forks that could fail in adverse weather conditions.
- Disease of fungus – give notice if detected. Do not apply fungicide or sealant unless instructed.
- Bark Damage/wounds – do not attempt to stop sap bleeding. Gently remove ragged edges and remove splintered wood from deep wounds as small as possible. Give notice if there is any liquid or flux oozing from apparently healthy bark.
- Cavities in Trees – Cavities shall be investigated. Old cavities in mature trees shall be left alone subject to health and safety audit. New cavities are likely to have been made by woodpeckers and may reflect nesting in which case disturbance is illegal. Where the extent of a cavity is not visible, there is also a risk a bat or bats may be present. Such cavities shall be notified but no further action taken without advice from a suitably qualified ecologist. For new small cavities in ornamental species, where bats or nesting birds are obviously absent, rubbish and rotten wood shall be removed. The cavity shall

be probed to find the extent of any decay and give notice. The cavities shall not be covered.

- Stack all wood arising from the works in neat piles in areas to be agreed with the ecologist to provide invertebrate habitat opportunities.

Crown Reduction/Shaping

- In general, cut back selectively to lateral or sub-lateral buds or branches to retain flowing branch lines without leaving stumps.
- The extent of the works shall be as instructed by the client.

Crown Lifting

- Removing branches: remove whole branches back to the stem or cut lower portions of branches back to lateral or sub-lateral buds or branches. Do not leave stumps.

Crown Thinning

- When removing branches, remove inward growing, crossing, rubbing, dead and damaged branches. When thinning selectively remove an agreed percentage of secondary and small live branch growth evenly throughout the crown. When cutting, make no cuts of more than 50mm in diameter. Cut portions of branches back to lateral or sub-lateral buds or branches without leaving stumps. The appearance shall be uniform with a well-balanced structure of branches and foliage.

Tree Inspection

- Review the existing and newly planted trees at regular intervals to maintain the longevity of the tree stock on site.
- Any signs of fungal growths shall be reported to the Managing Agent who will commission an arboriculturalist to determine any implications on the tree's health and structural condition and any formative action that may be required.

10 HEDGEROWS

- 10.1 New hedges will be mixed species native hedgerows planted within the Buffer Zone planting.

Long Term Design Objectives:

- Maintain newly established hedge lines clear of weed and grass growth for the first 3 years after planting.
- Control vegetation growth around the base of the hedge line to maintain a tidy appearance.
- From the third year onwards, trim the sides of the hedge.
- Without appropriate management, the hedgerows may become a line of trees or become fragmented through gaps. Hedgerow restoration shall be performed in the winter by laying or coppicing. Both coppicing and laying will reduce breeding bird opportunities in the few years immediately after management and shall, therefore, be carried out on a long rotation basis.

- 10.2 The Landscape Maintenance Contractor shall carry out the following to hedges within communal areas:

Hedge Trimming Timing

- Hedgerows shall be cut in January or February to avoid the destruction of active bird's nests and to allow any berry crop to be used by wintering birds (September to December).
- Hedgerows shall be trimmed on a two-year rotation, rather than annually, to ensure that thick nesting cover is available every year, and to boost berry crop that usually develops on second-year growth. Plants to be trimmed to shape, true to line and level and cut one side one year, the alternate side the next.
- If the transplants are well branched avoid cutting them back. Otherwise, for the first two years after planting, concentrate on shortening the longer shoots and just tipping back shorter ones to encourage branching and dense growth without much loss in height.

Weed Control

- Apply suitable residual herbicides prior to the spring growing season, and spot herbicide applications as appropriate to control noxious weeds and unsightly growth in more prominent locations.
- Ensure species such as thistle, ragwort, nettle or bramble do not become established or set seed.

Watering

- 10.3 Water in dry / drought periods up to year 10. Apply sufficient water to bring soils up to a moist condition but avoid over-watering.

