

1.0 WOODFIELD HOUSE - BIODIVERSITY COMPENSATION AND ENHANCEMENT LAYOUT EXPLANATORY NOTES

1.1 COMPENSATION AND ENHANCEMENT FEATURES

The following features are included within the scheme:

- Bat boxes
- Bird boxes
- Invertebrate features
- Hedgehog features
- Wildlife-friendly landscaping

The Biodiversity Compensation and Enhancement Layout Map shows the location of the features. Proposed models are provided below. For all compensation / enhancement features, the exact model will depend on local availability at the time of construction, but will be approved by an ecologist prior to installation. If a substitute product is required, the ecologist will ensure that it serves the same functionality as those proposed below.

1.2 BAT BOXES

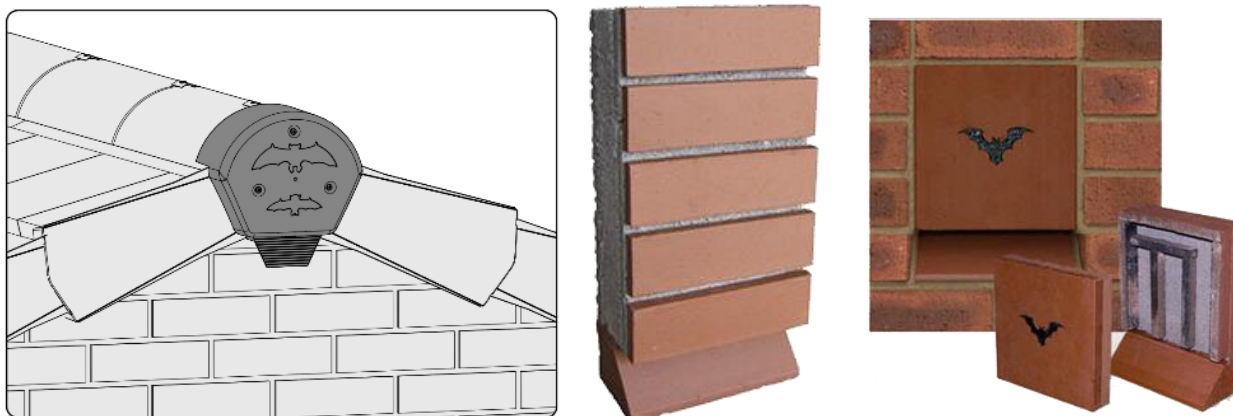
Bat boxes will comprise integrated bat boxes on buildings and tree-mounted bat boxes.

Integrated bat boxes

The majority of boxes will be the Manthorpe Bat Ridge Roost. Where a ridge roost cannot be fitted (for example under garage eaves, an integrated box such as a Habibat Bat Box, Ibstock Enclosed Bat Box or similar, will be installed.

Illustrations of the proposed boxes are provided below.

Example bat boxes: Manthorpe Ridge Box (left), Habibat 001 (centre) and Ibstock Enclosed (right).



Tree-mounted boxes

Tree mounted boxes will be constructed of Woodstone®, Woodcrete® or similar, to ensure long-term viability.

Tree boxes will be Schwegler 2F, or similar.

Schwegler 2F Bat Box

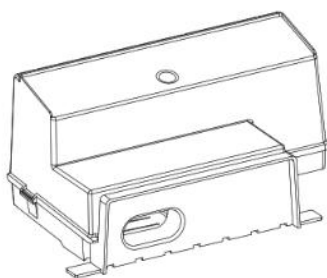


1.3 BIRD BOXES

Swift Bricks

Swift bricks will be fitted high up on buildings with free flight lines. Manthorpe single and dual boxes will be installed, subject to availability.

Manthorpe Swift Bricks



Swift Brick

Code: GSWB

Minimum wall cavity 100mm

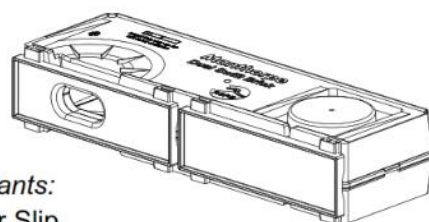
*Available in the following colours:
Terracotta, Buff, Antique Red and White*

Dual Swift Brick

Code: GSWB-DUAL

Minimum wall cavity 50mm

*Available in the following colours | Variants:
Terracotta, Buff & Antique Red | Render Slip*



House Sparrow Terraces

House sparrow terraces will be integrated into the building elevations. A suitable example is illustrated below.

Integrated House Sparrow Terrace



Hole-fronted Boxes

Two hole fronted boxes will be installed on trees.

To provide different nesting opportunities, one will have a 25-28mm hole, and the other box will have a 32mm hole.

Boxes will be constructed of Woodstone®, Woodcrete® or similar, to ensure long-term viability. Some proposed examples are shown below.

Vivara Pro Bird Box (left) and Schwegler 2m Box (right)



Open-Fronted Boxes

Two open-fronted boxes will be provided - one in the north of the site and one in the south, to prevent territorial competition between species such as robins. Boxes will be constructed of Woodstone®, Woodcrete® or similar, to ensure long-term viability. Some proposed examples are shown below.

Vivara Pro Open-fronted Nest Box (left) and Schwegler 2H (right)



1.4 INVERTEBRATE FEATURES

Stag Beetle Loggery

Deciduous, untreated wood will be used, sourced from site (timber retained from tree works), or sourced locally, to create a loggery. Log sizes will range from ~100mm up to ~400mm in diameter and 500mm to 1000mm in length, with approximately one third of the logs buried in the soil. This will be located within the woodland in the south of the site.

Example of a stag beetle loggery



Log Pile

A log pile will be placed in the woodland to provide further sheltering / hibernating opportunities for reptiles, amphibians and invertebrates. Again, this will be sourced from timber from proposed tree works, or locally sourced.

The log pile will be a minimum of 1.5m wide x 1.5m long x 1.5m high.

Insect Hotel

An 'insect hotel' will be installed in the grassland in the east of the site - this is the open space that will likely receive the most sunlight. Suitable examples are provided below.

Gardenstall Four-Floor Insect Hotel (left), Vivara Pro Insect Hotel (right)



1.5 HEDGEHOG FEATURES

Hedgehog Gates

Hedgehog gates will be provided within all new close boarded garden boundary fencing to allow movement between gardens and landscaped areas. Access gaps will comprise a clear opening of not less than 130mm x 130mm in the fence gravel boards. Indicative locations are shown in the Biodiversity Compensation and Enhancement Layout Map - designed to allow free movement of hedgehogs away from roads.

Hedgehog House

Two hedgehog houses will be placed within dense shrubbery in the south of the site to provide sheltering / hibernating opportunities for hedgehogs. An example design is shown below.

Example Hedgehog House



1.6 WILDLIFE-FRIENDLY LANDSCAPING

Wildlife-friendly landscaping is proposed throughout the scheme, including:

- Four types of mixed meadow planting:
 - Woodland Meadow Planting: EW1 Woodland Mixture by Emorsgate Seeds or similar approved
 - Shaded Woodland Meadow Planting: Shady Area Border Seed Mix by Meadowmania or similar approved
 - Swale Meadow Planting: EM8 Meadow Mixture for Wetlands by Emorsgate Seeds or similar approved
 - Wildflower Meadow: EM2 Standard General Purpose Meadow Mixture by Emorsgate Seeds or similar approved
 - Native hedgerows comprising a mix of woody species.
 - Marginal Planting: EP1 Pond Mixture by Emorsgate Seeds or similar approved

The locations of these are shown in the appended Landscape Plan.



dha architecture ltd

Project Title : Woodfield House

Drawing Title : Figure A1 - Biodiversity Enhancements Scheme

Date : 27/02/2026

Drawn : PW

Checked : JB

Project Reference : 552344

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site. All measurements are for indicative purposes only.

Greengage

- Integrated bat box
- Tree mounted bat box
- Swift brick / box - single
- Swift brick / box - dual
- Hedgehog house
- Hole-fronted bird box
- Open-fronted bird box
- House sparrow terrace
- Hedgehog gate
- Log pile
- Loggery
- Bug hotel / insect tower

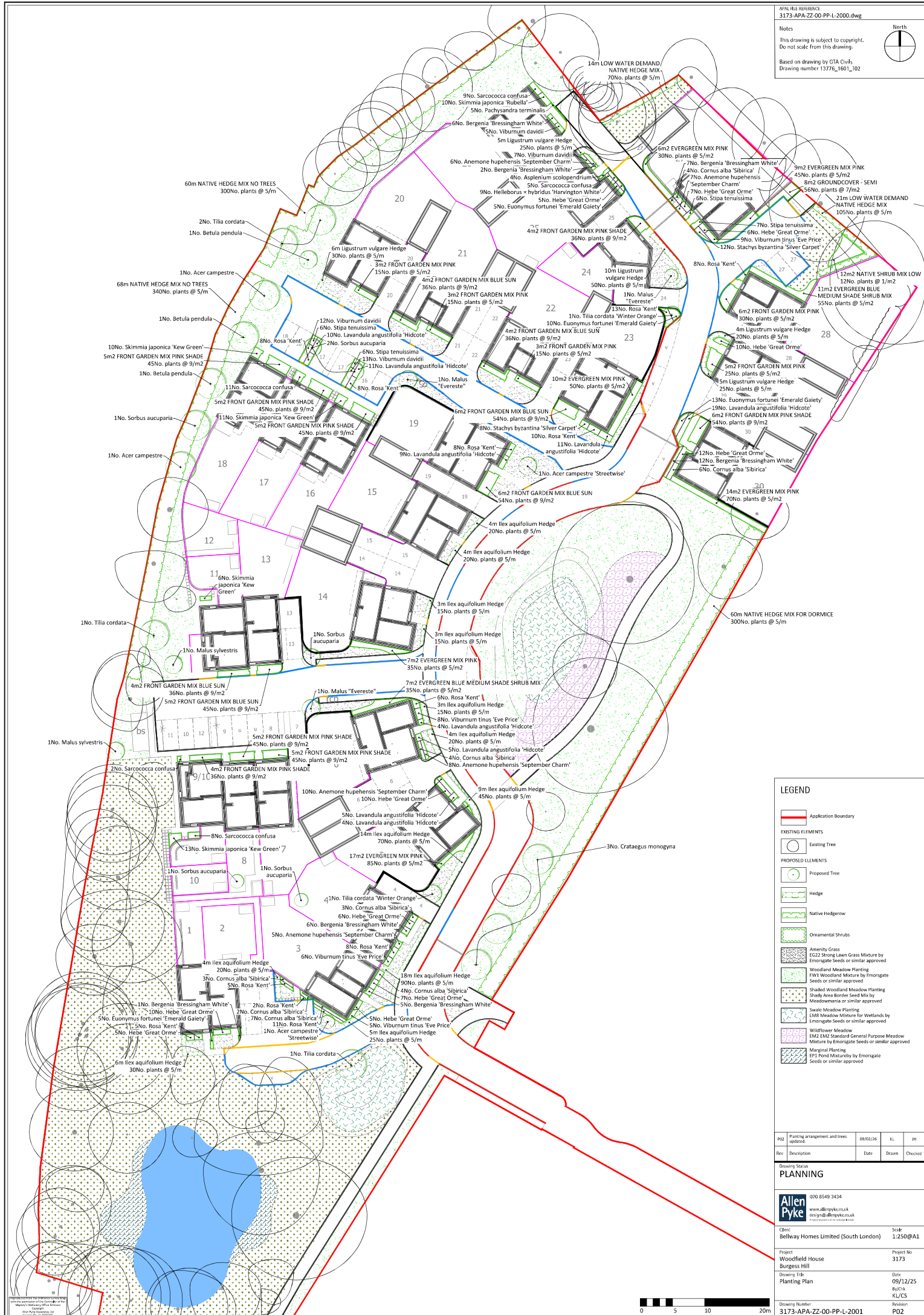
Pond to be enhanced through selective branch removal to decrease shading, and planting of marginal vegetation.

Notes

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Drawing number 13776_1601_102

North



LEGEND

Application Boundary

EXISTING ELEMENTS

Existing Tree

PROPOSED ELEMENTS

Proposed Tree

Hedge

Native Hedgerow

Ornamental Shrubs

Amenity Grass

EC22 Strong Lawn Grass Mixture by

Emergate Seeds or similar approved

Woodland Meadow Planting

FW1 Woodland Mixture by Emergate

Seeds or similar approved

Shaded Woodland Meadow Planting

Shady Area Border Seed Mix by

Meadowmania or similar approved

Swale Meadow Planting

EM8 Meadow Mixture for Wetlands by

Emergate Seeds or similar approved

Wildflower Meadow

EM2 EM2 Standard General Purpose Meadow

Mixture by Emergate Seeds or similar approved

Marginal Planting

EP1 Pond Mixture by Emergate

Seeds or similar approved

PO2

Planting arrangement and trees

09/02/26

KL

JH

Description

Date

Drawn

Checked

DRAWING STATUS

PLANNING

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Client

Bellway Homes Limited (South London)

Project

Woodfield House

Burgess Hill

Drawing Title

Planting Plan

Drawing Number

3173-APA-ZZ-00-PP-L-2001

Revision

P02

Scale

1:250@A1

Project No

3173

Date

09/12/25

By/For

KL/CS

Revision

P02

Plant Schedule

Trees

QTY	UNIT	PLANTNAME	STOCK	FORM	GRTH HEIGHT
2/No.	Acer campestre	'Streetwise'	FB	STD	18-20cm
2/No.	Acer campestre		FB	STD	18-20cm
3/No.	Betula pendula		FB	STD	18-20cm
3/No.	Crataegus monogyna		FB	STD	18-18cm
3/No.	Malus 'Erestea'		C	STD	18-20cm
2/No.	Malus sylvestris		FB	STD	16-16cm
6/No.	Sorbus aucuparia		C	STD	18-20cm
2/No.	Tilia cordata	'Panche'	C	STD	18-20cm
4/No.	Tilia cordata		C	STD	18-20cm

Hedges

QTY	UNIT	PLANTNAME	STOCK	SIZE
77m		Ilex aquifolium	C10L	80-100cm
385/No.		Plants spaced @5m in a double staggered row. Rows 300mm apart. Cut to 0.9m after planting.		
30m		Ligustrum vulgare	B	80-100cm
150/No.		Plants spaced @5m in a double staggered row. Cut to 0.9m after planting.		

Hedge Mixes

PERCENT	QTY	PLANTNAME	STOCK	SIZE
35m LOW WATER DEMAND NATIVE HEDGE MIX planted @5m in a double staggered row				
15%/26No.	Corylus avellana	B Trans	80-100cm	
15%/26No.	Comus sanguinea	B Trans	80-80cm	
25%/44No.	Carpinus betulus	B Trans	80-100cm	
5%/9No.	Ilex aquifolium	FB	80-100cm	
25%/44No.	Ligustrum vulgare	B Trans	80-100cm	
15%/26No.	Viburnum opulus	B Trans	80-100cm	

To be planted in species groups of 5-7. 900mm high timber stake and wire mesh fence on the outer edge of the hedge.

60m NATIVE HEDGE MIX FOR DORMICE planted @5m in a Double Staggered Row

25%/79No.	Corylus avellana	B Trans	125-150cm
5%/19No.	Carpinus betulus	B Trans	125-150cm
15%/45No.	Crataegus monogyna	B Trans	125-150cm
10%/30No.	Ilex aquifolium	C3L	40-60cm
5%/19No.	Lonicera periclymenum	C10L	100-150cm
10%/30No.	Prunus spinosa	B Trans	125-150cm
5%/19No.	Rosa canina	C3L	40-60cm
5%/19No.	Salix caprea	B Trans	125-150cm
10%/30No.	Ulex europaeus	C3L	40-60cm
10%/30No.	Viburnum lantana	B Trans	80-100cm

To be planted in species groups of approximately 5.

128m NATIVE HEDGE MIX NO TREES planted @5m in a double staggered row

5%/32No.	Comus sanguinea	B Trans	80-80cm
5%/32No.	Corylus avellana	B Trans	80-100cm
75%/480No.	Crataegus monogyna	B Trans	100-125cm
3%/19No.	Ilex aquifolium	C3L	40-60cm
5%/32No.	Prunus spinosa	B Trans	100-125cm
2%/13No.	Rosa arvensis	B Trans	80-80cm
5%/32No.	Viburnum opulus	B Trans	80-100cm

To be planted in species groups of approximately 5 and fitted with spiral rabbit guards.

Shrubs

QTY	UNIT	PLANTNAME	STOCK	SIZE	SPACING
33/No.	Comus alba	'Sibirica'	C5L	60-80cm	3/m2
33/No.	Eunymus fortunei	'Emerald Gaiety'	C5	25-30cm	9/m2
83/No.	Hebe 'Great Orme'		C5L	30-40cm	9/m2
78/No.	Lavandula angustifolia	'Hidcot'	C5L	30-30cm	9/m2
5/No.	Pachysandra terminalis		C2L	15-20cm	9/m2
90/No.	Rosa 'Kent'		C5L	40-60cm	9/m2
35/No.	Sarcococca confusa		C5L	30-40cm	9/m2
40/No.	Skimmia japonica	'Kew Green'	C5L	30-40cm	9/m2
10/No.	Skimmia japonica	'Rubella'	C5L	30-40cm	9/m2

Herbaceous plants

QTY	UNIT	PLANTNAME	STOCK	SPACING
36/No.	Anemone hepatica	'September Charm'	C2L	5/m2
4/No.	Asplenium scolopendrium		C3L	5/m2
36/No.	Bergenia	'Bressingham White'	C2L	5/m2
9/No.	Helioorus x hybridus	'Harrington White'	C3L	9/m2
20/No.	Stachys byzantina	'Silver Carpet'	C2L	6/m2
25/No.	Stipa tenuissima		C9cm	5/m2

Meadow and Grass

AREA	UNIT	TYPE
329	m2	Amenity Lawn - ie. B522 Strong Lawn Grass Mixture by Emorsgate Seeds
2068	m2	Shaded Wood and Meadow - ie. Shady Area Border Seed Mix by Meadowmania
199	m2	Wildflower Meadow - ie. BMT Standard General Purpose Meadow Mixture by Emorsgate Seeds
1681	m2	Wood and Meadow - ie. BMT Woodland Mixture by Emorsgate Seeds
284	m2	Swale Meadow - ie. BMT Meadow Mixture for Wetlands by Emorsgate Seeds
101	m2	Marginal Meadow - ie. BPT Pond Mixture by Emorsgate Seeds

Notes and Abbreviations

- B = Bare root (bagged).
- C = Container (or pot) grown, followed by size of the container (or pot).
- FORM = Shape of tree as supplied by the nursery.
- Flt = Feather.
- QTY = Quantity.
- FB = Rootballed (balled and wrapped).
- SIZE = Height or spread of juvenile plant.
- Std = (clear stem) Standard.
- STOCK = Root condition/protection method eg Bare root.
- Trans = Transplant (or undercut seedling).
- Refer to specification for further information.
- All plants to be completely hardened off.
- Substitutions to be agreed with Landscape Architect.

Plant Mixes

18m2 BARGREN BLUE MEDIUM SHADE SUB MIX planted @5/m2

PERCENT	QTY	PLANTNAME	STOCK	SIZE
15%/14No.	Comus alba	'Kesselringi'	C5L	30-60cm
25%/23No.	Hebe 'Autumn Glory'		C5L	30-60cm
15%/14No.	Physocarpus opulifolius	'Diablo'	C5L	30-60cm
20%/18No.	Sarcococca hookeriana digyna		C5L	30-60cm
25%/23No.	Viburnum davidii		C5L	30-60cm

Individual varieties to be planted in groups of approximately 3-5.

*To be planted to the front of the bed

63m2 BARGREN MIX PINK planted @5/m2

PERCENT	QTY	PLANTNAME	STOCK	SIZE
10%/32No.	Comus alba	'Kesselringi'	C5L	30-60cm
15%/47No.	Baeagrux x submacrophylla		C5L	30-60cm
15%/47No.	Hebe 'Midsummer Beauty'		C5L	30-60cm
15%/47No.	Ligustrum ovalifolium	'Aureum'	C5L	30-60cm
15%/47No.	Olearia macrodonia		C5L	30-60cm
15%/47No.	Osmarrthus x burkwoodii		C5L	30-60cm
15%/47No.	Pittosporum eugenoides	'Variegatum'	C5L	30-60cm

Individual varieties to be planted in groups of approximately 3-5.

29m2 FRONT GARDEN MIX BLUE SUN planted @9/m2

PERCENT	QTY	PLANTNAME	STOCK	SIZE
35%/91No.	Lavandula angustifolia	'Hidcot'	C3L	30-60cm
35%/91No.	Santolina chamaecyparissus		C3L	30-60cm
15%/38No.	Stachys byzantina	'Silver Carpet'	C3L	30-60cm
15%/38No.	Stipa tenuissima		C3L	30-60cm

Individual varieties to be planted in groups of approximately 3-5.

20m2 FRONT GARDEN MIX PINK planted @5/m2

PERCENT	QTY	PLANTNAME	STOCK	SIZE
25%/25No.	Choreya x dewitteana	'Aster Pearl'	C5L	60-80cm
25%/25No.	Comus sericea	'Flaviramea'	C5L	60-80cm
25%/25No.	Hebe 'Mrs Winder'		C5L	60-80cm
25%/25No.	Viburnum tinus	'Eve Prof'	C5L	60-80cm

Individual varieties to be planted in groups of approximately 3-5.

39m2 FRONT GARDEN MIX PINK SHADE planted @9/m2

PERCENT	QTY	PLANTNAME	STOCK	SIZE
15%/53No.	Bergenia	'Baby Doll'	C3L	30-60cm
35%/123No.	Eunymus	'Emerald Gaiety'	C3L	30-60cm
35%/123No.	Hebe 'Nicola's Blue'		C3L	30-60cm
15%/53No.	Helioorus x hybridus	'Harrington pink speckled'	C3L	30-60cm

Individual varieties to be planted in groups of approximately 3-5.

9m2 GROUND COVER - SEM planted @7/m2

PERCENT	QTY	PLANTNAME	STOCK	SIZE
25%/14No.	Garnum macrorrhizum	'Spessart'	C1L	
20%/11No.	Resmarinus Prostratus Group		C3L	30-40cm
20%/11No.	Spinedium pensalichum	'Trolnriaten'	C2L	20-30cm
20%/11No.	Lonicera nitida	'Meygreen'	C3L	30-40cm
15%/8No.	Bergenia	'Bressingham Ruby'	C2L	

Individual varieties to be planted in groups of 10 or more.

12m2 NATIVES FLEMIX LOW planted @1/m2

PERCENT	QTY	PLANTNAME	STOCK	SIZE
30%/4No.	Rosa canina		B	60-80cm
20%/2No.	Comus sanguinea		B Trans	60-80cm
30%/4No.	Ruscus aculeatus		C5L	40-80cm
20%/2No.	Hypericum androsaemum		C5L	40-80cm

Individual varieties to be planted in groups of approximately 5.

Individual varieties to be planted in groups of approximately 7-10.

HORTICULTURAL NOTES

- All work to be carried out to the satisfaction of the Landscape Architect. No planting position shall be altered without the approval of the Landscape Architect.
- Planting will commence during the first planting season (mid Nov-mid March) after substantial completion of the site. Should planting commence outside the dormant period (October to mid-March), allow for all bare root stock to be supplied container grown and an intensive watering regime.
- All topsoil and subsoil to be analysed by a qualified soil scientist and the findings supplied in report form including recommendations to bring soils up to specification. The soil survey shall include analysis of representative topsoil and subsoil samples (sample numbers to be determined by the soil scientist) in accordance with the testing schedule. Test results without soil scientist's analysis for compliance against the specification and recommendations will not be acceptable.
- The soil profile for landscape areas shall be as follows: Amenity Grass areas - 300mm Topsoil over 350mm Subsoil; 50m areas - 300mm over 300mm Subsoil; Tree pits - 300mm Topsoil over 400mm 400mm Subsoil (depending on use of rootball). Topsoil to BS 3883:2013, Subsoil to BS 8601:2013. All landscaped areas to be free draining.
- Contractor to ensure all planting beds and tree pits are free draining. Prior to topsoiling all compacted ground is to be fully de-compacted and deep ripped (400-600mm) to allow good drainage.
- All areas where soils to be incorporated over formerly hard areas or compacted ground, these are to be excavated a further 300mm, or as required to remove all sub-base aggregate and backfilled to below topsoil level with free draining subsoil to match PH of topsoil used on site. Following settlement of subsoil, top up areas and cultivate to depth of topsoil.
- Contractor to only work with or over topsoil when dry to avoid compaction and the need for lengthy remedial operations to re-create a friable, free draining soil.
- Trees to be selected and planted in accordance with BS 5826:2013. Tree pits in soft areas should be no deeper than the existing rootball or container depth and should have a diameter of at least 75mm greater than the root system. The base of the tree pit, if sub soil, should remain undisturbed, unless additional measures are specified to avoid sinking of the rootball. Sides of the tree pit should be scaffolded to promote lateral root growth. The root flare should be proud of the soil and easily visible after planting. Tree stock should be supplied with nursery line marked on tree if available from nursery and be planted flush with ground level. Existing soil horizons (where visible) appeared should be replicated as far as possible.
- Unless specified otherwise, trees are to be secured by stakes 14-16cm girth trees and below by single stake and 18-20cm girth trees and larger to be double stake. Multi-stem trees to be secured with single angled stake to main leader. Trees to be secured at low level (200mm) with biodegradable ties. Stakes to be placed outside of the rootball and extend at least 450mm into the ground. Once the tree has established stakes are to be removed (maximum 5 years).
- Each new tree pit shall incorporate a peep-hole system to facilitate a hose being inserted to avoid unnecessary water loss. All trees planted in grass shall be fitted with moisture/strimmer guards or mulched with a 1m x 500mm diameter circle of mulch away from the main stem/trunk to protect trunk from strimmer damage.
- Where trees are to be planted in close proximity to public services such as fuel, surface and mains water, an appropriate root barrier such as ReRoot600 to 2000 or equivalent is to be installed to a depth below invert levels of services. Root barrier to be located as far from the tree as possible to maximise root growth and stability of the tree.
- Where manhole covers are located in shrub beds or hedge planting ensure that plants are spaced appropriately so they are not immediately adjacent to the cover.
- All preparations, both hard and soft under/around trees to be retained must be carried out by hand to protect roots.
- Climbers and climbing plants are specified on frames. Once installed, plants to be checked and additional appropriate ties added to support them where necessary.
- All plant material procedures are to conform to the relevant British Standards (BS3644/28) codes of practice and the specification.
- All shrubs are to be furnished with at least 3 strong breaks and supplied container grown. Shrubs to be planted in holes big enough to accommodate the plant without damaging the roots. Plants to be firm, watered in and dead/damaged branches removed after planting.
- The use of pesticides (herbicides, insecticides, fungicides and slug pellets etc.) should be discouraged to prevent cumulative fatal effects to animals via the food chain, particularly invertebrates, birds and/or mammals. Any pesticides used should be non-residual.
- A slow-release fertilizer shall be applied after planting in accordance with manufacturer's instructions.
- All plant beds where access to ground floor windows is required are to have 400mm gravel strip offset from building facades. Gravel to be pea shingle or similar approved.
- All planted areas to be mulched with a medium grade bark mulch such as Melcourt Amenity Bark Mulch, 3-15mm, or similar, to a minimum depth of 50mm after plants have been well watered. Where penicillia are used a fine composted mulch such as Melcourt Composted Fine Bark or similar shall be applied to a depth of 50mm. Care must be taken not to smother the plants.
- Where appropriate hedge species shall be pruned by up to one third to promote bushy growth.
- Any tree, shrub or area of grass shall be replaced within a period of five years if they die within the next planting season after planting with another such plant of similar size and species.
- Should the site be at risk of rabbits, deer or badger appropriate measures should be agreed, prior to planting, to ensure successful plant establishment - spiral rabbit protection guards, staking turf, appropriate stock fencing etc.

APAL FILE REFERENCE
3173-APA-ZZ-XX-PP-L-2000.dwg

Notes

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Drawing number 13776_1601_T02

m2	Planting arrangement and trees updated	09/02/26	KL	JH
No.	Description	Date	Drawn	Checked

Drawing Status
PLANNING

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Client	Bellway Homes Limited (South London)	Scale	NTS@A1
Project	Woodfield House Burgess Hill	Project No	3173
Drawing Title	Horticultural Note and Planting Schedule	Date	09/12/25
Drawing Number	3173-APA-ZZ-XX-PP-L-2000.dwg	Revision	P02