Landscape Management and Maintenance Plan

Development: Erection of a two storey building to provide 10 no. apartments, erection of extension to existing building to create additional dwelling, provision of new access and parking to serve existing and proposed dwellings and provision of bin stores and cycle shelter

Condition: Prior to the first occupation of any part of the development hereby permitted, a landscape management and maintenance plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas shall be submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

Planning Reference: DC/21/0279

1. Introduction

This Landscape Management and Maintenance Plan has been prepared to satisfy the requirements of planning condition 10 of application DC/21/0279 which requires the submission and approval of a management and maintenance plan for all communal landscape areas at Rambledown House, Wells Place, West Chiltington.

The purpose of this document is to set out the long-term management objectives, maintenance responsibilities, landscape components and maintenance regime for the communal external areas of the development to ensure they remain attractive, safe and functional throughout the lifetime of the development.

2. Areas Covered by this Plan

This management plan applies to the communal external areas of the development within the red edge area of the planning applicaiton.
The following areas are communal and are included within this plan:

- Communal pedestrian pathways.
- Hardstanding areas serving the bin store.
- Hardstanding areas serving the cycle shelter.

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- Boundary fencing on the eastern, southern and western site boundaries.
- All grassed areas including wildflower grassed area
- On site trees
- Hedgerows
- Ornamental Planting
- Wildlife pond

The ground floor terraces serving the individual dwellings are within the ownership (demise) of the respective properties and are private areas. These terraces do not form part of the communal landscape and are therefore excluded from this management plan. The management of the driveway with permeable paving has been approved under DISC/20/0251.

3. Long-Term Landscape Design Objectives

The long-term objectives are to:

- Maintain a safe, clean and attractive external environment for residents.
- Preserve the quality and appearance of the communal landscape.
- Ensure all communal hard surfaces remain safe and serviceable.
- Maintain boundary treatments in good condition.
- Ensure landscaped areas continue to contribute positively to the appearance of the development.
- Protect the long-term value and visual quality of the development through planned maintenance.
- Secure the successful establishment of all approved planting
- Maintain healthy and safe tree stock throughout the development.
- Maintain the wildlife pond in favourable ecological condition

4. Management Responsibilities

Responsibility for the management and maintenance of all landscaped areas within the red lined boundary of the application site rests with KTS Estate Management. Routine landscape maintenance is undertaken by the appointed landscape maintenance contractor engaged by KTS Estate Management (currently Grants Garden Maintenance).
Funding for ongoing maintenance is secured through annual service charge contributions made by the respective property owners.

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In addition to routine maintenance, KTS Estate Management maintains both a General Maintenance provision and a Reserve Fund to enable repairs or replacement works to be undertaken as required.

5. Description of Landscape Components

The communal landscape comprises:

- **Grassed Areas and Wildflower Grassed Area**
  Communal grassed areas surrounding the development.
- **Shrubs and Hedgerows**
- **Trees**
  Existing and newly planted trees in accordance with the landscaping scheme.
- **Wildlife Pond**
- **Hardstanding**
  Hard surfaced pedestrian pathways together with the hardstanding serving the communal bin store and cycle shelter.
- **Boundary Fencing**
  Timber fencing located along the eastern, southern and western boundaries.
  The fencing is newly installed and currently requires no repairs or maintenance beyond routine inspections.

6. Management Prescriptions

Grassed Areas and Wildflower Grassed Area

The grass will be maintained to provide a neat and healthy appearance throughout the growing season.
Maintenance includes:

- Regular mowing.
- Strimming around edges and obstacles.
- Removal of grass arisings where necessary.
- Inspection for bare patches or damage.
- Weed control where required.

The mowing season generally extends from late March until early November, depending upon weather conditions.

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Recommended mowing frequency is:

Season	Frequency
Spring (March–June)	Weekly
Summer (July–August)	Every 10–14 days (weekly during periods of moist weather)
Autumn (September–October)	Weekly to fortnightly
Winter (November–March)	As required, generally no mowing

The Wildlife Grassed Area will be mown in accordance with the following regime:

- **Spring cut:** Mow the area down to about 7.5 cm around late March or the end of April to clean up winter growth.
- **Summer cut:** Take a main cut between late June and late August once most flowers have dropped their seeds. Set mower or strimmer blades high (7 to 10 cm). Leave the cuttings on the ground for a few days to let remaining seeds drop, then clear them completely.
- **Autumn/Winter tidy:** Do a final cut in late September or October to keep the sward open over winter, removing all debris.

Shrubs and Hedgerows

Spring (March to May)

- Prune deciduous shrubs that flower on current-year growth.
- Prune non-flowering evergreen shrubs in mid-spring after risk of frost.
- Apply feed and mulch in late winter or early spring by spreading a general-purpose or balanced fertiliser and a 5–7cm layer of garden compost around the base, keeping it away from the stems.

Summer (June to August)

- Prune spring-flowering deciduous shrubs immediately after flowering.
- Lightly trim hedges and check for any pest issues.