Canes and Guards

- Check Tubex Easywrap tree shelters annually and straighten canes and wraps to ensure they are still effective and replace any that are damaged. All accessories on the native hedge plants shall be removed by the end of the third year growing season following planting are to be disposed of off-site if they haven't naturally split.

- Hedges have been planted either side of a post and wire fence, which will provide reinforcement to the hedge and shall be retained.

Firming Up

- 10.4 Inspect stock regularly, especially after strong frosts or heavy frosts. Firm up any stock suffering wind-rock /frost heave.

Mulch

- 10.5 Top-up mulched areas to achieve a 50mm depth over all areas, using bark mulch to the same specification as the original bark mulch.

11 SHRUBS AND GROUND COVER (Communal Amenity Spaces)

- 11.1 The Landscape Maintenance Contractor shall visit each shrub bed fortnightly in the summer (April to September) and monthly in the winter (October to March). The Landscape Maintenance Contractor shall undertake the following operations on each visit;

- Remove, using correct horticultural practices, all fallen flowers, leaves and other debris. All cultivated areas shall be cleared of litter and other debris, as detailed in Para 18
- The Landscape Maintenance Contractor shall ensure that each maintenance visit coincides with a litter removal visit.
- The Landscape Maintenance Contractor shall prune in order to prevent obstructions to paths, roads, signs, steps, sightlines, windows, doors and other similar situations.
- The Landscape Maintenance Contractor shall at each visit remove all dead, damaged, infested, reverted or diseased branches and stems using correct horticultural practices. The Landscape Maintenance Contractor shall otherwise prune all plant material at the correct pruning time.
- All dead shrubs and plants shall be removed.
- Remove weeds by pulling by hand, hoeing and raking, avoiding damage to stems, branches and plant roots, leaving a clean weed free surface cultivated to a medium tilth. Use of herbicides shall be minimised.

Debris

- All arisings shall be collected and removed from site at the end of each work period and taken to the designated location for disposal.
- Remove, using correct horticultural practices, all fallen flowers, leaves and other debris. All cultivated areas shall be cleared of litter and other debris on each maintenance visit.

Edges

- The Landscape Maintenance Contractor shall maintain the edges of all ornamental shrub beds in a neat and tidy appearance by using a half moon edging iron on one occasion between October and March. Bed soil shall be pushed back and left at a 45-degree angle from the edge, starting slightly below surrounding levels.
- All litter, arisings and similar debris shall be removed from the adjacent channel for disposal in order to leave the channel neat and tidy following each visit.

Cultivation

- Annually (in November) The Landscape Maintenance Contractor shall cultivate beds to relieve areas of compaction to a depth of 75mm in order to maintain a high standard of appearance, by forking or similar approved method. Care shall be taken not to damage or disturb roots, branches and stems, and avoid excessive treading of the surface.
- The Landscape Maintenance Contractor shall break down any lumps and leave the surface weed free with a medium/fine tilth.

Pruning

- The Landscape Maintenance Contractor shall prune all plant material at the correct pruning time and in accordance with this management plan.
- This represents general guidelines for pruning. The Landscape Maintenance Contractor shall note that pruning methods differ with species, cultivar, maturity and the exact position of the shrub. Pruning of individual shrubs shall be carried out using skilled labour only and adopting correct horticultural practice.
- The purpose of pruning is to build a strong framework, keeping shrubs healthy and vigorous, maintaining the shape and balance, ensuring the maximum amount of flowering wood is produced and that the shrubs do not create a nuisance or danger. All pruning shall be carried out to the highest horticultural standards using secateurs, loppers. Cuts shall be made to an outward pointing bud. Suckers shall be removed at their source on the roots of affected shrubs. Reverted branches shall be treated in a similar manner. All areas adjoining footpaths and other surfaces shall be swept/raked following pruning works at the end of each work period, leaving the area neat and tidy.
- The Landscape Maintenance Contractor shall allow when pruning shrubs in order to prevent obstructions to paths, roads, signs, steps, sightlines, windows, doors and other similar situations, and to allow access.
- The Landscape Maintenance Contractor shall remove all dead, damaged, infested, reverted or diseased branches and stems, using correct horticultural practices.
- If a shrub is winter berry-bearing, pruning shall not be carried out until March or until there are no berries remaining (whichever is the sooner). When pruning is undertaken, care shall be taken to leave as many berries as possible and at least 2" (60mm) of the previous year's growth, to allow flowering the following year.
- All dead flower heads shall be removed to maintain display and keep a well-cared for appearance.

