



L I Z A R D
Landscape Design and Ecology

SOFT LANDSCAPE MANAGEMENT PLAN

**Joff Youth Centre
Roderick Ave, Peacehaven BN10 8BL**

East Sussex County Council

Reference	LLD2922-LAN-REP-002
Prepared by	LF
Checked by	RM
Date	11.08.25
Revision	00
Status	Construction Record

Contents

1.0	Introduction	2
2.0	Landscape Management Objectives and Responsibilities	4
3.0	Landscape Management Prescriptions	5
	General.....	5
	Proposed Native Trees	6
	Meadow Areas.....	9
4.0	Landscape Maintenance and Management Schedule.....	11

1.0 INTRODUCTION

- 1.1 Lizard Landscape Design and Ecology has been commissioned to prepare a detailed Hard and Soft Landscape Design Scheme for the proposed enhancement works at Joff Youth Centre, Roderick Ave, Peacehaven BN10 8BL. As part of this proposal, a Long-Term Soft Landscape Management Plan has been compiled to provide management and maintenance prescriptions for the proposed landscape areas.
- 1.2 The Soft Landscape Management Plan should be read in conjunction with all relevant surveys and reports, such as the Hard and Soft General Arrangement LLD2922-LAN-DWG-100 drawing prepared by *Lizard Landscape Design and Ecology*.
- 1.3 The soft landscape proposals for the development at the site have been prepared by Lizard Landscape Design and Ecology, Worthing and aim to discharge planning conditions relating to soft landscape.
- 1.4 The Soft Landscape Management Plan includes:
 - *Information about existing Site conditions;*
 - *Description of the Scheme Proposals;*
 - *Long-Term Design and Management Objectives;*
 - *Landscape Management Responsibilities;*
 - *Landscape Management Prescriptions;*
 - *Annual and Long-Term Management Schedule.*

Existing Site Information

- 1.5 The Site comprises of the Youth centre with car park on the west and a large open grass field to the east. The north and east sides of the field are enclosed with fence and a hedge while the south and west sides with a low bund. The site is some 135m in length from north west to south east and increases from a width of some 50m where adjacent to existing properties along Roderick Ave south eastwards to some 85m.
- 1.6 Landform across the Site falls from a high of some 47m aOD in the west to a low of some 44m in the north east and south east, with intervening levels to the centre of the southern boundary at 43.5m aOD and northern boundary at 45m aOD.

- 1.7 The Site is largely devoid of existing vegetation being laid to hard standing and amenity grass; the adjacent playing field is edged with a hedgerow along the northern boundary and a singular tree located to the north western corner.
- 1.8 The Site lies centrally within the Peacehaven parish boundary and is surrounded with residential plots along the northern boundary and industrial and retail shops towards the south east.
- 1.9 Soil type across the Site is understood through reference to the Soilscapes Map (produced by Cranfield University, with support from Defra) to comprise: 'Freely draining slightly acid but base-rich soils'.

Proposed Landscape Scheme

- 1.10 The development proposals consist of the refurbishment of the existing Youth Centre and adding an extension accompanied by an associated hard and soft landscape scheme.
- 1.11 The proposed scheme aims at creating an outdoor recreational space for the community while promoting opportunities for biodiversity enrichment and educational opportunities. The existing landscape setting of the site, including the entrance lawn strip, pedestrian access to the centre and bin store would be retained as reasonably practicable.

2.0 LANDSCAPE MANAGEMENT OBJECTIVES AND RESPONSIBILITIES

2.1 The Soft Landscape Management Plan sets out long-term objectives for delivery and safeguarding of amenity, functional and ecological values through prescribed landscape maintenance and management operations. The long-term design and management objectives include:

- *Creation of attractive and wildlife beneficial wildflowers areas to enhance habitat connections throughout the site;*
- *Safeguarding successful establishment of the soft landscape;*
- *Keeping appropriate height and spread of trees to maintain unobstructed circulation;*
- *Ensuring healthy plant growth, flowering and fruit development for the benefit of wildlife;*
- *Keeping the hard and soft landscape free from debris and dead plant material.*

Landscape Management Responsibilities

2.2 Delivery of the Long-Term Design and Management Objectives would be safeguarded by implementation of the proposed scheme and by means of regular maintenance. The long term management and maintenance of the development shall be undertaken by a Client appointed management company having the skills, knowledge, experience and capability to do so.

