

Mowbray Village, North Horsham, RM7

LANDSCAPE MANAGEMENT PLAN

Client: Dandara



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Job No.	GLS_050_195_1802
Rev.	-
Date	10.09.2025
Author	RA
Checked by	AE
Signed off by	CLIENT
Purpose	For Planning

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I. Introduction

- I.1 This document has been prepared by Green Landscape Studio Ltd. on behalf of Dandara. The document sets out the establishment and long-term landscape management and maintenance for the landscaping associated with proposed development at Mowbray Village, North Horsham, RM7
- I.2 The Management plan provides information on managing the landscape elements within the site boundary to enhance the amenity and biodiversity value and connectivity to the surrounding landscape.
- I.3 This management plan should be made available to new residents to help outline the principles of the retained habitat and encourage the future managed of these areas in perpetuity.
- I.4 The hard and soft landscaping associated with the development consist of a variety of separate elements, including the following:
 - Plot landscaping
 - Public open space

Associated information

- I.5 This document is based on the following drawings:
 - Detailed Planting Plans GLS_050_195_1500series
- I.6 This document should also be read in conjunction with the following documents:
 - Landscape Specification GLS_050_183_1801
 - Ecology Report

2. Management responsibility

- 2.1 The landscaping within individual plot boundaries will be the responsibility of the domestic owners. Where properties are not sold, the management will remain with Dandara and their appointed management company.
- 2.2 Any areas of public realm and public open space within the site boundary will be the responsibility of Dandara and their appointed management company until such time where a resident run and/or social housing management company is set up and the responsibility is handed over. Adopted roads and ancillary footpaths/verges will be the responsibility of the relevant highway authority and will not be detailed further in this management plan.
- 2.3 Any appointed management company or their appointed contractors will require the necessary experience and certificates of competence to undertake landscape management operations on site. Where practical, contractors with relevant experience in biodiversity management will be sought. The managing organisation is responsible in ensuring that the management complies with the guidelines set out in this plan.

3. Preliminaries

Pre-practical completion

- 3.1 Any plants found to be defective before or at Practical Completion should be rectified in the first available planting season. This includes general plant failure as well as failure as the result of malicious damage or theft, lack of vigour, poor materials or any plants not in line with the approved drawings and associated specification. Replacement planting shall be carried out by the contractor at their own expense.
- 3.2 The relevant sections of this management plan should be implemented immediately post installation of each element, to ensure healthy establishment of the proposed planting and avoid future maintenance issues upon the handover of the landscaping to the appointed management company or domestic owners.

Post practical completion (Defects period)

- 3.3 During the defects period the contractor will maintain the installed landscaping in line with this management plan until such time where it is handed over to the appointed management company or domestic owners.
- 3.4 Any plants found to be defective during the defects period should be rectified in the first available planting season. Plant failure is as defined in point 3.1. Planting shall be replaced by the contractor at their own expense.

Post defects period

- 3.5 Post the defects period the maintenance of the landscape will be the responsibility of the appointed management company, with private areas maintained by the domestic owners. The maintenance will be in perpetuity in line with the objectives set out in the management plan and the approved drawings, unless otherwise agreed by the Local Planning Authority.
- 3.6 Replacement of planting shall take place as many times as is necessary in order to maintain a complete cover of plants and to maintain the scheme as designed and within the correct planting season. This is to ensure compliance with the planning approval for the site.
- 3.7 The replacement planting shall be carried out by the appointed management company and will be at their expense.
- 3.8 Following the end of the initial five year period of this management plan programme, the management plan will be re-assessed and updated in line with guidance current at the time of review and any site surveys and inspections carried out. Any changes made/proposed should not be detrimental to the amenity and biodiversity objectives set out in the approved landscape proposals.

