



Landscape Management Plan

SOUTHWICK COURT FARM, TROWBRIDGE

Prepared by PGLA Landscape Architects
for WAIN HOMES

TR02507_LMP.01_P1

FINAL REPORT | NOVEMBER 2025

1. INTRODUCTION

- 1.1 PGLA have been commissioned to provide a Landscape Management Plan on behalf of Wain Homes which will provide a framework for the landscape management and maintenance of the landscape elements associated with the development at Southwick Court Farm, Trowbridge.
- 1.2 This document should be read in conjunction with the Landscape and Ecological Management Plan produced by GE Consulting which provide management and ecological management and maintenance operations for the soft landscape elements of the proposed development. Features to be managed in the LEMP include.
- Retained hedgerows
 - New hedgerows
 - Retained trees
 - New trees
 - Wildflower planting
 - Hedgerow tree edge wildflower planting
 - Native whip planting
 - Marginal planting
 - Amenity grassland
 - Retained improved grassland
 - Retained scrub
 - Swale wildflower planting
 - Woodland wildflower planting
 - Flowering grass mix
- 1.3 Details on the species and habitat locations are shown on the accompanying Planting Plan, Schedule and Specifications [PGLA Drawings TR02507_PP01 series].
- 1.4 This document therefore focuses on the hard elements with the proposed landscape and should be read in conjunction with any findings and recommendations from any other professional reports, for example Service Layout Drawings, Ecology and Arboricultural Reports.
- 1.5 Details regarding operations for each of the hard landscape components are laid out in the following section, which is to be read in conjunction with the Planting Plan, Schedule and Specifications [PGLA Drawings TR02507_PP01 series] and Play detail sheet (LP01) and any specifications from the play equipment specialist.
- 1.6 The Client shall appoint a competent contractor/managing organisation for carrying out the operations detailed in the Management Plan. The managing organisation shall ensure that the Landscape Management Plan is adhered to, and any changes to the Plan are to be agreed in writing with the The Client, Landscape Architect and appropriate authorities.
- 1.7 The managing organisation will require the necessary experience and certificates of competence to undertake landscape management operations on site. Where practical, experience in biodiversity management will be sought. The managing organisation will ensure that management complies with the guidelines set out in this plan.
- 1.8 The managing organisation shall oversee the landscape maintenance schedule throughout the defects liability period and the agreed management period, which will be reviewed every 5 years.

2. LANDSCAPE OPERATIONS

2.1 In order to achieve the aims and objectives the landscape operations should follow some general guidelines. These are detailed below:

- 2.1.1. The site will be inspected regularly and formally assessed annually in order to ensure the site is being managed appropriately. This will ensure the risks of any health and safety hazards are minimised whilst making sure that habitats remain attractive to wildlife.
- 2.1.2. Ensure that all operatives are suitably qualified, certified and competent to carry out the specific task or are supervised by such a person.
- 2.1.3. Ensure that all operations are carried out in accordance with all relevant legislation; British and European standards; good horticultural and arboricultural practice and that the required risk assessments are undertaken as necessary before carrying out works.
- 2.1.4. Ensure that all operations are carried out at the appropriate times of year and during suitable weather and ground conditions.
- 2.1.5. Ensure that all tools and equipment are fit for purpose and appropriate for the particular job and site conditions.
- 2.1.6. Ensure the safety of all members of the public during operations on site. Use protective fencing and/or signage to inform the public of operations on site where necessary and particularly where those operations are considered sensitive or may pose a danger to the public.
- 2.1.7. Ensure that all arisings are disposed of off site in accordance with the relevant Waste Management Regulations.
- 2.1.8. Use of chemical weed control is to be in strict accordance with manufacturers' recommendations and the Control of Pesticides Regulations.
- 2.1.9. A general scavenge of all open space areas including hard surfaces will be carried out on a fortnightly basis. Ensure all litter is removed from the landscaped areas on a weekly basis and disposed of off site, or timings to be agreed with the management company.
- 2.1.10. After one year following the completion of the landscape works, the contractor shall attend an inspection of all the works.

2.2 HARD LANDSCAPING

- 2.2.1. The relevant hard landscape components are shown on the Planting Plans which include pedestrian footpaths, benches and the play area. The management objectives for these components are to ensure these elements are safe, functional, clean and free from dilapidation, and grime.
- 2.2.2. Operations are to be carried out in accordance with BS7370-2:1994: Grounds maintenance Recommendations for the maintenance of hard areas or otherwise updated/superseded legislation.
- 2.2.3. All footpath surfaces, shall be inspected monthly checking for vandalism, settlement, frost heave, staining, litter and debris or any other defect where function is likely to be impaired. Any such defects should be repaired or replaced in accordance with the original specifications and in agreement with the Client. Review annually to check the need for major refurbishment or replacement of components.
- 2.2.4. Where scheduled inspection detects the need of replacement, extension or alteration to their original intended function or to minimise risk of injury, then such repair and/or renewals should be effected immediately.
- 2.2.5. Remove litter, leaves and other debris from all surfaces on a monthly basis or more often in areas where litter is a problem.

