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ARBORICULTURE | ECOLOGY | LANDSCAPE

Coppice Hanger, Church Hill, Pulborough,

West Sussex, RH20 1AB

5 year soft landscape

management and maintenance plan

Project no. 1098

Rev A

Date: 08/01/2025

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Plan showing Landscape Management Compartments

1.0 Introduction

1.1 This Soft Landscape Establishment Schedule has been produced to provide prescriptions for 5-year post planting maintenance for the site at: Church Hill, Pulborough, West Sussex RH20 1AB. To ensure that the scheme is managed in accordance with this report a management company will be set up for residents to contribute into and manage the landscaping in the long term post the developers liability period.

1.2 The planning consent Ref DC/21/1931 for Erection of 4 detached dwellings with associated access, parking and landscaping was granted on 23/08/2021 by Horsham District Council.

1.3 Condition 12 which is a pre-occupation condition of the granted consent requires that a landscape maintenance and management plan shall be submitted. This report includes landscape management prescriptions for the new housing scheme.

1.4 The Landscape proposals are shown on David Archer Associates drawing 1098-L-01 and the detailed planting proposals on 1098-L-02. This report sets out the Landscape Management Objectives and Maintenance prescriptions to maximise the future landscape amenity of the site and to maintain healthy plant growth and ensure plant stock remains free from disease for a 5-year period post planting.

1.5 A drawing showing the proposed landscape compartments is attached as Appendix A to the rear of this report.

1.6 The management plan consists of five areas as follows:

i. *Landscape Compartment 1: Existing Trees: and 2 Existing Hedges.* Existing trees and retained hedges growing within the site area;
ii. *Compartment 3: Proposed Native Trees:* New native trees are proposed along the rear garden areas and parking borders.
iii. *Compartment 4: Proposed Native Hedge Planting Landscape:* New native hedges are proposed to define and provide rare garden areas and site boundaries.
iv. *Landscape Compartment 5: Proposed Shrub and Herbaceous Planting:* New shrub and herbaceous planting are proposed along the pedestrian paths and parking areas.
v. *Landscape Compartment 6: Proposed Wildflower Meadow and grass areas:* A wildflower meadow is proposed at the north end of the parking area to provide an ecology zone within site
vi. *Landscape Compartment 7: Proposed Green Roofs (Extensive Sedum)*

2.0 Implementation of the Works

2.1 All landscape works should be installed in accordance with the details and specification set out in this report and within drawings above.

2.2 The installation programme will be for all new planting to take place in the first available planting season followed by the required maintenance as set in in this document.

3.0 General Maintenance

3.1 Maintenance shall be undertaken at minimum monthly intervals and may need to be increased at certain times of the year to enable the operations set-out within the document to be properly executed.

The following operations shall be undertaken:
(i) Regularly litter pick entire site to ensure that all planting areas are kept free from litter;
(ii) Rake-up any leaf litter and either compost on site or remove from site;
(iii) Ensure that all adjacent areas affected by maintenance operations are protected
(iv) Undertake weeding of planted areas;
(v) Undertake watering (as required) to ensure healthy growth /establishment of plant stock especially during the summer months (May to Aug) or during periods of prolonged drought where more frequent visits may be required;
(vi) Sweep/treat all hard surfaces to ensure they are kept free from litter and leaves and;
(vii) Undertake all the necessary landscape maintenance outlined in the following sections.

3.2 All soft landscape area shall be physically maintained in accordance with the schedules and specification included within this document. The landscape maintenance is to be always carried out to a high standard.

3.3 All arisings should be either composted on site or removed from site to an approved composting facility in accordance with the schedules.

3.4 The client shall ensure that a suitable water supply is available to carry out the operations detailed in this document. In the event of water restrictions (e.g. drought), the client will be responsible for obtaining an alternative source of water e.g. Use of a trailer mounted bowser.

