

Soft Landscaping Management Plan

Land West of Ravenscroft, Storrington

August 2026

Turley

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1. Soft Landscape Statement

Purpose of this document

- 1.1 This Soft Landscaping Management Plan (SLMP) has been prepared by Turley in accordance with Horsham District Council. It aims to establish a set of general principles for the management and maintenance of the landscape proposals within the site boundary and during operation for the Land West of Ravenscroft, Storrington.
- 1.2 The purpose of this document is to set out the overall management objectives for retained and proposed habitats within the external areas. The long-term maintenance requirements are summarised, with the overarching aim being that the planting will establish, flourish, and reach the intended design aesthetic. This management plan covers the first 15 years of maintenance, and it is recommended that the plans be reviewed in consultation with any relevant stakeholders (including the project landscape architect and management company) every 5 years to establish if any amendments to the maintenance are required as plants mature.
- 1.3 The approved Landscape Masterplan, Soft Landscaping Plan and a Plant Schedule, along with the Design and Access Statement - Landscape Strategy together form a suite of information that sets out the landscaping proposals for the site. This document does not provide specification information for planting and site activities, which are to be detailed by another consultant and/or contractor. Any notes or proposals are intended to indicate the required minimum level of workmanship and do not constitute detailed specification.

Reference Drawings & Documents

- 1.4 This Soft Landscape management document is to be read in combination with the following:
 - 1001 Residential Hard Landscape Plan 1-500 A1
 - 1002 Residential Soft Landscape Plan 1-250 A1
 - 1003 Residential Soft Landscape Plan 1-250 A1
 - 1004 Country Park Hard and Soft Landscape Plan 1-500 A1
 - 1005 Country Park Hard and Soft Landscape Plan 1-500 A1
 - 1452-KC-XX-YTREE-TreeConstraintsPlan01Rev0 Produced by Keen Consultants
 - P3648 EcIA Ravenscroft Issue 2.0 08.12.21 Produced by The Ecology Co-operation Ltd

Description of the Landscape proposals

1.5 The landscape and planting strategy has been designed to ensure that the proposed development is landscape led, appropriate to the local landscape character context, and conserves and enhances (where possible) the key landscape characteristics within the Site. The strategy optimises opportunities for biodiversity and looks to use locally native species where appropriate. The key components of the soft landscape proposals are:

- Proposed planting shall establish a robust landscape structure incorporating trees, hedgerows, shrubs, grassland and native scrub.
- The proposed landscape comprises a mixture of native and ornamental planting, and is intended to provide a transition between the built development and the wider landscape, while creating attractive streets, green spaces, garden boundaries, informal grassland and country park areas.
- Provision of a net gain in biodiversity. Management shall seek to maximise the ecological value of the proposed landscape while maintaining the amenity and recreational functions of the site.
- Preservation and protection of existing trees and shrubs across the site inline with any arboricultural recommendations outlined in the arboricultural report.
- Replacement of any trees and hedgerows removed to facilitate the development. Implementation of supplementary tree and shrub planting to fill in any gaps in the existing perimeter vegetation.
- Installation of a water attenuation basin to manage surface water runoff from the development. The basin is a predominately dry basin, planted with species rich wet grassland mix to support wildlife habitat creation.

Planting Objectives

1.6 The following objectives form the basis of the plant species selection:

- The use of both evergreen and deciduous species to provide year-round visual interest as well as wildlife and screening benefits. Avoidance of full enclosure by maintaining a degree of visual permeability through the site.
- The utilisation of native trees, shrubs and hedgerow species, alongside high-quality species rich grassland mixes and ornamental planting.
- The use of native species appropriate to the local area and sourced from stock of local provenance.
- Ornamental and herbaceous shrub planting to soften the built form and provide seasonal interest, including flowering varieties to encourage local pollinators.

It should be noted that all planting may be subject to further detailed design.

Management Objectives

- 1.7 The following overarching management objectives set out ways in which the maintenance routine will ensure the successful establishment of the planting in accordance with the design intent:
- Replace any diseased or dying plants within the same or next available planting season with the same species and size as originally proposed. Any trees shrubs or plants that die or become seriously damaged within the first fifteen years of this development shall be replaced within a year in the next available planting season with plants of the same size and species. If not available, similarly approved species may be installed once confirmed with the project landscape architect.
 - It is not expected that any formative thinning of new planting will be required within the first five years of maintenance; however, this should be considered long term. Liaise with the landscape architect and/or contract administrator to agree the most appropriate strategy for this.
 - Reference the specific character of the existing perimeter tree belts and hedgerows with the intention that the new planting will successfully visually integrate with these important landscape features. This will be achieved through establishing and maintaining heights, width and species mixes within the planting.
 - Consider the seasonal qualities of the planting and carefully plan/time maintenance operations accordingly to ensure that the visual interest, wildlife and screening benefits are fully realised.
 - Achieve the balance between screening and visual permeability within the site. Planting to be reviewed and maintained to appropriate heights and widths for maintenance operatives to be able to effectively manage the planting. Account for the localised topography and the immediate context when assessing visibility within and to/from the Site.
 - Retain and enhance existing landscape character and visual amenity, and ensure that the new built form is integrated within the immediate and contextual landscape fabric.
 - Extend and enhance the existing habitat on site, continuing to maintain this in a way that is sensitive to existing local flora and fauna. Some regularly used areas may require regular maintenance to keep spaces safe and secure, whilst other areas can be left to establish naturally and should not be disturbed to allow biodiversity to thrive.
 - Evaluate the success of the species rich and meadow grassland in terms of the prescribed mixture and adjust the maintenance operations accordingly in line with the suppliers recommendations – i.e. do not allow a single species to dominate the sward.

