

LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN

PLATTS ROUNDABOUT BILLINGSHURST

Date: APRIL 2026
PRC Ref: 11623
Revision: A



Table of Contents

LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN	1
Introduction to the Landscape Establishment/ Maintenance Specification.....	4
Long Term Design Objectives.....	5
general Management Objectives	5
BS Codes.....	6
Programme for Implementation	7
Pre-start	7
Installation (complete before PC where possible)	7
Practical Completion (PC).....	8
Defects Liability Period (Year 1 / 12 months).....	8
Years 2–5.....	8
Years 5+	8
Management Responsibilities (All Landscape Areas)	8
Roles.....	8
Responsibility matrix	8
Areas of Responsibility & Maintenance Compartments (Accompanying plan).....	9
SuDS Infrastructure – Management & Maintenance.....	9
SOFT LANDSCAPE ELEMENTS.....	10
Grassland / Turf Areas	10
Trees	10
Ornamental Shrub	10
Native Shrub planting	10
Hedgerow Planting	10
HARD LANDSCAPE ELEMENTS.....	11
Surface Materials and Street Furniture	11
Establishment/ Maintenance Programme	11
General Management Objectives	11
Standards of Workmanship	12
Failure of Plant Material.....	12
ELEMENTS OF WORK (SPECIFICATION)	13
SOFT LANDSCAPE ELEMENTS PRESENT ON THIS SITE	13
GRASSLAND / TURF AREAS (SITE-WIDE PRESCRIPTIONS)	13
Maintenance of Grassed Areas	14
Species rich lawn turf	14
Trees	17
Ornamental Shrubs	17
Native Shrub Planting	18
Hedgerow Planting	19
HARD LANDSCAPE ELEMENTS.....	20

Surface Materials and Street Furniture	20
Process for Monitoring and Review.....	21
HANDOVER.....	21
ANNUAL MAINTENANCE OPERATIONS SCHEDULE.....	22
APPENDIX A – AREAS OF RESPONSIBILITY & MAINTENANCE COMPARTMENTS	23

INTRODUCTION TO THE LANDSCAPE ESTABLISHMENT/ MAINTENANCE SPECIFICATION

This Landscape Maintenance and Management Plan has been prepared by PRC Group for the development at Platts Roundabout Billingshurst, West Sussex. Reference should be made to the Site wide Layout drawing 11623_PL_101B Proposed Block Site Plan.

The purpose of this Maintenance and Management Plan is two-fold

1. Setting out the long term aims and objectives for the site so that all stakeholders and relevant parties can understand how it is intended that the landscape components be developed, established and maintained.
2. Providing a prescriptive series of timed operations which will form a working document to instruct the Management Company / appointed Landscape Contractor on how the objectives will be achieved.

This landscape establishment/maintenance specification document will set out the performance of the required soft landscape maintenance works during the twelve months' Defects Liability Period (DLP) to ensure successful establishment and also covers the first five-year period from practical completion. The works are expected to be undertaken and completed to the highest quality befitting of this project. The document will assist those who supervise and carry out the landscape maintenance work and is intended for use by individuals or companies who have an understanding of landscape maintenance and of the general terms and standards.

The softworks package consists of a series of amenity grass, native shrub planting areas and specimen trees.

Refer to drawings 11623_PL120A, 11623_PL121A, 11623_PL122A for Landscape General Arrangement Plans.

This Landscape Management & Maintenance Plan (LMMP) is submitted to the Local Planning Authority (LPA) for approval to discharge the condition requiring a landscape management plan prior to commencement of above-ground works.

LONG TERM DESIGN OBJECTIVES

The landscape has been developed to:

- Create a strong green setting that integrates the development with its surroundings.
- Soften and screen views of built form and parking, reinforcing the site edge.
- Provide a simple, coherent structure of trees, hedges and grassland with year-round interest.
- Support biodiversity through connected, varied habitats and nature-friendly planting.
- Make SuDS a positive landscape feature that is attractive, resilient and wildlife-rich.
- Provide safe, welcoming and easy-to-use external spaces with clear, uncluttered routes.
- Incorporate and maintain ecological enhancements in line with specialist advice.
- Establish and mature successfully through appropriate long-term care and stewardship.

Five-year establishment outcomes:

- Feel established and cohesive, with planting knitting the site into its setting.
- Have healthy, well-formed trees and hedges that define spaces and soften edges.
- Include thriving meadow/grassland areas that add seasonal colour and habitat value.
- Support a functioning SuDS area that contributes to both amenity and ecology.
- Present a consistently tidy, robust and welcoming appearance across all public areas.
- Retain effective ecological features that continue to support local wildlife.

GENERAL MANAGEMENT OBJECTIVES

The site has been made up of various design elements, and they all have a function to perform and have objectives in terms of establishment. The information below summarises the main functions and key objectives for the maintenance of the wider landscape and each element over a five-year period.

- To establish the long-term design objectives of the landscape area and define management objectives and ensure the successful establishment and long-term health of the plant stock through watering, pruning when required;
- To ensure use of good horticultural practices and best health & safety practices at all times.
- To create an interesting, diverse and interactive landscape for all users of the development and ensure that all surfaces are kept in a safe and tidy condition for members of the public and building occupiers.
- To create new habitats and maximise the wildlife value of the site.
- To enhance the amenity value of the site.

In addition to the landscape proposed within the development, there are also footpaths, service yards and paved entrances.

Years 1-5

It is intended that the implementation of this management plan will help to fulfil the design objectives over the first 5 years. Management objectives should be reviewed on an annual basis to ensure that they are being achieved and maintenance operations should be refined over the period to respond to improvements in equipment and horticultural aids and to suit changes in the growing needs of plant stock and in local site conditions.

Years 5+

The Landscape Maintenance Contractor responsible for the site in the long time (years 5+) following the plan period should keep to the spirit of the original design objectives whilst responding in a sensitive manner and the management plan should be reviewed and adjusted accordingly to ensure the design objectives are maintained in the longer term.

