



Brighter strategies
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Client: Bellway Homes Limited

Project: Brookleigh Phase 1B

Report: Landscape and Ecological Management Plan (LEMP)

QUALITY ASSURANCE

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CONTENTS

1.0	INTRODUCTION	1
1.1	AIMS AND OBJECTIVES	2
1.2	SITE LOCATION AND DESCRIPTION	2
2.0	ECOLOGICAL BACKGROUND	4
2.1	ECOLOGICAL SURVEYS OF PHASE 1B	4
2.2	COMPETENCIES	5
3.0	MITIGATION MEASURES	6
3.1	HABITAT PROTECTION MEASURES	6
3.2	WATER QUALITY / RIVER CORRIDORS AND PONDS	6
3.3	BATS	6
3.5	REPTILES	6
3.6	GREAT CRESTED NEWT	6
3.7	DORMOUSE	7
4.0	HABITAT COMPENSATION AND ENHANCEMENT MEASURES	8
4.1	WILDLIFE-FRIENDLY LANDSCAPING	8
4.2	BAT COMPENSATION AND ENHANCEMENT	8
4.3	HAZEL DORMOUSE COMPENSATION AND ENHANCEMENT	8
4.4	REPTILES	9
4.5	AMPHIBIANS	9
5.0	HABITAT PRESCRIPTIONS, MANAGEMENT AND MONITORING	10
5.1	INSTALLATION	10
5.2	TREE PLANTING	10
5.3	NATIVE WOODLAND BUFFER PLANTING	2
5.4	HEDGEROWS	2
5.5	SHRUBS	2
5.6	HERBACEOUS PLANTING	2
5.7	CLIMBER PLANTING	3
5.8	AMENITY GRASS AREAS	3
5.9	MEADOW GRASS AREAS	3
5.10	EXISTING HABITATS	4
5.11	HORTICULTURAL BEST PRACTICE	4

6.0	LONG TERM MANAGEMENT AND MONITORING	6
6.1	TIMESCALES	9
6.2	RESPONSIBILITY AND FUNDING	9
APPENDIX A PHASE 1B LAND PARCEL PLAN		
APPENDIX B ALLEN PYKE LANDSCAPE PLANS		
APPENDIX C DORMOUSE COMPENSATION PLAN		
APPENDIX D UPDATED PRA OF P1.3		
APPENDIX E RELEVANT LEGISLATION		
APPENDIX F LANDSCAPE MANAGEMENT PLAN		
REFERENCES		

1.0 INTRODUCTION

Greengage Environmental Ltd (Greengage) was commissioned by Bellway Homes Limited to produce a Landscape and Ecological Management Plan (LEMP) to outline management requirements for 'Phase 1B' of the Brookleigh (formerly Northern Arc) scheme in Burgess Hill, West Sussex, hereafter referred to as 'the site'.

A LEMP for each sub-phase is a requirement of the S106 agreement (dated 4th October 2019). There are seven different components listed in the S106 LEMP definition. These are provided below, along with details of where each is covered within this LEMP document.

(a) ecological surveys of the relevant Sub-Phase (which shall have been carried out no longer than 24 months prior to submission of the LEMP). Details provided in Section 2.1.

(b) the mitigation measures stated as being included in the LEMP in Table 16.1 'Summary of Mitigation Measures from within the Technical ES Chapters', 16 Mitigation Register, of the Environmental Statement Volume 1 (Dec 2018) submitted to the Council in support of the Application. Details provided in Section 3.

(c) measures to protect habitats, species and water quality along river corridors and within water quality ponds. Details provided in section 3.

(d) habitat compensation and enhancement measures and long-term management, including aims and objectives, to maintain and increase future biodiversity which measures and management provisions shall support the Biodiversity Scheme. Details provided in Sections 4 and 5.

(e) Initial management prescriptions and provisions for monitoring to feed into the review and updating of management prescriptions. Details provided in Sections 5 and 6.

(f) information on funding sources, and organisations responsible for implementation and updating of the management plan so that it becomes an evolving, working document. Details provided in Section 6.2.

(g) details of long term monitoring and management of the green infrastructure throughout the development. Details provided in Sections 5 and 6.

This LEMP covers all land parcels that form Phase 1B, with the exception of parcel OS1.1a, which is dominated by the Bedelands Nature Reserve and will be the subject of a separate, stand-alone LEMP.