4. General maintenance

- 4.1 All soft landscaping areas shall be maintained in line with the details set out in this management plan and in line with the intended landscape design as shown on the approved drawings.
- 4.2 All soft landscaping areas within the management company's responsibility shall be inspected and assessed on a monthly basis in order to ensure that the site is being managed appropriately and to ensure that health and safety hazards are minimised. Inspections shall be carried out by a competent person, either a member of BALI or the LI, acting for the management company, with work carried out as required.
- 4.3 Any health and safety risks picked up outside the control of the management company's responsibility, i.e. in domestic gardens, shall be highlighted to the responsible party. The works to be carried out in relation to these areas will lie in the responsibility of said party.
- 4.4 No existing trees shall be removed or cut without written agreement from the Local Planning Authority. Existing trees are to be retained, protected and undisturbed during the contract.
- 4.5 Any rectification of plant failure should be carried out in line with the approved drawings and specification, unless otherwise agreed by the local Planning Authority.
- 4.6 The management company is responsible for litter picking and the emptying of litter bins in those areas which it manages. This shall initially be carried out every 2 weeks, with the frequency reviewed regularly to ensure the site has a neat and tidy appearance and bins don't create a health and safety risk.
- 4.7 All maintenance should be carried out to the relevant sections of BS 7370 – Grounds Maintenance.

Long term management objectives

- 4.8 The long term management objectives of this plan are:
 - To provide a high quality, well maintained and attractive landscape setting for the development and local community which will tie into the existing landscape setting
 - To establish and maintain health and safety procedures for the management and maintenance of the site
 - To establish a landscape which can be used for recreation by the new residents and local community
 - To establish and maintain habitat for wildlife to ensure the landscape complies to the biodiversity net gain requirements
 - To comply with legal obligations and constraints and demonstrate use of best practice

5. Existing trees and vegetation

Maintenance objectives

- Retain and protect existing trees and vegetation as shown on the tree protection plans and landscape proposals
- Mitigate any negative impacts on existing retained trees and vegetation, including disturbance to ecological habitat

Maintenance operations

- 5.1 Management of existing trees and vegetation will be carried out in line with the Arboriculture Impact Assessment and Method Statement.
- 5.2 Existing trees will require limited maintenance over the coming years, with pruning undertaken when required. The following specification is applicable to all arboricultural works:
 - A qualified arboriculturist should be consulted prior to any work taking place.
 - All work should be carried out to BS3998 – Tree Work Recommendations and by a recognised tree contracting company from the Arboricultural Association's list of registered contractors.
 - All work shall be carried out at an appropriate time and with the consent of the management company and local authority if necessary.
- 5.3 All trees on site should be visually checked annually and immediately after adverse weather events. These checks should be staggered so that trees are inspected at different times of the year. Any trees which display signs of stress, decline, decay or damage should have the necessary work carried out as above. A detailed trees inspection should be carried out by a competent person at least once every three years.
- 5.4 All arisings from any work carried out should be removed from site, unless otherwise specified by the ecologist. The work site should be left clean and tidy.
- 5.5 Where heavy ivy infestation is present this can be removed by cutting any ivy stems at the base of the tree during the maintenance period.
- 5.6 Long term maintenance of existing retained hedgerow and scrub planting shall be maintained in line with the relevant 'Hedgerow' and 'Scrub planting' chapter in this plan.

6. Mown grassland and lawn areas

Maintenance objectives

- Maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt
- Prevent compaction or waterlogging
- Repair any damaged areas
- Retain a neat appearance

Maintenance operations

- 6.1 Mown grassland areas, as shown on the landscape proposals, shall be cut during the growing season, generally between April and October, to a height of 25-40mm with arisings removed from site. Ensure all debris and litter is removed from the grass area prior to cutting. Cutting can start as soon as the newly installed grassland area exceeds 50mm.
- 6.2 Particular care should be taken near tree planting to ensure no damage occurs. Nylon filament rotary cutters or other mechanical tools and not allowed within 100mm from the stem of any tree. If operation is required closer than 100mm from the stem this should be carried out using hand tools.
- 6.3 Cutting shall be carried out as required to achieve a neat and usable space, with grass not allowed to grow above a height of 75mm, generally every 10-14 days. After cutting the grassland should be left neat and even and without surface rutting, compaction or damage.
- 6.4 Any damaged areas or bare patches should be repaired in line with the approved landscape specification, to ensure a closely knit and even grassed area.
- 6.5 Fallen leaves should be removed to avoid damage to the grass. Any arising should be taken offsite for recycling.
- 6.6 Any slight hollows shall be rectified using the top dressing method after the last cut in autumn. The topdressing shall consist of a suitable sandy loam material which will be raked or brushed into the grass. Prior to raking in the topdressing, ensure thatch and moss has been removed from the grass. The application rate is generally 2kg/m², but can be adjusted to ensure a level surface is achieved. The topdressing should be lightly rolled after raking or brushing in to ensure good contact is made with the existing soil.
- 6.7 Deeper hollows shall be rectified by neatly cutting a square of turf and building up the levels underneath using a suitable sandy loam soil until the correct level is achieved. Once the turf is replaced lightly roll it to ensure good contact between the new and existing soil. The turf shall be kept watered well until it has fully married in.
- 6.8 The grassland area should be spiked annually in October to prevent compaction and waterlogging. If there is compaction or waterlogging, this should be resolved using a suitable de-compaction method to ensure the health of the grassland and all year round usability of the landscape.
- 6.9 Grass edges to planted areas are to be trimmed annually to maintain a neat edge.