4.0 Aims and Objectives of the Landscape Maintenance Plan

4.1 Aims

The purpose of this document is to provide a maintenance plan for a 5-year period for the Landscape Compartments described above. After this period, this document can then be used as a basis to help inform any long-term maintenance and management strategy.

4.2 Objectives

The establishment and future success of the landscape is largely dependent on the standard and frequency of the subsequent maintenance and management it receives.

Key objectives for maintenance and management include:

- To provide an efficient and sustainable landscape management and maintenance regime for the development;
- To provide a safe, high quality external environment for new residents;
- To ensure that the landscape develops in a manner commensurate with the original design intentions;
- To ensure the successful establishment and continued growth through to maturity of the other planting identified on the Landscape Proposals and Planting Plan;
- To secure a long-term future for the new planting with particular emphasis upon achieving visual amenity; and
- To manage the landscape in a manner which ensures the safety of site users, such as maintaining visibility splays, maintain good surveillance, removal of dead, dying or diseased trees and plants.

5.0 Specific Elements requiring Management and Maintenance

5.1 Existing Landscape Compartment 1: Existing Trees and retained hedges

Objectives

The management of existing trees for safety, and to maintain healthy growth, attractive form and promote longevity.

Prescriptions:

Existing trees:

Monitor existing trees for any sign of defects or poor health. Removal of broken branches or standing deadwood should only be carried out where it represents an unacceptable risk to people. Where immediate tree surgery is required, the potential for bats to be present must be assessed by a suitably experienced and licensed bat worker prior to any works being undertaken. Any required works should be undertaken outside the bird nesting season defined by Natural England as starting in February and running up until the start of August.

5.2 Existing hedges:

Objectives

The management of existing hedges to maintain healthy growth, attractive form and promote longevity, screening and benefit for wildlife.

Prescriptions

All management operations should be carried out after leaf fall in autumn but before leaf buds begin to break in spring i.e. when the plants are dormant and at a time that causes minimal disturbance to wildlife, especially nesting birds. This is usually between the beginning of February to August.

Prune and re-shape hedge species at the appropriate time according to individual requirements to promote good growth and compact form, removing any dead or dying wood. Hedges should be maintained to form an A shaped profile.

If hedges become gappy re-plant with 45 – 60cm whips using a mix of at least three of the most common species growing within the existing hedgerow with no one species making up more than 75% of the total. Plant at three plants per meter, staggered in two rows 40cm apart.

For all new plants carry out maintenance as below:

Keep all hedge planting trenches clear of weeds by hand cultivation. Do not use chemical herbicides and pesticides. Fork-over/hoe beds as necessary to keep soil loose. Arrange for composting of arisings on site or disposing of arisings off-site.

Apply an annual single dose of evenly spread, 11:22:9 NPK slow-release fertiliser at a rate of 60g per m2, from March - April. 7.7 Top-up the mulch surface (where applicable) with chipped tree bark following planting, to a depth of 75mm. Regularly monitor mulch levels and re-mulch in July to original depth, or when required. Note: Leave a 120mm collar free of mulch to prevent the stem/trunk rotting.

Regularly check for plants which have been loosened by wind or frost and re-firm any loose plants back into the ground.

Monitor and replace failed planting with new equivalent plants between October and March.

5.3 Proposed Landscape Compartment 2: New Native Tree Planting

Objectives

- To ensure early establishment and healthy growth
- To create a well-shaped framework for future balanced growth
- To enhance appearance and visual interest

Prescriptions

In the first two years following planting, new trees are to be closely monitored at each maintenance visit to ensure that they are upright, firm, stable and in good health.

Checks shall be made to ensure all stakes and ties of planted trees are properly adjusted at each maintenance visit. Between years 3-5 tree stakes shall be removed once trees have established and are root firm.

Trees shall be maintained and watered to field capacity throughout the first, second and third years of planting, considering prevailing weather conditions and hot dry periods. Trees are to be fitted with Double bag Treegator Watering Bag system with a 30 Gallon capacity and refilled every week during the summer months, for the first three years after planting. After the third year the tree bags are to be removed.