This LEMP is informed by other documents already produced for the scheme, which are appended to, or referenced in this document - these provide much of the historical background and survey information for the wider Brookleigh scheme, which includes Phase 1B.

These documents form part of this LEMP, and are:

- Phase 1B Northern Arc – Ecological Management Plan (EMP) (Greengage, 2021)¹ - This document provides details of the ecological receptors noted through historical surveys, and provides detail on the mitigation measures required. These are summarised where appropriate, along with details of more recent surveys, in this LEMP document.
- Northern Arc, Burgess Hill - Landscape Drawings (Allen Pyke, 2022), references:

- 3034-APA-ZZ-00-LA-L-1005 P02
- 3034-APA-ZZ-00-LA-L-1006 P03
- 3034-APA-ZZ-00-PP-L-2005 P02
- 3034-APA-ZZ-00-PP-L-2006 P03
- 3034-APA-ZZ-00-PP-L-2001 P04
- 3034-APA-ZZ-00-PP-L-2002 P05
- 3034-APA-ZZ-00-PP-L-2003 P04
- 3034-APA-ZZ-00-PP-L-2004 P05
- 3034-APA-ZZ-00-PS-L-4202 P02 (Plant Schedule)
- These provide details of the locations of each proposed landscape / habitat type, and provide site preparation and installation instructions in the 'Horticultural Notes' sections. Attached to this LEMP as Appendix B.
- Northern Arc, Burgess Hill - Landscape Management Plan (Allen Pyke, 2023) - Provides landscape management instructions for each habitat type created. Attached to this LEMP as Appendix F.
- Updated PRA of Farm Buildings with Northern Arc Allocation (Phase P1.3 / OS 1.1b), Burgess Hill EcoSupport (2025). Provides an update on the bat roosts in P1.3 following the fire damage to the buildings. Attached to this LEMP as Appendix D.

1.1 AIMS AND OBJECTIVES

This LEMP aims to collate the site-wide ecological design concepts and provide a future monitoring and management regime for the site covering the first five years after installation.

It is intended to provide a single document of reference that can be used by those responsible for ongoing maintenance and management, providing the ecological background and management instructions. It also demonstrates that all ecological issues have been identified through surveys, and appropriately mitigated, or targeted for ecological enhancements as necessary.

The actions summarised in this LEMP (and detailed within the associated EMP) are designed to complement the 'Biodiversity Scheme' (AECOM, 2020), submitted with the original application.

1.2 SITE LOCATION AND DESCRIPTION

The Phase 1B area is part of the wider Brookleigh (formerly Northern Arc) development, located immediately north of the town of Burgess Hill, West Sussex, with a central OS Grid Reference of TQ311210. The area subject to this LEMP comprises land parcels P1.3, P1.5, P1.6, OS1.1b, OS1.2N, OS1.5 and OS1.6, as shown in Appendix A. Land parcel OS1.1a will be the subject of a separate LEMP.

'P' parcels comprise the built areas whereas 'OS' parcels comprise green open spaces. Built areas are currently under construction. Prior to the commencement of works, the built areas comprised predominantly poor semi-improved grassland fields, with pockets of woodland and hedgerows interspersing the wider landscape - these have been retained wherever possible and largely fall within the 'OS' parcels.

2.0 ECOLOGICAL BACKGROUND

2.1 ECOLOGICAL SURVEYS OF PHASE 1B

The development has been informed by a wide range of ecology surveys, which have informed mitigation and enhancement strategies. Surveys for the wider Northern Arc / Brookleigh site have been ongoing since 2018 - details are provided in the EMP and the AECOM Biodiversity Scheme², and a summary of the most recent surveys within the last 24 months (or extending further back where directly relevant), pertaining to Phase 1B, is provided below.

