

BROADBRIDGE HEATH RETIREMENT VILLAGE, HAMPSHIRE

LANDSCAPE SKETCHBOOK - RIVER CORRIDOR
MAY 2026

ISSUE SHEET

JOB NAME: BROADBRIDGE HEATH RETIREMENT VILLAGE, HAMPSHIRE
JOB NUMBER: D2951
CLIENT: SENIOR LIVING (BROADBRIDGE HEATH) LIMITED
REPORT NUMBER: D2951-FAB-00-XX-RP-L-008

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PURPOSE OF THE DOCUMENT

Fabrik have been instructed on behalf of Senior Living (Broadbridge Heath) Limited on behalf of Inspired Villages to prepare a River Corridor Improvements Scheme.

The River Corridor Improvements Scheme is a pre-commencement obligation of the S106 agreement.

This document sets out the scheme detailing biodiversity and nature conservation improvements along the River Corridor to include provisions for the immediate and long-term management.

Within this document we have set out the previous consultation which was had with Arun & Rothers River Trust (ARRT) and the Environment Agency (EA), the strategic approach being taken to the improvements and management.

CONSULTATION WITH ARUN & ROTHERS RIVERS TRUST (ARRT) AND ENVIRONMENT AGENCY (EA)

In July 2019 the planning stage design team met with ARRT and EA on site to discuss the river conditions and restoration. The following persons were in attendance:

- Sandra Manning-Jones - ARRT
- Gareth Williams - EA
- Jamie Vaughan - Senior Living (BBH) Ltd
- Jane Fitzgerald White - Portus & Whitton

The following is a summary of the recommendations and observations made during the meeting prepared by Jane Fitzgerald White of Portus + Whitton:

- Condition of River is fairly good in terms of the following:
 - Varying widths providing a range of ecological habitats
 - Varying widths facilitate differing water movement patterns - slow & faster moving water
 - Wide variety of damselflies were observed during visit – St Leonard’s Park Ponds SSSI, Horsham is noted for its damselfly population
 - Northern section of river is more visually attractive due to variety of ecological habitats & water movement
 - Bend in river adjacent to native hedgerow is very attractive visually & warrants being made a distinctive feature
- River Characteristics:
 - In high rainfall, river fills up rapidly – current higher level waterline visible (muddy vegetation – see attached photo) – due to spells of heavy rainfall in recent weeks
 - River indicates extensive dredging & is under-cutting the banks
 - Exiting river section has been widened by horses
 - Bankside vegetation species currently indicative of equine land use - nettles
 - Ash tree across river bank manifesting symptoms of Ash die-back – further consultation with Jago Keen required
 - Himalayan Balsam present – species is listed on Schedule 9 of the Wildlife and Countryside Act in England and Wales & is classified as a non-native invasive (see links below for classification & management)
 - <https://www.plantlife.org.uk/uk/discover-wild-plants-nature/plant-fungi-species/himalayan-balsam>
 - <https://canalrivertrust.org.uk/enjoy-the-waterways/canal-and-river-wildlife/the-rogues-gallery/himalayan-balsam>
- Strategic Approach & Recommendations:
 - Condition of river will greatly improve simply if horses are removed from adjacent land
 - Southern section of river to be gently managed to maintain its current vegetative corridor / screening & to be maintained as an ecological zone (minimal human activity)
 - Northern section of river to be sympathetically enhanced to improve amenity & ecological value (more human interaction)
 - Proposed pedestrian bridge location to capitalise on gap in Poplar trees, but must be sympathetic to attractive bend in river
 - Enhancement of exiting river section widened by horses will improve water management & visual amenity
 - Development of adjacent fragmented wetland areas will greatly enhance visual & amenity value of riparian corridor
 - An above ground SUDs feature adjacent to proposed VCC will manage site water run-of, protecting water quality in proposed wetlands & existing river

- Locating several seating platforms at strategic locations on both sides of river will encourage human interaction with river
- Development of existing trees / vegetation across the opposite side of the river will enhance ecological value of riparian corridor & provide community amenity
- Enhancement planting & ecological management of existing vegetation will develop existing ecological habitat & allow residents to fully appreciate the river
- Development of floodplain wildflower meadow – preference for wildflower seed of local provenance – Wakehurst Place, Sussex – potential source
- Ecological management plan of river required to ensure on-going correct management of the river & its corridor

Generally, we had very positive feedback form both consultants who said that the river didn’t require too much intervention, that it was a fairly good quality ecological resource and that the inclusion of wetlands within the scheme would bring the greatest additional benefits to site ecology.