Any damaged or dying branches shall be removed using the standard methods appropriate for the work. Any dead, dying or defective trees shall be replaced in the following dormant winter period,

Trees planted in grass areas shall have a 1000mm diameter circle around the trunk which should be maintained free of weeds and be mulched until the tree is no longer vulnerable to damage from mowing equipment. Weed control to be carried out by hand hoeing or similar. Chemical weed killers and pesticides are not to be used.

Apply an annual single dose of evenly spread, 11:22:9 NPK slow-release fertiliser at a rate of 60g per m2, from March - April. 7.7 Top-up the mulch surface (where applicable) with chipped tree bark following planting, to a depth of 75mm. Regularly monitor mulch levels and re-mulch in July to original depth, or when required. Note: Leave a 120mm collar free of mulch to prevent the stem/trunk rotting.

5.4 Proposed Landscape Compartment 3: New Native Hedge

Objectives

To ensure newly planted areas are suitably cared for to enable successful establishment into a dense bushy hedge with an A shaped profile that can be suitably maintained for ornamental and amenity value.

Prescriptions

Prescriptions

During and following the establishment of the planting During dry periods. Newly planted stock is to be given 10 litres for each plant once a week during the summer months, for the first three years after planting. Ensure that full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times of water shortage (e.g. drought), sufficient water is applied to meet the conditions. Watering should take place in the morning or late in the evening to prevent the rapid evaporation of water that occurs in the height of the sun and warmth ensuring the best conditions to absorb any moisture in the soil.

Any damaged or dying branches shall be removed using the standard methods appropriate for the work. Any dead, dying or defective trees shall be replaced in the following dormant winter period,

Weed control to be carried out by hand hoeing or similar. Chemical weed killers are not to be used.

Apply an annual single dose of evenly spread, 11:22:9 NPK slow-release fertiliser at a rate of 60g per m2, from March - April. 7.7 Top-up the mulch surface (where applicable) with chipped tree bark following planting, to a depth of 75mm. Regularly monitor mulch levels and re-mulch in July to original depth, or when required. Note: Leave a 120mm collar free of mulch to prevent the stem/trunk rotting.

5.5 Proposed Landscape Compartment 4: New Shrub, and Herbaceous Planting

Objectives

To ensure new planting is suitably cared for to enable its successful establishment, and to promote healthy growth and attractive form.

Prescriptions

During and following the establishment of the planting During dry periods. Newly planted stock is to be given 10 litres for each plant once a week during the summer months, for the first three years after planting. Ensure that full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times of water shortage (e.g. drought), sufficient water is applied to meet the conditions. Watering should take place in the morning or late in the evening to

prevent the rapid evaporation of water that occurs in the height of the sun and warmth ensuring the best conditions to absorb any moisture in the soil.

Apply annually a single dose of evenly spread, 11:22:9 NPK, slow-release fertiliser to the planted areas at a rate of 35g per Sq.M, from March –April; replace any mulch layer to depth of 75mm. Note: Leave a 120mm collar free of mulch to prevent the stem/trunk rotting.

Monitor and replace failed planting with new plants between October and March. Ensure planting is conducted into well-prepared ground.

Weed control to be carried out by hand hoeing or similar. Chemical weed killers or pesticides are not to be used.

Pruning of herbaceous planting:

- In spring cut stems close to the 'crown' or 'dormant' top of the plant, avoiding the removal of new shoots.
- Tidy up the base of the plant, removing dead foliage and debris.

Remove all material and compost on site or at an approved facility.
Leave dried flower head over winter for relevant species e.g., ornamental grasses.

Understorey and Shrubs
Once established, planting shall be selectively thinned or reduced in height as appropriate by removal or pruning to allow room for growth and avoid overcrowding/overshadowing and create a natural form rather than cube or cloud shapes. Care shall be taken to avoid over pruning and so creating obvious gaps in the planted areas.