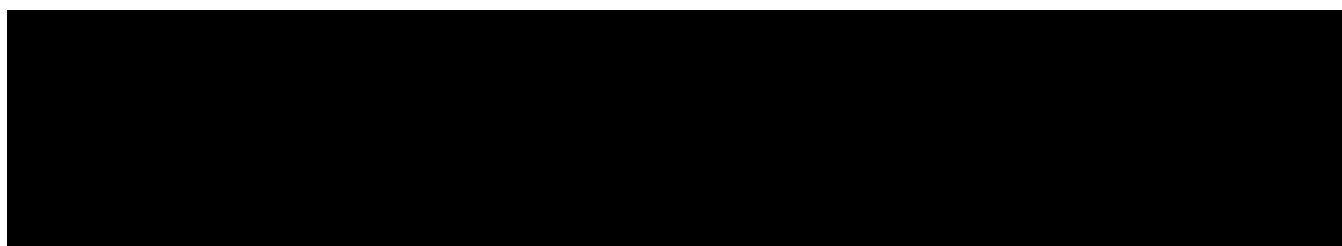
Bats

Bat surveys by Greengage in 2021³ reconfirmed a brown long-eared bat (*Plecotus auritus*) maternity roost within the farmhouse building in plot P1.3. Common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*P. pygmaeus*) day roosts were also recorded within the building and attached timber barn.

A method statement under licence from Natural England was recommended, with mitigation including building a dedicated bat house and installation of bat boxes. These are due to be installed within OS1.1a, which is beyond the scope of this LEMP, so will be documented within the OS1.1a LEMP.

Since completion of the 2021 surveys, the buildings in P1.3 have burned down, so the roosts no longer remain. A preliminary roost assessment by EcoSupport in 2025⁴ concluded that due to the extensive fire damage, the roosts were no longer present, and to account for the limited features that remain, works to these buildings can take place under a precautionary method of works (PMoW). The associated report and PMoW is appended to this LEMP (Appendix D).

The bat house and bat boxes can still be installed within OS1.1a.



Hazel Dormouse

Historical surveys have confirmed the sporadic presence of hazel dormouse across the site. More recent surveys (Greengage, 2023⁵) have confirmed presence. The vast majority of suitable habitat is retained within the OS plots.

Reptiles

Low numbers of reptiles were recorded in the 2018 AECOM surveys, as detailed in the Biodiversity Scheme. Records within Phase 1B were restricted to retained green spaces within the OS 1.1b and OS 1.2N land parcels.

Great Crested Newt

There are no ponds within Phase 1B. Historically, great crested newt surveys have returned negative results for accessible ponds within 250m of the built plots of Phase 1B. The most recent eDNA survey (Greengage, 2023⁶), did however return a positive eDNA result for a pond approximately 15m west of P1.6. Great crested newt DNA was detected in very low quantities, and a subsequent full suite of 6 population class estimate surveys, did not record a single great crested newt. It was therefore concluded that the eDNA result was anomalous, or indicative of transient newts, therefore the pond is not considered a breeding pond.

2.2 COMPETENCIES

Paul White, who prepared this LEMP, has a Bachelor's degree in Marine Biology (BSc Hons), a Natural England Great Crested Newt Licence and Dormouse Licence, and is an Associate member of CIEEM. Paul has over 16 years' experience in ecological surveying and has undertaken and managed numerous ecological surveys and assessments.

Mike Harris, who reviewed this document, has a Bachelor's degree in Environmental Biology (BSc Hons), a Natural England Great Crested Newt Licence and Dormouse Licence, is a Chartered Environmentalist (CEnv) and Full member of CIEEM. Mike has over 20 years' experience in ecological surveying and has undertaken and managed numerous ecological surveys and assessments.

This report was written by Paul White and reviewed and verified by Mike Harris who confirms in writing (see the QA sheet at the front of this report) that the report is in line with the following:

- Represents sound industry practice;
- Reports and recommends correctly, truthfully and objectively;
- Is appropriate given the local site conditions and scope of works proposed; and
- Avoids invalid, biased and exaggerated statements.

3.0 MITIGATION MEASURES

3.1 HABITAT PROTECTION MEASURES

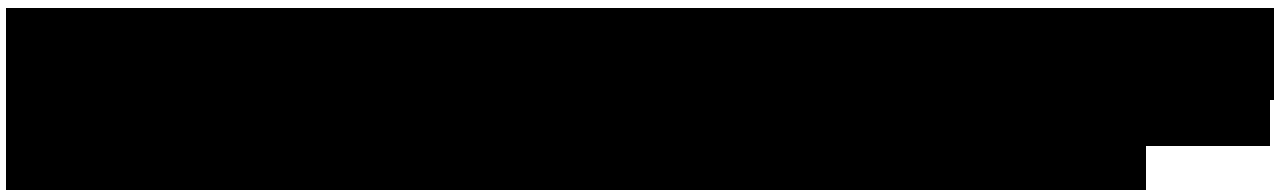
Where the boundaries of development plots (P1.3, P1.5, and P1.6) adjoin retained habitats within the OS plots, the OS plots will be protected through the installation of barriers such as HERAS fencing and / or timber hoarding.