2.3 The management of these landscape elements shall be undertaken as set out and prescribed below. The Management Plan should be reviewed and renewed every 5 years.

Drawings and Reports

2.4 The Management Plan is accompanied and shall be read alongside the following documentation:

- *LLD2922-LAN-REP-002LAN-DWG-100 _ Hard and Soft Landscape General Arrangement Plan;*

3.0 LANDSCAPE MANAGEMENT PRESCRIPTIONS

GENERAL

General Soft Landscape Maintenance – Long Term

- 3.1 All planted trees should be kept clear of weeds and invasive species by hand weeding and maintaining full depth of mulch. Weed growth to be checked bi-annually during Spring and Autumn.
- 3.2 Weeds and unwanted scrub growth to grasslands to be maintained through an annual maintenance regime suitable for habitat type.
- 3.3 Litter collection throughout the Site to be carried out on a fortnightly basis.

PROPOSED NATIVE TREES

Trees - Planting

- 3.5 Trees to be stored, planted and managed post-planting in accordance with *BS 8545: 2014 Trees: from nursery to independence in the landscape – Recommendations*.
- 3.6 The proposals incorporate the planting of native and ornamental tree species and include tree planting of the following Nursery Stock sizes:
 - *Extra Heavy Standard Trees: 14-16 cm girth, 3.5 - 4.0 m height;*
- 3.7 Bare root and root-balled trees can be planted from November to March. Container grown trees can be planted at any time of the year except in frost or when the soil is extremely wet or dry, but ideally in Autumn or Winter.
- 3.8 If planting trees in existing grass, all grass areas shall be cut before any pit preparation is undertaken to a maximum height of 75 mm. All tree planting pits are to be cut by removing the existing grass or vegetation. Planting pits shall be dug by hand and any major existing tree or shrub roots found within the pits shall not be severed.
- 3.9 Tree pits within proposed soft landscape areas should be excavated to the same depth as the tree's root system with the root flare or root collar level with the surface of the surrounding existing soil. If the bottom of the planting pit is compacted or there is a soil pan, this should be alleviated by breaking up the soil in the bottom of the pit to ensure that there is suitable drainage. The width of the tree pit should be excavated to a minimum of 150 mm radially greater than the radius of the root ball or container. If the tree pit sides are compacted, smooth or smeared they should be scarified to loosen the soil. During excavation, the soil should be separated into top soil and subsoil in order that during backfilling the soil can be replaced in the same order.
- 3.10 The tree root system should be lightly wet prior to planting. The tree should be planted at the correct depth ensuring the root flare is just visible above the soil level and that there has been allowance for any settling of soil levels. Backfilling should be added gradually in layers of 150mm ensuring the tree is held upright. Each layer should be firmed down to remove air pockets within the soil and to aid tree stability but not to excessively compact the soil. The final layer of backfilling should not be consolidated but should be of sufficient depth to allow for settlement and mulching.

- 3.11 Where required, backfilling material shall be the site excavated topsoil combined with an organic compost planting medium, and soil improver. The organic compost shall be thoroughly mixed into the backfill or cultivated material at a rate of 1 no. part planting medium to 3 no. parts existing site topsoil.
- 3.12 Tree staking is to be long double staking for Extra Heavy Standard and Heavy Standard trees with stakes driven vertically to a minimum of 300mm into bottom of pit before planting. Feathered and Multi stemmed trees should be short triple staked. Backfilling should seek to consolidate material around stakes. Long stakes shall extend above ground level to a maximum 600mm and maximum 300 mm for short stakes. The tree shall be tied firmly but not rigidly to the stakes with adjustable ties, ties secured in place with a 25 mm long galvanized clout nail.
- 3.13 Clear all weeds, water soil thoroughly and mulch all tree pits to an even depth of 75 mm after settlement.

