

Broomers Hill Park,

Codmore Hill

Billingshurst

West Sussex

Industrial Estate Phase 2

Landscape Management Plan

Prepared by

Landscape Perspective Ltd

on behalf of W.T. Lamb Holdings Ltd.

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Appendix A

Soft and Hard Landscape Proposals drawing 1810-L90-200C.

1.0 Introduction

- 1.1 The following Landscape Management Plan has been drawn up by Landscape Perspective Ltd on behalf of W.T. Lamb Holdings Ltd. It sets out the necessary prescriptions for the landscape management of the existing and new landscaping associated with the parking areas within Broomers Hill Park, Codmore Hill Industrial Estate, Phase 2.
- 1.2 The document accompanies a s73 application to vary conditions related to part B of planning application ref. DC/13/1048 *“Proposed development of 10 No. 81/88 units with 55 parking spaces, 2 disabled spaces & 10 LGV parking spaces and outline consent for a further 81/88 unit with 10 car parking spaces.”*
- 1.3 The proposed changes seek to combine the previously consented two blocks into one single block with associated updates to approved infrastructure, landscape and associated plans. The management plan covers the landscaping associated with the parking areas and areas of open space.
- 1.4 The aims of the scheme are:
- o To maintain a robust edge to the development area with the adjoining countryside;
 - o To supplement existing planting on the railway embankment with new tree planting and to provide an appropriate eco-tone edge for the benefit of wildlife adding wildflower meadow areas
 - o To provide seasonal colour and interest within hard paved parking areas which is designed to soften building facades and create an attractive development by planting robust ornamental tree and shrub planting.
- 1.5 Maintenance prescriptions have been formulated to maximise the landscape amenity of the site, maintain healthy plant growth, keep planting beds free from weeds / litter and ensure plant stock remains free from disease. This plan deals with the maintenance of the following areas:
- o Maintenance of Existing Trees and Hedgerows
 - o Maintenance of Proposed Tree Planting
 - o Maintenance of Proposed Shrub Planting
 - o Maintenance of Proposed Amenity Grass / Meadow Grass Areas
 - o Maintenance of Hard Surfaces

- 1.6 This plan should be read in conjunction with soft and hard landscape proposals drawing at **Appendix A**.

Management of the Landscape

- 1.7 The on-going management of the site will be undertaken by WT Lamb Holdings Ltd, either by their in-house team of landscape contractors or an appointed outside contractor.
- 1.78 It is intended that this Management Plan will provide a framework to cover the first 5 years of maintenance post-implementation. Subsequently, the plan should be subject to review, and maintenance prescriptions updated in consultation with any relevant stakeholders to meet the long-term objectives of the management plan.

2.0 Site Description

- 2.1 The Site occupies land which forms part of the Codmore Hill Industrial Estate Phase 2. It is situated to the west of Broomers Hill Lane, immediately to the northwest of the railway line, to the north of the settlement of Codmore Hill, in West Sussex.
- 2.2 The Site currently comprises two land parcels, both of which are bound along Broomers Hill Lane by a hedgerow with trees at the current entrance to the Industrial Estate, and a line of poplars further east along the boundary with the railway line. The parcel to the west comprises car park associated with the current Codmore Hill Industrial Park, while further south there is a small area of trees. The remainder of the Site comprises an existing field. The location and extent of the Site is shown on the Soft and Hard Landscape Proposals, drawing no. 1810-L90-200B at **Appendix A**.

3.0 Implementation of the Works

- 3.1 All works should be installed in accordance with the details and specification set out in this report and that contained on the drawing at **Appendix A**.
- 3.2 All planting should take place in the first available planting season following completion of the works and any associated open space areas, and to meet the criteria of the general planting specification set out on the drawing contained in **Appendix A**.

3.3 The actual programme of installation will be dependent on the build programme of the applicant, and a more detailed programme of installation should be developed once construction has commenced.

3.4 Planting should be maintained by the installing landscape contractor for a minimum period of 12 months following installation, with any defective planting replaced at the end of the first year (or before).

4.0 General Maintenance Items

4.1 Maintenance of the landscape areas shall be undertaken by the Park's own experienced Maintenance Team who look after the rest of the estate. For the purposes of this report the appointed landscape contractor is referred to as 'The Contractor.'

4.2 Maintenance visits shall be undertaken at minimum monthly intervals (i.e. 12 visits per year). Visits may need to be increased at certain times of the year to enable the operations set out within the report to be properly executed.