3.2 WATER QUALITY / RIVER CORRIDORS AND PONDS

Within Phase 1B, no development is proposed close to rivers or existing ponds. The closest parcel is the retained green space of OS1.2N, which has the River Adur on its eastern boundary. Risk of run-off or other impacts is therefore minimal, however Bellway work to Construction Environmental Management Plans⁷ (CEMP) as standard which reduces the risk of run-off to the river even further.

3.3 BATS

The preliminary roost assessment by EcoSupport in 2025 concluded that due to the extensive fire damage, the roosts were no longer present, and to account for the limited features that remain, works to these buildings can take place under a precautionary method of works (PMoW).



3.5 REPTILES

No reptiles have been recorded in the proposed development plots. Low populations of reptiles have been historically recorded in OS plots OS1.2N and OS1.1B.

Where any cutting of taller vegetation within the development plots is required, this will be (or has been) undertaken using a precautionary manner, cutting the vegetation with hand-held trimmers or brush cutters to a height of 100 – 150mm. After a period of >24 hours, a second cut will be/has been conducted, to ground level. An ecologist will supervise this second cut. The vegetation cut will be conducted during periods when reptiles are active (typically March to October).

To ensure that this occurs, it is detailed within the CEMP for each parcel.

3.6 GREAT CRESTED NEWT

As detailed in Section 2.1 above, great crested newt presence is considered unlikely, and would be limited to individual transient newts rather than any breeding population. The mitigation above for

reptiles also serves to protect great crested newts and any other amphibian species, should they be present.

3.7 DORMOUSE

The majority of suitable dormouse habitat is to be retained. Where clearance is required, the appropriate licences have been obtained by Natural England. These licences detail the methods of vegetation clearance and level of ecologist supervision, and also detail compensatory measures included within the scheme. The mitigation has been secured by the approved licences, but essentially comprises clearance using hand tools under the supervision of a licenced ecologist. This has been completed for three licences relating to Phase 1B, and no further licences are expected to be required. These are:

- 2023-65580-EPS-MIT - small amount of scrub clearance to facilitate a topographical survey to inform the proposed 'Green Circle' route in OS1.2N
- 2023-66035-EPS-MIT - short section of hedge removed in P1.5
- 2024-68202-EPS-MIT - small amount of scrub clearance to allow the access road in P1.6

All of the above have included compensatory planting as detailed in section 4 below.

4.0 HABITAT COMPENSATION AND ENHANCEMENT MEASURES

The following habitat compensation and enhancement measures have been included within Phase 1B.

4.1 WILDLIFE-FRIENDLY LANDSCAPING

A range of new habitats will be created within Phase 1B as follows:

- Native trees and street trees
- Native buffer planting
- Hedge planting
- Shrubs
- Herbaceous planting
- Climber planting
- Grassed areas
- Meadow grass areas

This variety of new habitats will provide foraging opportunities for a range of species, including invertebrates, birds, and [REDACTED]

4.2 BAT COMPENSATION AND ENHANCEMENT

A 'bat house' and bat boxes will be constructed / installed within Plot OS1.1a. This plot will be the subject of a separate LEMP, and further details are provided in the original EMP.

4.3 HAZEL DORMOUSE COMPENSATION AND ENHANCEMENT

Hazel dormouse compensation and enhancement measures include:

- Additional native scrub buffer planting in plots OS1.2N, OS1.5 and OS1.6.
- Tree planting in OS1.5 either side of the access road for P1.6.
- Dormouse boxes throughout the OS plots.
- A vegetated pergola to bridge a gap in the hedgerow in OS1.6

The Natural England licences secure the ongoing monitoring of these measures.

Management and maintenance of the native buffer and trees will be the same as that detailed within Section 6 below.

Locations of dormouse compensation and enhancement are provided in Appendix C.

4.4 REPTILES

Section 6 below details the variety of meadows to be created across the plots, which will be managed with a taller sward to provide cover and foraging opportunities for reptiles. The taller grass swards will also provide foraging opportunities of a range of other wildlife.

Log piles and hibernacula will be constructed in OS1.1a, which will be detailed in the associated LEMP for that plot.