BS Codes

All workmanship and materials shall conform to the following codes:-

General Landscape Operations	BS 4428:1989 Code of practice for general landscape operations (excluding hard surfaces)
Nursery Stock	BS 3936-1:1992 Part 1 Nursery stock. Specification for trees and shrubs Part 4 Nursery stock. Specification for forest trees Part 9 Specification for nursery stock. Bulbs, corms and tubers Part 10 Nursery stock. Specification for ground cover plants BS 4428:1989 Code of practice for general landscape operations (excluding hard surfaces) BS 4043: 1989 Transplanting root-balled trees Refer JCLI (plant handling spec) and all subsequent amendments.
Tree Works	BS 3998:2010 Tree work – Recommendations
Tree in Relation to Design Demolition & Construction	BS 5837:2012 Trees in relation to design, demolition and construction – recommendations
Turf	BS 7370-3:1991 Grounds maintenance. Recommendations for maintenance of amenity and functional turf (other than sports turf)
Soil	BS 3882:2015 Specification for topsoil BS 8601:2013 Specification for subsoil and requirements for use
Pesticides & Herbicides	Statutory Instruments SI 1986/1510 Control of Pesticides Regulations 1986 Statutory Instruments SI 2002/2677 Control of Substances Hazardous to Health Regulations 2002

	UK Statutory Instruments SI 2016/614 The Water Supply (Water Quality) Regulations 2016 The Control of Pollution Act 1974 and subsequent amendments (1989)
--	--

PROGRAMME FOR IMPLEMENTATION

Pre-start

- Confirm approved drawings/spec and planting schedules.
- Pre-start meeting (Principal Contractor, Landscape Contractor, Contract Administrator; Tenant/Managing Agent where appointed; to agree:
 - programme and any phasing;
 - access and protection of completed areas;
 - water supply arrangements;
 - biosecurity procedures;
 - seasonal constraints for planting.

Installation (complete before PC where possible)

- Finish hard landscape/levels/drainage affecting levels.
- Prepare soils (topsoil placement, cultivation) once trafficking is complete.
- Install trees, native shrub planting, seeding/turf, and erosion control blanket (seasonally appropriate).
- Water-in all planting and secure stakes/ties; apply mulch.
- Times of year for planting

The following planting seasons are indicative and not restrictive. They apply primarily to bare-root and rootballed stock. Container-grown stock may be planted at any time of year, provided ground and weather conditions are suitable and appropriate aftercare (watering, mulching and weed control) is undertaken. Planting should be avoided during periods of waterlogging, drought, frost or snow.

Deciduous trees and shrubs: Late October to late March.

Conifers and evergreens: September/ October or April/ May.

Herbaceous plants (including marginal): September/ October or March/ April.

Container grown plants: At any time if ground and weather conditions are favourable.

Watering and weed control: Provide as necessary.

Dried bulbs, corms and tubers: September/ October.

Colchicum (crocus): July/ August.

Green bulbs: After flowering in spring.

Wildflower plugs: Late August to mid November or March/ April.

Aquatic plants: May/ June or September/ October.

Practical Completion (PC)

- Joint inspection; snagging list agreed.
- PC issued and establishment period/DLP commences.

Defects Liability Period (Year 1 / 12 months)

- Regular inspections, watering in dry periods, weed control, litter removal.
- Tree tie/stake checks, mulch top-ups, pest/disease monitoring.
- Meadow management as per EM3 guidance (incl. first-year cut and arisings removed).
- Replace failed plants in the next suitable planting season.

Years 2–5

- Continue inspections and routine maintenance (meadow annual hay cut; shrub pruning/thinning outside nesting season; tree formative pruning).
- Annual review of objectives and update maintenance approach if required.

Years 5+

- Review the LMMP every 5 years and maintain the original design intent.

MANAGEMENT RESPONSIBILITIES (ALL LANDSCAPE AREAS)

Roles

- Principal Contractor / Landscape Contractor: installation and DLP Year 1 establishment maintenance.
- Tenant / Managing Agent: responsibility for maintenance in Years 2–5 (minimum) and ongoing thereafter; appoint competent contractors.
- Specialist providers:
- Arboricultural contractor for tree works to BS3998.

Responsibility matrix

Element / Task	Installation / Pre-PC	DLP Year 1	Years 2–5 (minimum)	Years 5+
Soft landscape installation	Landscape Contractor	—	—	—
Routine maintenance (all softworks)	—	Landscape Contractor	Tenant/Managing Agent contractor	Tenant/Managing Agent contractor
Replacement planting	Landscape Contractor (snags)	Landscape Contractor (DLP)	Tenant/Managing Agent	Tenant/Managing Agent
Tree ties/stakes, formative pruning	Landscape Contractor	Landscape Contractor	Tenant + arborist as required	Tenant + arborist as required
Hedges trimming to approved heights	Landscape Contractor	Landscape Contractor	Tenant/Managing Agent	Tenant/Managing Agent
Species-rich turf meadow management	Landscape Contractor	Landscape Contractor	Tenant/Managing Agent	Tenant/Managing Agent

Hard landscape (weed/litter/defects)	Principal Contractor (snags)	Tenant/Managing Agent	Tenant/Managing Agent	Tenant/Managing Agent
---	------------------------------------	--------------------------	--------------------------	--------------------------

Areas of Responsibility & Maintenance Compartments (Accompanying plan)

An accompanying plan has been prepared to delineate the areas covered by this Landscape Management & Maintenance Plan (LMMP) and to identify responsibility for each landscape/hard landscape/SuDS compartment.

Appendix A - Plan reference: Drawing 11623_PL126 Areas of Responsibility & Maintenance Compartments (to be read in conjunction with Landscape General Arrangement drawings 11623_PL120 / 11623_PL121 / 11623_PL122).

The plan identifies the maintenance compartments across the site (including Species Rich Lawn Turf, meadow areas, wet meadow areas, native thicket and understorey grass mix, ornamental planting beds, hedgerows, trees, hard landscape and SuDS assets) and assigns responsibility.

Responsibility (current position): The site is to be managed as a single entity by the site Management Company (ManCo), who will be responsible for the management and maintenance of all compartments within the planning application boundary, unless and until any areas are formally adopted or maintained by a statutory authority/third party.

Where specialist operations are required (e.g. arboricultural works to BS3998 and SuDS maintenance to the approved Drainage Maintenance Plan), ManCo will appoint competent specialist contractors. The compartment schedule (Appendix A) defines the landscape elements and management responsibility for each compartment.

SuDS Infrastructure – Management & Maintenance

All Sustainable Drainage Systems (SuDS) infrastructure serving the development (including, where present, attenuation/storage features, detention basin, filter drains, flow controls such as vortex flow controls/hydrobrakes, proprietary treatment systems, downstream defenders, inlets/outlets, headwalls, silt traps and associated chambers/manholes and gullies) shall be inspected, managed and maintained in accordance with the approved Drainage Maintenance Plan prepared by I&L Consulting Ltd for Platts Roundabout, Billingshurst (ref. 23-030-I&L, dated 30/04/2026), read in conjunction with the drainage record drawings and post-construction CCTV survey.

