

**Landscape Management and
Maintenance Plan (LMMP)
(Planning Condition Discharge)**

6 Eco Lodge Accommodation

Hawksbourne Woods

Rusper Road

Horsham

RH12 4QS

**This updated specification has been revised to align with the amended
Landscape Strategy, Softscape Plan and Hardscape Plan drawings prepared by
Simon Orchard Garden Design (Drawings 161-103, 161-104 and 161-105).**

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Purpose of this Document

Submission context

This Landscape Management and Maintenance Plan (LMMP) is submitted to discharge the following planning condition:

“No development above ground level shall take place until a Landscape Management and Maintenance Plan (LMMP) has been submitted to and approved in writing by the Local Planning Authority. The details should include the long-term design objectives, management responsibilities, specifications, maintenance schedules and periods for all hard and soft landscape areas, and including all woodland, hedgerows, trees, meadow, native buffer and sedum roofs, including maintenance operations to deal with invasive species identified, together with a timetable for the implementation of the LMMP. The LMMP shall include details of the arrangements for its implementation and shall be carried out in accordance with the approved details, supporting documents / reports, surveys, and timetable(s) unless the Local Planning Authority gives written consent for any variation.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).”

This document provides the required long-term landscape management framework for the approved development of six eco lodges at Hawksbourne Woods and should be read in conjunction with the approved drawings, ecological documents, and supporting landscape specifications referenced within this submission.

Relationship to approved documents

This LMMP shall be read alongside

- Amended Landscape Strategy, Softscape Plan, Hardscape Plan, Soft Landscaping Written Specification and Hard Landscaping Written Specification
- Arboricultural Method Statement and Tree Protection Plan
- Biodiversity Enhancement Layout
- Preliminary Ecological Appraisal (November 2023)
- Landscape and Visual Impact Assessment (February 2024)
- Woodland Management Plan 2024-2034

Objectives

The LMMP is intended to:

- Secure successful establishment of planting and habitat creation
- Maintain the woodland landscape setting and mitigation identified within the LVIA
- Protect and enhance biodiversity in accordance with the PEA and Biodiversity Enhancement Layout
- Maintain ecological connectivity through woodland edge planting and infrequently cut grassland corridors
- Provide clear long-term inspection, maintenance and replacement procedures

Management will operate for a minimum 10-year period, aligned with the approved Woodland Management Plan.

The management and maintenance period defined within this Landscape Management and Maintenance Plan shall commence upon completion of planting or first occupation of the development, whichever occurs first, and shall continue for a minimum period of ten years in accordance with the approved Woodland Management Plan and the requirements of the planning condition.

Site Context and Management Approach

The site lies within established mixed deciduous woodland on clay soils with localised seasonal wetness.

Landscape management will prioritise:

- Minimal disturbance to retained woodland structure
- Informal, naturalistic planting character
- Long-term ecological enhancement rather than ornamental maintenance
- Retention of deadwood, glades, and shaded habitat structure

Guests' activity will be managed through provision of site information encouraging use of existing paths, minimising disturbance to surrounding habitats.

Management Responsibilities

Overall responsibility:

Applicants / Site Operators

Implementation:

Landscape and ecological works carried out by suitably qualified contractors

Specialist supervision (where required):

- Arboricultural input for works near retained trees
- Ecological input for habitat management such as pond or species features

Records:

A simple inspection and maintenance log will be retained for the duration of the management period.

Responsibility for the implementation, management and ongoing maintenance of all landscape and ecological features secured by this Landscape Management and Maintenance Plan shall rest with the site operator or landowner and shall transfer to any successor in title for the duration of the approved management period.

Landscape Management Requirements

Native trees, shrubs, and woodland edge planting

Years 1–2 (establishment):

- Watering during prolonged dry periods
- Weed control around planting
- Maintenance of mulch layers
- Adjustment of stakes, ties and guards

Weed control shall be undertaken by hand weeding, careful digging, selective cutting or other non-chemical methods only. Chemical fertilisers, pesticides and herbicides shall not be applied anywhere on site unless required for the treatment of Schedule 9 invasive species.

Years 3–5:

- Annual inspection for failures or damage
- Replacement of failed plants in the next planting season
- Light formative pruning only where necessary

Tree stakes, ties and guards shall be inspected regularly and removed upon successful establishment or after four years, whichever is sooner.

Years 6–10:

- Managed as natural woodland edge
- Selective pruning only for safety or access

Native Hedgerows

Years 1–2 establishment:

- Hand weed around hedge bases as required
- Water during prolonged dry periods
- Replace failed plants during the next available planting season
- Maintain mulch around planting where used

Years 3–5:

- Annual inspection for gaps, failed plants or browsing damage
- Light trimming only where necessary to encourage dense native hedge formation
- Avoid cutting during the main bird nesting season, generally March to August inclusive

Years 6–10:

- Manage as informal native hedgerow planting
- Trim only as required for access, safety or to maintain intended screening function

Hazel hurdle privacy screening shall be inspected alongside the native hedgerows and maintained in good condition where required for privacy and woodland character. Screening may be retained, repaired or removed as appropriate, depending on hedge establishment and ongoing operational privacy requirements.

Infrequently cut grassland corridors

Purpose: Provide ecological connectivity and habitat diversity.