- 2.2.6. Footpaths will require sweeping, as required, to remove litter and general debris. All arisings to be removed off site. Increase sweepings in autumn when leaves are falling.
- 2.2.7. All footpaths will be inspected on a monthly basis and will be kept safe and usable and cleared of overhanging vegetation and broken branches. Any item considered unsafe must be removed or made safe and replaced as soon as possible.
- 2.2.8. Herbicide to be applied to remove emergent weed growth. Apply a suitable foliar acting or residual herbicide. Allow recommended period for herbicide to take effect before clearing arisings. Manufacturers instructions regarding application to be followed.

2.3 PLAY AREA

- 2.3.1. The Site includes a LAP play area. It is essential that this area is kept clean and safe for its intended use.
- 2.3.2. A routine inspection of the play equipment will be carried out twice weekly to identify any signs of vandalism and general damage/ wear of equipment and minor repairs carried out promptly. Any item considered unsafe must be removed or made safe and replaced as soon as possible.
- 2.3.3. A detailed operational inspection will be undertaken every two months to check the operation and stability of the equipment, and any signs of wear.
- 2.3.4. An annual ROSPA inspection of the play areas will be undertaken by a suitably qualified inspector.

3. MONITORING AND REVIEW

- 3.1 The management plan is for a five year rolling programme, which will be reviewed every 5 years unless agreed by the Client, Management Company or LPA. This review will include an assessment of the success of the management plan to date, liaison with the developer/owner regarding any potential issues and any required revisions to the plan.
- 3.2 Monitoring of each feature will take the form of a site visit every year. Any constraints to identification will be noted within the monitoring report.
- 3.3 The managing organisation, will submit a monitoring report to Wain Homes, together with financial information, summarising the management of the site over the last year and the measures achieved.
- 3.4 The Plan will be reviewed to ensure that the plan is meeting the original management aims and objectives and responding to the developing needs of the site.
- 3.5 Following the end of the initial five year period of this management programme, the Management and Maintenance Plan will be re-assessed and updated. This can be facilitated by undertaking site surveys as detailed above.
- 3.6 Monitoring surveys covering the development area and will include a general site walkover to identify any potential issues. A report will be produced following each monitoring visit which will be submitted and addressed as part of the management plan review.
- 3.7 In addition, a system of reporting will be established for any problems to be reported. Problems should be addressed as soon as they arise. Following each monitoring visit the management plan will be reviewed in light of the results and should any changes be necessary a revised version will be produced and issued to the Local Planning Authority

Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	NOTES
FOOTPATHS													
Spray Weed killer on all paved surfaces three times a year or in line with the manufacturers recommended rates. Use a suitable herbicide and follow manufacturers instructions. The Contractor shall return to site in approximately two weeks following application, depending on the time of year and the prevailing weather conditions, to scrape the remaining surface growth off the weeds (which should by then be browned and showing signs of die-back) and remove all arisings to designated location for disposal at the end of each work period.			*			*			*				- Monthly check for litter and vandalism. - Ensure footpaths are cleared of litter - Check for dangerous paths caused by ice and snow. - Monthly visual check for damage that may cause a safety problem including overhanging trees/hedges.
All paved surfaces shall be swept monthly to ensure that they are clean, tidy and free from dust, litter and debris (removing all arisings off site). Increase sweeping to fortnightly in autumn when leaves are falling.	*	*	*	*	*	*	*	*	*	*	*	*	
Check all paved areas are safe, functional and clear from obstruction. Seek professional advice for repairs.			*			*			*			*	
Ensure that all hedgerows, shrubs and trees cause no obstruction to the pathways and cut back accordingly.			*						*				

PLAY AREAS													
Twice weekly inspection to identify any vandalism or signs of general damage / wear and tear. Minor repairs to be carried out promptly with any unsafe items removed and replaced as soon as possible.	*	*	*	*	*	*	*	*	*	*	*	*	- Monthly check for litter and vandalism. - Monthly visual check for damage that may cause a safety issue.
A detailed operational inspection will be carried out every two months to check the operation and stability of the equipment, and any signs of wear.	*		*		*		*		*		*		
Annual ROSPA inspections of the play areas will be undertaken by a suitably qualified inspector.		*											
Replacement of play equipment and surfacing as required, frequency to be provided by the provider.													

Note: Timings may be amended to align with the Landscape and Ecological soft management schedule and inspections may happen more frequently / infrequently dependant on need. These to be agreed in writing with the Client, Management Company and LPA.

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