Trees – First Year Management

- 3.14 Trees planted within grassland should be maintained with a weed and grass-free area at the base of each tree. A 1.0 m radius weed / grass-free zone should be achieved by hand-weeding and retention of sufficient mulch cover.
- 3.15 No strimming should be undertaken around the base of the proposed tree planting.
- 3.16 In order to establish newly planted trees, they should be watered throughout the early to late summer period; May / June / July / August / September. They should be watered regularly, especially during the first two summer seasons after planting.

Trees - Long Term Management

- 3.17 From the second year after planting, water trees as deemed necessary only where natural precipitation levels are insufficient to maintain healthy dense growth.
- 3.18 All tree guards and rubber tree ties should be checked to each tree bi-annually; Spring / Autumn. Tree stakes and ties should be removed once tree root system is sufficiently established to secure the tree, usually after one or two growing seasons.
- 3.19 Tree planting should be checked for dead, dying, or damaged branches and stems bi-annually. Trees should also be checked for shape, form, and size within the site areas and adjacent. Trees should be pruned outside of the bird nesting season.
- 3.20 Fertilizer should be applied in May or early June. The fertilizer should be well watered in to the soil.
- 3.21 Water mature trees if the weather is dry for prolonged periods, to field capacity.

MEADOW AREAS

Meadow Areas – Seeding and Establishment Period

- 3.22 Species rich meadow areas are within the site. Seed mix to be *Emorsgate's 'Basic General-Purpose Meadow Mixture EM1'* or equal and approved.
- 3.23 To prepare a seed bed first remove weeds using repeated cultivation. Then plough or dig to bury the surface vegetation, harrow or rake to produce a medium tilth, and roll, or tread, to produce a firm surface.
- 3.24 Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed but firm in with a roll, or by treading, to give good soil/seed contact.

Meadow Areas – First Year Management

- 3.25 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.
- 3.26 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.

Meadow Areas – Long Term Management

- 3.27 In the second and subsequent years EM1 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.
- 3.28 Meadow grassland is not cut or grazed from spring through to late July/August to give the sown species an opportunity to flower.
- 3.29 After flowering in July or August take a 'hay cut': cut back with a scythe, petrol 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.

4.0 LANDSCAPE MAINTENANCE AND MANAGEMENT SCHEDULE

Operation	Frequency	Year 1												Year 2	Year 3	Year 4	Year 5	
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec					
General																		
Clearing from dead and diseased plants	1 x month				x	x	x	x	x	x	x			x	x	x	x	
Litter Collection	1 x every 2 weeks	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Weeding	1 x month				x	x	x	x	x	x	x			x	x	x	x	
Mulching	1 x year				x									x	x	x	x	
Snow Clearance	As necessary	x	x	x									x	x	x	x	x	
Tree Planting																		
Monitoring of existing trees	1 x year				x									x	x	x	x	
Watering (until established)	1 x every 2 days				x	x	x	x	x	x	x			x	x			
Watering (after root established)	1 x every 2 weeks (prolonged drought)														x	x	x	
Checking Tree Guards and Ties	2 x year				x					x				x	x			
Pruning: dead or damaged branches	1 x year		x											x	x	x	x	
Meadow Areas																		
Sowing	1 x year					(x)					(x)							
Weeding	1 x year							x						x				
Cutting (Hay)	1 x year							x						x	x	x	x	
Mowing/ Grazing	2 x year			(x)							(x)		x	x	x	x	x	



L I Z A R D

Landscape Design and Ecology

The Old Bank, 34 South Street, Tarring, Worthing, West Sussex, BN14 7LH
T. 01903 216033 E. office@lizardlandscape.co.uk W. lizardlandscapeecology.com