At each visit the following operations shall be undertaken:

- (i) Regularly litter pick entire site to ensure that all planting and amenity areas are kept free from litter;
- (ii) Rake-up any leaf litter and remove from site;
- (iii) (iii) Ensure that all adjacent areas affected by maintenance operations are protected using boards or tarpaulins. Do not place excavated or imported materials directly onto grass/hard.
- (iv) (iv) Undertake weeding of planted areas;
- (v) (v) Undertake watering (as required) to ensure healthy growth /establishment of plant stock especially where more frequent visits may be required;
- (vi) (vi) Sweep all hard surfaces to ensure they are kept free from litter and leaves; and
- (vii) (vii) Undertake all the necessary landscape maintenance outlined in the following sections.

4.3 All soft landscape areas to be maintained to BS7370-4:1993.

- 4.4 The Contractor shall physically maintain the whole of the site in accordance with the schedules and specification included within this document. The landscape maintenance is to be carried out to a high standard at all times.
- 4.5 A record or log of all maintenance visits should be undertaken by the Contractor, and these should be collated on a six-monthly basis and submitted to the management company for review.
- 4.6 The Contractor shall ensure that any chemical application is undertaken in accordance with the manufacturer's recommendations and the official HSE Codes of Practice. The 'Code of Practice for the Safe Use of Pesticides for Non-Agricultural Purposes' will be observed where applicable. The use of any chemicals shall be noted on the record sheets as outlined above.
- 4.7 The Contractor should ensure that the site is left in a tidy and safe state following the undertaking of works outlined in the enclosed schedules and this shall be at the end of the day of each visit. All arisings should be removed from site in accordance with the schedules.
- 4.8 The Contractor shall programme and vary their agreed time of visits to coincide with appropriate weather conditions for carrying out of operations, with particular regard for the use of chemicals and the mowing of grass. The mowing of grass during excessively wet weather or following periods of extended rain is strictly prohibited.
- 4.9 The Contractor should notify the management company of any significant pest or disease problem affecting the planted stock and shall provide a suitable strategy for treatment to be agreed with the client.
- 4.10 The Contractor shall advise the management company of all trees and other plants found to be dead, dying, vandalised or suffering significantly from the current growing conditions. All failed / defective plants identified within the first 12 months of installation should be replaced by the contractor at the soonest available planting season to ensure a continued coverage of growth. Replacement plants should be of the same species and specification of the failed specimens.
- 4.11 Chipping and shredding is not permitted on site without prior consent.

- 4.12 Should mammalian pests become a significant problem on site, then proposals for their control / eradication should be submitted for approval.
- 4.13 Ensure that a suitable water supply is available to carry out the operations detailed in this document. In the event of water restrictions (e.g. drought), the contractor will be responsible for submitting proposals to the management company for an alternative source of water e.g. use of a trailer mounted bowser.

5.0 Maintenance of Existing Trees and Hedgerows

Objectives

- 5.1 Management of existing trees and hedgerows for safety, and to maintain healthy growth, attractive form and promote longevity. There are a number of mature trees located within the Site, and any management should be minimal and aimed at maintaining health and promoting longevity. The hedgerow along Broomers Hill Lane should be trimmed on a yearly basis and likewise managed to maintain its health and longevity.

Prescriptions

- 5.2 Monitor existing trees and hedgerows for any sign of defects or poor health twice yearly or after severe weather i.e. winds in excess of 50mph or snowfall >10cm. Report any signs of ill health or damage and take remedial action when instructed.
- 5.3 If trees show signs of poor growth in a heavily trodden area, with no observable pests or diseases, feed and aerate the root area or in severe cases, undertake specialist decompaction e.g. 'Terravent'.
- 5.4 Routine annual pruning of mature trees should be carried out only in exceptional circumstances if a health and safety issue is identified or for the benefit of the tree's health. Prior to undertaking such works, advice should be sought from the management company.
- 5.5 Tree work should be carried out in accordance with BS 3998:2010 and Health and Safety Executive (HSE) 'Forestry and arboriculture safety leaflets'. Branches should be cut in accordance with the Arboricultural Association Leaflet 'Mature tree management'. In each case cut back to live wood using appropriate tools and do not prune during the late winter / early spring period.

