

Steyning Grammar School Landscape Management and Maintenance Plan

Prepared for: DfE/BAM Construction
SRP1121-WWA-00-EX-T-L-7610

May 2026

Contents

1.0	Introduction.....	4
1.1	Purpose and Scope of the Document.....	4
1.2	Outline Aims & Objectives.....	4
1.3	Responsibilities.....	5
2.0	Site Context.....	5
2.1	Site Description	5
2.2	Development Proposals.....	5
3.0	Existing Trees.....	6
3.1	Tree Management	6
3.2	Tree Protection.....	6
4.0	General Operational Requirements.....	6
4.1	Season.....	6
4.2	Materials	7
4.3	Standards and Workmanship.....	7
4.4	Existing services	7
4.5	Chemicals.....	8
4.6	Smoking	8
4.7	Equipment	8
4.8	Protection and storage of plants	8
5.0	General Landscape Maintenance.....	8
5.1	General Requirements.....	8
5.2	Watering	8
5.3	Timing.....	8
5.4	Safety	8
5.5	Machinery	9
5.6	Litter picking	9
5.7	Removal of invasive and non-native species	9
6.0	Prescribed Maintenance for Landscape Elements	9
6.1	Landscape Elements	9
7.0	Existing Trees.....	9
7.1	Management Objectives	9
7.2	Regular Visual Inspection	9
8.0	Proposed Trees	10
8.1	Description	10
8.2	Management Objectives	10
8.3	Watering	10
8.4	Weed Control	10
8.5	Mulch.....	10
8.6	Firming	10
8.7	Stakes, ties, and guards.....	11
8.8	Fertiliser	11
8.9	Pruning.....	11
8.10	Replacing trees	11
9.0	Proposed Native Hedgerows	11

9.1	Description	11
9.2	Management Objectives	11
9.3	Watering	12
9.4	Weed Control	12
9.5	Mulch.....	12
9.6	Firming	12
9.7	Canes and guards.....	12
9.8	Fertiliser	12
9.9	Pruning.....	12
9.10	Replacement planting	13
10.0	Proposed Herbaceous Planting	13
10.1	Description	13
10.2	Management Objectives	13
10.3	Watering	13
10.4	Weed Control	13
10.5	Mulch.....	13
10.6	Firming	14
10.7	Fertiliser	14
10.8	Pruning.....	14
10.8	Deadheading	14
10.9	Replacement planting	14
11.0	Proposed Ornamental Shrub	14
11.1	Description	14
11.2	Management Objectives	14
11.3	Watering	15
11.4	Weed Control	15
11.5	Mulch.....	15
11.6	Firming	15
11.7	Fertiliser	15
11.8	Pruning.....	15
11.8.1	Group One Shrubs.....	15
11.8.2	Group Two Shrubs	15
11.8.3	Group Three Shrubs.....	16
11.8.4	Group Four Shrubs	16
11.8.5	Group Five Shrubs.....	16
11.8.6	Group Six Shrubs	16
11.8.7	Group Seven Shrubs.....	16
11.8.8	Group Eight Shrubs	16
11.8.9	Group Nine Shrubs.....	16
11.8.10	Group Nine Shrubs.....	16
11.9	Replacement planting	16
12.0	Proposed Ornamental Grasses	17
12.1	Description	17
12.2	Management Objectives	17
12.3	Watering	17
12.4	Weed Control	17
12.5	Mulch.....	17
12.6	Firming	17
12.7	Fertiliser	17
12.8	Pruning.....	17

12.8.1	Deciduous Grasses.....	17
12.8.2	Evergreen Grasses.....	18
12.9	Replacement planting	18
13.0	Amenity Grass.....	18
13.1	Description	18
13.2	Management Objectives	18
13.3	Generally	18
13.4	Cutting Preparation	18
13.5	Cutting.....	19
13.6	Edging	19
13.7	Damage to Areas of Grass or Adjacent Planting	19
13.8	Fertiliser	19
13.9	Making Good Bare Areas.....	19
14.0	Flowering Lawn.....	19
14.1	Description	20
14.2	Management Objectives	20
14.3	Cutting Preparation	20
14.4	Management.....	20
15.0	Green Roof Enhancements	20
16.0	Climbing Plants.....	20
17.0	Maintenance Programme	21
	Annual Maintenance Calendar.....	22
18.0	Five Year Management Plan.....	23
19.0	Monitoring and Review	25

Version Control

Status	Version	Author	Changes from previous version	Checked by	Date checked
S5	P01	AH	First Issue	BB	12/02/2026
S5	P02	AH	Title page amended	AH	02/03/2026
S5	P03	AH	Amendments following planning comments	BB	30/04/2026
S5	P04	AH	Para 8.5 amended as required by the local planning authority	AH	16/05/2026

1.0 Introduction

1.1 Purpose and Scope of the Document

This document sets out a 5-year Landscape Management and Maintenance Plan (LMMP) for Steyning Grammar School. The proposed development consists of a new mixed comprehensive 13FE secondary school, car park, informal hard play areas, MUGA, all weather pitch and sports field developed on the existing school grounds over two phases of construction. The site is located south of the A283 and east of Horsham Road.

This report provides a comprehensive landscape management plan for the external setting of the development including all areas of hard and soft landscape. The purpose of this document is to schedule all required maintenance operations and works to ensure management and successful establishment of the landscape. As well as outlining the management requirements for the proposed landscape the document sets out the aims and objectives for existing landscape components.

Maintenance requirements for landscape features are set out on an annual basis as well as a 5-year programme.

This document is to be read in conjunction with the approved landscape drawings and planting plans. A separate Habitat Management and Monitoring Plan (HMMP) will be prepared for the combined school site area by the appointed ecologist.