The SuDS maintenance frequencies and actions set out in that document (including routine inspections/clearance, sediment and debris removal, vegetation management where applicable, and periodic jetting/CCTV surveys) shall form part of this Landscape Management & Maintenance Plan and shall be implemented by the responsible party (landowner/management company and/or appointed competent specialist contractors) for the lifetime of the development, with all works undertaken in accordance with relevant health and safety guidance for confined spaces and proprietary system manufacturer requirements.

SOFT LANDSCAPE ELEMENTS

Grassland / Turf Areas

Amenity function, the grasses will have an important visual association with the proposed buildings and the landscape. Objective to maintain weed free grass swards. Amenity and nature conservation functions. Grass seed mix objective to establish a diverse flora, which will provide habitats and good display of wildflowers.

Trees

Amenity and screening function. Located as visual focal points, objective to establish young trees keeping the bases weed free.

Ornamental Shrub

Amenity function, occurring when ornamental planting is required, such as visually important locations and in association with buildings and associated paved areas, in particular entrances and parking areas. The planting will give seasonal interest but also height and structure. Objective to establish as planted groups with a good visual display, preventing the incursion of weeds.

Native Shrub planting

Screening, amenity, and nature conservation / biodiversity enhancement functions. Located along Eastern site boundary. Objective to establish informal groups of shrubs, preventing the spread of competitive/ invasive weed species, maintaining the species mix and beginning to develop structural diversity by using techniques such as coppicing and thinning. Under planting of grass mix for hedgerows and woodland further contributes to suppressing competitive/invasive weed growth as well as providing more opportunities for biodiversity by providing sources of food and shelter, mostly to insects and birds.

Management objectives should be reviewed on an annual basis to ensure that they are being achieved. Maintenance operations should also be refined over the life of the development to suit changes in growing needs of plant stock and improvements in equipment and horticultural aids.

Hedgerow Planting

Screening, amenity and nature conservation functions. Located near site boundaries. Objective is to establish informal groups of tree and shrub, preventing the spread of competitive/ invasive weed species, maintain the species mix and begin to develop structural diversity by using techniques such as coppicing and thinning. In accordance with the approved landscape plan and specification, new hedgerows must be protected from rabbits and hares with rabbit guards.

HARD LANDSCAPE ELEMENTS

Surface Materials and Street Furniture

Surface treatments are designed to be robust and provide safe and attractive routes throughout the development. The road and footpath treatments consist of tarmac, block paving and consolidated gravel. The street furniture consists of bike shelters/hoops. The hard landscape elements will be inspected monthly and repaired accordingly.

ESTABLISHMENT/ MAINTENANCE PROGRAMME

As part of the contract, and to ensure successful establishment, the Design & Build (D&B) Contractor is to be responsible for the maintenance of all hard and soft landscape components for the duration of the 12 months' DLP (full 12 months post planting).

The D&B Contractor is responsible for, but not be limited to:

General Management Objectives

The works involve, but are not limited to, the following maintenance tasks;

- Ensure early establishment and healthy growth of all newly planted trees;
- Establish and encourage a well-formed structure;
- Ensure health and structure to mature trees;
- Watering plants as necessary (with particular attention to trees) to aid establishment during the early years after planting.
- Keeping planting areas generally free from weeds. At all times planted areas shall be kept clear of all litter and debris and the Contractor shall ensure that all paths are swept clean of arisings. Soil and arisings are to be removed from hard surfaces and grassed areas and removed from site;
- Leave the works in a clean tidy condition after any maintenance operations;
- Appropriate herbicides will be used to control weed growth, in line with standard horticultural practice;
- General pruning and trimming as required ensuring footways, signs etc. are not obscured;
- All plants are to be encouraged to grow to their natural shape unless stated otherwise;
- Fertilising of planting;
- Replacing plants that fail where required;
- Thinning of planting where required to allow healthy future growth.

Standards of Workmanship

The landscape maintenance is to be carried out to a high standard and where possible source locally based landscape contractor subject to the following;

- The contractor shall supply appropriately skilled and experienced operatives for the type and quality of the work and be familiar with this manual. The contractor shall supply a suitable experienced and qualified foreman, who shall attend the site at each and every visit. The foreman must be able to interpret and act on instructions given by the CA or his agents.
- All operations necessary shall be carried out without unreasonable noise and disturbance. The landscape maintenance contractor will ensure that the works themselves do not cause inconvenience or danger to the users of the site.

Failure of Plant Material

- The Contractor shall replace, at his own expense, any tree, transplant, specimen plant, shrub or herbaceous material which has died or has not developed full foliage throughout its branches during the twelve (12) months following planting. Replacements shall take place as early as possible during the planting season following the original planting period.
- All replacement plant material shall conform to the original Specification unless otherwise agreed in writing between the Contractor and the Landscape Architect.
- The Contractor shall make good at his own expense all necessary repairs to levels, grassed areas and paving required because of plant replacements.

During DLP (Year 1)

- The Landscape Contractor shall replace, at their own expense, any plant material that fails/dies within 12 months of planting, in the next suitable planting season, to matching specification unless otherwise agreed.

Years 2–5 (minimum)

- The Tenant / Managing Agent shall replace failures as required to maintain the approved landscape intent through Years 2–5 and beyond.

Biosecurity requirements apply to all replacement planting.

Any making good to levels, turf, mulch, and surrounding finishes required due to replacement works shall be undertaken.

ELEMENTS OF WORK (SPECIFICATION)

SOFT LANDSCAPE ELEMENTS PRESENT ON THIS SITE

Soft landscape elements on this site comprise: Species Rich Lawn Turf (G1), EM3 meadow areas (M1), EM8 wet meadow areas (WM1), EG9 grass underplanting to thicket/woodland edge areas (EG1), native thicket planting (NS1), ground flora areas (GF1), ornamental planting beds (O1), *Carpinus betulus* hedges (H1) and trees (T1), as shown on Drawing 11623_PL126 Areas of Responsibility & Maintenance Compartments

WEED CONTROL – PREFERRED METHODS AND USE OF HERBICIDES (INTEGRATED APPROACH)

Weed management shall follow an integrated approach to ensure consistent standards across the site and to minimise reliance on herbicides:

- Preferred methods (default): maintain mulch depths where specified; undertake hand weeding/hoeing and careful strimming/mechanical removal appropriate to the element and season.
- Herbicide use (restricted): only as targeted spot treatment where manual/mechanical methods are ineffective or risk damaging planted stock / causing excessive soil disturbance. No blanket spraying to planting beds.
- Sensitive locations: where works are near SuDS features, drainage inlets or water, only products and methods suitable for such environments shall be used, and operatives shall prevent drift/runoff in accordance with COSHH and label instructions.
- Competency and records: herbicide application to be carried out by suitably qualified operatives; keep brief records of product, rate, date and location (available to ManCo/LPA on request).