7. Long grassland areas

Maintenance objectives

- Create and maintain a structural and botanical diversity species-rich meadow
- Create a biodiverse habitat to wildlife as well as foraging and breeding opportunities
- Create a rural character to the development, whilst creating a transition to the surrounding landscape

Maintenance operations

Establishment of grassland areas

- 7.1 During the first growing season wildflower/grassland areas, as shown on the landscape proposals, shall be cut regularly (every 10-14 days) to a height of 40-60mm with arising removed from site, to create a healthy and strong grassland area and suppress the flush of annual weeds likely to be present in the soil. Cutting should start as soon as seeds reach a height above 60mm, if bulbs are included within grassland areas care should be taken to not cut flowering bulbs.
- 7.2 Particular care should be taken near tree planting to ensure no damage occurs. Nylon filament rotary cutters or other mechanical tools and not allowed within 100mm from the stem of any tree. If operation is required closer than 100mm from the stem this should be carried out using hand tools.

Long term maintenance

- 7.3 Once established cuttings should be reduced to the following:
- A spring cut to a height of 40-75mm around April, with arisings removed from site
 - A main summer hay cut in early to mid-august to a height of 40-75mm, arising should be left to dry for approx. 7 days before removing from site. The summer hay cut should be carried out when the weather is dry.
 - One to two autumn cuts before November to a height of 40-75mm, with arisings removed from site.
- 7.4 Cutting should be carried out by cutting from one side to the other or from the centre outwards to ensure any late remaining ground nesting birds and chicks have an opportunity to escape.
- 7.5 Any damaged areas or bare patches should be repaired in line with the approved landscape specification.
- 7.6 Particular care should be taken near tree planting to ensure no damage occurs. Nylon filament rotary cutters or other mechanical tools and not allowed within 100mm from the stem of any tree. If operation is required closer than 100mm from the stem this should be carried out using hand tools.
- 7.7 If there is compaction or waterlogging, this should be resolved using a suitable de-compaction method to ensure the health of the grassland area.

- 7.8 Noxious weeds, such as docks, thistles, nettles, ragwort and willowherb should be removed by hand pulling or spot treatment with glyphosate. It is intended to minimise the long term input of chemicals, however, the use of this treatment might be required in the first few growing seasons to suppress initial re-growth following ground disturbance.

8. Tussocky grassland areas

Maintenance objectives

- Create and maintain structurally and botanically diverse species-rich areas of tussocky grassland
- Create a biodiverse habitat to wildlife as well as foraging and breeding opportunities
- Create a rural character to the development, whilst creating a transition to the surrounding landscape

Maintenance operations

Establishment of tussocky grassland areas

- 8.1 During the first growing season, tussocky grassland areas, as shown on the landscape proposals, shall be cut regularly (every 10-14 days) to a height of 40-60mm with arising removed from site, to create a healthy and strong grassland area and suppress the flush of annual weeds likely to be present in the soil. Cutting should start as soon as seeds reach a height above 60mm.
- 8.2 Particular care should be taken near tree planting to ensure no damage occurs. Nylon filament rotary cutters or other mechanical tools and not allowed within 100mm from the stem of any tree. If operation is required closer than 100mm from the stem this should be carried out using hand tools.