- 5.6 All tree work should be carried out by a suitably qualified professional tree surgeon, a registered member of the Arboricultural Association. Consultation with the local authority should be sought for any works to trees covered by a Tree Preservation Order.
- 5.7 Clean out and remove any dead, dying or diseased wood, broken branches or growths, fungal bodies and fruiting bodies. Remove any rubbish or objects / structures which have become attached or accumulated within the canopy or on the trunk of the tree. Any standing or attached dead wood should be left in situ unless it is causing an obstruction or poses a risk to health and safety.
- 5.8 In respect of mature hedgerows, these should be trimmed and reshaped annually in mid to late summer to promote good growth, removing any dead or dying branches. Remove any rubbish or objects/structures which have become attached or accumulated within the body of, or at the foot of the hedge.
- 5.9 Those hedgerows lying immediately adjacent to a carriageway are to be maintained at approximately 1.2m in height. For hedgerows on boundaries away from a carriageway, they should be maintained at a height appropriate to their setting.

6.0 Maintenance of New Tree Planting

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

Prescriptions

- 6.2 During and following the establishment of the planting ensure that sufficient water is applied to maintain healthy growth as required. Ensure that full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times of water shortage (e.g. drought) sufficient water is applied to meet the conditions.
- 6.3 Apply annually a single dose of evenly spread, 11:22:9 NPK, slow-release fertilizer to the base of the tree at the rate prescribed by the manufacturer, from March – April; replace any mulch layer.

- 6.4 Inspect stakes and ties to trees, twice yearly or after severe weather. Test for soundness in early and late winter and replace tight or ineffective ties. Ties should be replaced in slightly different position. Remove stakes and ties as soon as trees are self-supporting to benefit tree establishment. Ensure that stake(s) are wholly removed from the ground and that the remaining hole is filled with clean topsoil.
- 6.5 Re-firm trees in ground after strong winds, frost heave, or other disturbances.
- 6.6 Monitor and replace failed planting with new plants between October and March. Ensure planting is conducted into well-prepared ground, according to the original specification.
- 6.7 Trees should be routinely inspected for pests and diseases and any remedial action taken swiftly to prevent the spread of disease and control pests.
- 6.8 Annually review and undertake crown pruning of young trees by removing dead branches and reducing selected side branches, ensuring development of a single strong leader. Pruning should be carried out in accordance with BS 7370-4:1993 (Grounds maintenance - Part 4: Recommendations for maintenance of soft landscape)
- 6.9 Maintain a mulch layer at the base of each tree by annual topping-up to a depth of 75mm to a diameter of 1.2m around the trunk. Ensure mulch layer is free from weeds by hand cultivation.

7.0 Maintenance of New Ornamental Shrub Planting

Objectives

- 7.1 To ensure planting at the entrances and within the parking areas is suitably cared for to enable its successful establishment, to maintain growth and shape of plants and prevent planting beds becoming overgrown and untidy.

Prescriptions

- 7.2 During and following the establishment of the planting ensure that sufficient water is applied to maintain healthy growth as required. Ensure that full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times of water shortage (e.g. drought) sufficient water is applied to meet the conditions.

- 7.3 Prune and re-shape shrub species at the appropriate time according to individual requirements. Remove dead or dying wood, in order to promote healthy growth and attractive form. Shrubs should be prevented from becoming overgrown, with particular attention to plant adjacent to windows, footpaths and roads to prevent obstruction. Avoid hard pruning to bare wood.
- 7.4 Keep all beds clear of weeds by cultivating hoeing and screefing. Fork-over/hoe beds as necessary to keep soil loose, disposing of arisings off-site.
- 7.5 Apply blended organic fertilisers e.g 2 parts Bone Meal mixed with 1-part Organic Sulphate of Potash, at 140g per m². Timing: Apply once per year between March and April. Broadcast the granules evenly across the target zone. Lightly rake it into the topsoil layer or cover it with organic mulch to activate the soil microbes.
- 7.6 Mulch the surface of the planting beds with chipped tree bark following planting, to a depth of 75mm. Regularly monitor mulch levels and re-mulch in September to original depth, or when required.
- 7.7 Regularly check for plantings which have been loosened by wind or frost and re-firm any loose plants back into the ground.
- 7.8 Regularly check beds on routine visits to assess whether thinning is required. When plantings are starting to overlap it may be necessary to remove some individual plants to retain the character of the bed. Thinning should take place as required in a logical process over several stages.
- 7.9 Monitor and replace failed planting with new equivalent plants between October and March. All plants should be maintained in a disease and pest free state without using herbicides/pesticides, e.g through spraying aphids or soft pests off leaves using a sharp jet of water from a garden hose, removing caterpillars or slugs by hand in the early morning or evening, clearing away fallen leaves and dead debris weekly to stop fungal spores from spreading and wiping pruning tools with hot soapy water between cuts to prevent passing diseases to new plants.
- 7.10 Dead head flowering shrubs following the flowering period to promote further flowering. NOTE: all arisings to be removed from site.