GRASSLAND / TURF AREAS (SITE-WIDE PRESCRIPTIONS)

The site does not include standard amenity lawn grass; grassland/turf areas comprise Species Rich Lawn Turf (G1), meadow (M1), wet meadow (WM1) and EG9 understorey grass mix (EG1) as set out below. These summary standards are included to ensure the LMMP is self-contained and can be implemented consistently by any competent landscape contractor. All works shall also comply with relevant British Standards referenced within this LMMP.

KEY MAINTENANCE PRESCRIPTIONS (SUMMARY STANDARDS)

The following summary standards apply to the landscape compartments shown on Drawing 11623_PL126 Areas of Responsibility & Maintenance Compartments. They are included to ensure the LMMP is self-contained and can be implemented consistently by any competent landscape contractor. All works shall also comply with relevant British Standards referenced within this LMMP.

G1 – Species Rich Lawn Turf (Wildflower Turf – Species Rich-26) – Area 606.03m²

- Mowing season: typically March/April to October (subject to growth).
- Mowing frequency: during the growing season, mowing interval shall not exceed 2 weeks.
- Cut height: maintain at 50–100mm.
- Arisings: remove all cuttings (do not mulch-in; prevents nutrient build up and loss of species diversity).
- Leaf litter: remove during autumn; also clear fallen twigs/leaves under tree canopies as required.

M1 – EM3 Meadow (Special General Purpose Meadow Mix) – Area 2047.26m²

- Year 1 (establishment): one cut mid/late summer (typically early August) to approx. 50mm; remove arisings. Thereafter maintain short to end of March with mowing as required.

- Years 2+ (established):
- Main hay cut: late July/August to approx. 50mm.
- Leave cut material 1–7 days to shed seed, then remove from site.
- Aftermath cuts: mow regrowth through autumn/winter (and spring if required) to approx. 50mm.

WM1 – EM8 Wet Meadow (Meadow mixture for wetlands) – Area 590.71m²

- Year 1: as EM3 (one mid/late summer cut to ~50mm; arisings removed).
- Years 2+: main hay cut late July/August to ~50mm; aftermath cuts as required.
- Operational constraint: grass/vegetation management shall not compromise SuDS inlets/outlets, flow routes or storage volumes; keep headwalls, gullies and control structures clear (in coordination with the Drainage Maintenance Plan).

EG1 – EG9 Grass Mix for Hedgerows & Woodland – Area 1960.60m²

- Year 1: mow/topping regularly through first growing season to 40–60mm to control annual weeds and aid establishment; remove arisings if dense.
- Years 2+: manage as a graded woodland edge/hedgerow margin:
- Minimum intervention option (biodiversity-led): one cut per year (mid/late summer) to 60–80mm, with arisings removed where practicable.
- Where a tidier appearance is required near paths/edges: 2–4 cuts per year to 60–80mm.
- Do not scalp; avoid cutting during drought stress.

H1 – Carpinus betulus hedge (double staggered) – Total length 145.24m

- Target maintained height: 1.2m high (as noted on the Landscape GA).
- Trim frequency: typically 1–2 trims per year once established to maintain profile (timed to avoid nesting season).
- Nesting season constraint: avoid hedge cutting Feb–Aug inclusive unless a nesting bird check confirms works can proceed.

Maintenance of Grassed Areas

Standard: To BS 7370-3 Grounds maintenance. Recommendations for maintenance of amenity and functional turf. Carry out maintenance appropriate to each category of turf, as follows:

Objectives: To BS 7370-3, table 6.

Programme: To BS 7370-3, section 4 clause 11.

Mowing methods: To BS 7370-3, table 3.

- Fallen leaves are not to accumulate and shall be collected removed off site;
- All boundaries of grass areas shall be kept tidy, and management shall extend right up to any building line, wall, fence, service marker, manhole cover, signpost or other obstruction;
- The Contractor shall submit written proposals for the eradication of any pests and diseases present in the turf;
- All bare areas of grass, areas of dead grass or grass areas which in the opinion of the Landscape Architect are failing to make satisfactory growth shall be replaced by the Contractor. These areas are to be replaced with species composition appropriate to location.
- Tree stem Precautions: Do not use mowing machinery closer than 100 mm to tree stems. Use nylon filament rotary cutters and other hand-held mechanical tools carefully to avoid damage to bark.

Species rich lawn turf

WFT – Species- Rich-26 – Wildflower Turf as advised by Wildflower Turf specialists.

Wildflower Turf Maintenance:

- Generally, no fertilizer is needed due to the capacity of a number of the species in this turf fixing nitrogen. However, in some circumstances, for example where the turf is on very low fertility soil such as sand or gravel, the addition of a light dose of fertilizer before or soon after laying can be beneficial. If this is the case, a light dose every spring, may improve plant development. For established areas, where heavy wear has occurred, you may want to consider 2 fertiliser applications per year in March and September. If very heavy wear a small dose in June may also be needed in addition. Please note this will compromise the number of species in the mix in favour of the grass, but it is the grass that can put up with the wear by growing away from the damage so that's why the fertiliser is important. For established areas of heavy shade, we also suggest 2 fertiliser applications per year in March and September, but this should be restricted to the areas under tree canopy (not shade from buildings) because the tree roots will be using most of the available nutrient. Apply the chosen fertiliser at a recommended rate for the spring or autumn, for a lawn. If it has been dry and the forecast is to remain dry, then irrigate in. Please refer to Wildflower Turf Ltd if more details or advice is needed.
- Once established Wildflower Species Rich Turf requires regular mowing through the growing season to ensure the area can be used as a lawn. The mowing interval should not exceed 2 weeks during the growing season. Cutting the plants back to 2 to 4 inches (50 to 100mm) in length ensures species diversity within the lawn area.
- All cuttings should be removed. Mowing should take place from early spring through to late autumn to coincide with the plant's seasonal growth. After the autumn it is important to remove any leaf litter that falls on the area. If the areas are shaded by trees, ensure that fallen twigs and leaves are removed throughout the autumn period.

EM3 Special general purpose meadow mixture—as advised by Emorsgate Seeds specialists.