Management regime:

- One cut per year in late summer, generally August to September, with arisings removed where practicable.
- No fertiliser application
- No chemical weed control shall be used, except where required for the treatment of Schedule 9 invasive species. Weed control shall otherwise be by hand removal, careful digging or selective cutting.

This regime supports wildflower development and invertebrate habitat value consistent with woodland edge biodiversity enhancement.

Lodge-adjacent amenity areas

- Periodic mowing to maintain safe pedestrian use
- Local reseedling of worn areas where necessary
- Seasonal maintenance of shrub and perennial planting
- Mulch replenishment and weed control as required

Maintenance of lodge-adjacent amenity areas shall remain low intensity and shall avoid suburban ornamental management. Shrub and woodland-edge planting shall be pruned selectively only where required for plant health, access or safety. Weed control shall be undertaken by hand or other non-chemical methods only.

Wildlife pond and wet margins

The approved wildlife pond forms a key biodiversity enhancement feature.

Management principles:

- Retain surrounding tree cover and avoid island creation
- Maintain varied marginal and aquatic vegetation
- Retain gently sloping wildlife access points
- Avoid fish stocking

Ongoing care:

- Periodic inspection of banks and vegetation
- Localised vegetation control only where habitat diversity is reduced
- Retention of areas of dappled shade across the pond surface

Deadwood habitat

- Retain fallen timber where safe
- Maintain and supplement habitat piles where beneficial
- Retain standing deadwood where appropriate

This supports fungi, invertebrates, amphibians and small mammals.

Schedule 9 and invasive species management

The site shall be inspected periodically for Schedule 9 invasive plant species and other invasive non-native species identified within the Preliminary Ecological Appraisal and LVIA, including Variegated yellow archangel where present.

Where Schedule 9 species are identified, control shall be undertaken using appropriate specialist methods, with non-chemical methods preferred wherever practicable. Herbicide use shall be avoided unless required for effective treatment of Schedule 9 species and undertaken by a suitably competent person.

Arisings from invasive species control shall be handled and disposed of appropriately to avoid spread within the woodland.

Woodland rides, glades, and access routes

- Maintain rides and glades through periodic cutting to retain open structure
- Manage vegetation edges less frequently to support ecological diversity
- Encourage guests use of existing and approved paths only

Green roofs

Years 1–2 establishment:

- Inspect at least quarterly during the growing season
- Water during prolonged dry periods where required for establishment
- Remove invasive weeds by hand
- Check outlets and drainage points remain clear
- Replace failed sedum or wildflower modules where necessary

Years 3–10:

- Inspect at least twice yearly, preferably in spring and autumn
- Remove invasive weeds by hand
- Check drainage outlets and roof edges remain clear
- Replace failed planting where required to maintain vegetation cover

Maintenance Schedule

The following maintenance schedule shall guide routine management operations:

Trees, shrubs and woodland-edge planting: inspect monthly during the first growing season, then quarterly during years 2–5 and twice yearly during years 6–10. Water during prolonged dry periods, hand weed as required, maintain mulch, inspect stakes and guards, and replace failures during the next available planting season.

Native hedgerows: inspect monthly during the first growing season, then quarterly during years 2–5 and twice yearly during years 6–10. Hand weed, water during dry periods, replace failed plants and undertake light trimming outside the main bird nesting season where required.

Infrequently cut grassland corridors: inspect in spring and late summer. Cut once annually in late summer, generally August to September, and remove arisings where practicable. No fertiliser shall be applied.

Lodge-adjacent amenity areas: inspect monthly during the growing season. Mow or cut only as required for safe use and access. Maintain planting by hand weeding, selective pruning and replacement of failures where required.

Green roofs: inspect quarterly during years 1–2 and twice yearly thereafter. Remove invasive weeds by hand, check drainage outlets and replace failed sedum or wildflower modules where required.

Deadwood habitat and log piles: inspect twice yearly and after significant storm events. Retain where safe and supplement where beneficial.

Schedule 9 and invasive species: inspect at least twice yearly, with additional checks where invasive species have previously been recorded. Control shall be undertaken promptly using appropriate methods to prevent spread.

Monitoring, Inspections and Reporting

Year 1:

- Monthly inspections during the growing season and after extreme weather

Year 2-5:

- Quarterly inspections and annual review of replacements

Year 6-10:

- Biannual inspections focused on safety, access, and habitat condition
- Monitoring outcomes will inform any necessary adaptive management to ensure the long-term achievement of the approved landscape and biodiversity objectives.
- Records of inspections, maintenance operations and any replacement planting or habitat management undertaken shall be retained by the site operator and made available to the Local Planning Authority upon reasonable request.

Inspection records shall include the date of inspection, condition of each landscape feature, maintenance undertaken, failures identified, replacement planting required and any invasive species management undertaken.

Replacement and Remedial Works

- Failed or damaged planting shall be replaced within the next available planting season for a minimum period of five years using plants of the same species, size and specification unless otherwise agreed in writing with the Local Planning Authority.
- Erosion, bare ground or safety issues shall be repaired as required
- Plant supports adjusted or replaced where necessary

Summary of Commitments

This LMMP secures:

- Long term establishment and management of planting and habitats
- Annual management of grassland corridors for biodiversity
- Ongoing ecological function of the wildlife pond
- Retention of deadwood habitat and woodland structure

- Control of invasive species where required
- Managed guest access to protect sensitive habitats

Together, these measures ensure the development delivers sustained landscape quality and ecological enhancement consistent with approved planning documents and policy.