Maintenance prescriptions have been formulated to maximise the biodiversity value of the site and ensure healthy plant growth while keeping areas free of litter / weeds and ensuring the species on-site remain free of pest, disease, or other defects.

Please note that the Ecologist's Habitat Management and Maintenance Plan (HMMP) takes precedence over this document. For details of maintenance to the proposed green roof, traditional orchard and other neutral grassland, please refer to the HMMP.

1.2 Outline Aims & Objectives

The overall objectives of the LMMP are set are as follows:

- To maintain and improve the existing landscape structure in perpetuity.
- To maintain the proposed landscape structure in perpetuity.
- To integrate the new built form into the existing landscape setting and maintain a robust and visually appealing context to the development.
- To achieve a high standard of maintenance.
- To maintain and enhance biodiversity.
- Strengthen the green infrastructure within the local area.
- Maintain health and safety requirements such as visibility splays etc.
- Control invasive and other undesirable species.
- To provide a mechanism for monitoring and review.

- To ensure replacement of failed planting.

1.3 Responsibilities

The landscape contractor will be responsible for the maintenance along with any defects identified within 12 months of implementation. After this 12-month period all management as detailed within this report will be undertaken by a suitable management company as appointed by the school.

A representative of the management company will be appointed as the main point of contact for the school relating to the management of the site.

The management company may also appoint consultants to provide specialist advice, monitoring or to undertake a watching brief in relation to particular aspects of the site or specific maintenance operations. This may include suitably qualified ecologists, arboriculturists, landscape architects, engineers and/or health and safety executives.

This plan covers the first 5 years of maintenance only, after this period the plan should be reviewed and amended as appropriate.

2.0 Site Context

2.1 Site Description

Steyning Grammar School is located in the town of Steyning, West Sussex, positioned at the foot of the South Downs within a semi-rural fringe setting. The Shooting Field campus sits immediately adjacent to the Shooting Field residential estate, forming the site's eastern boundary, alongside Steyning CofE Primary School. Residential properties define the southern edge of the site, reinforcing its relationship with the surrounding neighbourhood. To the west, the school adjoins Steyning Leisure Centre, with open green landscape and agricultural land extending beyond and to the north of the campus, reflecting the wider rural character of Steyning and its proximity to countryside beyond the town fringe.

2.2 Development Proposals

The proposed redevelopment of Steyning Grammar School is a Department for Education's proposal to replace school buildings in the poorest condition and deliver new facilities capable of achieving net zero carbon in operation.

The development seeks to consolidate the School's multiple existing campuses (The Towers, Henfield; Rock Road, Storrington; and Shooting Field, Steyning) into a single unified site at Shooting Field. To facilitate this consolidation, the scheme proposes the demolition of several outdated teaching blocks and their replacement with three new purpose-built academic buildings and a new sports centre.

The wider masterplan sets out a coordinated landscape and access strategy designed to support the School's expanded role while improving on-site safety, functionality, and biodiversity value. Developed through ongoing engagement with the School and the Department for Education, the masterplan reflects a detailed technical review of existing site

constraints and operational requirements. Outdoor sports provision forms a considered component of the redevelopment. The scheme includes two new Multi-Use Games Areas (MUGAs), each accommodating three netball courts, and a new All-Weather Pitch (AWP) positioned towards the south-east of the site, ensuring year-round sports functionality. Cycle storage is integrated within secure, CCTV-monitored locations to support sustainable travel choices.

A landscape-led approach underpins the external learning and circulation strategy. The proposal introduces dedicated STEM and horticulture garden spaces, incorporating flexible outdoor teaching areas, canopies, and planted zones that deliver opportunities for biodiversity enhancement. Overall, the proposed development establishes a modernised, consolidated school campus with enhanced educational facilities, significantly improved sports and outdoor learning provision, and

3.0 Existing Trees

3.1 Tree Management

Any tree surgery works should be undertaken by a suitably qualified arboricultural contractor, registered with the Arboricultural Association.

All tree surgery works shall be undertaken in accordance with the requirements of BS 3998:2010 'Tree Work - Recommendations' and BS 5837:2012 'Trees in Relation to design, demolition and construction'.

All pruning/removal works to trees and hedge cutting should ideally be undertaken outside the nesting season to ensure breeding birds are not disturbed; the bird nesting season is generally accepted to be from the 1st March to 31st August inclusive (though may extend into February and August for some species). Work during the nesting season could take place but only if an inspection by a suitably qualified ecologist/arboriculturist confirms no nesting birds are present.

If at this time any bats are found further advice should be obtained by the ecologist from Natural England.

3.2 Tree Protection

All trees to be retained, including those off site whose roots encroach onto the site, shall be protected during the construction and maintenance works. Please refer to separate Tree Report, Tree Protection Plan and Arboricultural Impact Assessment / Method Statement by others.

4.0 General Operational Requirements

4.1 Season

All works shall be carried out in the appropriate season and in weather conditions suitable for the operation. Planting shall not take place in waterlogged conditions or when the ground is frozen.

4.2 Materials

All materials shall comply with the relevant British Standard specifications and specifically with BS 8545, BS 3936 or the HTA National Plant Specification. Samples of planting stock or materials may be required for inspection by the landscape architect prior to work commencing.