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- Water established shrubs during prolonged dry spells, giving them a thorough soaking rather than frequent light sprinkles.

Autumn & Winter (September to February)

- Reduce wind-prone growth by lightly tipping back tall, loose stems on large shrubs to prevent storm damage.
- Avoid heavy pruning during frost prone periods
- Clear fallen leaves and debris from around the base to prevent fungal disease build-up.

Trees

- **Young Trees (Years 1–5):**
  - Inspect stakes, ties
  - Adjust or remove ties where appropriate.
  - Water during prolonged dry periods.
  - Maintain weed-free bases.

- **Established Trees:**
  - Annual visual checks for signs of disease, deadwood, or pest damage
  - Apply a 50–100mm mulch layer beneath the canopy spread, avoiding direct contact with the trunk.
  - Remove deadwood where necessary

  NOTE: Any work to trees covered by a Tree Preservation Order either onsite trees or those with overhanging canopies (see constraints plan attached to this document – TPO trees marked orange) should not be undertaken without the consent of the Local Planning Authority.

Wildlife Pond

- **Spring:**
  - Divide, replace or supplement aquatic planting where required.
  - Repot water lilies where necessary.
  - Monitor amphibian and invertebrate activity.
  - Inspect pond margins and planting establishment

- **Summer:**
  - Maintain approximately 50-75% open water.

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  - Remove excessive algae, duckweed and invasive aquatic vegetation where necessary.
  - Monitor water levels during extended dry periods.
  - Leave removed pond vegetation adjacent to the pond edge for a minimum of 24 hours to allow wildlife to return safely to the habitat.

- **Autumn:**
  - Remove accumulated leaf litter.
  - Skim or net pond surfaces where necessary.
  - Selectively manage excessive marginal vegetation.
  - Retain sufficient vegetation to provide winter habitat.

- **Winter:**
  - Monitor water levels and pond condition.
  - Inspect for leaks or excessive sediment accumulation.
  - Avoid disturbance to overwintering wildlife.

Hardstanding Areas

Communal pathways and hardstanding areas will be:

- Kept free from litter and debris.
- Swept as required.
- Inspected for trip hazards.
- Cleared of moss and weeds where necessary.
- Repaired should any defects develop.

Boundary Fencing

The eastern, southern and western boundary fencing will be:

- Visually inspected during routine site visits.
- Repaired if accidental damage or deterioration occurs.
- Replaced only where repair is not practicable.

No maintenance works are currently required as the fencing is newly erected.

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7. Maintenance Schedule

Landscape Element	Maintenance Activity	Frequency
Grass	Mowing	As seasonal schedule
Grass	Edge trimming	With each mowing visit
Grass	Weed control	As required
Grass	General inspection	Monthly during growing season
Wildflower Grassland	Spring cut and removal of arisings	Annually (March-April)
Wildflower Grassland	Main hay cut and removal of arisings	Annually (June-August)
Wildflower Grassland	Autumn maintenance cut	Annually (September-October)
Wildflower Grassland	Habitat monitoring and weed control	Quarterly
Shrubs/Hedges	Seasonal pruning and management	Ongoing
Shrubs/Hedges	Mulching	Annually
Shrubs/Hedges	Weed control	Monthly during growing season
Young Trees	Stake and tie inspection	Quarterly
Young Trees	Watering	As required
Trees	Inspection	Annually
Wildlife Pond	Ecological inspection	Quarterly
Wildlife Pond	Water level monitoring	Quarterly
Wildlife Pond	Algae and duckweed management	As required
Wildlife Pond	Leaf litter removal	Annually

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Wildlife Pond	Marginal vegetation management	Annually
Wildlife Pond	Invasive species monitoring	Quarterly
Wildlife Pond	Desilting	Every 5-10 years if required
Pathways	Sweep and litter removal	As required
Pathways	Weed removal	As required
Hardstanding	Inspection for defects	Quarterly
Bin Store Hardstanding	Clean and inspect	Quarterly
Cycle Shelter Hardstanding	Clean and inspect	Quarterly
Boundary Fencing	Visual inspection	Annually
Boundary Fencing	Repairs	As required

8. Financial Arrangements

The ongoing maintenance of the communal landscape is funded through annual service charge contributions paid by the individual property owners.

KTS Estate Management administers these funds and maintains:

- a General Maintenance provision for routine works; and
- a Reserve Fund for future repairs and replacement where necessary.

This arrangement ensures that sufficient resources are available for the long-term maintenance of the communal landscape.

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9. Plan of Areas of Responsibility

The accompanying Landscape Management Plan drawing identifies the communal areas covered by this document.

The plan delineates:

- Existing Trees to be retained
- Existing trees and shrubs to be retained.
- Proposed Tree Specimens
- Proposed Hedgerows
- Proposed Understorey Shrub Planting Areas
- Proposed Shrub / Herbaceous Planting Areas
- Proposed Wildlife Pond
- Proposed Marginal / Aquatic Planting
- Proposed Wildflower and Grassland Area
- Communal grassed areas;
- Communal pedestrian pathways;
- Communal hardstanding associated with the bin store;
- Communal hardstanding associated with the cycle shelter.

Private ground floor terraces are excluded from the management plan and shall be identified as private areas outside the management responsibility of KTS Estate Management.

10. Implementation

The communal landscape areas shall be managed and maintained by KTS Estate Management in accordance with this Landscape Management and Maintenance Plan for the lifetime of the development.

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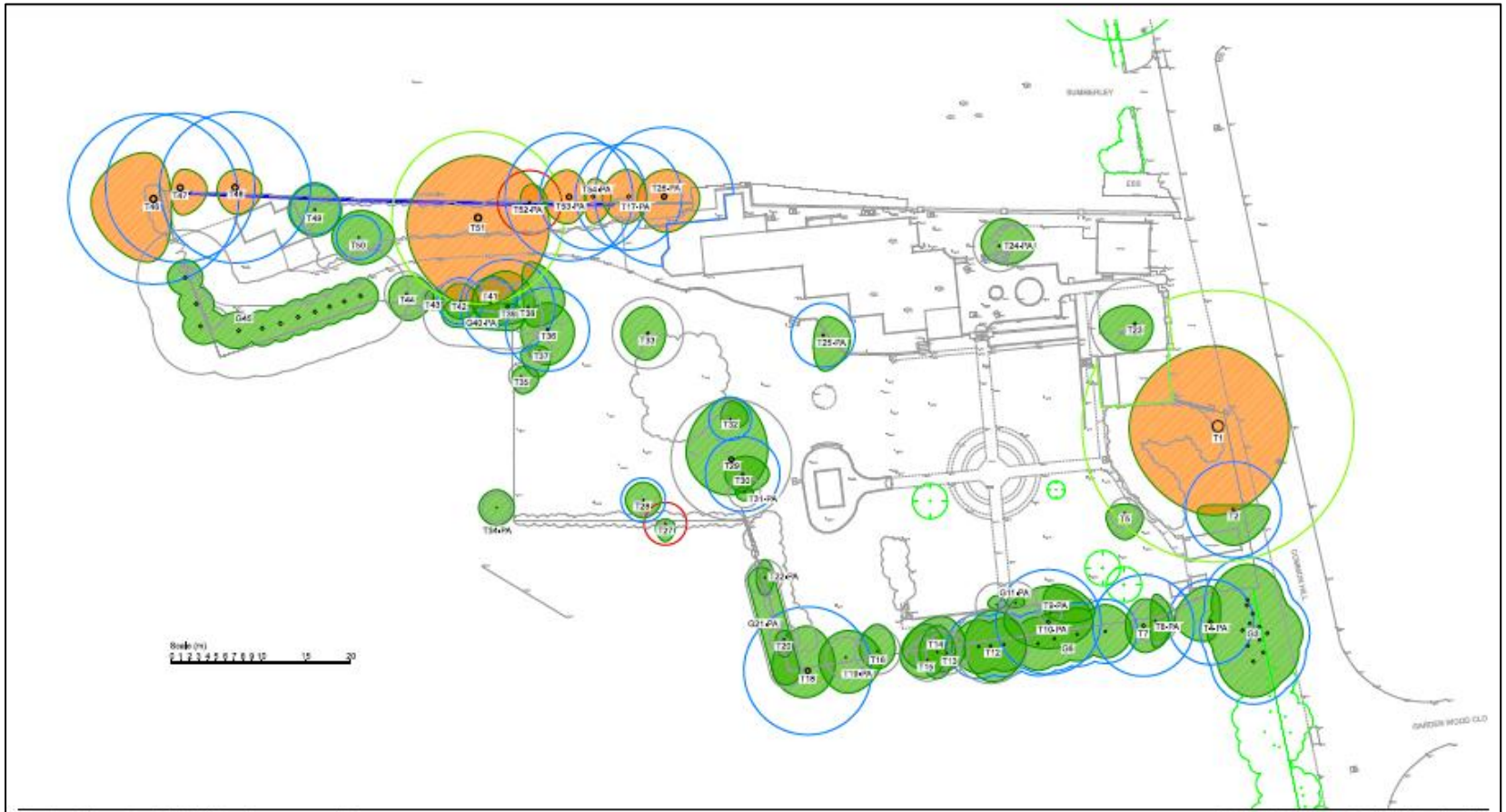

* Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

Appendix 2, (Tree Survey Schedule) contained within the arboricultural report ref, PJC/5149/19-01 contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Key:

- Root protection area of category A* tree
- Root protection area of category B* tree
- Root protection area of category C* tree
- Root protection area of category U* tree
- Canopy of tree with TPO
- Canopy of tree without TPO

Drawing no: PJC/5149/19/A **Rev:** 01 **Sheet number:** 1 of 1

Client and site:
Globe Estates

Rambledown House
Common Hill
West Chiltington, RH20 2NL

Drawing title: Tree Constraints Plan

Date drawn: 23/05/2019

Scale: 1:200 at A1

Drawn by: PD **Checked by:** NB

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