- First Year Management
- Most of the sown meadow species are perennial and are slow to establish. Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings, are great for bugs, and they will die before the year is out. So resist cutting the annual weeds until mid to late summer, especially if the mixture contains Yellow Rattle, or has been sown with a nurse of cornfield annuals. Then cut, remove and compost. Early August is a good time. This will reveal the young meadow, which can then be kept short by grazing or mowing through to the end of March of the following year. Dig out any residual perennial weeds such as docks.
- Management Once Established
- In the second and subsequent years EM3 sowings can be managed in a number of ways which, in association with soil fertility, will determine the character of the grassland. The best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing or grazing.
- Meadow grassland is not cut or grazed from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol trimmer or tractor mower to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site.
- Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed.

EM8 Meadow mixture for wetlands—as advised by Emorsgate Seeds specialists.

First Year Management

- Most of the sown meadow species are perennial and are slow to establish. Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings, are great for bugs, and they will die before the year is out. So resist cutting the annual weeds until mid to late summer, especially if the mixture contains Yellow Rattle, or has been sown with a nurse of cornfield annuals. Then cut, remove and compost the cuttings. This will reveal the young meadow, which can then be kept short by grazing or mowing through to the end of March of the following year. Dig out any residual perennial weeds such as docks.

Management Once Established

- In the second and subsequent years EM8 sowings can be managed in a number of ways which, in association with soil fertility, will determine the character of the grassland. The best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing or grazing.
- Meadow grassland is not cut or grazed from spring through to July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut' : cut back with a scythe, strimmer or tractor mower to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed.
- Wetland habitats are characteristically quite variable in composition, reflecting local drainage and management. Conditions can vary, for instance, between the highs and lows in ridge and furrow grassland. Localized differences may require a targeted approach. For example, boggy areas which remain waterlogged for much of the year may be best sown with pond edge mixture EP1.

EG9 – Grass mixture for hedgerows and woodland (as advised by Emorsgate Seeds).

- First year management - Growth and establishment of wild grasses may be slow initially, especially at low sowing rates (2-5g/m²). There will often be a flush of annual weeds from the soil in the first growing season. This weed growth is easily controlled by topping or mowing.
- Mow all plant growth (sown grasses and weeds) regularly to 40-60mm throughout the first growing season to prevent weeds smothering the slower-growing grasses. Remove cuttings if dense, more frequent and regular topping will minimise the number of toppings produced each time so they can be left to disperse.
- Management once established - In the second and subsequent years grass sowings can be managed in several ways which, in association with soil fertility, will determine the character of the grassland.
- Regular mowing or continuous grazing can produce a short turf or lawn. Grasses growing in shade are, however, not very tolerant of hard grazing or mowing so never cut shorter than 30mm and avoid mowing when grass growth is slow e.g. in cold weather or during dry spells. Grass growing with the stress from both shade and cutting may become increasingly open and mossy.
- Where grassland meets scrub, there will be a graduation from tall tussocky an occasionally managed grassland down to the shorter and more frequently mown sward of grassland proper (to maximise the BNG score).
- In many hedgerow or woodland situations very, little management is required once the mixture has established. Over time it will develop an open, tussocky structure which is a good refuge for wildlife.
- Sowings around hedgerows, open or young woodland with higher light levels will produce more growth and, in these situations, an annual cut mid-summer may be worthwhile for a more managed appearance and to keep weeds of semi-shade such as nettles and brambles in check. (more on

grassland management options) Grass swards that do not contain wildflowers can be selectively sprayed to control unwanted weeds such as docks and thistles.

Trees

- Water as necessary to secure healthy establishment and to avoid the need for replacement due to dry periods (less than 30mm rainfall at the end of a four-week period);
- Collars in soil at base of tree stems, created by tree movement shall be broken up by fork, avoiding damage to roots. Backfill with topsoil and re-firm.
- Check all trees for firmness and stability in the ground. Check and adjust tree ties, replacing if necessary.
- At all times prevent rubbing of ties and adjust to accommodate growth and prevent chafing. Where chafing has occurred, reposition, or replace ties to prevent further chafing. Damage to bark to be cut back neatly with a sharp knife; prevent further damage.
- Inspect trees regularly for stem wounds, pests and diseases and treat early.
- Prune dead, dying, crossing, rubbing and damaged branches and encourage new leader as necessary.
- Check aeration pipes regularly and clear debris as necessary.
- Where applicable, bark mulch to be always maintained to a depth of 75mm thickness and inspected three times a year in the active growing season. If mulch is found to be less than an even depth of 75mm, it shall then be topped up. Ensure that mulch does not cover up aeration pipes. Leave a 10cm (4in) collar free of mulch around any woody stems to avoid risk of rotting.
- Fallen leaves/branches are not to accumulate and shall be collected and removed off site.
- Apply a slow-release fertiliser in spring.
- Control rabbits or other mammalian pests. The contractor will submit a method statement for the approval of the Project Manager and Ecologist.
- Replace any failures of plants within the establishment period with immediate effect with the same species and size.
- Any tree works shall be carried out by a skilled, qualified and approved Arboricultural Contractor in accordance with BS3998: 2010 'Tree Work - Recommendations'. Where possible, and where health and safety constraints permit, and with prior approval of the Project Manager and Ecologist.
- Trees near buildings are to be professionally surveyed every few years to assess its overall health and to determine any pruning or felling requirements to prevent damage to the building.

Ornamental Shrubs

- When planting shrubs ensure that planting pit depth is 50mm greater than the root ball and all soil on sides and bottom of the pit are loose;
- Maintain healthy, vigorous shrub planting;
- Lightly clip over plants where required. Cut back flowering shoots after flowering;

- Water as necessary to secure healthy establishment and to avoid the need for replacement due to dry periods (less than 30mm rainfall at the end of a four-week period);
- Remove suckers, dead, discoloured, weak or damaged stems, cut back any stems obstructing paths etc. Prune to reduce size if suppressing adjoining species;/climber: pruning removes excess growth to ensure that signs, light fittings, doors, and windows are always kept clear, Insecure growth: attach to supporting wires or structures using Stainless steel wire, supporting structure: check and repair as necessary.
- Species specific pruning at appropriate time of year to promote healthy growth and species-specific shape and form. Ensure nursery's recommendations are followed for each species. Remove dead flowers to encourage repeat blooming;
- Apply a slow release fertiliser in spring;
- Fallen leaves and clippings are not to accumulate and shall be collected and removed off site;
- Weed control shall follow the LMMP "Weed Control – Preferred Methods and Use of Herbicides" policy. Primary method shall be hand weeding/hoeing supported by maintaining the specified mulch depth; herbicide use shall be restricted to targeted spot treatment of persistent/perennial weeds where necessary. Bark mulch to be always maintained to a depth of 50mm thickness and inspected three times a year in the active growing season. If mulch is found to be less than an even depth of 50mm, it shall then be topped up;
- Replace any failures of plants within the establishment period with immediate effect with the same species and size.
- Any shrub bed close to pedestrian crossings or footpaths to be maintained to ensure sight lines are clear. It is essential that the shrubs are maintained appropriately so that sight lines can be maintained.