4.3 Standards and Workmanship

Where applicable materials and works shall be carried out in accordance with the relevant British Standard Codes of Practice as follows:

General Landscape Operations	: BS 4428: 1989
Nursery Stock	: BS 3936: Pt 1 – 1992 BS 3936: Pt 4 – 2007 BS 4428: 1989 BS 4043: 1989 BS 3936: Pt 9 – 1998 BS 4043: 1989 (rootballed plants) Refer JCLI (plant handling spec) and all subsequent amendments BS 8545
Tree Works	: BS 3998: 2010 and all subsequent amendments
Tree in Relation to Design	: BS 5837: 2012 and all subsequent Demolition & Construction
Turf	: BS 3969: 1998 and all subsequent amendments
Topsoil	: BS 3882: 2015 and all subsequent amendments
Pesticides & Herbicides	: The Control of Pesticides Regulation 1986 and all subsequent amendment : The Control of Substances Hazardous to Health Regulations 1988 and subsequent amendments (2002) : The Water Supply Regulations 1989 and subsequent amendments (2000) : The Control of Pollution Act 1974 and subsequent amendments (1989)

4.4 Existing services

The contractor is responsible for familiarising himself with service locations. Should any possible conflict arise with planting or maintenance operations he shall notify the client immediately.

4.5 Chemicals

The contractor shall use only approved chemicals and shall be liable for ensuring that all chemicals are stored and handled strictly in accordance with manufacturer's instructions and COSHH guidelines. All operatives shall be fully trained in the use and safe application of chemicals.

4.6 Smoking

No smoking shall be permitted on site. The Contractor shall be held responsible for any fire damage as a result of their operatives' negligence with naked flames, cigarette ends, or the like.

4.7 Equipment

The Contractor shall ensure that, tools, implements, plant, or the like are not left on the site when unattended. All equipment will be safe and used in a manner approved for their recommended use.

4.8 Protection and storage of plants

The contractor shall be responsible for ensuring that plants are protected during the period from lifting to receipt on site. Bare roots should be kept moist and prevented from drying out, heating up and physical damage. All other plants should be transported and handled in accordance with good horticultural practice. Bare root plants which arrive on site and which cannot be planted immediately should be heeled in to protect roots.

5.0 General Landscape Maintenance

5.1 General Requirements

All planting works are to be maintained in accordance with the latest versions of BS 4428 to ensure the establishment of healthy and vigorous plants.

5.2 Watering

Watering should be undertaken in accordance with rainfall in the past week. In periods of lower-than-average rainfall, watering must be undertaken at a rate of 20 litres per tree and 5 litres per shrub every week from April to September for the first two years.

During exceptionally hot and dry conditions additional watering will be necessary to maintain healthy plant growth.

5.3 Timing

Maintenance visits are to be undertaken all year round in accordance with an agreed programme for the maintenance work. A programme is to be submitted for approval by the client and maintenance report sheets will be required for each visit to site.

5.4 Safety

Prior to carrying out the maintenance tasks the contractor shall inspect the site to ensure that it is safe for the work to be carried out. At the commencement of the maintenance work, the contractor shall carry out a risk assessment and provide a copy of their Health and Safety procedures for the site. COSHH regulations shall be strictly adhered to.

5.5 Machinery

All machinery used during the maintenance work shall be fully prepared, including sharpening, prior to and during the work. The contractor shall ensure that all machinery used on site shall be removed from site following the maintenance visit.

5.6 Litter picking

Litter shall be picked to maintain hard hardscape and planted areas in a tidy condition. All arisings shall be carted away from site.

5.7 Removal of invasive and non-native species

Any species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) that are identified on site should be removed and appropriately disposed of. Qualified specialists should be used where necessary.

6.0 Prescribed Maintenance for Landscape Elements

6.1 Landscape Elements

The areas subject to this Landscape Management and Maintenance Plan include the following landscape components:

- Proposed trees
- Proposed native hedgerows
- Proposed herbaceous planting
- Proposed ornamental shrubs
- Proposed ornamental grasses
- Proposed amenity grass/lawns
- Proposed flowering lawns
- Biodiversity enhancements

Sections 7 to 19 below set out prescribe maintenance works for each landscape element as well as an outline description and management objective.

7.0 Existing Trees

7.1 Management Objectives

Maintain the trees in a healthy condition to ensure continuity in tree cover and their contribution to the landscape structure, biodiversity, and screening/amenity value of the site. Ensure that trees are healthy and safe, particularly in places in proximity to buildings and areas of pedestrian access. To maintain and enhance green corridors and connectivity to existing green infrastructure.

7.2 Regular Visual Inspection

Trees should be regularly visually checked for the presence of any diseased or dead wood; fungal or other infections/disease; and stability. An informal review can be undertaken by the site manager, but a regular, formal inspection should be undertaken by competent arboricultural personnel. If any such issues are identified, then the advice of a qualified Arboriculturist should be sought immediately.

8.0 Proposed Trees

8.1 Description

New tree planting is incorporated into the proposed development red line boundary and will define focal points, enclose hard landscape spaces, soften the built form, and balance the building massing.

8.2 Management Objectives

Tree species have been chosen for their structure, size, foliage, fruit, and nectar producing flowers which will be utilised by a range of invertebrates and so will support birds and bats on site. The management objectives aim to enhance the biodiversity value as well as ensure establishment and healthy growth of new tree planting and to promote conditions so that trees are healthy and safe. The management plan aims to ensure the continuity of the design approach, and amenity value of tree planting.

8.3 Watering

The timing and frequency of irrigation of newly planted trees will depend on seasonal weather conditions, local soil characteristics and the ability of trees to tolerate periods of drought and /or soil saturation. A soil moisture test should be conducted every second week in the months from April to September and irrigation undertaken for at least 2 full growing seasons.

Watering of trees shall be as follows:

20 litres per tree twice a week from April to September for the first two years. A check shall be undertaken every month using a simple soil moisture meter. During exceptionally hot and dry conditions additional watering may be necessary to maintain healthy plant growth. The soil moisture meter shall be used to advise on how much water is needed.