8.0 Maintenance of Amenity Grass / Meadow Grass

Objectives

- 8.1 Ensure amenity grass areas are suitably managed in order to maintain an attractive lawn and facilitate passive recreation.
- 8.2 Maintain longer grass areas to encourage diverse flora and annual display of colour through meadow flowers and provide visual interest.

Prescriptions

Amenity Grass Areas

- 8.3 Allow turf sward or amenity seeded areas to establish to a minimum height of 35mm before first cut. Once established, maintain to a height of 25-30mm by cutting fortnightly or as necessary through the growing season and as required during the winter months (to maintain to approx. 30mm). Arisings to be collected and removed from site.
- 8.4 Remove all litter including fallen leaves from grass areas prior to mowing. Do not use mowers/trimmers within 100mm of tree stems, use nylon filament rotary cutters or other handheld machinery to avoid damage to bark. Strim around any obstructions.
- 8.5 Following initial seeding/turfing, provide appropriate signage to discourage entrance for a minimum of 6 weeks or until the grass sward is suitably established to withstand footfall.
- 8.6 Edges adjacent to footpaths and car parking areas should be reformed and left neat after each maintenance visit.
- 8.7 All amenity grassed areas should be scarified annually in the autumn to remove thatch conditions and the build-up of dead grass. Following annual scarification, grassed areas should be thoroughly spiked to aerate soil and improve drainage. Arisings to be removed from site.
- 8.8 Bare areas and areas of dead grass which become apparent should be rectified by over-seeding and/or turf re-installation at the soonest available planting season.

Meadow Grass Areas

- 8.11 In the first year, long grass meadow areas should be managed more intensively to prevent the intrusion of invasive ground flora and allow a diverse flora to develop. The first cut should occur when the grass reaches approximately 100mm, down 30mm, followed by subsequent cuts every 6 weeks down to 50mm throughout the first growing season. Arisings should be removed after the first and last cut of the year, otherwise left 'in situ'.
- 8.12 Meadow areas should be monitored to assess the growth of any invasive species and management advised if found. These can then be removed using approved products, that are officially approved for the target species (e.g., specific glyphosate formulations) adhering to strict environmental regulations. Operatives must hold a relevant certificate of competence (such as PA1/PA6 qualifications)
- 8.13 Meadow areas from year 2 onwards will be maintained with a bi-annual cut in May/June and in September. All arisings should be allowed to lay in-situ for 24 hours before being removed from site in order to allow any wildlife to disperse.

9.0 Maintenance of Hard Surfaces

Objectives

- 9.1 To ensure that hard surfaces are maintained in a safe, debris-free state to facilitate all-year-round use.

Prescriptions

Hard Surfaces

- 9.3 As required, ensure all hard surfaces are maintained free from debris, litter and fallen leaves through regular sweeping. Remove any arisings from site.
- 9.4 Undertake regular inspections to ensure that all hard surfaces are sound and free from cracks or trip hazards. Patchy, worn areas or where the hard surface finish has visibly failed, are to be clearly fenced off from the public and repaired as new as soon as feasibly possible.

10.0 Maintenance Schedules					
General Maintenance Schedule					
Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
Undertake watering as required to ensure healthy establishment of all plant stock	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.
Remove all arisings from maintenance operations	As req.	As req.	As req.	As req.	As req.
Ensure all planted areas are kept weed free; no weed cover to exceed greater than 5% in area or 300mm in height.	As req.	As req.	As req.	As req.	As req.
Re-instate any failed plant stock to agreed specification as agreed with client	As req.	As req.	As req.		As req.
Ensure the site is inspected regularly and all existing and new planting is kept free from litter.	Each visit	Each visit	Each visit	Each visit	Each visit
Ensure all hard surfaces are kept free from litter / leaves and sweep as required.	As req.	As req.	As req.	As req.	As req.
Remove weeds and algae growth by hand on hard surfaces	Sept-Oct	Sept-Oct	Sept-Oct	Sept-Oct	Sept-Oct
Rake-up fallen leaf litter; remove from site	Sept-Dec	Sept-Dec	Sept-Dec	Sept-Dec	Sept-Dec
Existing Tree and Hedgerow Maintenance Schedule					
Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
Monitor mature trees for signs of defects / poor health. Take remedial action only if required on the grounds of health and safety / condition.	As part of regular visits	As part of regular visits	As part of regular visits	As part of regular visits	As part of regular visits
Undertake trimming of existing hedgerows to maintain shape and restrict height as appropriate.	Annually Oct-Nov	Annually Oct-Nov	Annually Oct-Nov	Annually Oct-Nov	Annually Oct-Nov