Native Shrub Planting

- Water as necessary to secure healthy establishment and to avoid the need for replacement due to dry periods (less than 30mm rainfall at the end of a four-week period);
- At each visit inspect individual plants and firm in and straighten any loose plants.
- Apply a slow release fertiliser in spring;
- Fallen leaves and clippings are not to accumulate and shall be collected and removed off site;
- Weed control shall follow the LMMP "Weed Control – Preferred Methods and Use of Herbicides" policy. Primary method shall be hand weeding and careful strimming/mechanical removal around plants; targeted spot treatment may be used only where manual control is ineffective (e.g. persistent bramble/nettle/dock/thistle) and where it will not affect adjacent desirable vegetation. Replace any failures of plants within the establishment period with immediate effect with the same species and size.
- Remove suckers, dead, discoloured, weak or damaged stems, cut back any stems obstructing paths etc. Prune to reduce size if suppressing adjoining species;
- Species specific pruning at appropriate time of year to promote healthy growth and species-specific shape and form. Ensure nursery's recommendations are followed for each species. Do not prune during bird-nesting season (February-August).

- Carry out thinning and coppicing to allow trees and shrubs to develop diversity of form and different types of nesting, feeding and foraging habitat and extend the potential life of individual plants. The timing of thinning should be informed by an arboricultural survey, which should include a visual inspection, checking if crowns are overlapping and if thinning is needed. Thin on a phased basis in blocks. Protect coppice stools from rabbit browsing by piling brash over them.
- Monitor coppice periodically, noting any stools that fail to regrow and replant the following autumn. Remove weeds and invasive species as required. A qualified Arboriculturist should plan thinning and coppicing operations in advance by identifying and marking all trees/shrubs for removal and coppicing in winter. All thinning operations should be undertaken outside bird-nesting season, between September and January.

Hedgerow Planting

- All hedgerow planting should be carried out in accordance with BS4428:1989, Code of practice for general landscape operations (excluding hard surfaces). Hedgerow shrubs should either be notch planted or trench planted. Hedge trenches should be dug to a minimum depth of 400mm and width of 600mm, with the plants put into the ground at the same depth at which they had been previously grown in the nursery. All plants need to be well heeled in after planting and watered in dry weather. Most hedging plants are supplied as bare root specimens or instant hedging, and it is important to make sure that the roots do not dry out, therefore it is advisable to keep them under a moist cloth or in a bucket of water during planting. Hedges should only be planted between November and March, while plants are still dormant. Avoid planting in very cold or wet weather;
- Weed Control: between forestry transplants or whips to be carried out by mechanical means or herbicide depending on species and site accessibility. Any arisings are to be removed from site;
- An area of 300mm diameter around each transplant shall be kept free from weed growth. All invasive herbaceous scrubby vegetation, e.g. Bramble & Nettles and non-native or highly invasive tree species shall be cleared and removed from site four times annually;
- To be carried out during the initial 3-5 years of plant establishment, dependant on canopy closure. Base of planting one metre diameter to be kept weed / grass free;
- Eradicate noxious weeds by manual and mechanical means or selective herbicide as appropriate;
- Thinning of planting to be carried out by mechanical or manual means arisings to be shredded and used to mulch were appropriate. Retention of felled material to occur after the second thinning. Once cut down to lengths of between one and two metres, the felled material should be stacked in appropriate permanent locations. Thinning to be carried out during December and January;
- First thinning to be carried out after 10 years to favour climax species removing pioneer and nurse species competing with or affecting growth to enable shrubs to spread and climax trees to grow without competition;
- Second thinning to be carried out after 15 years, additional pioneer and nurse species to be thinned out. The best climax tree out of a group of three is to be selected and the remaining trees removed;
- Clear compartment areas of litter, rubbish and debris. To be carried out on maintenance visits and thereafter on a bi-annual basis;
- Tree protection guards / spirals to be removed once trees are sufficiently established. Larger trees with support stakes to be checked and adjusted on a regular basis to prevent instances of chafing damage to bark. Tree stakes and ties to be removed once trees are sufficiently established;

- Any tree that dies or is necessarily felled, but which is not removed as part of a programme of thinning or coppicing, shall be replaced with a tree of appropriate species and stock size. Such replacement shall be with a tree of either the same or similar species as those existing. The option for replacing with a different species is to allow some flexibility avoiding problems encountered with 'Same Species Disease' and to ensure sustainable tree cover in the interests of visual amenity;
- Where herbicides are required for hedgerow establishment, they shall be used only as targeted/guarded spot treatment in accordance with the LMMP "Weed Control – Preferred Methods and Use of Herbicides" policy, to avoid damage to hedge plants and to prevent drift/runoff.

HARD LANDSCAPE ELEMENTS

Surface Materials and Street Furniture

- Weed control to hard surfaces shall, where practicable, be undertaken by mechanical brushing/hand removal as the preferred routine method; herbicide use shall be restricted to targeted spot treatment where mechanical control is ineffective, in accordance with the LMMP "Weed Control – Preferred Methods and Use of Herbicides" policy. Mud, silt and debris is to be removed from all surface gutters and channels.
- Drainage gullies are to have traps emptied and flushed clean as required to prevent obstructions.
- Any repairs to the hard surfacing is to be in accordance with the original paving specification.
- Stain removal to hard surface is to be in accordance with BS7370-2, table 4.
- Fences and enclosures are to be maintained and inspected monthly and appropriate repairs undertaken as necessary.
- Graffiti removal is to be carried out as soon as damage has been noticed. Method of removal is to be either air abrasion or chemical poultice, depending upon surface and is to be carried out in line with good practice.
- Regular monthly maintenance inspections are to be undertaken of surface treatments for litter, debris and leaf removal (or snow clearance and de-icing in winter months) and repair defects when necessary.
- Inspect street furniture each month and maintain or repair in accordance with manufacturers' recommendations, taking out of commission dangerous or inoperable elements until repair works are complete.