Water to be delivered as follows:

- 60% by volume in the irrigation tube
- 40% by volume over the soil area in the rooting zone

8.4 Weed Control

Weeds are in the most part controlled through suppression via the use of bark mulch to a 500mm diameter area around the base of the tree. Bark mulch to be weed-free around the tree by hand weeding ensuring the root of the plant is removed in its entirety. Do not strim near the tree trunk.

8.5 Mulch

Ornamental bark mulch shall be topped up annually to a thickness of 50mm. Mulch which is spilt onto adjacent areas shall be swept up and, if not contaminated, returned to the planted area.

Note that a 150mm collar free of mulch is to be maintained around the base of tree trunks.

8.6 Firming

On each maintenance visit during establishment, check trees to ensure that they remain firmly bedded after strong winds, frost heave and other disturbances. Re firming shall be by treading around the base. Collars created at the base of tree stems by tree movement shall be broken up by fork, avoiding damage to the roots, backfilled with topsoil as necessary and re firmed.

8.7 Stakes, ties, and guards

All stakes, ties, and guards are to be inspected at each maintenance visit and maintained to ensure that they afford full support and are adjusted to prevent damage to the trees. Tree guards should be removed as soon as they split and before they start to disintegrate (typically 5 years after installation).

8.8 Fertiliser

No fertiliser to be used in year 1. In March / April of the second season after planting, an approved organic fertiliser, such as Woodland Grow by Green-Tech, shall be evenly spread around the base of each tree at rates specified by the supplier and in accordance with good practice. Take care to incorporate the fertiliser beneath any mulch material.

8.9 Pruning

Pruning should not be required within the first year however if the contractor identifies that pruning is required because of die back or damage to trees, then he should notify the client immediately so that a site visit can be undertaken to inspect the tree. All tree works shall conform to BS 3998 and all relevant and appropriate safety guidelines. It is the responsibility of the contractor to ensure all standards are adhered to.

All diseased wood, fungi, pruning and rubbish shall be removed to an approved tip and the site left clean and tidy. Any trimming within March-August for the purposes of appearance should be avoided, but where it cannot be (i.e., dead limbs need to be pruned), the work must be subject to a nesting bird check by a qualified ecologist or arboriculturalist.

8.10 Replacing trees

Any tree that dies within the 12 months defects liability period will be replaced at the contractors expense. All trees that die within the following 4 years after planting shall be replaced at the school's expense.

Replacement trees will of the same species and size of the original specification, with the same staking method and will be located in positions in accordance with the original design.

Arisings from tree pits are to be appropriately disposed of off-site. Backfill planting holes with a mixture of imported material, 25% peat free organic compost and 75% topsoil. Thorough watering shall be carried out both during and after backfilling if the soil is dry at the time of planting. All debris and plant containers shall be collected and removed from site immediately once planting is completed.

9.0 Proposed Native Hedgerows

9.1 Description

New hedgerows are proposed to define the boundary of the development or internal spaces and enclose the school where the landscape becomes more open in its nature. As well as providing screening, native hedges connect to ornamental planting areas to increase connectivity of habitat cover for small mammals, birds, and invertebrates. Native species will also provide food source for wildlife through nectar.

9.2 Management Objectives

The management objectives for proposed native hedge planting are to ensure establishment and healthy growth of hedgerow planting. Management will ensure continuity of the design

approach and amenity value of planting and provide green corridors to add to the site wide biodiversity value of the development. Both single species and mixed species native hedges shall be maintained in accordance with the Ecologist's HMMP.

9.3 Watering

Watering shall be at a rate of 5 litres per plant every other week from April to September for the first two years. Subsequently in dry weather water plants sufficiently, at each visit, to allow water to fully penetrate the rooting zone. Carry out watering as early as possible on hot days. A check shall be undertaken every month using a simple soil moisture meter. During exceptionally hot and dry conditions additional watering may be necessary to maintain healthy plant growth. The soil moisture meter shall be used to advise on how much water is needed.

9.4 Weed Control

Weeds are in the most part controlled through suppression via the use of bark mulch. Bark mulch to be weed-free to the full extent of the planting bed by hand weeding ensuring the root of the plant is removed in its entirety.

9.5 Mulch

Ornamental bark mulch shall be topped up annually to a thickness of 50mm. Mulch which is spilt onto adjacent areas shall be swept up and, if not contaminated, returned to the planted area.

9.6 Firming

On each maintenance visit during establishment check whips to ensure that they remain firmly bedded after strong winds, frost heave and other disturbances. Re firming shall be by treading around the base.

9.7 Canes and guards

Canes and guards are to be inspected at each maintenance visit and maintained to ensure that they afford full support and are adjusted to prevent damage to the plants. Guards are to be removed after 3-5 years once planting had established.

9.8 Fertiliser

No fertiliser to be planted in year 1. In early spring, an approved multipurpose organic fertiliser (typically 5-3-8 or similar) shall be evenly spread around the base of the plants at rates specified by the supplier. Take care to incorporate the fertiliser beneath any mulch material.

9.9 Pruning

Hedges to be formatively pruned once a year in late January/early February of year two-three to one third of the height to encourage lateral growth. There after hedges shall be topped and faced once every two years to create a neat and regular 'A' shape. Trimming is to be undertaken in spring and outside of the bird nesting season. If trimming is required again later in the year to achieve a neat appearance this should be undertaken in late winter to preserve berry stocks for birds and mammals. Many native species flower on the previous years growth so only a limited amount of new growth should be removed. Any trimming within March-August for the purposes of appearance should be avoided, but where it cannot be (i.e., dead limbs need to be pruned), the work must be subject to a nesting bird check by a qualified ecologist or arboriculturalist.