Important Pruning Instructions

11.2 The following practices shall not be tolerated:

- The Landscape Maintenance Contractor shall never cut everything off at one level or prune up the stems of plants to access litter.
- They shall not open up shrub beds unnecessarily by pruning back each shrub all over. A natural looking shrub bed shall be achieved, not topiary.

Pruning Schedule

Slow Growing Specimen shrubs

11.3 If pruning is required, it will only involve light shaping and shall be carried out February to March.

Spring Flowering shrubs

- 11.4 All wood which has borne flowers shall be removed. Young wood shall be retained to ripen and produce flowers in the following year. Thin out crowded and crossing shoots and remove weak growth. Pruning shall be carried out after flowering in May to July.

Deciduous/Vigorous Evergreen shrubs

- 11.5 One or two old stems shall be removed completely, and the younger flowering shoots shall cut back to the fresh growth of the main branches. Thin out crowded and crossing shoots and remove weak growth. Pruning shall be carried out between November and March.

Stem Effect/Marginal Hardiness

- 11.6 The previous season's wood shall be cut back to within two or three buds of the old wood. Thin out crowded and crossing shoots and remove weak growth during March to April.

12 HERBACEOUS AND PERENNIAL PLANTS

General Maintenance Visits

- 12.1 The Landscape Maintenance Contractor shall carry out a minimum of monthly visits during the year. The Landscape Maintenance Contractor shall maintain the plants in a tidy and attractive appearance, ensuring maximum flowering. At each of these visits, the Landscape Maintenance Contractor shall undertake all operations detailed in the Appendix A of this management plan.

- 12.2 All planting beds shall be kept clear of weeds by hoe, fork or hand weeding as required, avoiding excessive treading of the border. Care shall be taken not to damage the plants' root system. At no time shall weed growth in excess of 5% of the area of the border be tolerated.

Cultivate and Supply and Apply Fertiliser

- 12.3 The planting areas shall be forked over lightly in March and a general fertiliser with an N.P.K. ratio of 7:7:7, shall be supplied and applied at a rate of 35gm per square metre and incorporated into the surface by fork or hoe.

Autumn Maintenance Visits

- In the autumn The Landscape Maintenance Contractor shall cut down all growth of the herbaceous perennials that have finished flowering and stems that have died back and shall fork over the soil, minimising disturbance to plants.
- This operation shall be undertaken, as necessary, in accordance with good horticultural practice. All arisings shall be removed from site at the end of each work period and taken to the designated location for disposal.

Dig Up, Split and Replace Plants

- 12.5 Between November and March the Landscape Maintenance Contractor may be required in some areas to dig up and split some herbaceous plants in accordance with good horticultural practice, removing any perennial weed entwined within the plants. The Landscape Maintenance Contractor shall dig over area disturbed by the lifting and splitting operations, using a spade to a depth of 275mm.

13 MEADOW GRASSLAND

- 13.1 In the meadow grassland area, most sown meadow wildflower and grass species will be slow to germinate and grow and will not usually flower in their first growing season. There will often be a flush of annual weeds from the soil in the first growing season which may grow up and obscure the meadow seedlings beneath. This weed growth shall be controlled by topping or mowing.

First Year Management of the Wildflower Meadow

- The newly sown meadow shall be mown regularly throughout the first year of establishment to a height of 40-60mm, removing cuttings if dense to control annual weeds and help maintain balance between faster growing grasses and slower developing wildflowers.
- Residual perennial weeds such as docks shall be carefully dug out or spot treated, and any Herbicide must never drift, fall or run-off onto open water or onto adjacent sites, gardens or ground not intended for treatment.

Management Once Established of Wildflower Meadow Areas

- Once established it shall be cut once or twice at the end of the summer, to maintain diversity and interest:
- After flowering in July or August a 'hay cut' shall be taken to reduce the dominance of coarse grasses.
- Grass shall be cut back with a scythe, petrol strimmer or tractor mower to c 50mm and hay left to dry and shed seed for 1-7 days then removed from site.
- Re-growth shall be mown through to late autumn/winter to c 50mm and again in spring if needed.
- The meadow grass area shall not be cut during periods of drought, or when ground condition or grass are wet.
- Litter rubbish and debris shall be removed prior to cutting.
- The meadow area shall be cut to a neat and even finish without rutting or compaction of the surface, especially when ground conditions are soft, edges shall be left neat and well defined.
- For longer meadow grass areas this shall be maintained at a height of between 100-150mm, and cut when necessary, using a rotary mower leaving arisings spread evenly over the surface.
- Any residual perennial weeds such as docks shall be dug out by hand or spot treated. As above, herbicide must not be allowed to drift, fall or run-off onto open water or onto adjacent sites, gardens or ground not intended for treatment.

14 AMENITY GRASSLAND

- 14.1 The Contractor shall maintain all amenity grass areas in accordance with the specifications set out below:
- 14.2 All grass cutting shall be carried out by cylinder or rotary machines, or a combination of the two: unless otherwise specified. The Contractor shall ensure that all machines engaged in this

contract are sharp, properly set and operated at the speed in accordance with manufacturer's recommendations. All grass shall be cut cleanly and evenly to the same height as specified in the regimes allocated to each site and without damaging the existing surface or causing a washboard effect. Tractors and ride-on self-powered equipment shall not be operated on sloping ground with the gradient exceeding that recommended by the manufacturer.

- 14.3 Any arisings that 'fly' onto paths or other hard surfaces shall be removed by the Contractor and distributed evenly over the grass area or, if the arisings are deemed excessive, removed from the premises to a designated location for disposal. This shall take place promptly after grass cutting, in any event within one hour, at the expense of the Contractor.
- 14.4 Prior to cutting any area, the Contractor shall remove all stones above 20mm in any dimension, as well as any litter, twigs, etc. (see Section Litter Clearance, for definition). All such material shall be removed to the designated location for disposal.
- 14.6 Any herbaceous plant growth, such as clover or flowering stalks of grass and weeds, within an area designated for grass cutting shall be cut as if it is grass.
- 14.7 All newly planted trees shall be maintained with a cultivated tree ring 300mm in diameter greater than the largest diameter of the tree trunk for the remainder of the contract period

15 HARD LANDSCAPE

General Maintenance of Hard Landscape Surfaces

- 15.1 The Landscape Maintenance Contractor shall be responsible for the surfaces within the communal areas including the existing parking area.
- 15.2 In addition to and at the same time as the general litter and refuse clearance is being carried out, the Landscape Maintenance Contractor shall clean all paths, hard surfaces, and gullies.

Sweeping of Hard Landscape Surfaces

- 15.3 The Landscape Maintenance Contractor shall carry out the following:
- Maintain surfaced areas clear of litter, twigs, leaves, glass, debris and similar at all times.
 - Remove all arisings from site at the end of each work period and take them to the designated location for disposal.
 - Treat moss growth using an appropriate herbicide or weed killer and remove any ingrained algal growth using an appropriate paving cleaner. If the surface has been contaminated with by grease, oil, or gum etc remove with the appropriate removal products. If salt is used to eliminate ice and frost, wash off salt once weather conditions return to normal to remove all traces.

Weeds in Hard Landscape

- The Landscape Maintenance Contractor shall maintain all hard landscape surfaces weed-free and at no time shall weed growth exceed 5% of any area. Weed growth is deemed to include the removal of moss.