Groundcover
Ground cover plants shall be clipped or pruned if necessary to give a neat and tidy finish and contained within the planting bed. Work to remove dead vegetation shall be carried out during the winter months. Compost on site or remove to an approved facility.

Regularly check for plants which have been loosened by wind or frost and re-firm any loose plants back into the ground.

Monitor and replace failed planting with new equivalent plants between October and March.

5.6 Proposed Landscape Compartment 5: New Wildflower Meadow Planting

Objectives

To create an attractive grass sward with height and colour and provide habitats for reptiles, insects, bees & butterflies.

Prescriptions

Cutting to be carried out using appropriate large wheeled, rotary mower to avoid injury to reptiles unless specified otherwise. Remove any litter, debris, stones, and earth clods larger than 25mm in any dimension prior to mowing. Sward heights to be kept to minimum 15cm with one cut per year in September after the first year. No fertiliser or nutrients to be added. Top dress if required with additional appropriate native origin seed if slow to establish.

Year One

- First cut to 5cm March/April (Spring Seeding 1st cut in May)
- Cut every 2 months or when sward reaches 15cm. Allow to grow.
- Final cut September/October
- Allow cut grass to dry and disperse seed before removing arisings

The requirements in the first year are to control weeds and reduce competition from grasses. Cut the sward to a height of 5 cm every two months or when the sward reaches 15 cm. Remove all cut material to avoid smothering the sward. Where persistent weeds are a problem dig-out and remove by hand.

Future years

- One cut in September to 15cm and remove all cuttings. Commence cutting from spring until mid-April the allow to grow, flower and set seed.
- Cut end of summer once flowering is completed. Allow cut grass to dry and disperse seed before removing arisings.
- The requirement in future years is to maintain a species diverse sward of value to wildlife. The site may require further cuts in the autumn period to remove untidy growth in an extended growing season.

5.7 Proposed Landscape Compartment 6: Green Roofs

Objectives

To create an attractive sedum sward and provide habitats, for insects, bees & butterflies.

Prescriptions

Inspect the Sedum roof at least twice a year (Spring and Autumn) for weeds carried in by the wind and remove the unwanted vegetation by hand. In addition, check whether the rainwater drain(s) is/are functioning properly. Remove any leaves blown into the gutters and drains.

During and first growing season only and if required water to ensure that full depth of growing medium is saturated. Watering programme should be monitored to ensure that at times of water shortage (e.g. drought), sufficient water is applied to meet the conditions. Watering should take place in the morning or late in the evening to prevent the rapid evaporation of water that occurs in the height of the sun and warmth ensuring the best conditions to absorb any moisture in the soil.

Monitor plant cover and if required replace areas with new rolls of Sedum mat

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6.0 Implementation, Monitoring and Review

6.1 The required maintenance will be undertaken by the client who may employ a Landscape Management Contractor and consultants to carry out general maintenance operations as well as any specialist contractors who may be required. All works, materials and operations will be in accordance with relevant legislation, British Standards and Codes of Practice.

7.0 Schedule of Maintenance Operations

Maintenance Task	Number of Visits (Dependent on season)					Total number of visits per year	Additional Comments
	Jan-March (13 weeks)	April -June (13 weeks)	July-Aug (9 weeks)	Sept-Oct (9 weeks)	Nov-Dec (8 weeks)		
General							
Collection and removal of litter and debris	Once per month	Once per month	Once per month	Once per month	Once per month	12	All hard and soft areas. Remove from site to licensed tip
Softworks							
Visual inspection of existing trees	Once per month	Once per month	Once per month	Once per month	Once per month	12	On each visit as required
Annual Arboricultural Assessment of trees and hedgerows						1	To be completed by a qualified arboriculturist annually when trees are in leaf or as required when visual inspections identify a health and safety risk
Tree Surgery and significant works to boundary vegetation/hedgerows						1	As identified by Arboricultural assessment. To be carried out outside of the bird nesting season and following advice from an ecologist
Cutting/trimming of native hedgerows						1	To be carried out outside of the bird nesting season
Hand weeding hand		Once per month	Once per month	Once per month		4	Taking care not to disturb sheet or bark mulch. Remove arisings off site or compost on site