PROCESS FOR MONITORING AND REVIEW

The management of the site is to be reviewed on an annual basis (Years 1-5) and is intended that the implementation of this management plan will help to fulfil the design objectives over the first 5 years. The review process is to ensure that the aims and objectives of the scheme are being achieved and maintenance operations should be refined over the period to respond to industry standards improvements and incorporating any additional operations required.

Each annual review will be coordinated and completed by a suitably qualified representative of the Applicant. The review will include advice from specialist consultants as required, such as a qualified arboriculturist, ecologist and the Landscape Management Contractor. The review should identify any changes to site conditions and circumstances and identify where changes are required to existing management practices and timeframes.

Any strategic enhancements, including new planting should be identified and priorities established for undertaking these works. Within 1 calendar month of the review, a revised Landscape Management Plan shall be produced (if appropriate) and circulated.

After the first five years (Years 5+) the Landscape Management Plan will be reviewed every five years, or as required to ensure the satisfactory management of the landscape indefinitely. The Landscape Maintenance Contractor responsible for the site should keep to the spirit of the original design objectives.

HANDOVER

At handover the ecological value of the site will be limited because the vegetation will be at the early stages of establishment. But by the end of the thirty-year period, it is expected to have increased significantly because the herbaceous vegetation will be providing a pollen and nectar resource for local wildlife and the woody vegetation will be sufficiently mature to begin providing cover.

ANNUAL MAINTENANCE OPERATIONS SCHEDULE

(Including contractor's 12-month defects liability period, aftercare period and Management Company responsibilities after handover)

This table lists the key routine operations required during the first 5 years after practical completion of the soft landscape treatments and should be used as a guide to timings of specific operations. The maintenance contractor should be prepared to undertake maintenance tasks as required throughout the year to satisfy objectives at the direction of the management organisation.

Task	J	F	M	A	M	J	J	A	S	O	N	D	Notes
General operations:													
Weed control		x	x	x	x	x	x	x	x	x			Daily if required in summer
Watering (all areas)				x	x	x	x	x	x				
Pest and disease control	x	x	x	x	x	x	x	x	x	x	x	x	
Replanting operations	x	x	x							x	x	x	
Remove litter and debris	x	x	x	x	x	x	x	x	x	x	x	x	
Check ties and root firmness			x							x			
Fertiliser & mulch application			x						x				
Check ties, supports etc.			x						x				
Replacement planting (all plant types)	x	x	x								x	x	As required
Grass Areas:													
Inspect grass areas	x	x	x	x	x	x	x	x	x	x	x	x	
Mowing –grass			x	x	x	x	x	x	x	x			As per supplier's recommendations
Re-seeding and repair work				x					x				
Trim edges	x	x	x	x	x	x	x	x	x	x	x	x	
Shrub & Ground Cover:													
Inspections	x	x	x	x	x	x	x	x	x	x	x	x	
Groundcover Shrubs Trimming					x			x					
Shrubs Pruning	x	x	x	x	x	x	x	x	x	x	x	x	Varies to suit species
Top up mulch			x						x				
Trees:													
Inspection	x	x	x	x	x	x	x	x	x	x	x	x	
Pruning and remedial work	x	x	x	x	x	x	x	x	x	x	x	x	
Top up mulch			x						x				
Management Plan:													
Monitor & adjust objectives	x												

Note: This list is not definitive list, additional operation's maybe be required.

APPENDIX A – AREAS OF RESPONSIBILITY & MAINTENANCE COMPARTMENTS

This Appendix and Drawing 11623_PL126 Areas of Responsibility & Maintenance Compartments delineate the areas covered by this LMMP and identify responsibility for each landscape compartment. This is to ensure the LMMP is clear, self-contained and can be implemented consistently by any competent landscape contractor.

Adoption / third party interface (note)

Adoption/transfer of any boundary verges/highway land is to be confirmed. Unless and until any areas are formally adopted/maintained by a statutory authority or third party, all compartments within the planning application boundary shall be maintained by the site Management Company (ManCo). If adoption is confirmed at a later date, the responsibility boundaries will be updated on Drawing 11623_PL126 Areas of Responsibility & Maintenance Compartments accordingly.

Compartment Schedule (Areas and Responsibilities)

The following compartments are shown on 11623_PL126 Areas of Responsibility & Maintenance Compartments. Quantities are taken from the approved Landscape General Arrangement and planting schedule.

Compartment ref.	Element (as per planting schedule)	Quantity approximate	Responsible party	Notes / cross-reference
G1	Species Rich Lawn Turf (Wildflower Turf or similar)	606.03 m ²	ManCo	Manage as “species-rich lawn” (LMMP §2 – mowing standards)
M1	EM3 Special General Purpose Meadow Mix	2047.26 m ²	ManCo	Meadow management regime (LMMP §2)
WM1	EM8 Meadow mixture for wetlands	590.71 m ²	ManCo	Wet meadow regime + avoid compromising SuDS function (LMMP §2 + SuDS plan)
S1	SuDS detention basin / drainage landscape (extent to match drainage drawings)	(plan-defined)	ManCo + specialist drainage contractor	Maintain per I&L Drainage Maintenance Plan ref. 23-030-I&L (LMMP §SuDS)
NS1	Native Thicket Mix planting (Ilex, Rhamnus, Viburnum, Rosa, Prunus, Ligustrum, Euonymus, Cornus, Corylus, Crataegus)	(areas shown on GA)	ManCo	“Native thicket” establishment + biodiversity pruning rules (LMMP §weed/pruning)
EG1	EG9 Grass Mix for Hedgerows/Woodland (underplanting to thicket/ground flora areas)	1960.60 m ²	ManCo	Shade/edge grass regime (LMMP §2)
GF1	Ground flora for shrub/groundcover (Primula, Asperula)	(as scheduled)	ManCo	Keep weed suppressed; avoid mulch burying crowns
O1	Ornamental planting beds	167.60 m ²	ManCo	Mulch + hand weed primary (LMMP §weed)
H1	Carpinus betulus hedge (double staggered)	145.24 m total length	ManCo	Maintain to 1.2m height per GA note (LMMP §hedge)