Long term maintenance

- 8.3 Once established cuttings should be reduced to the following:
- Areas should be cut on rotation on a 2-3 year cycle between October and February.
 - No more than half of each area should be cut in any one year, leaving the remaining half undisturbed for wildlife.
- 8.4 Cutting should be carried out by cutting from one side to the other or from the centre outwards to ensure any late remaining ground nesting birds and chicks have an opportunity to escape.
- 8.5 Any damaged areas or bare patches should be repaired in line with the approved landscape specification.
- 8.6 Particular care should be taken near tree planting to ensure no damage occurs. Nylon filament rotary cutters or other mechanical tools and not allowed within 100mm from the stem of any tree. If operation is required closer than 100mm from the stem this should be carried out using hand tools.
- 8.7 If there is compaction or waterlogging, this should be resolved using a suitable de-compaction method to ensure the health of the grassland area.

- 8.8 Noxious weeds, such as docks, thistles, nettles, ragwort and willowherb should be removed by hand pulling or spot treatment with glyphosate. It is intended to minimise the long-term input of chemicals, however, the use of this treatment might be required in the first few growing seasons to suppress initial re-growth following ground disturbance.

9. Tree planting

Maintenance objectives

- Creation and establishment of tree lines streets
- Supplementing existing tree groups to create age diversification
- Provide connectivity to the surrounding environment
- Establishment of boundary tree planting and tree planting within the development to help buffer views from the surrounding environment and soften the development

Maintenance operations

- 9.1 Where trees are staked, the stakes and ties will be checked monthly and it should be anticipated that they will need adjusting at least twice annually. Any broken or damaged stakes will be replaced and ties re-fixed at a slightly lower position, allowing for growth since planting.
- 9.2 Where trees are supported using underground guying, the stability of the trees should be checked monthly to ensure underground guying hasn't been damaged. If instability is detected this should be discussed with a qualified landscape architect or Arboricultural consultant and rectified.
- 9.3 Once established staking should be removed, generally after 5 years. Underground guying can stay in place.
- 9.4 Trees should be watered regularly during dry periods until established to full depth of the topsoil or to field capacity. Watering operations should be carried out as often as required to ensure the continued establishment and thriving of the trees.
- 9.5 To reduce excessive competition, a weed free area will be retained around any trees to a diameter of 1m with mulch topped up annually until the tree has established.
- 9.6 Newly planted trees will required re-firming as required during the first three years. If the soil around newly planted trees is heavily compacted or soil capping has occurred remedial action should be taken.
- 9.7 Young trees should be pruned formatively to maintain a desired shape as well as to maintain health and vigour, until a permanent structurally sound scaffold system of branches typical of the species and appropriate to the site is established.
- 9.8 Once matured tree planting shall be maintained in line with the 'Existing tree planting' chapter in this management plan.

10. Hedgerow

Maintenance objectives

- Create and maintain a well-balanced hedge structure
- Establishment of native hedgerows to the site boundaries to help buffer views from the surrounding environment and soften the development edge
- For mixed native hedgerow create and maintain a biodiverse habitat for wildlife
- For ornamental hedgerow create and maintain a natural boundary to demarcate individual plot boundaries and soften built form

Maintenance operations

Establishment of hedgerows

- 10.1 Hedgerow planting should be watered regularly during dry periods until established. Watering should be carried out to full depth of the topsoil or to field capacity. Watering operations should be carried out as required to ensure the continued establishment and thriving of the hedgerow planting.
- 10.2 In addition, managements operation during the establishment phases will comprise of weed control (if required) and formative pruning of the hedgerow to establish dense branch growth.
- 10.3 For mixed native hedgerows pruning will be carried out in the first 2 to 3 years after installation and will consist of 'facing up' either side of the hedge. All hedge cuts must be undertaken using appropriate hand or power tools.
- 10.4 Ornamental hedgerows should be pruned to the desired height and shaped as shown on the landscape proposals as soon as sufficient growth is present, with formative pruning carried out in early spring.
- 10.5 New planting will need to be re-firmed, as required, to ensure good root establishment.