- Minimise, as far as practicable, potential health and safety risks arising from the landscape maintenance operations.

General Requirements

- 1.8 All trees to be retained shall be protected in accordance with BS 5837 (2012) Trees in Relation to Design, Demolition & Construction. Prior to commencement of site works, the position and construction of protective fencing shall be agreed with the local authority.
- 1.9 All works to retained trees should be undertaken in accordance with the British Standard BS 3998 (2010) Tree Work - Recommendations, by recognised tree contracting companies from the Arboricultural Association's list of registered contractors. Proof of experience and insurance provision will be required.
- 1.10 All groundworks, planting and maintenance operations shall be in accordance with the most current, relevant British Standards. All planting works shall be carried out in accordance with the Wildlife and Countryside Act 1981 (as amended) and the Habitat Regulations 2010. It is the responsibility of The Contractor to ensure that no protected species are harmed whilst carrying out the planting works.
- 1.11 All plants shall be in accordance with the requirements in the National Plant Specification. All soft landscaping should be carried out by a specialist landscape contractor who is either British Association of Landscape Industries (BALI) accredited or can demonstrate a proven track record. Supplying nurseries shall be registered under the HTA Nursery Certification Scheme.
- 1.12 All wildflower seed mixes are to be from a certified source with local provenance seed stock. The use of native stock, from local provenance, for all new planting, is a fundamental requirement of the planting strategy.
- 1.13 All plants shall be packed, transported, and handled in accordance with the Code of Practice for Plant Handling as produced by the Committee for Plant Supply and Establishment (CPSE) and handling of trees to BS 8545 (2014).

Timings of Installation for Soft Landscaping Elements

- 1.14 All planting related to the housing parcel of land shall be undertaken within the next available planting season following completion of the hard landscaping. There will be a defects liability period in which the landscaping contractor is expected to replace all failing or dead planting within one year post completion. An inspection shall be undertaken to ensure all failing plants are substituted as per the approved landscape plans.
- 1.15 All planting related to the community parklands area shall be undertaken within the next available planting season following the completion of the access roads within the residential area to allow for vehicular access to the country park. When planting within existing parkland, minimise disturbance to existing habitats, vegetation and ground conditions. Avoid unnecessary clearance, excavation or compaction, and retain existing vegetation and habitat features wherever practicable. Use the least-impact installation

methods appropriate to the site and planting requirements, such as reduced-dig or hand installation methods where feasible. Any unavoidable disturbance should be kept to the minimum necessary and reinstated following works.

2. Ground Preparation

Subsoil Cultivation

- 2.1 Prior to any topsoiling all subsoil should be thoroughly 'ripped' to relieve compaction using suitable machinery, or by hand in confined areas or in proximity to existing tree roots to a depth of 150mm.

Imported and Stored Topsoil

- 2.2 Store and re-spread existing topsoil to areas of public open space to encourage re-generation of localised native species wherever possible.
- 2.3 All topsoil and soil storage operations shall be carried out in accordance with BS 3882 (2015) Specification for Topsoil. Topsoil to be well structured sandy-loam and free from stones, weeds or any other contaminants. Topsoil must not be installed to a greater depth than 300mm. Never be contaminated with other material, including hardcore. Never be laid over standing water or sodden ground. Never be over compacted.
- 2.4 Subsoil to comply with BS 8601. Subsoil Organic Matter Content to be no more than 1.5%.
- 2.5 Topsoil shall be provided to the depths shown below. All areas to be topsoiled shall be cleared of all weeds, debris and stones 50mm and above and removed from the site.
- 2.6 Minimum depths of topsoil after firming and of subsoil cultivation to be achieved:

Type of Soft Landscaping	Topsoil Depth	Depth of Subsoil to be Cultivated
Trees	300mm	500mm
Large shrubs / small trees	300mm	500mm
Perennials and shrubs	300mm	150mm
Grass Areas	150mm	150mm
Rear Gardens	200mm	150mm

Levelling/Grading

- 2.7 In final grading operations finished soil levels adjacent to buildings are to be 150mm below damp proof course. For planted areas where 75mm depth bark mulch is specified the soil should be graded down towards adjacent paved or grass surfaces to 90mm below the paving or grass. This allows for full depth of bark mulch with 15mm clearance. For turfed areas final soil levels should be 10mm above the adjacent paving ready to receive the turf and for seeded areas at least 30mm above.