4.5 AMPHIBIANS

The variety of new habitats, including meadows with taller grass swards, will provide enhancements for amphibians, including great crested newts, should they be present across the wider landscape. In addition, waterbodies in the form of attenuation ponds will provide further enhancement.

5.0 HABITAT PRESCRIPTIONS, MANAGEMENT AND MONITORING

This section provides a summary of the landscape habitat types that will be installed, as detailed in the Allen and Pyke landscape drawings (Appendix B).

5.1 INSTALLATION

Soil preparation and planting instructions are detailed within the 'Horticultural Notes' sections of the landscape drawings, and provide instructions for tree pit preparation, meadow soil preparation, etc.

5.2 TREE PLANTING

The following native species and street trees with known value to wildlife have been included within the planting schedule.

- Field maple *Acer campestre*
- Alder *Alnus glutinosa*
- Silver birch *Betula pendula*
- Downy birch *Betula pubescens*
- Hornbeam *Carpinus betulus*
- Hazel *Corylus avellana*
- Beech *Fagus sylvatica*
- Magnolia kobus
- Magnolia 'Wada's Memory'
- Crab apple *Malus sylvestris* "Evereste"
- Scots pine *Pinus sylvestris*
- European aspen *Populus tremula*
- *Prunus* "Amanogawa"
- Wild cherry *Prunus avium*
- English oak *Quercus robur*
- White willow *Salix alba*
- Elder *Sambucus nigra*
- Whitebeam *Sorbus aria*
- Rowan *Sorbus aucuparia*
- Wild service tree *Sorbus torminalis*
- Small-leaved lime *Tilia cordata*

Locations are shown within the landscape plans.

Establishment and Management

Tree planting will be managed in line with the Landscape Management Plan⁸ which includes manual watering during establishment, mulching, replacement of failing trees, adjustment of stake ties and crown pruning.

The crown of young trees will be pruned by removing dead branches and reducing selected side branches, ensuring development of a single strong leader. Any pruning will be carried out in accordance with BS 7370-4.

5.3 NATIVE WOODLAND BUFFER PLANTING

Areas of native scrub buffer planting are shown in the Allen Pyke landscape plans. Species include field maple, alder, hornbeam, hazel, dogwood, hawthorn, spindle (*Euonymus europaeus*), wild privet (*Ligustrum vulgare*), crab apple, English oak, buckthorn (*Rhamnus catharica*), elder and guelder rose (*Viburnum opulus*). Locations are shown within the landscape plans.

Scrub / buffer planting of similar composition has also been planted as dormouse compensation in plots OS1.2N, OS1.5 and OS1.6. These areas will be managed in the same way as the rest of the native buffer planting.

Establishment and Management

Native buffer planting will be managed in line with the Landscape Management Plan which includes manual watering during establishment, mulching, weed removal, pruning and replacement of any failed plants.

5.4 HEDGEROWS

New hedgerows within Phase 1B are predominantly ornamental Laurustinus (*Viburnum tinus*) hedges. Locations are shown within the landscape plans.

Establishment and Management

Native buffer planting will be managed in line with the Landscape Management Plan which includes manual watering during establishment, mulching, weed control, and trimming / pruning to maintain correct shape.

5.5 SHRUBS

Shrub planting comprises ornamental shrubs within the built land parcels. Species mixes are provided in the Allen Pyke plant schedule⁹. Locations are shown within the landscape plans.

Establishment and Management

Native buffer planting will be managed in line with the Landscape Management Plan which includes manual watering during establishment, mulching, weed control, and selective thinning and pruning to maintain desired shape and density.

5.6 HERBACEOUS PLANTING

Herbaceous planting comprises the garden and groundcover mixes as detailed in the Allen Pyke plant schedule. Locations are shown within the landscape plans.

Establishment and Management

Herbaceous planting will be managed in line with the Landscape Management Plan which includes manual watering during establishment, mulching, pruning (generally comprising a single annual cut), and staking and dividing as necessary.

5.7 CLIMBER PLANTING

Climbers (e.g. clematis) will be installed on supporting structures as detailed in the landscape plans horticultural notes.

Establishment and Management

Climber planting will be managed in line with the Landscape Management Plan which includes manual watering during establishment, pruning shoots growing in wrong direction or that are close to gutters or cables, or where they could penetrate between building materials such as cladding or tiles.

5.8 AMENITY GRASS AREAS

Amenity grass areas comprise species-poor lawns.