Maintenance Task	Number of Visits (Dependent on season)					Total number of visits per year	Additional Comments
	Jan-March (13 weeks)	April -June (13 weeks)	July-Aug (9 weeks)	Sept-Oct (9 weeks)	Nov-Dec (8 weeks)		
Spot herbicide	Once in late March		Once in late June, once in mid-August	Once in mid-October		4	To occur at approximately 6-week intervals only if required
Watering		Weekly	Weekly	Weekly		15	Fill tree watering bags weekly from April to September. Water hedges shrub planting and lawns until established. Watering frequency should be adjusted by the Landscape Management Contractor depending on climatic conditions. Increase watering during hot and dry weather until plants have established.
General maintenance of planted areas		Bark mulch				12	Check at each visit. Apply bark mulch when required within the first 3 years.
Fertilising trees and shrubs		Once in early May		Once in mid-September		2	Fertilize new trees and planting, once in early May and once in late September. Use a slow-release granular product.
Checking, adjusting, or removing tree supports						12	At each visit as required

Maintenance Task	Number of Visits (Dependent on season)					Total number of visits per year	Additional Comments
	Jan-March (13 weeks)	April -June (13 weeks)	July-Aug (9 weeks)	Sept-Oct (9 weeks)	Nov-Dec (8 weeks)		
Pruning trees and shrubs					Optimum time for most species	1	As required to sound horticultural practice between October and March. Cut back grasses in spring.
Cutting amenity grass areas	Only if required from start of growing season	Once every fortnight	Once every 3 weeks	Once every fortnight	As required to finish of growing season	12-15 times per year	Mowing frequency to be adjusted according to climatic conditions and use. Reduce frequency to every 21 days in hot and dry weather. Note requirement to leave bulb planted areas uncut until foliage has withered and died.
Replacement of tree, hedgerow and shrub planting					Optimum time for most specie		As required. To include enhancement planting.

Appendix A

Landscape management plan and key

[drawing no. 1098-L-03_landscape management plan]


1:200
A
Detached House
B
Detached House
C
Detached House
D
Detached House
Refuse
Refuse
Refuse
Refuse
Visitors
Coppice Hanger
Pedestrian
and Bicycle
Site Access
Vehicular
Site Access
Key
Existing landscape compartments
Landscape Compartment 1:
Existing trees and retained hedges
Existing Trees to be retained
Existing Hedges to be retained
Proposed landscape compartments
Landscape Compartment 2:
Proposed Native trees
Landscape Compartment 3:
Proposed Native hedge planting
Landscape Compartment 4:
Proposed Shrub and Herbaceous Planting
Proposed Shrub Planting
Proposed Native Planting
Landscape Compartment 5:
Proposed Wildflower Meadow and grass areas
Landscape Compartment 6:
Proposed Grass areas



Key

Existing landscape compartments

Landscape Compartment 1:
Existing trees and retained hedges

Existing Trees to be retained

Existing Hedges to be retained

Proposed landscape compartments

Landscape Compartment 2:
Proposed Native trees

Landscape Compartment 3:
Proposed Native hedge planting

Landscape Compartment 4:
Proposed Shrub and Herbaceous Planting

Proposed Shrub Planting

Proposed Native Planting

Landscape Compartment 5:
Proposed Wildflower Meadow and grass areas

Landscape Compartment 6:
Proposed Grass areas

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Project:	Coppice Hanger Church Hill, Pulborou West Sussex RH20 1
Client:	Purple Pepper Partner
Drawing:	Landscape Managem
Based on:	Architects Layout
Drawing No:	1098-L-03
08 Jan 2025	Scale: 1:200@ A1