Gullies, Slot Drains and Soakaways

- The Landscape Maintenance Contractor shall allow for inspection of all gullies, grilles, covers, on each site visit.
- The Landscape Maintenance Contractor shall thoroughly clean them of any silt, dirt, debris, leaves, litter, stones, concrete etc. as necessary.
- The Landscape Maintenance Contractor shall check that water is running freely in gullies and drains.
- On removing any grating, cover or grille, The Landscape Maintenance Contractor shall clean the rebate in the frame and ensure that it is replaced flush in the frame. All arisings shall be removed from site to the designated location for disposal.

Drainage

- 15.4 The Landscape Maintenance Contractor shall always ensure that drains and gullies are kept free of debris to allow free draining of any surface water.

Winter Maintenance

- 15.5 The Landscape Maintenance Contractor shall ensure that autumn leaves are removed from the surface by using a blower or a vacuum or a very soft broom can be used to gently sweep off the surface leaves. Do not use a coarse hard brush.

Post and Rail fencing

- 15.6 The Landscape Maintenance Contractor shall carry out an annual inspection to ensure that posts are stable reaffirming as necessary. The Landscape Maintenance Contractor shall inspect rails looking for cracks, split or broken horizontal rails replacing as necessary; examine fixings tightening or replacing as required.

Hit and Miss fencing

- 15.7 The Landscape Maintenance Contractor shall carry out an annual inspection to ensure that fixings are correct adjusting as required, checking for signs of rot and replacing effected boards as necessary.

Close Boarded Fencing

- 15.8 The Landscape Maintenance Contractor shall carry out an annual inspection to ensure that posts are stable, fixings are correct, adjusting as required and damaged boards are replaced as necessary.

16 LEAF CLEARANCE

Standard

- The Landscape Maintenance Contractor shall be responsible for the clearance of leaves and twigs from areas specified normally from October until the end of December.
- The Landscape Maintenance Contractor shall carry out leaf clearance by hand raking or sweeping or using machinery appropriate to this work.
- The Landscape Maintenance Contractor shall ensure that all planted beds, paths, channels, drains and ramps are kept clear of leaves.

- Machines used for the clearance of leaves shall be fitted with suitable tyres to prevent damage. Any damage caused by The Landscape Maintenance Contractor's negligence shall be reinstated at the Landscape Maintenance Contractor's expense.
- The Landscape Maintenance Contractor shall remove all collected leaves to the designated location for disposal, at the end of each work period. The Landscape Maintenance Contractor shall not leave groupings of collected leaves on-site for bulk removal. The Landscape Maintenance Contractor shall schedule operations to achieve this standard.

17 LITTER CLEARANCE

- 17.1 The Landscape Maintenance Contractor shall maintain all sites and all areas covered by the Contract to a clean and litter free standard by removing all litter to the standards defined below. At no time shall litter coverage of 5% be tolerated.

Definition of Litter

- 'Litter' is anything whatsoever which is thrown down, dropped, or otherwise deposited in, onto or from any place in the open air to which the public are permitted to have access without payment. This shall include all items, i.e., beverage containers, fast food packaging, tree branches and animal faeces.
- Litter shall be collected from all hard and soft landscaped areas in communal areas
- Large items such as discarded furniture and household effects, mattresses, etc., which require two or more people to lift and single deposits in excess of 1-2m³ shall be treated as fly tipping.

Method of Litter Collection

- Methods of litter collection may be by hand, paper picker or mechanical means as approved.
- Any damage caused to the soft landscaped or hard landscaped areas due to litter picking/collection operations being carried out by The Landscape Maintenance Contractor shall be made good at The Landscape Maintenance Contractors.
- All arisings from litter collection operations shall be immediately cleared on completion. The Landscape Maintenance Contractor shall leave groupings of collected litter on site for bulk removal.

Appendix A

Typical Maintenance Schedule

[illegible]

[illegible]