9.10 Replacement planting

Any plants that die within the 12 months defects liability period will be replaced at the contractors expense. In the following 4 years, replacements shall be at the school's expense. Replacement plants will be of the same species and size of the original specification, with equivalent canes and protective guards if the existing need replacing. Any plants that die following handover will be replaced to ensure continuity of hedges with no gaps. Replacement of failed planting will be undertaken through the lifetime of the scheme. All debris and plant containers shall be collected and removed from site immediately once planting is completed.

Plants shall be true to name and type and have a balanced root system, be of vigorous growth and free from apparent disease. Plants should match the original specification unless otherwise agreed. Planting holes shall be dug to a size and depth able to accommodate the root spread and

Bare root replacements shall only take place between November and March, unless otherwise agreed with the supervising officer.

10.0 Proposed Herbaceous Planting

10.1 Description

Herbaceous planting features within planting beds provide early and late sources of nectar to support invertebrates as well as visual amenity value through flowering times, texture, and seasonal change.

10.2 Management Objectives

The management objectives for herbaceous planting are to ensure establishment and healthy growth while maintaining the growth and tapestry of plants as intended in the planting plans.

10.3 Watering

Watering shall be at a rate of 5 litres per plant every other week from April to September for the first two years. Subsequently in dry weather water plants sufficiently, at each visit, to allow water to fully penetrate the rooting zone. Carry out watering as early as possible on hot days.

10.4 Weed Control

Weeds are in the most part controlled through suppression via the use of bark mulch. Bark mulch to be weed-free to the full extent of the planting bed by hand weeding ensuring the root of the plant is removed in its entirety. Herbicides shall only be used to control aggressive weed growth and all in line with COSHH Regulations.

10.5 Mulch

Ornamental bark mulch shall be topped up annually to a thickness of 50mm. Mulch which is spilt onto adjacent areas shall be swept up and, if not contaminated, returned to the planted area.

10.6 Firming

On each maintenance visit during establishment check plants to ensure that they remain firmly bedded after strong winds, frost heave and other disturbances. Re firming shall be by treading around the base.

10.7 Fertiliser

In early spring, an approved organic fertiliser shall be evenly spread around the base of the plants at rates specified by the supplier. Take care to incorporate the fertiliser beneath any mulch material.

10.8 Pruning

Prune to remove dead flower heads and cut-back perennial species once their structure starts to decline. Early flowering perennials may re-shoot if cut back to near ground level following first flowering. Prune at the appropriate time according to individual requirements. Plants should be prevented from becoming overgrown or woody, with particular attention to plants adjacent to windows and walkways. Remove arisings from site. Any trimming within March-August for the purposes of appearance should be avoided, but where it cannot be (i.e., dead limbs need to be pruned), the work must be subject to a nesting bird check by a qualified ecologist or arboriculturalist.

10.8 Deadheading

Deadhead spent flowers during the flowering period to promote further flowering and to promote healthy growth and tidy form. Remove arisings from site

10.9 Replacement planting

Any plants that die within the 12 months defects liability period will be replaced at the contractors expense. In the following 4 years, replacements shall be at the school's expense. Replacement plants will be of the same species and size of the original specification. Any plants that die following handover will be replaced to ensure continuity of the scheme with no gaps. Replacement of failed planting will be undertaken through the lifetime of the scheme. All debris and plant containers shall be collected and removed from site immediately once planting is completed.

11.0 Proposed Ornamental Shrub

11.1 Description

Ornamental shrubs and groundcover plants are proposed in the areas around the school grounds and car park in conjunction with trees, hedges, and grassed areas. Although generally ornamental in character, species have been selected to provide general habitats and foraging for wildlife including flowering varieties. Plants have been selected to include a mix of deciduous & evergreen species to provide seasonal interest and well as year-round structure.

11.2 Management Objectives

The management objectives for new shrub and groundcover planting seek to ensure successful establishment, retain good levels of growth and enhance the value of planting as a food source to wildlife by maximise flower, fruit or seed production. Shrubs will be maintained

to achieve a healthy and attractive condition and will ensure continuity of the design approach and amenity value of planting.

11.3 Watering

Watering shall be at a rate of 5 - 8 litres per plant every other week from April to September for the first two years. Subsequently in dry weather water plants sufficiently, at each visit, to allow water to fully penetrate the rooting zone. Carry out watering as early as possible on hot days.

11.4 Weed Control

Weeds are in the most part controlled through suppression via the use of bark mulch. Bark mulch to be weed-free to the full extent of the planting bed by hand weeding ensuring the root of the plant is removed in its entirety.

11.5 Mulch

Ornamental bark mulch shall be topped up annually to a thickness of 50mm. Mulch which is spilt onto adjacent areas shall be swept up and, if not contaminated, returned to the planted area.

11.6 Firming

On each maintenance visit during establishment check plants to ensure that they remain firmly bedded after strong winds, frost heave and other disturbances. Re firming shall be by treading around the base.

11.7 Fertiliser

In early spring, an approved organic fertiliser shall be evenly spread around the base of the plants at rates specified by the supplier. Take care to incorporate the fertiliser beneath any mulch material.

11.8 Pruning

The general objectives of shrub pruning are to alter or improve shape, control growth, remove damaged stems and to regulate and induce growth, flower or fruit production.

Shrubs are classified below using the RHS pruning groups for pruning according to their growth and flowering habit. Any trimming within March-August for the purposes of appearance should be avoided, but where it cannot be (i.e., dead limbs need to be pruned), the work must be subject to a nesting bird check by a qualified ecologist or arboriculturalist.

11.8.1 Group One Shrubs

Flower on current growth or wood. These evergreen shrubs and deciduous trees and certain deciduous shrubs need very little pruning and are best left to their own devices in most cases. They do not send out vigorous shoots that need curbing. Remove diseased, damaged congested or crossing shoots. Shoots that are growing in unwanted directions can also be pruned out. These plants flower on previous or current year's growth.

11.8.2 Group Two Shrubs

Flower on previous year's wood, two types. Either prune immediately after flowering has finished by removing flower bearing wood whilst retaining the maximum amount of young wood or for later flowering species, prune during November to February. The latter should be

pruned by removing one or two of the older stems each year and trimming back younger flowering wood to fresh growth on the main stem.

11.8.3 Group Three Shrubs

Flower on current growth or wood. These shrubs flower from spurs on older wood and should be pruned between November and February, except for wall shrubs, which should be pruned during the summer. Cut back the growth to the spur on the main framework to one or two buds and thin out overcrowded or weak growth.

11.8.4 Group Four Shrubs

Shrubs flowering from mid to late summer on the previous year's growth. Prune deadheads in early spring.

11.8.5 Group Five Shrubs

Deciduous shrubs which flower in late winter, spring and early summer requiring annual pruning after flowering. Cut back any dead or damaged shoots and diseased wood and remove congested stems.

11.8.6 Group Six Shrubs

Summer or autumn flowering shrubs should be pruned in Spring to promote flowering.

11.8.7 Group Seven Shrubs

Shrubs grown for winter stems can be hard pruned in late winter through to mid spring (February to April) and can be cut back hard to achieve a pollard or coppice effect.

11.8.8 Group Eight Shrubs

Some winter, spring and early summer-flowering evergreens are best left unpruned except for removal of unsightly shoots and deadheading, unless some shaping is required.

11.8.9 Group Nine Shrubs

This group of evergreen shrubs bloom in summer and late autumn on the previous or current year's growth. They need little pruning. Prune lightly removing unsightly shoots as required in mid to late spring.

11.8.10 Group Nine Shrubs

This group of evergreen shrubs flower on the previous year's growth in spring or early summer, or on the current year's growth in late summer and autumn. Prune immediately after flowering where flowering is on the previous year's growth, or in the subsequent early to mid-spring if flowering is on the current year's growth.

During pruning diseased wood shall be removed and carted off site. Other soft arisings can be added to the site compost area.

11.9 Replacement planting

Any plants that die within the 12 months defects liability period will be replaced at the contractors expense. In the following 4 years, replacements shall be at the school's expense. Replacement plants will be of the same species and size of the original specification. Any plants that die following handover will be replaced to ensure continuity and structure of

planting beds with no gaps. Replacement of failed planting will be undertaken through the lifetime of the scheme. All debris and plant containers shall be collected and removed from site immediately once planting is completed.

12.0 Proposed Ornamental Grasses

12.1 Description

Ornamental grass species are incorporated into the proposed planting scheme to provide visual and seasonal interest as well as shelter for birds, small mammals, and invertebrates.

12.2 Management Objectives

The management objectives will be to ensure the satisfactory establishment and to maintain healthy plants. To maintain habitat and visual amenity of the planting scheme through the winter months as well as to maintain a year-round tidy appearance, encourage a healthy crown and safeguard plants from frost damage.

12.3 Watering

Watering shall be at a rate of 5 litres per plant every other week from April to September for the first two years. Subsequently in dry weather water plants sufficiently, at each visit, to allow water to fully penetrate the rooting zone. Carry out watering as early as possible on hot days.

12.4 Weed Control

Weeds are in the most part controlled through suppression via the use of bark mulch. Bark mulch to be weed-free to the full extent of the planting bed by hand weeding ensuring the root of the plant is removed in its entirety.

12.5 Mulch

Ornamental bark mulch shall be topped up annually to a thickness of 50mm. Mulch which is spilt onto adjacent areas shall be swept up and, if not contaminated, returned to the planted area.

12.6 Firming

On each maintenance visit during establishment check plants to ensure that they remain firmly bedded after strong winds, frost heave and other disturbances. Re firming shall be by treading around the base.

12.7 Fertiliser

In early spring, an approved organic fertiliser shall be evenly spread around the base of the plants at rates specified by the supplier. Take care to incorporate the fertiliser beneath any mulch material.

12.8 Pruning

12.8.1 Deciduous Grasses

Grasses and their flower heads should be left over winter to provide visual interest as well as shelter for birds, small mammals, and invertebrates. Retaining the leaves and flowerheads over winter will also protect them from freezing temperatures and cold snow lying on the crown of

the plant which can lead to die back and “hollow” them out. Grasses should be cut back in late March/early April once the threat of frost is gone and before new growth appears. Grasses should be cut as close to the ground as possible without cutting too close to the crown or to new growth.

12.8.2 Evergreen Grasses

Remove dead leaves, old flower stems and accumulated debris by hand pulling. Comb dead leaves out with your fingers or a fine rake. Any dead leaves or stems that are still firmly attached should be cut off individually taking care not to remove the living, green foliage. Check underside of plants to assess and remove dead leaves that usually collect around the base.

12.9 Replacement planting

Any plants that die within the 12 months defects liability period will be replaced at the contractors expense. In the following 4 years, replacements shall be at the school's expense. Replacement plants will be of the same species and size of the original specification. Any plants that die following handover will be replaced to ensure continuity and structure of planting beds with no gaps. Replacement of failed planting will be undertaken through the lifetime of the scheme. All debris and plant containers shall be collected and removed from site immediately once planting is completed

13.0 Amenity Grass

13.1 Description

Areas of amenity grass are focused in the external pupil areas. Grass seeding uses Emorsgate EG22 strong lawn mix.

13.2 Management Objectives

The management objectives for amenity grass areas will be to ensure the satisfactory establishment of the grass sward and to maintain healthy and suitable grass areas appropriate to function and use.

13.3 Generally

The Contractor shall consider safety of operatives and school users when selecting the appropriate method and equipment employed for the works particularly on sloping ground. Paths and roads adjacent to grassed areas will be swept clear of grass cutting after every cut.

13.4 Cutting Preparation

All litter, stones and debris on areas to be mown shall be collected and removed immediately prior to mowing. Any resulting shredded debris arising from failure to collect materials will need to be collected and disposed of to tip by the contractor. Machinery shall be properly prepared, before cutting commences. Re-fuelling or sharpening of machinery shall not be allowed on the grass sward. Any damage caused by fuel spillage or oil leakage shall be made good at the Contractor's own expense.

13.5 Cutting

Cutters to all machines shall be sharp and properly set to cut the sward cleanly and evenly. Grass shall be cut when dry and care should be taken to avoid root pulling. In drought conditions mowing shall continue until otherwise directed. In very wet conditions all operations involving grass cutting shall cease until conditions allow reasonable standards of cutting to be achieved. Grass is to be cut and boxed off, with clippings collected as cutting proceeds and taken to an approved tip.

Cutting is to be carried out by crossing the area in a series of slightly overlapping straight lines with one continuous cut of the perimeter of the area on completion. Cutting around obstacles and perimeters shall be completed at the same time as the general grass cutting.

All areas shall not be cut shorter than 20mm and left no longer than 50mm unless otherwise directed.

13.6 Edging

All grass areas to be edged as part of the cutting operations. Edging is to be carried out with every cut. Lawn edges around trees, hedges and the like shall be cut with long handled shears. All arising's shall be collected and disposed of to an approved tip.

13.7 Damage to Areas of Grass or Adjacent Planting

Cutting shall not be undertaken adjacent to trees, hedges, perimeter fences, walls and other obstructions where it may cause damage. Cutting in these areas shall be undertaken using other appropriate equipment to the same standard. Grass under overhanging branches shall only be cut in such a way as to avoid damage to trees.

Any grass damage as a result of cutting in inappropriate conditions, or from spillage of petrol, oil or grease or the like shall be replaced at the Contractor's expense.

No Strimming around the base of trees or shrubs will be permitted to ensure trees are not bark stripped. The Contractor shall be responsible for any damage to tree shrubs etc., caused in the carrying out of grass cutting and will be liable for the replacement of same in the appropriate season at no cost to the Authority.

13.8 Fertiliser

In March & September apply an approved organic slow release turf fertiliser, selective weed killer and moss retardant. Apply strictly in accordance with manufacturer's instructions, Control of Pesticide Regulations, COSHH Regulations and product COSHH sheet. If persistently mowed and scarified, the need for weed killer on amenity grassland is minimal. Manual methods of weed removal should be adopted prior to resorting to pesticides.

13.9 Making Good Bare Areas

Areas of worn or dead grass shall be made good by laying a fine layer of topsoil and sand and overseeding. Cover seeded area with fine cover of sifted topsoil.

14.0 Flowering Lawn

14.1 Description

Native grass and wildflower mixes are proposed along the wooded margins and in the play area margins. Emorsgate Flowering Lawn Mix EL1 is used to areas shown on drawings

14.2 Management Objectives

The management objectives for flowering lawn areas will be to create a biodiverse area seeded with native species to provide optimal habitat for UK invertebrates, in turn creating a foraging resource for birds and bats. The grassland shall be maintained in such a way to maximise species diversity and limit the presence of undesirable species.

14.3 Cutting Preparation

All litter, stones and debris on areas to be mown shall be collected and removed immediately prior to mowing. Any resulting shredded debris arising from failure to collect materials will need to be collected and disposed of to tip by the contractor. Machinery shall be properly prepared, before cutting commences. Re-fuelling or sharpening of machinery shall not be allowed on the grass sward. Any damage caused by fuel spillage or oil leakage shall be made good at the Contractor's own expense.

14.4 Management

EL1 is a mix comprising 80% slow growing grass and 20% wildflowers.

First Year Management

The wildflowers and grass species in this mix are perennial; they will be slow to germinate and grow and will not usually flower in their first growing season. There will often be a flush of annual weeds from the soil in the first growing season. This annual weed growth is easily controlled by repeated mowing.

Mow newly sown flowering lawns regularly (every 7 -10 days during growing season) throughout the first year of establishment. Cut to a height of 40-60mm, removing cuttings if dense. This will gradually develop a good sward structure, help maintain balance between faster growing grasses and slower developing wild flowers, and control annual weeds. Dig out any residual perennial weeds such as docks.

Management Once Established

Mow regularly as a lawn but not too short (25-40mm). To permit flowering, mowing can be relaxed from late June. Cut again when the sward gets untidy (after 4-8 weeks). Mowing may be suspended earlier in the year to allow cowslips to flower. Heavy quantities of cuttings should be collected and removed from site.

15.0 Green Roof Enhancements

Maintenance of the green roof is covered under a separate specification. Refer to architects information for further detail. The green roof is to be inspected annually to ensure they remain intact and are secure and do not pose a hazard.

16.0 Climbing Plants

The management objectives seek to ensure successful establishment, retain good levels of growth, and enhance the value of planting as a food source to wildlife by maximise flower, fruit, or seed production. Climbers will be maintained to achieve a healthy and attractive condition with maximum vertical growth while maintaining a dense base coverage. The primary aim is to ensure satisfactory covering of the trellis support.

Watering shall be at a rate of 5 litres per plant every other week from April to September for the first two years. Subsequently watering to commence following 10 consecutive days of no rainfall, during the months of June to August.

Climbing plants should be loosely tied in at time of planting. They should be checked at each site visit and tied in using horticultural twine to ensure leaders are secured to the trellis frame.

Prune climbing plants to control growth direction and restrict size, to remove old, less productive growth in favour of young stems, or to increase flowering potential according to individual species. Pruning guidance is set out below for deciduous species flowering on new growth and evergreen species flower on previous years growth.

Deciduous climbers: In early spring cut back the previous year's stems to a pair of strong buds about 15-20cm (6-8in) above ground level.

Evergreen climbers: Flowers are produced on shoots from the previous growth season. To ensure previous years growth is conserved, allow plants to grow to desired height and thickness only formative pruning when required to achieve a tidy appearance. Prune back to desired shape immediately after flowering in mid- to late spring when the danger of frost has passed.

Any plants that die within the 12 months defects liability period will be replaced at the contractors expense. Replacement plants will be of the same species and size of the original specification. Any plants that die following handover will be replaced to ensure continuity and structure with no gaps. Replacement of failed planting will be undertaken through the lifetime of the scheme. All debris and plant containers shall be collected and removed from site immediately once planting is completed.

17.0 Maintenance Programme

The site will be maintained by the appointed contractor following the installation of the planting in winter/spring 2026 and 2027. The tables below summarise the annual maintenance tasks and the management schedule for the site.

Annual Maintenance Calendar

Task	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
1												
2												
3												
4												
5												
6												
7												
8												
9												
10												
11												

1. Tree inspection – firming, pruning
2. Weed control site wide
3. Replacement planting
4. Mulch top up
5. Grass cutting
6. Flowering lawn cutting
7. Watering site wide
8. Shrubs, Climbers, Herbaceous plants, and grasses maintenance – firming, pruning, deadheading
9. Hedges Trimming
10. Fertiliser application to trees & hedges & ornamental planting beds
11. Roof- visual inspection

18.0 Five Year Management Plan

Description of works	Year 1	Year 2	Year 3	Year 4	Year 5
New Trees					
Inspect tree and check stability	At each visit 5x/year	At each visit 5x/year	At each visit 5x/year	2x/year	1x/year
Fertiliser application	1x Spring or summer	1x Spring or summer	1x Spring or summer	1x Spring or summer	1x Spring or summer
Replacements	n/a	Early winter	Early winter	Early winter	Early winter
Watering	Refer to clause	Refer to clause	As required during dry weather	As required during dry weather	As required during dry weather
Shrubs/Perennials					
Weed control	March-October – 9 visits	March-October – 9 visits	March-October – 9 visits	March-October – 7 visits	March-October – 7 visits
Pruning and deadheading	1x refer to guidance on shrub type for timing	1x refer to guidance on shrub type for timing	1x refer to guidance on shrub type for timing	1x refer to guidance on shrub type for timing	1x refer to guidance on shrub type for timing
Mulching – top up	1x Autumn	1x Autumn	1x Autumn	1x Autumn	1x Autumn
Replacement planting	n/a	Early winter	Early winter	Early winter	Early winter
Watering	Refer to clause	Refer to clause	As required during dry weather	As required during dry weather	As required during dry weather
Native Hedges					
Trimming	1x late January/early February outside of nesting season	1x late January/early February outside of nesting season	Leave to increase previous years growth for flower production	1x January/early February Check and remove rabbit guards	Leave to increase previous years growth for flower production

Description of works	Year 1	Year 2	Year 3	Year 4	Year 5
Rabbit guards & canes	Check & replace if damaged	Check & replace if damaged	Check and remove if plants are established	Check and remove if plants are established	Check and remove if plants are established
Replacement planting	n/a	Early winter	Early winter	Early winter	Early winter
Fertilising	n/a	2x/year	2x/year	2x/year	2x/year
Herbaceous Planting					
Pruning	Early autumn generally	Early autumn generally	Early autumn generally	Early autumn generally	Early autumn generally
Fertilising	n/a	2x/year	2x/year	2x/year	2x/year
Grass					
Cutting	18x/year	18x/year	18x/year	18x/year	18x/year
Fertilising	n/a	2x/year	2x/year	2x/year	2x/year
Flowering Lawn					
Cutting	Section 14.4	Section 14.4	Section 14.4	Section 14.4	Section 14.4
Roof					
Visual inspections	1x/year	1x/year	1x/year	1x/year	1x/year

19.0 Monitoring and Review

The LMMP and maintenance schedules will be monitored and assessed for their effectiveness on an annual basis for the first five years following the completion of the development.

Each annual review will be coordinated and completed by a suitably qualified representative of the responsible party. The review will include advice from specialist consultants as required (such as a qualified Arboriculturist), the Landscape Management Contractor and other stakeholders including representative(s) from the LPA.

The review may include (as appropriate):

- Specialist reports - advising on particular aspects such as protected species, Tree safety, issues etc.
- Records or attendance sheets demonstrating the maintenance work undertaken.
- A walk over assessment of the landscape areas to assess the landscape components and their condition, and any requirements for enhancement.

The review should identify any changes to site conditions and circumstances, whether the aims and objectives of the management plan are being met, and whether variations or improvements can be made to existing management practices and timeframes.

Any strategic enhancements, including new planting and habitat creation should be identified and priorities established for undertaking these works.

Within 3 calendar months of the review, a revised LMMP shall be produced if required.

The LMMP will be reviewed every five years, or as required to ensure the satisfactory management of the landscape in perpetuity.

wynne-williams associates
landscape architects & arboricultural consultants

2 Threshelfords Business Park, Inworth Road, Feering, Colchester, CO5 9SE
01376 573050 / enquiries@w-wa.co.uk / www.w-wa.co.uk