Weed Treatment

- 2.8 If significant weed growth has started to establish, treat existing weeds with a non-residual based, herbicide and allow the manufacturer recommended period for this to take effect. Use products that are approved by the Soil Association. Herbicide should be used strictly in accordance with The Pesticides Act 1999, according to manufacturer's instructions and by qualified personnel.
- 2.9 Remove small amounts of weed growth within shrub beds by hand at time of planting.

3. Trees

Protection to Existing Trees

- 3.1 All trees to be retained shall be protected in accordance with BS 5837 (2012) Trees in Relation to Design, Demolition & Construction. Prior to commencement of site works, the position and construction of protective fencing shall be agreed with the local authority.
- 3.2 All works to retained trees should be undertaken in accordance with the British Standard BS 3998 (2010) Tree Work - Recommendations, by recognised tree contracting companies from the Arboricultural Association's list of registered contractors. Proof of experience and insurance provision will be required.
- 3.3 Without prior consent of the local authority, no pruning, lopping, felling or severance of roots is to take place.
- 3.4 Under no circumstances should materials be stored under the canopy of existing trees, and no cement, diesel or oil stored near them. No vehicles should pass under the canopy of existing trees. No fires should be lit in close proximity to existing trees. No ropes, cables, services or notice boards shall be fixed to existing trees.
- 3.5 Under no circumstances should the levels around existing trees be either raised or reduced. Any excavations under existing tree canopy spreads shall be done by hand, using the no-dig method where applicable.
- 3.6 Scaffolding may only be erected within protected areas if it is in accordance with BS 5837 (2012).

Ground Preparation for Tree Pits

- 3.7 Before excavation, the location of each tree pit shall be checked against underground services, drainage infrastructure, utilities, Root Protection Areas and other site constraints. Tree pits shall not be located within the Root Protection Areas of retained trees unless specifically agreed with the project arborist and undertaken using an appropriate low-impact method.
- 3.8 Tree pits shall be excavated to provide sufficient volume for the specified tree rootball and future root development. The base of tree pits should not be disturbed unless there are specific problems such as soil compaction, poor drainage and/or soil pan. Excavation shall be undertaken carefully to avoid smearing or compaction of the sides and base of the pit. Where soils are compacted, the base and sides shall be lightly loosened.
- 3.9 The excavated soil shall be assessed for suitability. Unsuitable, contaminated, waterlogged or heavily compacted material shall be removed and replaced with an appropriate approved tree-pit growing medium. The growing medium shall be free from contaminants, perennial weeds, excessive stones and construction debris, and capable of supporting healthy root growth.

- 3.10 The base of each pit shall be prepared to ensure that the tree is planted at the correct finished level, with the root flare remaining visible and the top of the rootball generally level with, or slightly above, the surrounding finished ground level. Tree pits should be 75mm wider in diameter than the root-ball. During tree pit excavation, topsoil and subsoil should be retained and separated.
- 3.11 Tree pits within 5m of roads and services, and within 3m of other paved surfaces (distanced may vary) should have a linear root barrier installed in accordance with the manufacturer's instructions. The barrier should be as near as possible to the surface or service route to be protected to allow the largest root area for the tree.

Tree Planting

- 3.12 Arrangement: Trees shall be planted as per the planting arrangement as set out on the relevant soft landscape drawing. All trees are to be of the species and varieties indicated on the relevant plant schedule and equal to all clauses of the specification.
- 3.13 Backfill of tree pit: Tree pits should be backfilled with the excavated topsoil and/or a multi-purpose topsoil. Retained topsoil and subsoil should be retained and used for backfill. Backfill should replicate the existing topsoil/subsoil profile. Backfill should be added in layers of 150 - 230mm depth, firming at each stage to remove air pockets (but not overly compacting soil and not compacting final layer).
- 3.14 Planting depth: The root flare of the newly planted tree shall be clearly visible at the soil surface. It should not be buried by excess soil or mulch.
- 3.15 Planting season: All transplanting shall be carried out between the end-October and the end-March in open cool weather. Planting shall not take place in frosty/snowy or waterlogged conditions or during periods of cold drying winds. Container grown trees may be transplanted at times outside the described season when approved by the Landscape Architect and with adequate watering supplied.
- 3.16 Tree support: All large sized street trees to be installed using an underground guying system such as Tree Anchoring Deadman System or similar approved. Installed to the manufacturer's recommendations. All other trees are to be secured with either a double or single low stake (as per the plant schedule) and use an expandable rubber tree tie with a spacer block between tree and the cross bar.

Stakes shall support the structural function of the root system and allow for canopy and stem movement low down the tree. Tree stakes shall be driven into the ground before the tree is planted, to a sufficient depth to provide full support for the tree.
- 3.17 Watering: At the time of planting, and before applying mulch, the tree pit shall be saturated to the point of field capacity. Trees shall receive approximately 50 litres of water at planting. Large feature trees may require up to 75 litres where necessary to fully wet the rootball and surrounding soil. Newly planted trees shall be watered throughout the first two growing seasons and, where necessary, during the third growing season.