Sandra Manning-Jones of ARRT has helpfully suggested we liaise with the Sussex Wildlife Trust who have been involved in a number of enhancement projects involving the River Arun. There are also small grants available for river enhancement.

STRATEGIC APPROACH & RECOMMENDATIONS

NUMBER	ITEM	2024 COMMENTS
1	Condition of river will greatly improve simply if horses are removed from adjacent land	Horses removed
2	Southern section of river to be gently managed to maintain its current vegetative corridor / screening & to be maintained as an ecological zone (minimal human activity)	Proposals to the southern section of the river all limited to retention, pockets of additional planting and management.
3	Northern section of river to be sympathetically enhanced to improve amenity & ecological value (more human interaction)	Northern section of the river will be enhanced to improve ecological value as part of the solar farm works.
4	Proposed pedestrian bridge location to capitalise on gap in Poplar trees, but must be sympathetic to attractive bend in river	Pedestrian footbridge no longer proposed.
5	Enhancement of existing river section widened by horses will improve water management & visual amenity	Noted
6	Development of adjacent fragmented wetland areas will greatly enhance visual & amenity value of riparian corridor	Southern river corridor proposals include wetland scrapes, retention of grassland with mown paths / routes proposed, introduction of tree planting.
7	An above ground SUDs feature adjacent to proposed VCC will manage site water run-of, protecting water quality in proposed wetlands & existing river	Wetland scrapes proposed.
8	Locating several seating platforms at strategic locations on both sides of river will encourage human interaction with river	The northern side of the river is no longer a pedestrian destination. Seating has no been proposed to either side of the river corridor.
9	Development of existing trees / vegetation across the opposite side of the river will enhance ecological value of riparian corridor & provide community amenity	Southern river corridor enhancements include addition of wetland scrapes and tree planting. The remainder of the area is to be improved with maintenance.
10	Enhancement planting & ecological management of existing vegetation will develop existing ecological habitat & allow residents to fully appreciate the river	Pockets of native buffer planting proposed. Ecological management will be undertaken.
11	Development of floodplain wildflower meadow – preference for wildflower seed of local provenance – Wakehurst Place, Sussex – potential source	Floodplain retained with planting enhancements including pockets of native buffer planting and wetland scrapes.
12	Ecological management plan of river required to ensure on-going correct management of the river & its corridor	Noted

The above proposals can be viewed in the rendered masterplan on the following pages and in greater detail in the following drawings which accompany this document (Appendices1-3):

- FAB-01-00-DR-L-0001- Landscape Legend
 - FAB-01-00-DR-L-1 100 - Landscape Site Layout
 - FAB-01-00-DR-L-1 101- Landscape General Arrangement Plan Sheet 1
 - FAB-01-00-DR-L-1 102- Landscape General Arrangement Plan Sheet 2
 - FAB-01-00-DR-L-1 103- Landscape General Arrangement Plan Sheet 3
 - FAB-01-00-DR-L-1 104- Landscape General Arrangement Plan Sheet 4
 - FAB-01-00-DR-L-1 105- Landscape General Arrangement Plan Sheet 5
 - FAB-01-00-DR-L-2001- Detailed Landscape Plan Sheet 1
 - FAB-01-00-DR-L-2002- Detailed Landscape Plan Sheet 2
 - FAB-01-00-DR-L-2003- Detailed Landscape Plan Sheet 3
 - FAB-01-00-DR-L-2004- Detailed Landscape Plan Sheet 4
 - FAB-01-00-DR-L-2005- Detailed Landscape Plan Sheet 5
 - FAB-01-00-DR-L-2006- Detailed Landscape Plan Sheet 6
 - FAB-01-00-DR-L-2007- Detailed Landscape Plan Sheet 7
- FAB-01-00-DR-L-3000 - Planting Schedule
 - FAB-01-00-DR-L-3001- Planting Plan Sheet 1
 - FAB-01-00-DR-L-3002- Planting Plan Sheet 2
 - FAB-01-00-DR-L-3003 Planting Plan Sheet 3
 - FAB-01-00-DR-L-3004- Planting Plan Sheet 4
 - FAB-01-00-DR-L-3005- Planting Plan Sheet 5
 - FAB-01-00-DR-L-3011- Planting Plan Sheet 6
 - FAB-01-00-DR-L-3012- Planting Plan Sheet 7
 - FAB-01-00-DR-L-3013- Planting Plan Sheet 8
 - FAB-01-00-DR-L-3014- Planting Plan Sheet 9
 - FAB-01-00-DR-L-3015- Planting Plan Sheet 10
 - FAB-01-00-DR-L-3016- Planting Plan Sheet 11
 - FAB-01-00-DR-L-3017- Planting Plan Sheet 12

OUTLINE PLANTING SPECIFICATION & STRATEGIC LONG-TERM MAINTENANCE & MANAGEMENT NOTES

Details on the indicative planting specification can be viewed in the rendered masterplan on the following page and in greater detail in the drawings which accompany this document (Appendices 1-3).