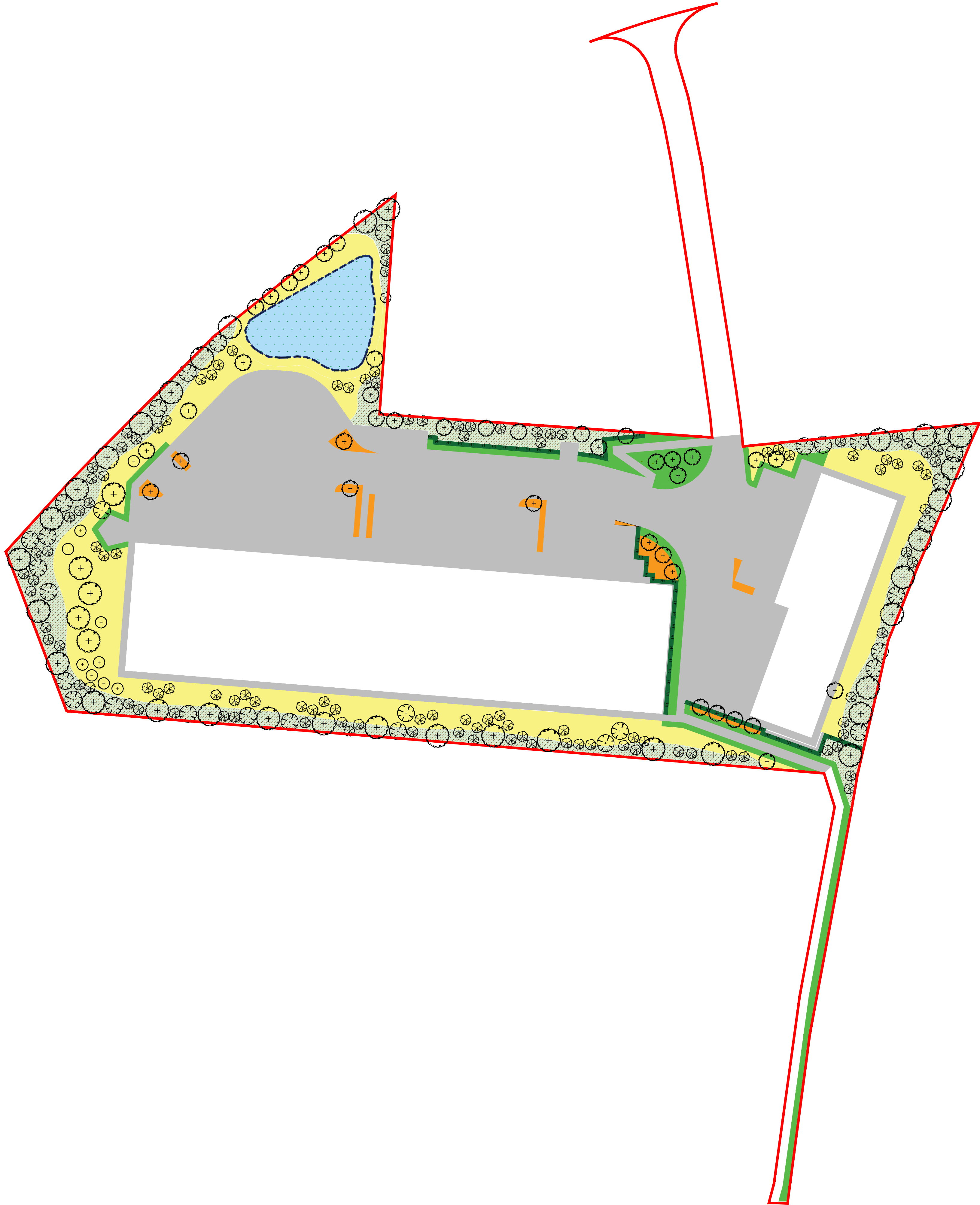
LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN

REF11623_LMMP



Compartment ref.	Element (as per planting schedule)	Quantity approximate	Responsible party	Notes / cross-reference
T1	Trees – all standards / multi-stems / semi-mature	(as scheduled)	ManCo (arborist for BS3998)	Establishment watering, ties, formative prune (LMMP \$trees)
HL1	Hard landscape (tarmac, block paving, gravel, furniture)	(plan-defined)	ManCo	Weed/litter/defects regime (LMMP \$hard landscape)

NOTE: Adoption/transfer of highway land to be confirmed. Unless and until any areas are formally adopted/maintained by a Highway Authority or third party, all compartments within the red line boundary shall be maintained by the Management Company (ManCo). Responsibility boundaries will be updated on this plan if adoption is confirmed.

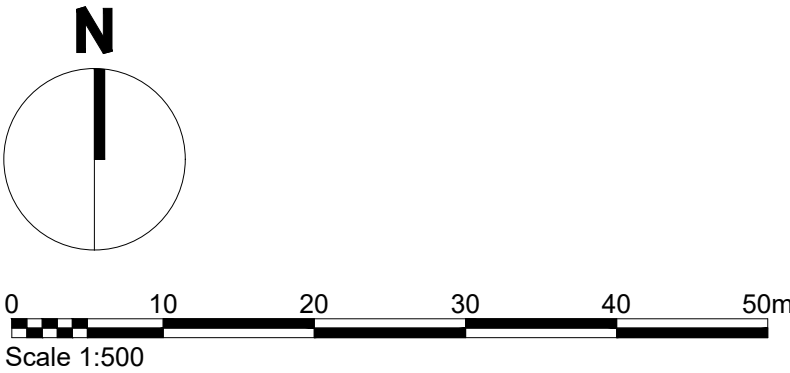


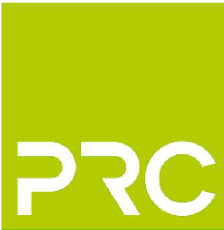
- Legend**
- Planning Application Boundary
 - G1 Species rich lawn turf
 - M1 EM3 Meadow
 - WM1 EM8 Wet Meadow
 - EG1 EG9 Grass
 - NS1 Native thicket
 - O1 Ornamental beds
 - H1 Carpinus hedge
 - Feature Trees
 - Multi stemmed Trees
 - Feature Trees
 - Feature Trees
 - HL1 Hard landscape
 - S1 SuDS basin

Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to the PRC Group.

© The copyright of the drawings and designs contained therein remains vested in the PRC Group

Revisions:	Drawn/Chkd:	Date:





London 0203 5953540
info@prc-group.com

Architecture
Landscape
Town Planning
Masterplanning
Urban Design

Milton Keynes 01908 305246
prc-group.com

Client **HE4 UK ENTERPRISES 17 GP LTD**

Project **PLATTS ROUNDABOUT
BILLINGSHURST**

Drawing Title **LMMP AREAS OF RESPONSIBILITY
AND MAINTENENCE COMPARTMENTS**

Job No:	11623	Project Stage:	PL	Status:	PLANNING
First Issue Date:	JUL '26	Scale:	@A1	Lead/Checked:	

Project	Originator	Zone	Level	Type	Role	Orig. No.	Rev.
-	-	-	-	-	-	PL126	-

BM File Name: