

Summer Lane, Pagham
Landscape Management Plan

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DLA-2313-LMP-01
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Contents

1. Introduction
2. Management Principles
3. Management of Proposed Soft landscape
4. Maintenance Operations

1 Introduction

- 1.1 This management plan covers soft landscape for the proposed works on Summer Lane, Pagham identified on drawing DLA-2313-L-01. The primary objectives of the plan will be achieved through maintenance prescriptions set out at the end of the report.

2 Management Principles

- 2.1 The management plan will deliver consistency of approach and maintenance standards across the different ownerships and the plan should be reviewed at every 5 years to ensure that the overriding objectives are being achieved.
- 2.2 The components of the Landscape Management Plan are set out on the soft landscape proposals - drawing DLA-2313-L-01;
- 2.3 The landscape features with the LMP are described as:

Soft Landscape

- Swale / retention pond planting
 - Proposed tree planting
 - Wild flora grass and meadow mixes
- 2.4 The management plan is a live document and sets out to review, monitor and adjust where necessary the short-term landscape objective. A full management review should be undertaken with the input of all landowners / stakeholders prior to the expiry of the initial management plan.
- 2.5 Maintenance of the landscape areas shall be undertaken by a competent Landscape Contractor, registered with the British Association of Landscape Industries (BALI). For the purposes of this report the appointed landscape contractor is referred to as 'The Contractor'.
- 2.6 Maintenance visits shall be undertaken at fortnightly intervals to undertake the most intensive maintenance tasks such as grass cutting, removing litter and inspecting components for defects. 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.
- 2.7 A record or log of all maintenance visits should be undertaken by the Contractor and kept as proof that operations are being undertaken and to help inform any changes that may need to be made to respond to site circumstances.
- 2.8 The Contractor shall ensure that any chemical application is undertaken by trained personal / operatives only, who have the appropriate NPTC certificates and in accordance with the manufacturer's recommendations. 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.

- 2.9 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.
- 2.10 The Contractor should notify the management company to any significant pest or disease problem affecting the planted stock and shall provide a suitable strategy for treatment to be agreed with the client.
- 2.11 Following expiry of the defects period and the autumn of the 4 subsequent years, 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 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 identified on the planting plan.
- 2.12 Ensure that a suitable water supply is available to carry out the operations detailed in this document. In the event of water restrictions 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.

3 MANAGEMENT OF PROPOSED SOFT LANDSCAPE FEATURES

Proposed Trees

Primary Objectives

- 3.1 To ensure new tree planting is managed to enable its successful establishment, and to promote healthy growth and attractive form.
- 3.2 Routine operations will involve: watering at times of drought, ensuring sufficient water is applied to ensure trees remain healthy; applications of slow release fertiliser; inspecting stakes and ties to trees and removing these as soon as trees are self-supporting to benefit tree establishment; re-firming trees in ground after strong winds, frost heave or other disturbances; monitoring and replacing failed planting with new plants between October and March; inspecting trees for pests and diseases; pruning to maintain shape and form and maintaining a mulch layer around the base of the tree to prevent weed competition.
- 3.3 Ensure replacement planting is undertaken to the original specification into well-prepared ground.

Proposed Planting

Primary objectives

- 3.4 To ensure planting within the swales adjacent to the road and the retention pond are suitably cared for to enable successful establishment and maintain growth.
- 3.5 Routine operations will involve: watering at times of drought, ensuring sufficient water is applied to ensure plants remain healthy; removing weeds; hoeing or forking over planting areas and replacing dead or dying plants as soon as possible when planting conditions permit.
- 3.6 When plants start to overlap or dominate less vigorous species, it may be necessary to remove some individual plants to retain the character of the swales / retention pond. Thinning should take place as required in a logical process over several stages. .

Proposed Flowering Amenity Grass

Primary Objectives

- 3.7 Ensure amenity short-mown grass areas adjacent to the site access road and New Road are suitably managed in order to maintain an attractive sward.
- 3.8 Routine operations will involve: allowing amenity seeded areas to establish to a minimum height of 35mm before first cut; regular mowing to maintain a height of 30-50mm until June

where grass cutting regime is undertaken 8 week intervals; removing all litter prior to mowing; Edging adjacent to footpaths.

- 3.9 Bare areas and areas of dead grass which become apparent, should be made good by over-seeding at the earliest available opportunity

Proposed Meadow Grass, to Embankments, Swales and Retention pond

Primary Objectives

- 3.10 Ensure meadow grass areas suitably managed in order to maintain diverse range of species within the sward and a benefit local fauna.
- 3.11 Routine operations will involve: allowing meadow seeded areas to establish to a minimum height of 50mm before first cut; and repeat every 2 months throughout the first year, then mowing twice per annum April and August in the following seasons; removing all litter.
- 3.12 Bare areas and areas of dead grass which become apparent, should be made good by over-seeding at the earliest available opportunity.
- 3.13 Ensure all inlet and outlets to rain gardens and swales are free of deleterious material.

4 MAINTENANCE OPERATIONS Years 1 to 5

Maintenance Schedule Years 1 to 5 Summer Lane, Pagham		
Landscape elements / habitat types	Action required	Timings
Advanced nursery stock trees	Newly planted tree stock should be inspected for disease by a competent person and inform the Landowner or management company of any major deterioration in the condition of any landscape element. Pruning of epicormic or basal growth can normally be undertaken by unqualified personnel. Weed control to 500mm diameter of each tree by hand Fertilise using suitable slow release fertiliser as per manufacturer's instructions. Inspect tree ties and stakes as scheduled and after strong winds. Replace loose, broken ties or decayed stakes to original specification. Remove guys, ties and stakes. Remove dead trees and replace as per original specification.	Annually – in late autumn Annually Monthly till year 5 Twice Annually - April & August Every 3 months or after strong wind till year 3 3 years after planting. Annually till year 5
Swale planting	Grasses prune previous years foliage to 10cm from ground level and clear herbaceous material. Remove weed growth and remove arisings off site Remove litter and or leaf litter regularly to maintain a free flowing swales. Remove dead shrubs and grasses / replace as per original specification.	Annually March Monthly - April to October Monthly Annually till year 5
Native hedge planting	Weed control within the hedgerow with a suitable herbicide and used in compliance with manufacturer's instructions. Fertilise using suitable slow release fertiliser as per manufacturer's instructions. Prune native hedge reducing the height to 2.1m with A shape sides Replace stock losses to original specification Remove grow tubes	Annually till year 4- March, May, July, September Annually Till year 4– April & August From Year 3 – annually October to November Annually up to end of year 5 – October to February 4 years after planting

Maintenance Schedule Years 1 to 5 Summer Lane, Pagham		
Landscape elements / habitat types	Action required	Timings
Flowering Lawn sward Emorsgate EL1	Maintain grass area in a manner appropriate to the intended use, removing arisings from site. Year 1 - Maintain within a range 30 to 50mm, to achieve a vigorous sward, free from disease, fungal growth, discolouration, moss, excessive thatch, weeds, scorch or wilt. Year 2 - Maintain within a range 30 to 50mm until June when mowing regime can be reduced and cut between 4-8 weeks to allow flowers to establish and self seed, Collect arisings Edging off paths and planting beds	Monthly during growing season - year 1 Monthly till June, then every 8 weeks Monthly during growing season
Wet meadow grass sward Emorsgate EM8 and EP1	Maintain grass area in a manner appropriate to the intended use, removing arisings from site. Remove Litter regularly to maintain a neat appearance. If weather conditions allow -cut 4/5 of the grass sward in sections leaving a week between cuts to a height of 70-100mm leaving clippings to dry and shed seed for 7 days then remove from site. Leaving 1/5 of the sward uncut (this uncut area is to be rotated every year) Lightly mow 4/5 of the sward to a height of 70-100mm over the winter months.. Cut the retained uncut section to 70-100mm - collect clippings	Monthly Annually mid-August to early October. As necessary during the Winter months till March March
Meadow sward Emorsgate EM1	Maintain grass area in a manner appropriate to the design intent. Remove Litter regularly to maintain a neat appearance. Cut 4/5 of the grass sward in sections leaving a fortnight between cuts to a height of 70-100mm leaving clippings to dry and shed seed for 7 days then remove from site. Leaving 1/5 of the sward uncut (this uncut area is to be rotated every year) Lightly mow sward the 4/5 of the cut sward as necessary to achieve a height of 70-100mm over the winter months. Cut the uncut section to 70-100mm - collect clippings	Monthly Annually mid-August to early October. Winter months till March March
Ditches, swales and rain gardens	Inspect and remove litter from swales and retention ponds to ensure outlets remain free of deleterious material and litter. Additional checks and cleansing to be carried out following all flood events. Retention pond - Clear 20% of marginal / aquatic vegetation (generally by hand-pulling, raking or netting) in order to retain areas of open water while at the same	Monthly Annually in September from year 3

Maintenance Schedule Years 1 to 5 Summer Lane, Pagham		
Landscape elements / habitat types	Action required	Timings
	time maintaining some vegetation and structural variation. Ensuring that clearance is undertaken in strips across the full range of water depths and reducing the dominant species. On annual clearance arising should be left within 3m of the water course for 3 hours before removal off site.	
Notifiable weed growth and other injurious weeds or invasive plants / Notifiable weed growth	All areas affected shall be fenced off to minimise the possibility of unintentionally spreading the injurious weeds or invasive plants. Appoint specialist firm to undertake herbicide treatment to eradicate invasive plant.	May and August Inspect, manage accordingly.
Reviewing the maintenance and management plan	Qualified personnel shall monitor / report and adjust the short-term maintenance plan and timings twice a year. The long-term management plan including its objectives and deliverability should be reviewed every 5 years and should be adjusted as appropriate.	Twice per annum Years 5