GENERAL

- All planting and landscape operations should comply with the requirements specified in BS 3936-4:2007 'Nursery Stock' (Part One) and BS4428:1989 'Code of Practice for General Landscape Operations' (excluding hard surfaces).
- All topsoil and testing to conform to BS 3882: 2015 'Specification for Topsoil and Requirements for Use'. All topsoil used for planting to be tested by an approved Topsoil Analyst and any required amelioration or soil improvements to be carried out in line with Analyst's report.
- All fertilizers are to be applied or supervised by qualified staff to avoid the action of plasmolysis.
- Nurseries to provide protocols for ensuring that plant stock is free of invasive species.
- No planting is to be carried out when the site is covered by frost.
- Irrigation of plant material to be carried out during periods of drought will be required to ensure successful establishment of all plant stock.
- All new planting to be protected from mammal grazing by individual guards or stock proof fencing.
- If planting is to be carried out outside the growing season, all bareroot / rootballed plant stock is to be substituted with containerised stock. Specification to be agreed with Landscape Architect prior to ordering and implementation.

NURSERY STOCK AND SELECTION

All trees and planting are to be selected and tagged by the landscape architect prior to any stock being delivered to site. All planting should comply with the requirements specified in BS 3936:1992 'Nursery Stock' (Part One). All nursery stock and trees are to be free of pest and diseases prior to being delivered to site. All delivered stock is to be inspected by the landscape architect prior to any planting being carried out.

The Landscape architect reserves the right to reject trees and nursery stock that do not meet specifications as set out in the requirements and guidelines in BS 3936:1992 or in accordance with the landscape architect's drawings. If a particular defect or substandard element can be corrected easily, appropriate remedies shall be applied and agreed with the landscape architect. If destructive inspection of a root ball is to be carried out, agreement should be in place prior as to the time and place of inspection. Inspection of shrub roots in containers or rootball can be carried out on site if required.

TREE HANDLING

It is recommended that companies that do not have experience with handling large trees or the required equipment to do so seek advice from the landscape architect or tree supplier. Furthermore, specialist hauliers are to be used who will have the correct lifting equipment to deal with unloading large trees. The landscape contractor must follow the industry guidance method for handling trees. Below are recommended industry standards:

- Dormant trees sizes of 12-16cmg: These can be lifted and unloaded using a root hook and hoist. Even when the tree is dormant it is recommended to wrap the stem in hessian for additional protection when unloading maintaining the lifting weight on the root hooks.
- Dormant trees sizes of 18-20cmg - 25-30cmg: These can be lifted and unloaded using a 3-tonne sling in combination with a chain and root hooks. Even when the tree is dormant it is recommended to wrap

- the stem in hessian for additional protection when unloading.
- Dormant trees sizes of 45-50cmg: These can be lifted and unloaded using a 5-tonne sling in combination with a chain and root hooks ensuring the root hooks are hammered firmly into the rootball. Different lengths of chains can be used, however bear in mind that the longer the chain the more vertical the tree will be that will provide greater pressure on the bark. Even when the tree is dormant it is recommended to wrap the stem in hessian for additional protection when unloading.
- Dormant trees sizes of 50-60cmg: These can be lifted and unloaded using an 8-tonne sling in combination with a hoisting strap that will pull less pressure on the trunk. The tree will also hang more vertically that makes unloading the tree directly into the planting hole easier. Note: If the trees are to be laid flat until planted it is better to use chains for unloading. Using the correct chain length will ensure the tree is moved horizontally. Even when the tree is dormant it is recommended to wrap the stem in hessian for additional protection when unloading.
- Dormant trees sizes 70cmg and above: It is recommended that the landscape contractor seek specialist advice when dealing with extremely large trees. Extra large trees can be lifted with a Newmann frame. During the harvesting process the frame is fitted to the trees and goes with the tree to its final location. Only when the tree has been planted is the frame removed.

TREE PLANTING

The tree supplier is to be approved by landscape architect prior to any ordering of stock. All trees are to be planted in the first available planting season after construction as root balled stock unless otherwise specified and agreed with the client.

The retention of mature trees will be secured by the continued application of “minimal safety management” rules. If possible, works should be undertaken outside the birds nesting season (nesting season – late February to end of August). If this is not possible, appropriate checks by a qualified ecologist should be undertaken and, if occupied nests are identified or suspected, works will need to be delayed until nestlings have fledged. If necessary, further surveys should be carried out and appropriate licenses obtained to ensure legal compliance and/or secure appropriate or necessary mitigation.

New planting is to be in accordance with BS 4428:1989. Any specified tree surgery works will be carried out in accordance with BS 3998:2010 ‘Tree Work – Recommendations’, Health & Safety legislation and relevant best practice. Prior to the commencement of works the Contractor shall provide valid proof of the required Public Liability Insurance and a full working method statement and risk assessment.

All tree pits are to be excavated 24 hours prior to delivery to reduce the time the rootball is out of the ground. All tree pits are to be excavated under favourable weather conditions to avoid deterioration of the soil structure and glazing. All excavations are to be carried out using a toothed bucket ensuring tree pit walls are not glazed, the walls of the tree pit can also be loosened with handheld tools.

Tree pit dimensions are subject to soil conditions, soil report provided by agronomist and rootball size. Tree pits can never be excavated too wide in an unrestricted space (open ground); however, they can be too deep. All trees are to be planted at the correct height which is the same depth as the tree was growing on the nursery. The root collar must remain visible. Tree pit sizes are to be agreed with landscape architect prior to excavations. All tree pits are to be inspected by the landscape architect prior to planting. All tree pits are to have suitable irrigation pipe and end cap and aeration

tubes if required (aeration tubes tend to be required for trees planted in a hard landscape environment). They are only required for the first two years after which they are superfluous. All irrigation pipes are to be placed as high as possible not at the base of the rootball. The tree would also benefit from an earth reservoir around the rootball on the surface to aid watering. The reservoir is best backfilled with bark mulch to avoid soil glazing on the surface.

Notes:

- Trees may sink after planting due to soil settlement. With sandy soils generally there will be a settlement of 10% and clay soils 20%, this will need to be considered by the Landscape contractor when planting and therefore the tree may need to be planted slightly higher to accommodate soil settlement.
- Never excavate deeper than the highest water table to ensure organic matter does not come in contact with groundwater resulting in anaerobic digestion within the soil.
- All hessian and wire support around the rootball are to remain in place when planting (in some case it may be required to loosen the hessian and wire). The hessian will quickly decompose. The wire will oxidize and also disappear in the soil eventually.

Trees planted within hard landscape areas are to have tree grilles and guards where specified. Subterranean cellular product is to be used to ensure the tree has a minimum of 9m³ growing area. Type and manufacture are to be agreed with the client and landscape architect prior to installation. The landscape architect is to inspect all tree pits prior to planting.

Trees are to be supported either by high anchoring, low anchoring, or underground anchoring systems. The type of anchoring system is to be agreed with the landscape architect and detailed within the specification of works. For trees that are <10-12cmg use 1no untreated softwood stake at min 10cm diameter driven into the ground at least 1m depth (30cm of which must be in undisturbed ground), the stake is to be placed on the side of the prevailing wind. Trees >10-12cmg use 2no untreated softwood stakes at min 10cm diameter driven into the ground at least 1m depth with horizontal bracing bar. Trees >25-30cmg use 3no stakes in a triangle around the tree (1.4m above ground level) with horizontal bracing bars, tree bands are to be secured to the posts with galvanised nails. Underground anchoring systems are to be used for large compact rootballs or trees within hard landscape with tree grilles to BS 4043: 1989' Recommendations for Transplanting Root-Balled Trees'. The type of anchoring system is to be agreed with the landscape architect Biodegradable anchoring straps are to be used to ensure the straps do not grow into the trunk.

Note: There are benefits to using low level anchoring as field trials have demonstrated that the tree becomes independent in the ground quicker as a result of the wind rocking the tree that encourages root ground. However, this method is not recommended in exposed conditions or coastal locations due to a greater risk of the trunk breaking.

Ties and stakes are to be checked and adjusted every six months or after periods of strong wind and rain, and any trees which have died or have suffered physical damage, such that they no longer provide any useful landscape function, shall be removed from site, complete with the stake, and the ground reinstated. At the beginning and end of each growing season all stakes ties and guying systems shall be Inspected. Any looseness, constriction or abrasion shall be corrected by adjustment or replacement as required. Where the support of a stake is no longer required the stake shall be removed from site.

Tree pit root barrier is to be installed to all trees within 3m of any

underground service routes or within 2m of kerb lines & hard surfaces & building foundations. Type of root barrier material is to be agreed with the landscape architect. The landscape contractor is to confirm locations of all services prior to implementation of trees. Prior to installation NJUG specification and requirements are to be referred too.

GUIDANCE FOR TREE PIT SIZES WITHIN SOFT LANDSCAPE AREAS

Final tree pit size will vary dependent on size of rootball, tree stock and soil type. Below are general guidance sizes only. The landscape contractor is to speak to the grower to obtain exact sizes prior to delivery. Landscape Architect to inspect tree pits prior to planting.

Tree pit size guidelines:

Tree size	Rootball Size	Tree pit size (l, w, d)
14-16 cmg	50x50cm	80x80x65cm
18-20 cmg	60x60cm	80x80x75cm
20-25 cmg	70x60cm	90x90x75cm
30-35 cmg	90x60cm	110x110x75cm

TREE AFTERCARE AND PRUNING

When a tree is lifted/harvested it will lose a percentage of its root system. As a result, the roots are unable to supply the crown with the water demand being placed on the root system which can cause stress to the tree. As a result, the tree will respond by reducing the amount of foliage, in some cases when the water storage is great the tree will shed wood from the crown. Watering the tree is important in the first two years after transplanting. In hot conditions the canopy can dry out even when the rootball is moist simply because there is not enough root development yet. Therefore, the only solution is to reduce the canopy volume to reduce the stress.

All pruning is to be done by removing first and second wood only, all pruning works are to be carried out by appropriately trained landscape contractors. It is recommended that hessian is placed around the tree stems after planting to prevent the overheating of the trunks.

The flow of water within the bark will normally prevent this, however, after planting less water is transplanted and as a result the trunk is at risk of sunburn. The setting sun will cause the most potential damage. Most of the damage will be visible on the western side of the tree. Trees with smooth bark are more vulnerable to sunburn than trees with rough bark. This is to only be done as a temporary measure as the tree is establishing, after which the hessian is to be removed.

Monitoring of the trees is to be carried out during the rectification period and as part of the long-term management. The following points are to be considered and monitored:

- Mulched areas around trees shall be maintained.
- Watering, trees will require watering for the first two years after planting, after which they will generally look after themselves. The number of times will depend on location, weather conditions and growing season. Therefore, as the tree is a growing organism the required experience and knowledge will determine the number of times the tree is watered to ensure establishment. It is better to give the tree a lot of water once a week rather than water every day as this will encourage root development and prevent the tree becoming “lazy.” Over watering will push oxygen away from the root system preventing root development.
- Soil condition, these can be carried out by a specialist to monitor the oxygen levels (that should ideally be 18-21%, 16-18% will be

- sufficient levels, 12-16% will be poor levels <5% shows acute root mortality). Soil moisture levels both within the rootball and surrounding ground to also be monitored.
- Soil compaction, traffic over planted areas or areas to be planted are to be limited or ideally avoided completely. When soil compaction is higher than 2.5MPa root development will not be possible.
- All topsoil is to conform to BS 3882:2015 'Multipurpose' or similar approved by an agronomist. The tree pit shall be backfilled with previously prepared topsoil excavated from the pit and additional topsoil as required. All backfilled material is to include an organic slow-release fertilizer to ensure there is no adverse effect on soil organisms (Vitax Q4HN) or similar approved. The second application to be made 10-16 weeks after planting depending on soil type and weather conditions.
- Canopy, monitor leaf development, size, colour, and the amount of foliage that is within the crown. Length of new growth and bud development and size of buds.

A visual inspection of retained individual trees shall be carried out at every visit. Any damaged, diseased, or dangerous timber shall be reported to the Operations Manager, for an application to be made to the Local Planning Authority under the Town & Country Planning (Trees) Regulations 1999 if it is considered hazardous to public use of the area.

PROPOSED HEDGE & SCRUB PLANTING

Existing native hedgerows should be positively managed to maximise landscape and wildlife value, favouring hedge-laying for restoration of hedgerow structure and an alternating management cycle of cutting one side of the hedgerow every 2 or 3 years. Proposed hedgerow will comprise native, biodiverse hedgerows and will contribute to the mosaic of habitats within the Site and provide enhanced habitat connectivity. Both existing and proposed hedgerow will also contribute to the wider landscape setting of the Proposed Development.

To fulfil the management objectives, each hedgerow should be managed as appropriate, i.e. by trimming, laying, coppicing, bulking up, etc. Specific management tasks and their frequencies for the native hedgerows are therefore set out below.

Best practice horticultural techniques should be used in the planting of native hedgerow vegetation to ensure rapid early growth. Rapid attainment of effective physical enclosure would be achieved through the autumn planting of both hedgerows and hedgerows with trees. All hedgerows to be planted in a minimum of 300mm depth approved topsoil to BS 3882: 2015 'Multipurpose' in the first available planting season after construction. The ground below planting will be maintained as bare ground in the first 2 to 3 years after establishment. The ground flora should be maintained through annual cutting and manual removal of vigorous weed species Once established, new hedgerow planting should be subject to the same maintenance work as for the rest of the existing.

Scrub planting to be installed with rabbit protection, in the same method as hedgerow plants. Notch plant bare root transplants in rows on a 1.4m grid. Hand dig with care in proximity to existing trees and do not sever any roots larger than 2.5cm in diameter.

Hedgerow and scrub shall be subject to annual monitoring by an appropriately experienced ecologist.

PROPOSED SHRUBS

Biodiversity will be incorporated through the planting of native, wildlife friendly species where appropriate. Shrubs and hedges contribute to the

visual amenity of the streetscape and definition and legibility of the public and private realm.

- All shrubs to be planted in a minimum of 300mm depth approved topsoil to BS 3882: 2015 'Multipurpose' in the first available planting season after construction.
- All shrubs are to be planted as container stock unless otherwise specified (5 or 10 litre), all stock is to be well rooted into the container but not pot bound.
- All shrubs are to be planted with a slow-release organic fertilizer (vitax or similar approved) and backfilled with a mixture of excavated topsoil and compost (not peat based). A minimum of 50 mm approved ornamental grade bark mulch is to be applied to planting areas unless stated otherwise.

The topsoil should be cultivated and shrubs, ground cover and perennial plants should be pit planted. Pits should be 150mm wider and deeper than root spread and backfilled with excavated material.

The growth cycle of planting may require varying maintenance involvement at different stages and management operations should be adapted as the planting matures and conditions dictate. In subsequent years, management may not need to be as intensive, but it will be necessary to periodically rejuvenate or redevelop planting due to ageing and decline or disease in the plants.

After watering, weed control is the most important activity during the establishment stage of planted shrubs and regenerating species/seedlings. Weeds, particularly grasses, compete aggressively with young shrubs for water and nutrients, and may also compete for light. Hand weeding, where appropriate, should take precedence over the use of herbicides. However, herbicide use may be the most effective measure to take against unwanted species. Where herbicide application is needed, it is recommended that an appropriate herbicide is applied in July - August in small, controlled areas around the shrub base.

Herbicides must be listed on the HSE Pesticides Register of UK Authorised Products, and herbicide application must conform to the 'Pesticides: Code of Practice for Using Plant Protection Products' (DEFRA, January 2006).

Weed growth within planting areas shall be eliminated during the summer visits with a suitable translocated herbicide, in line with the manufacturer's instructions. Tree and/or shrub shelters, if fitted, shall be lifted as necessary to achieve weed control, and re-firmed in the ground after completion of the work. Dead weed material shall be removed during the following visit to site.

Grass growth within planting beds shall be treated during the winter visit with a suitable residual herbicide in line with the manufacturer's instructions.

Planting shelters (if fitted) shall be checked at each visit, stakes firmed up as necessary, and ties adjusted. Any missing or vandalised shelters or ties shall be replaced, and lopsided shelters straightened.

Any dead trees and shrubs shall be removed and the resulting hole to be filled. Replacement planting to be carried out during the winter visit. Any damaged shoots or branches shall be pruned off plants using secateurs, cutting back to above a live, outward facing bud or shoot.

NATIVE WILDFLOWER MEADOW AND WATER MEADOW PLANTING

Native wildflower meadow and seasonally wet water meadow planting will be created to provide areas for habitat and foraging, linking together

and reinforcing existing habitats. This planting will also provide filtration of particulates in run-off and erosion controls as well enhanced visual amenity for residents. The meadow planting will be managed to encourage communities of high nature conservation and amenity value, both in terms of floral diversity and in the provision of habitat and foraging.

Undesirable herbaceous (ruderal) and woody stemmed species will need to be controlled. These species include those which legally need to be controlled and those which suppress or otherwise inhibit the development of a species-rich sward. Undesirable plant species will be removed by hand pulling and mechanical removal only.

Where the meadow sward fails to establish or dies out, or where the level and range of species is poor, measures will be undertaken to resolve any underlying problems. Areas will be resown following implementation of other remedial works. It is expected that following establishment, species diversity will naturally increase with time.

AMENITY GRASSLAND

The management regime of these areas will minimise the use of herbicides and fertilisers to encourage species diversity. The use of fertilisers and herbicides on amenity grass areas will be limited to the spot control of invasive weeds once the grass has established.

Prior to cutting all areas shall be cleared of litter and debris. All operations shall be carried out using machinery appropriate to the task, cylinder, rotary or mulch mowers and when weather and ground conditions are suitable. Operations shall be suspended where ground conditions prevent the use of machinery without damage to the ground surface. Where operations are suspended due to unsuitable conditions, additional maintenance visits may be required to maintain the sward within acceptable growth limits.

During each maintenance visit the Contractor shall cut adjacent to fences, walls, kerbs, paths, trees and other boundaries or obstacles using equipment suitable to the task. Strimmers shall not be used around the base of trees. The frequency of cuts shall remain flexible in order to accommodate growth rates and weather conditions. As a general guide cutting is likely to be required every two weeks on high maintenance areas, ensuring that the sward height does not exceed 75mm and that the presence of flowering weed species is avoided. The height of cut shall be 30mm. The Contractor is required to assess growing conditions and adjust maintenance schedules as necessary, considering bulb planting where appropriate. Following cutting, all grass clippings and other debris shall be swept from adjacent hard standing areas and removed from site to an authorised tip.

WATERCOURSES - RIVER ARUN

Native planting will be planted along the margins of water bodies to help protect water quality and to provide habitat and biodiversity enhancement and increased amenity value.

Excessive overhanging vegetation along the existing watercourse will be pruned back to encourage native marginal and aquatic vegetation, and invasive non-native species will be removed to protect biodiversity where possible.

- Specific management tasks and their frequencies for watercourses are set out below:
- Confine movement channels for maintenance to the minimum number of routes to avoid excessive trampling of habitat.
 - Remove any invasive or exotic species annually in autumn or winter,

- ideally by hand, to ensure growth of other species is not suppressed. Herbicides shall not be used unless prior agreement has been obtained from the Environment Agency.
- Monitor need for de-silting and clearance of leaf-fall on a 4-year basis and undertake as required. Remove deep bottom muck, silt, or dense stands of dominant vegetation to diversify habitat and prevent ecological succession.
 - Cut back one third of marginal herbaceous plants and grasses to 75mm annually on a 4-year rotation (no cut in the fourth year) in late summer, before they set seed, to promote diverse, tussock growth and maintain extent of open water. Clear overgrown aquatic planting by hand and leave on the bank for 2 days.
 - Clear overgrown aquatic planting by hand, as required, to avoid nutrient build-up causing an imbalance of vegetation and loss of habitat. Aim to create 75% open water. Leave arisings on the bank overnight, to allow invertebrates and reptiles to return to aquatic habitat. Remove arisings to a dedicated composting area set apart from watercourses, drains and species-rich vegetation, to avoid nutrient return during decomposition. Excess arisings should be removed to a licensed composting or green waste disposal facility.
 - Assess extent of shading from trees and shrubs, especially to the south and north side of the watercourse. Consider cutting back or pruning to reduce shading where required, in late winter to avoid disturbance to nesting birds.
 - Works will be carried out during late autumn or winter months (ideally late September to October). Works to be carried out in line with Ecologist recommendations.

HARD SURFACES & FURNITURE

- Removal of litter and dog excrement.
- Removal of grit, mud, leaf litter, and plant debris by sweeping.
- Remove any stains, marks, or discolouration of surface materials by jet spraying.
- Cut back undergrowth, overgrowing or overhanging shrubs, hedges, and minor tree branches from pathways to maintain an unobstructed width of at least 2m or the existing width of the pathway, whichever is the greater.
- Removal of weeds by hoeing, pulling or (as a last resort) use of approved herbicide.
- Inspection of any defects and potential dangers in surfacing and signage and undertake remedial works at the earliest opportunity.
- Keep all hard surfaces safe to walk on during prolonged freezing conditions, using grit rather than salt to achieve this objective.

LONG MANAGEMENT / MAINTENANCE NOTES - OVERVIEW

- Refer to Landscape & Ecological Management Plan for detailed maintenance of hard and soft landscape elements.
- Refer to landscape and open space strategy for programme of operations. Detailed landscape maintenance and management plans for each development phase to be submitted to the LA for approval.
- Refer to Appendix 1 for the detailed landscape and planting proposals.
- Planting to be protected from mammal and human damage by stock proof fencing.
- During years 1-5 or until canopy closure, planting shall be maintained by annual visits.
- All plants shall be checked and if necessary, firmed up in the ground.
- Planted areas to be forked through regularly to keep soil loose and aerated.
- All planted areas to be kept clear of weeds at all times throughout maintenance period.
- Any damaged shoots or branches shall be pruned off using secateurs.

- The Contractor shall remove any dead, dying or diseased plants, which are evident during any maintenance visit. The Operations Manager shall be informed of the location, number and species of all material that has been removed. Any plants that have died as a result of the Contractor’s operations or omissions shall be replaced by the Contractor at his own expense during the next planting season.
- Where the Operations Manager has agreed that plant deaths have arisen due to circumstances out of the control of the Contractor, replacement planting shall be instructed by the Operations Manager and paid for at an agreed rate. All replacement planting shall be with like for like species unless otherwise agreed with the Operations Manager.
- Plants pruned as instructed by the Landscape Contractor to promote healthy growth and to remove dead and diseased wood.
- The Contractor shall ensure that all shrubs are maintained free of weed growth. This shall normally be achieved by the application of appropriate contact or residual herbicides, although it remains the responsibility of the Contractor to adopt other methods where herbicide application is unsuccessful or impractical.
- Watering as required to maintain healthy growth.
- The Contractor shall clean all hard standings, gullies, gratings and grassed areas of soil spillage, bark mulch, leaves etc. which emanate from adjacent shrub beds.
- All litter and debris to be removed from landscaped areas and carted off site.

SITE WIDE MASTERPLAN



APPENDIX 1

- Drawing Numbers:
- FAB-01-00-DR-L-0001- Landscape Legend
 - FAB-01-00-DR-L-1100- Landscape Site Layout
 - FAB-01-00-DR-L-1101- Landscape General Arrangement Plan Sheet 1
 - FAB-01-00-DR-L-1102- Landscape General Arrangement Plan Sheet 2
 - FAB-01-00-DR-L-1103- Landscape General Arrangement Plan Sheet 3
 - FAB-01-00-DR-L-1104- Landscape General Arrangement Plan Sheet 4
 - FAB-01-00-DR-L-1105- Landscape General Arrangement Plan Sheet 5

APPENDIX 2

- Drawing Numbers:
- FAB-01-00-DR-L-2001- Detailed Landscape Plan Sheet 1
 - FAB-01-00-DR-L-2002- Detailed Landscape Plan Sheet 2
 - FAB-01-00-DR-L-2003- Detailed Landscape Plan Sheet 3
 - FAB-01-00-DR-L-2004- Detailed Landscape Plan Sheet 4
 - FAB-01-00-DR-L-2005- Detailed Landscape Plan Sheet 5
 - FAB-01-00-DR-L-2006- Detailed Landscape Plan Sheet 6
 - FAB-01-00-DR-L-2007- Detailed Landscape Plan Sheet 7

APPENDIX 3

Drawing Numbers:

- FAB-01-00-DR-L-3000 - Planting Schedule
- FAB-01-00-DR-L-3001- Planting Plan Sheet 1
- FAB-01-00-DR-L-3002- Planting Plan Sheet 2
- FAB-01-00-DR-L-3003 Planting Plan Sheet 3
- FAB-01-00-DR-L-3004- Planting Plan Sheet 4
- FAB-01-00-DR-L-3005- Planting Plan Sheet 5
- FAB-01-00-DR-L-3011- Planting Plan Sheet 6
- FAB-01-00-DR-L-3012- Planting Plan Sheet 7
- FAB-01-00-DR-L-3013- Planting Plan Sheet 8
- FAB-01-00-DR-L-3014- Planting Plan Sheet 9
- FAB-01-00-DR-L-3015- Planting Plan Sheet 10
- FAB-01-00-DR-L-3016- Planting Plan Sheet 11
- FAB-01-00-DR-L-3017- Planting Plan Sheet 12

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