New Tree Planting Maintenance Schedule					
Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
Inspect tree stakes / ties / guards and replace/remove as required. Remove stakes after year 4.	Monthly	Monthly	Monthly	Monthly	
During excessive hot weather spray crowns	As req	As req	As req	As req	As req
Following strong winds, re-firm base and check stakes for stability.	As req.	As req.	As req.	As req.	As req.
Undertake formative pruning of young trees to encourage good growth and shape.	Annually as req. Oct-Nov	Annually as req. Oct-Nov	Annually as req. Oct-Nov	Annually as req. Oct-Nov	Annually as req. Oct-Nov
Remove any dead plant material at the end of the growing season.	Annually as req. Sept	Annually as req. Sept	Annually as req. Sept	Annually as req. Sept	Annually as req. Sept
Top up mulch layer at base of tree; 1.2m diam. x 75mm depth.	Annually Sept	Annually Sept	Annually Sept	Annually Sept	Annually Sept
Ornamental Shrub Planting Maintenance Schedule					
Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
Tidy up all planting areas removing rubbish, litter from planting beds.	Each visit	Each visit	Each visit	Each visit	Each visit
Dead head flowering shrubs following flowering period.	As req. July-Sept	As req. July-Sept	As req. July-Sept	As req. July-Sept	As req. July-Sept
Re-cultivate around base of shrubs by light hoe to relieve soil compaction.	4 times Apr-Oct	4 times Apr-Oct	4 times Apr-Oct	4 times Apr-Oct	4 times Apr-Oct
Undertake formative pruning of ornamental shrubs, to encourage growth and promote good form.	Annually, as req. Sept-Jan	Annually, as req. Sept-Jan	Annually, as req. Sept-Jan	Annually, as req. Sept-Jan	Annually, as req. Sept-Jan
Remove any dead plant material at the end of the growing season.	Annually as req. Sept/Nov	Annually as req. Sept/Nov	Annually as req. Sept/Nov	Annually as req. Sept/Nov	Annually as req. Sept/Nov
Supply & apply organic fertiliser bonemeal and potash to planting areas; 140g/m ² .	Annually Mar/Apr	Annually Mar/Apr	Annually Mar/Apr	Annually Mar/Apr	Annually Mar/Apr
Top up mulch layer to all planting beds; depth 75mm	Annually Sept	Annually Sept	Annually Sept	Annually Sept	Annually Sept
Edge up planting beds to maintain soil level below adjacent hard surfaces.	4 times annually	4 times annually	4 times annually	4 times annually	4 times annually

Amenity Grass / Meadow Maintenance Schedule					
Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
Tidy up all grass areas removing rubbish, litter.	Each visit	Each visit	Each visit	Each visit	Each visit
Growing Season:- Maintain amenity grass at height of 25mm and trim / reform edges.	May-Sept	May-Sept	May-Sept	May-Sept	May-Sept
Dormant Season:-Maintain amenity grass at height of 30mm and trim / reform edges.	Mar-Apr & Oct - Nov	Mar-Apr & Oct - Nov	Mar-Apr & Oct - Nov	Mar-Apr & Oct - Nov	Mar-Apr & Oct - Nov
Remove fallen leaves from grassed areas; as required	Sept-Nov	Sept-Nov	Sept-Nov	Sept-Nov	Sept-Nov
Carry out bi-annual spiking to all amenity grassed areas; to a depth of 75mm	2 visits Mar/Apr & Sept/Oct	2 visits Mar/Apr & Sept/Oct	2 visits Mar/Apr & Sept/Oct	2 visits Mar/Apr & Sept/Oct	2 visits Mar/Apr & Sept/Oct
Carry out autumn scarification of all amenity grassed areas; depth 15mm.	1 visit Oct/Nov	1 visit Sept/Oct	1 visit Sept/Oct	1 visit Sept/Oct	1 visit Sept/Oct

Appendix A