- 3.18 Mulch: Ornamental composted bark mulch to be spread to a depth of 75mm across the whole of the bed, or in the case of trees within grass it shall be in the form of a circle. Heavy standard trees and above shall have a 1m diameter circle around the base of the tree, smaller trees shall have a 600mm diameter circle and whips and transplants shall have a 300mm diameter circle.

Where trees are planted within grass, a circular hemp mulch mat is required beneath the layer of mulch at the diameters stated above, secured with fixing pegs. The root flare and the base of the stem shall be maintained free from mulch.

- 3.19 Any trees shrubs or plants that die or become seriously damaged within fifteen years of this development shall be identified by the management company and recorded during the routine maintenance visits. They should then be replaced within a year with plants of the same size and species. If plants of the correct specification are not available, similarly approved species may be installed once confirmed with the project landscape architect.

Tree Maintenance

- 3.20 All tree ties and stakes are to be checked, adjusted (if too loose, too tight or if chaffing is occurring) and replaced if damaged or missing. Once tree is self-supporting, stakes and ties shall be removed.

- 3.21 The base of all newly planted and established trees shall be kept free from excessive weed growth, litter and other debris. Weeding shall be undertaken by hand or using other non-damaging methods. Weed control shall be focused within the mulched area at the base of the tree to reduce competition for water and nutrients and to maintain a neat appearance. Care shall be taken to avoid:

- Damaging tree trunks, bark, root flares or surface roots
- Disturbing tree stakes, ties, guards or irrigation systems
- Compacting the soil within the tree pit
- Removing or excessively disturbing mulch
- Using trimmers, mowers or mechanical equipment close to tree trunks.

Where mechanical grass-cutting equipment is used nearby, a suitable uncut margin shall be maintained around each trunk. Grass and weeds shall not be allowed to grow tightly against the trunk. Litter, leaves, plastic ties, packaging, stones, construction debris and other unwanted material shall be removed from the base of each tree during routine maintenance visits. Particular attention shall be given to material that could retain moisture against the bark, restrict trunk growth, obstruct watering or damage the tree.

- 3.22 Trees and shrubs are to be pruned in accordance with good horticultural practice and by a reputable tree surgeon and in accordance with BS 3998:2010 Tree Works – Recommendations to maintain healthy well-shaped specimens.

- 3.23 Trees shall be watered as necessary during periods of water shortage to ensure the healthy establishment of plants. If rainfall is sufficient, the watering regime can be reduced. During periods of flooding or heavy rainfall, watering will not be required. For the first three years of establishment, trees shall be inspected weekly during March-August and watered every 10-14 days where soil moisture is low. Watering should be increased to twice weekly during periods of high temperature, drought, strong winds or visibly stressed vegetation. Apply approximately 30–50 litres per tree per visit; large feature trees may require up to 75 litres per visit where soil conditions and tree size justify it. September – October reduce watering as rainfall increases and temperatures fall. November- February routine watering will not normally be required.
- 3.24 A 75mm layer of mulch shall be applied to the rooting areas of all trees (or a suitably sized mulch mat shall be used) as part of the initial landscape works post development. Mulch shall be reapplied on an annual basis to ensure a 75mm layer is maintained. Mulch shall be topped up where it has dispersed, but excessive build-up shall be avoided. Organic mulch shall be free from contaminants, viable weed material and construction debris.
- 3.25 Fallen branches and debris shall be cleared and trees inspected by a qualified arboricultural consultant after high winds. If suitable, branches can be moved to a suitable location on site to create habitat piles or deadwood features. Please see the woodland section below for details on suitable habitat pile locations.
- 3.26 Apply a slow-release fertiliser annually in spring.
- 3.27 Where trees die or require removing for health and safety purposes following inspection, new trees shall be planted to maintain a robust landscape framework.
- 3.28 Proposed and existing trees are to be inspected periodically for health, safety and management requirements. If any defects are identified, these should be recorded by the management company, risk assessed and if needed, consulted with a qualified arboricultural consultant to establish the best course of action.

Woodland (in addition to Tree Planting)

- 3.29 Keep woodland (native tree and shrub mix) clear of weeds. As per the woodland trust recommendations, keep a one-metre clear circle around young saplings during their early establishment phase.
- 3.30 Pull up tall grass and weeds by hand around each plant and inside protective guards. Avoid mowing right next to saplings, as it stimulates more grass growth
- 3.31 Check shelter guards and replace when required.
- 3.32 Spot-treating with an approved herbicide like glyphosate is an option if vegetation is dense, but manual methods or mulching are preferred to protect surrounding wildlife and semi-natural habitats
- 3.33 Suitable branches, logs and woody arisings shall be retained on site and arranged as habitat piles or deadwood features where this can be achieved without compromising

public safety, access, drainage infrastructure or the health of retained trees. These features shall be located in appropriate areas, preferably within or adjacent to native scrub, meadow grassland, country park areas or other ecological management zones. Habitat piles shall generally be left undisturbed to allow natural decomposition.

4. Plants

- 4.1 Arrangement: All plants shall be planted as per the planting arrangement as set out on the relevant soft landscape drawing. All plants are to be of the species and varieties indicated on the relevant plant schedule and equal to all clauses of the specification.
- 4.2 Plants must be healthy, weed-free, bushy, vigorous and well-rooted but not pot bound.
- 4.3 All plant material, in particular bare root and root-ball stock, to be planted between mid-November and end-February. Planting shall not take place in frosty/snowy or waterlogged conditions or during periods of cold drying winds. Container or pot grown plants may be planted at times outside the described season when approved by the Landscape Architect and with adequate watering supplied.
- 4.4 During final cultivations, combine a general-purpose slow-release fertiliser at the rate of 75g/m² into the top 150mm of topsoil.

Shrub/Herbaceous Planting

- 4.5 Planting: Planting pit sizes should be relative to the container size or root ball of the plant and shall be sufficiently large enough to accommodate the plants without root damage and to allow for backfill of topsoil and planting compost. Plants to be well firmed by heeling and the surface left neat and even.
- 4.6 Watering: At the time of planting, and before applying mulch, plants shall be saturated to the point of field capacity. Watering operations are to be undertaken as many times as necessary to ensure planting thrives. Watering requirements shall be adjusted according to rainfall, soil conditions, plant condition and seasonal weather.
- 4.7 Mulch: Evenly spread ornamental bark mulch to a depth of 75mm across all new planted areas, avoid burying groundcover plants. Organic mulch shall be free from contaminants, viable weed material and construction debris.
- 4.8 A weed-free area shall be maintained around individual shrubs and within shrub beds during establishment. Weed control shall be undertaken by hand, hoeing or other low-impact methods.

Hedge Planting

- 4.9 Native Hedgerows: Species to be evenly distributed in accordance with their mix percentage. All hedgerows are to be 'topped' cut to form a level hedge. Native/naturalised hedges are to be planted in a double staggered row unless otherwise stated. Ornamental Species are to be planted as a single row.
- 4.10 Planting: Double staggered row hedges are to be trench planted in a trench 450mm wide with 300mm between double staggered rows. Single row hedges require a single 450mm trench. Both pit depths to be 75mm deeper than root system. The bottom and sides of the planting trench shall be broken up to aid root expansion. Backfill with excavated material combined with a general-purpose slow-release fertiliser at a rate of

100gm/m². Planting must be to the equal depth as in the nursery. Hedges are to be set out at the specified centres with minimal disturbance to the root-ball and well firmed in. At the time of planting, and before applying mulch, plants shall be saturated to the point of field capacity. Where a proposed trench for hedge planting intersects the RPA of existing trees, hand digging will be required. No woody tree roots over 25mm diameter or mats of fine feeding roots should be severed.

- 4.11 Watering: At the time of planting, and before applying mulch, plants shall be saturated to the point of field capacity. Watering operations are to be undertaken as many times as necessary to ensure planting thrives. Watering requirements shall be adjusted according to rainfall, soil conditions, plant condition and seasonal weather.
- 4.12 Mulch: Evenly spread ornamental bark mulch to a depth of 75mm along the length of all new hedgerows. Organic mulch shall be free from contaminants, viable weed material and construction debris.
- 4.13 A weed-free area shall be maintained around the base of the hedge during establishment. Weed control shall be undertaken by hand, hoeing or other low-impact methods.

Bulbs

- 4.14 Bulbs shall be allowed to flower and complete their seasonal growth cycle.
- 4.15 During the establishment period, bulb planting areas shall be protected from unnecessary disturbance, compaction and trafficking. Failed or missing bulbs shall be replaced during the next appropriate planting season.
- 4.16 Provide holes 3 times the depth of the bulb. Backfill with soil and water. Any mulch or soil dressing shall be applied sparingly and shall not smother emerging shoots.
- 4.17 Ensure bulbs are left to die back naturally for a minimum of 6 weeks prior to mowing (if in grassland) or removing (if in flowerbed) following flowering period. Where lifting is required, it shall be undertaken after the foliage has died back and the bulbs have entered dormancy. Bulbs shall be handled carefully, stored in dry and ventilated conditions if necessary, and replanted at the appropriate depth and spacing.

Plant Maintenance

Shrub Planting Maintenance

Check plants are firmly planted and re-firm as required.

- 4.18 Planting shall be watered as necessary during periods of water shortage to ensure the healthy establishment of plants. When rainfall is enough, watering will not be necessary. For the first three years of establishment, plants shall be inspected weekly during March-August and watered every 10-14 days where soil moisture is low. Watering should be increased to twice weekly during periods of high temperature, drought, strong winds or visibly stressed vegetation. Watering shall be reduced once

plants are established, but additional watering may be required during periods of drought.

- 4.19 Prune shrubs as required to achieve desired form and prevent fast-growing species smothering slow-growing species. At appropriate time and as required, prune plants to remove dead, dying or diseased extents.
- 4.20 Keep shrub areas clear of weeds and apply herbicide treatment as appropriate early spring to late summer.
- 4.21 Maintain planted areas soil level 25mm below adjacent hard surfaces and repeat at each maintenance visit.
- 4.22 On one occasion only, lightly cultivate/break up the soil evenly to all shrub beds.
- 4.23 Apply a slow-release fertiliser annually in spring.
- 4.24 Mulch shall be maintained to a generally even depth and kept clear of stems, crowns and the bases of woody plants to prevent rotting, disease and pest damage. Mulch shall be topped up where it has dispersed, but excessive build-up shall be avoided.

Hedgerow Maintenance

- 4.25 All hedges are to be clipped to help form hedge to dimensions on drawing/specification. Hedges shall be cut back off pavement and kept to a maximum height of 1.5m unless specified otherwise.
- 4.26 Hedgerows shall be watered as necessary during periods of water shortage to ensure the healthy establishment of plants. For the first three years of establishment, hedges shall be inspected weekly during March-August and watered every 10-14 days where soil moisture is low. Watering should be increased to twice weekly during periods of high temperature, drought, strong winds or visibly stressed vegetation. Watering shall be reduced once plants are established, but additional watering may be required during periods of drought.
- 4.27 Keep hedgerows clear of weeds and apply herbicide treatment as appropriate from early spring to late summer.
- 4.28 Check shelter guards and replace when required. Remove weed growth within guards.
- 4.29 Mulch shall be maintained to a generally even depth and kept clear of stems to prevent rotting, disease and pest damage. Mulch shall be topped up where it has dispersed, but excessive build-up shall be avoided.

5. Grasses

Amenity Grass

- 5.1 Preparation of seed bed: Treat areas with an approved herbicide and cultivate to a depth of 150mm to produce a fine tilth suitable for seeding. Firm by lightly rolling to smooth contours. All weeds, debris and stones 25mm and above shall be removed from the site. Amenity grass areas will receive pre-seeding fertiliser at 70g/m².
- 5.2 Seeding season: Seeds need warmth and moisture for optimum germination. Sow seeds in either April and May or September and October during calm weather. Seeding shall not take place in frosty/snowy or waterlogged conditions.
- 5.3 Sowing: Carry out two equal sowings at right angles to each other (half the seed being used in each direction) as per supplier's instructions and at the specified rate. Following sowing, lightly rake or roll the seed to ensure good seed to soil contact.
- 5.4 Cutting: When seeded amenity grass areas initially reach 50mm in height, they should be cut to 25mm and lightly rolled. Amenity grass shall be regularly maintained between 25 and 50mm during the first season after sowing. Long or rough mown grass will be maintained between 50 and 75mm during the first season after sowing.

Wildflower Grass Mixes

- 5.5 The wildflower and meadow grass mixes shall be installed and managed in accordance with the seed supplier's recommendations, the approved landscape drawings and the requirements set out below. All wildflower seed mixes are to be from a certified source with local provenance seed stock. Seed mixes shall not be substituted without prior approval from the landscape architect or the relevant approving authority where required.
- 5.6 Wildflower grass mixes shall be established on prepared ground that is free from construction debris, excessive compaction, invasive weeds and unsuitable imported material.
- 5.7 Preparation of seed bed: Good preparation is essential to success so aim to produce a good quality seed bed before sowing. Treat areas with an approved herbicide, strip existing topsoil (to be used elsewhere on site) and cultivate to a depth of 150mm to produce a fine tilth. All weeds, debris and stones 25mm and above shall be removed from the site. Firm by lightly rolling to smooth contours. If required, apply 100mm of nutrient poor soil on the surface and lightly fork over to combined with some of the native soil. Imported soil material for wildflower grassland shall meet BS 38601 (2013). Do not apply fertiliser on or close to the area.
- 5.8 Seeding season: Seeds need warmth and moisture for optimum germination. Sow seeds in either April and May or September and October during calm weather. Seeding shall not take place in frosty/snowy or waterlogged conditions.

- 5.9 Immediately before sowing, the surface shall be lightly raked or harrowed to create a fine, even tilth. The final surface shall be free from standing water and large clods. Any areas that have become compacted, rutted or eroded before sowing shall be reworked.
- 5.10 Sowing: Carry out two equal sowings at right angles to each other (half the seed being used in each direction) as per supplier's instructions and at the specified rates:
- EL1 Flowering Lawn Mixture: 4 g/m²
 - EM2 General Purpose Meadow Mixture: 4 g/m²
 - EH1 Hedgerow Mixture: 4 g/m².
- 5.11 Following sowing, lightly rake or roll the seed to ensure good seed to soil contact. The seeded area shall be watered where necessary using a fine spray that does not wash seed away or create rills. Watering shall continue during dry conditions until germination and early establishment have occurred.
- 5.12 Cutting: Avoid initial cut until mid to late summer. Grass cuttings to be collected and removed. This will reveal the young meadow, which can then be kept short by mowing through to the end of March of the following year. In the second and subsequent years, apply traditional meadow management. Avoid cutting from spring through to late July/August to give sown species opportunity to flower.
- After flowering in July or August take a 'hay cut' to a height of 50mm. Leave the 'hay' to dry and shed seed for up to 7 days, then remove from site. Mow the re-growth through to late autumn/winter to 50mm and again in spring if needed. Alternatively, at appropriate intervals and times dependant on the species mix, and in accordance with seed suppliers' recommendations.
- 5.13 Wildflower and meadow grass areas shall be inspected at least monthly during the first growing season and at appropriate intervals thereafter. Remedial works shall be undertaken during an appropriate sowing period and shall not be carried out during unsuitable weather or ground conditions.

Grasses Maintenance

Species Rich Grassland Areas

- 5.14 If Species Rich Grassland Mix is sown in Autumn, cuts are to be undertaken three times in the first year, in March, May and September. If Species Rich Grassland Mix is sown in Spring, cuts are to be undertaken three times in the first year, once after six weeks (if adequate material) and then in May and September. For subsequent years, cut twice per annum, in March/April and in September/October. Cut length to be 40-70mm and to the recommendations of the seed supplier. Watering, weeding, cutting, repair of all erosion and settlement and re-seeding as necessary to establish a uniform and healthy stand of grass shall continue until handover.
- 5.15 At each cut allow arisings to lay in-situ for 24hrs to allow any fauna and seeds to disperse then remove from site.

- 5.16 Edging will be carried out around designated planting beds and mulched areas around new trees on an annual basis.
- 5.17 Strimming will not be carried out in close proximity to trees due to the potential for significant damage to the tree stems. All works around the stem base of trees must be carried out with the use of manual sheers or by hand weeding.
- 5.18 No pesticides or fertiliser to be used, for the grassland areas.

Attenuation Basin Planting – Wetland Grassland Area

- 5.19 Year 1: Perennial species can be slow to establish and are unlikely to flower in the first year. Annual species will generally flower in year one. During the first year remove any weeds which grow before they run to seed. Weed growth is common due to the action of disturbing the ground. The area can be cut once the flowers have died back in the autumn. It is recommended that the area is left undisturbed for as long as possible, ideally until February / March (before the first spring growth). The dead flowers and stems provide a diverse environment which is a haven for wildlife through the winter months. Cut the area down to around 10cm using a scythe, strimmer or mower, leaving the cuttings for up to a week before removing. This will allow them to dry and shed seeds back into the soil.
- 5.20 Year 2: After twelve months the sward should be well established and requires little additional maintenance. Simply follow the same annual cut pattern (either in spring or autumn depending on your preference). As an ongoing process, observe and remove any weeds which invade the area. Over time, some species within the mixture may become more dominant due to environmental factors and natural selection. To encourage diversity, simply reduce the number of dominant plants in order to restore the balance.
- 5.21 Note: Germination of wildflower seeds can be erratic and some species require vernalisation before germination in spring of the following year, e.g. a period of prolonged cold temperatures. It can take several years for the meadow to become established. If in doubt, seek advice from the landscape architect and/or contract administrator.

6. Maintenance Schedule and Responsibilities

Year 1 Management and Maintenance

- 6.1 The above maintenance requirements shall be read in conjunction with the maintenance schedule below to inform how each landscaping element shall be looked after.
- 6.2 To ensure successful establishment of all soft landscaped areas, all maintenance shall be carried out by the landscape contractor for the first year after planting and a 1 year Defects Liability Period will apply. All dead, diseased, damaged plants must be replaced during this time in accordance with the previously specified size and species by the Contractor at their own cost.
- 6.3 A maintenance contract will also need to be executed, ideally with the same Contractor, for years 2-5.

Management Responsibilities

- 6.4 Responsibility for implementation of this SLMP shall rest with the landowner, management company or other organisation appointed to manage the relevant landscape areas.
- 6.5 The management organisation shall:
- appoint suitably competent contractors;
 - undertake regular inspections;
 - maintain records of significant management works;
 - arrange specialist arboricultural or ecological advice where required;
 - ensure replacement planting is undertaken;
 - respond to health, safety and ecological issues; and
 - review the effectiveness of management.
- 6.6 Where landscape areas are transferred to a management company or other body, the SLMP shall be passed to that organisation as part of the handover information.

Soft Landscape Management Plan Review

- 6.7 The SLMP shall be reviewed every 5 years following the establishment period and thereafter where necessary.

Conclusion

- 6.8 This Soft Landscape Management Plan provides a framework for the successful establishment and long-term management of the landscape proposals at Land West of Ravenscroft, Storrington.

The landscape proposals provide a combination of retained vegetation, proposed trees, hedgerows, ornamental planting, flowering areas, meadow grassland, semi-shade grassland, native scrub, informal country park landscape and mown public access routes. The management approach is intended to ensure that these elements mature into a coherent and sustainable landscape which integrates the development with its surroundings, provides attractive amenity spaces and contributes to habitat creation and ecological connectivity.

Successful implementation will depend upon appropriate establishment care, regular monitoring, timely replacement of failed planting and management regimes that respond to the intended function of each landscape area. The SLMP should be implemented alongside the approved landscape drawings and relevant arboricultural, ecological, drainage and planning information.

Management and Maintenance Schedule for 15-Year Period

Note: Frequency of visits is 6-12 times per year subject to climatic conditions

Item	Action	Season / Time of year	Frequency
Trees and Woodland	Inspect for pests and diseases. Check tree survival and replace if necessary.	All year	As required
	Check mulching depth (or mulch mats) and reapply to a depth of 75mm.	Spring	Annually
	Once young trees have established, formative pruning and recommended management of mature trees if necessary to ensure development of a single strong leader.	Winter / mid-Summer	As required
	Woodland: a gradual development of a diverse age structure should be established by the use of a regime of selective thinning, pruning and coppicing.	Autumn	Once. Year 5 onwards. To be confirmed with the landscape architect and/or contract administrator
	Check tree stakes, ties, guards and adjust/replace/remove as required.	Summer	Annually
	Re-firm trees after strong winds or other disturbances	All year	As required
	Irrigation* (see notes below table)	Spring to Autumn	As required
	Apply slow release NPK fertiliser to the base of trees	Spring	Annually
	Weeding. Herbicide treatment as appropriate.	Spring to Autumn	As required
Shrubs and Hedgerow	Visual tree inspection	All year	As required
	Inspect for pests and diseases. Check plant survival and replace plants, if necessary.		As required
	Prune shrub plants as necessary to prevent dominant species and to maintain an appropriate height and size to function as a woodland understorey.	Summer to Autumn	As required
	Hedgerows: Prune hedges to heights stated on landscape drawings as required depending on establishment. Cut sides, tops and ends to straight and true lines.	Summer to Autumn (depending on species)	Annually

	Check shelter guards and replace when required. Remove weed growth within guards.	All year	As required
	Check mulching depth (or mulch mats, if either are specified) and reapply to a depth of 75mm.	Spring	Annually
	Re-firm shrubs after strong winds or other disturbances		As required
	Irrigation* (see notes below table)	Spring to Autumn	As required
	Apply slow release NPK fertiliser to ensure establishment of planting.	Spring	Annually
	Hand weeding or spot herbicide treatment as appropriate.	Spring to Autumn	As required
	Edge up planted areas to maintain soil level 25mm below adjacent hard surfaces and kerbs	Spring	Annually
Species Rich Grassland Areas	Cutting: avoid initial cut until mid to late summer. Collect and remove grass cuttings. Keep the young meadow short by mowing through to the end of March of the following year. In the second and subsequent years, apply traditional meadow management: avoid cutting from spring through to late July/August to give sown species opportunity to flower. After flowering in July or August take a 'hay cut' to a height of 50mm. Leave the 'hay' to dry and shed seed for up to 7 days, then remove from site. Mow the re-growth through to late autumn/winter to 50mm and again in spring if needed.	[Refer to Action]	As required
	At each cut allow arisings to lay in-situ for 24hrs to allow any fauna and seeds to disperse then remove from site.	Linked to action above	As required
	Remediation works including reseeded of worn areas and weed control, as necessary to establish a uniform and healthy stand of grass.	All Year	As required
	If the grass within the meadow mix is dominant, then consider (in liaison with the landscape architect/contract	Spring to Autumn	As required

	administrator) adding more Yellow Rattle.		
	Weeding: pull out or spot spray any perennial weeds such as Docks, Nettles and Ragwort	All Year	As required
Attenuation Basin – Wetland Grassland Area	During the first year remove any weeds which grow before they run to seed. Weed growth is common due to the action of disturbing the ground	All Year	As required
	Cut the area once the flowers have died back in the autumn. It is recommended that the area is left undisturbed for as long as possible, ideally until February / March (before the first spring growth). The dead flowers and stems provide a diverse environment which is a haven for wildlife through the winter months	Early Spring or Autumn	Annually
	Cut the area down to around 10cm using a scythe, strimmer or mower, leaving the cuttings for up to a week before removing. This will allow them to dry and shed seeds back into the soil.	Early Spring or Autumn	Annually
Leaf fall	Collect leaf litter	Autumn & Winter	3 to 4 visits
Arisings	Remove all arising from site once working operation is complete	All Year	As required
Litter	Remove litter and rubbish	All Year	As required
Detention Pond wetland planting: marginal aquatics	Inspect and reattach floating plants trays / planting shelves if required	All Year	As required
	Remove dead or decaying foliage	Autumn	As required
	Lift and divide clumps of planting where single species have become too vigorous (ongoing from years 3-5)	Autumn	As required

* Water requirement will be dependent on species, soil types and weather conditions, however newly planted trees up to 18-20cm in girth will require approximately 30-50 litres per day from April to September. This can be reduced in prolonged wet spells. Irrigation will be carried out for the first three growing seasons to ensure good root establishment. For larger semi-mature trees, irrigation shall be carried out for the first five growing seasons.