Long term maintenance

- 10.6 Once established mixed native hedgerows should be pruned every 2-3 years, on a rotational basis leaving one side uncut each year. The hedge will be cut in an 'A' shape to maintain a wide base for bird nesting to a height of approx. 2.5m.
- 10.7 Additional hedgerow cutting might be required from a health and safety perspective (although this is unlikely in the first few years). This should be monitored along with the monthly site inspections and rectified where required. This is most likely to be required where a native hedgerow aligns a footpath, in which case the hedge should be cut on an annual basis to ensure use of the footpath is not compromised.
- 10.8 Cutting of the mixed native hedgerow should take place outside the bird nesting season, ideally during the winter (From November until early February) to allow for foraging for wildlife during late summer and autumn.

- 10.9 Ornamental hedges should be cut bi-annually to the correct height and shape as shown on the landscape proposals, leaving a neat and tidy appearance. Cutting generally takes place between spring and summer and again in the autumn, if there are any signs of bird nesting, cutting should be delayed until after the birds have fled the nest. Bird nesting season is generally considered to run from March to August.
- 10.10 Once established cutting of ornamental hedges should be limited to current growth, rather than old wood.

11. Native scrub planting

Maintenance objectives

- Create and maintain a biodiverse habitat for wildlife
- Establishment of planting to help buffer views from the surrounding environment and soften the development edge

Maintenance operations

Establishment of scrub planting

- 11.1 Scrub planting should be watered regularly during dry periods until established. Watering should be carried out to full depth of the topsoil or to field capacity. Watering operations should be carried out as required to ensure the continued establishment and thriving of the hedgerow planting.
- 11.2 Weeding should be carried out regularly to ensure minimal competition with new scrub planting. The density of planting will require that all weeding is carried out by hand, using the appropriate tools. All resultant material should be removed from site. Weeding should be carried out until planting has established and will no longer compete with weed growth.
- 11.3 During the establishment the scrub planting will require thinning to minimise competition between plants and ensure a healthy scrub area. Thinning should take place when branches of plants start overlapping, in which case the strongest plant should be retained and weaker plants should be removed.
- 11.4 Where appropriate, mulch areas should be topped up annually to minimise weed growth.

Long term maintenance

- 11.5 Once established areas of scrub planting will require limited maintenance.
- 11.6 Pruning should be carried out as required to ensure scrub planting retains a balanced shape and does not pose a risk to health and safety, ensuring any pruning is carried out outside the bird nesting season (generally from March to August).

12. Ornamental planting

Maintenance objectives

- Create high quality, well-maintain landscaped front gardens
- Establishment of shrub and perennial planting to front gardens

Maintenance operations

Establishment of ornamental planting

- 12.1 Shrub planting should be watered regularly during dry periods until established. Watering should be carried out to full depth of the topsoil or to field capacity. Watering operations should be carried out as required to ensure the continued establishment and thriving of the hedgerow planting.
- 12.2 Weeding should be carried out regularly to ensure minimal competition with new scrub planting. The density of planting will require that all weeding is carried out by hand, using the appropriate tools. All resultant material should be removed from site.
- 12.3 During the establishment the shrub and perennial planting will require thinning to minimise competition between plants and ensure a healthy shrub structure. Thinning should take place when branches of plants start overlapping, in which case the strongest plant should be retained and weaker plants should be removed.
- 12.4 Mulch areas should be topped up annually to minimise weed growth until proposed planting fully covers the bare soil.
- 12.5 A fertiliser, as specified in the landscape specification, should be applied annually to ensure plants continue to thrive.

Long term maintenance

- 12.6 Once established areas of shrub planting will require annual pruning to maintain a balanced shape.
- 12.7 Pruning should be carried out as required to ensure shrub planting retains a balanced shape and does not obscure doors, windows, access paths or sightlines or pose a risk to health and safety. Pruning of deciduous species is generally carried out in late autumn or early spring with evergreen species best pruned in mid to late spring.
- 12.8 Where shrub planting is located within sight lines it has been specified to not exceed 600mm in height, where this is exceeded pruning will need to be carried out to carefully cut shrubs back to below 600mm out to ensure it does not interfere with visibility.
- 12.9 Herbaceous perennial planting will die back fully during the winter and should be cut back to ground level in late autumn to create a neat and tidy appearance and aid with new shoot coming up in spring.
- 12.10 A slow-release fertiliser, as specified in the landscape specification, should be applied annually to ensure plants continue to thrive. Fertiliser should be lightly worked into the soil, without disturbing the roots. During the establishment period fertiliser should be applied before the mulch is topped up.