Establishment and Management

Lawns will be regularly mown, as detailed in the Landscape Plan. Other maintenance actions include weed removal as necessary.

5.9 MEADOW GRASS AREAS

To provide a variation of grassland habitats, three types of meadow grassland will be created: wildflower wetland meadow (Emorsgate EM8¹⁰ – Meadow Mixture For Wetland or similar), wildflower meadow grass (Emorsgate EM6¹¹ – Meadow Mixture For Chalk and Limestone Soils or similar) and flowering lawn (Emorsgate EL1¹² – Flowering Lawn Mixture or similar).

These mixes contain diverse ranges of grasses and wildflowers that will add structure, provide cover for species such as reptiles, and attract pollinating invertebrates.

Establishment and Management

Meadow areas will be managed in line with the Landscape Management Plan to maintain a taller, diverse sward. Full details are provided in the management plan - these include:

- Cutting to be carried out using appropriate large wheeled, rotary mower on a tall setting (or hand-held trimmers)
- Sward heights to be kept to minimum 15cm with one cut per year in September after the first year.

- For meadow grass areas along footpaths, one meter wide strip to be maintained at a height of 15 to 20cm. Mowing to be carried over as necessary at the same time as the mowing of the grassed
- No fertiliser or nutrients to be added.
- Top dress if required with additional appropriate native origin seed if slow to establish.
- Year One:
 - First cut to 5cm March/April (spring seeding 1st cut in May)
 - Cut every 2 months or when sward reaches 15cm
 - Final cut September/October
 - Allow cut grass to dry and disperse seed before removing arisings
 - Remove weeds as necessary
- Future years
 - One cut in September to 15cm
 - Allow cut grass to dry and disperse seed before removing arisings
 - The requirement in future years is to maintain a species diverse sward of value to wildlife. The site may require further cuts in the autumn period to remove untidy growth in an extended growing season

5.10 EXISTING HABITATS

Trees, hedgerows and scrub are to be retained within the OS plots. These comprise large trees and well-established, mature vegetation which will need minimal maintenance. Where maintenance is required, the Landscape Management Plan (Appendix F) provides details.

5.11 HORTICULTURAL BEST PRACTICE

Avoidance of Pesticides

The landscaped areas will require maintenance once established. The use of pesticides (herbicides, insecticides, fungicides and slug pellets) should be discouraged to prevent changes to habitat composition and from entering the food chain, particularly via invertebrates, birds (in particular the Surrey priority group farmland birds) and/or mammals.

Biosecurity

Maintenance will follow appropriate biosecurity protocols to avoid introduction of invasive non-native species. This will involve sourcing of plants and materials from within the UK and checking for the presence of potential high-risk species if products have been in other water bodies prior to introduction to the site.

Invasive species within the landscaping on site will be controlled to maintain biodiversity value.

Removal of Litter

In areas where windblown or washed down litter is present, litter removal will occur.

6.0 LONG TERM MANAGEMENT AND MONITORING

The Allen Pyke Landscape Management Plan (Appendix F) provides details of the ongoing management, however these (and monitoring requirements) are summarised in the Table 6.1 below for clarity.

Table 6.1 Works schedule for First 5 Years

Year after completion and season	Habitat Management Plan
Year 1	Management Actions
	Frequent maintenance visits during Year 1 (minimum 20) prior to handover to householders and management company to aid successful establishment.
	Manual watering of all habitats in the first year to aid establishment, especially during prolonged dry periods.
	Mowing amenity grass areas as required.
	Cutting of meadow areas: first cut to 5cm, then cut every 2 months when sward reaches 15cm. Final cut in September / October. Allow cut grass to dry and disperse seed before removing arisings.
	Pruning dead head flowering shrubs following the flowering period to promote further flowering.
	Weed removal as necessary.
	Litter removal.
	Monitoring Actions
	Annual monitoring programme to commence.
	Single site visit to be conducted between May and August - check condition of new and existing habitats.
	Report to be produced with any remedial actions.
	Remedial actions
	As identified by the ecologist.
	Removal of weeds / invasive/non-native or nuisance species.
	Replacement of failing trees/shrubs reseedling of meadows where sparse.

Year after completion and season	Habitat Management Plan
Years 2-5	Management Actions
	Only water during prolonged periods of drought.
	Adjust tree stake ties as required. Prune trees, shrubs and climbers as necessary.
	Mowing amenity grass areas as required.
	Single annual cut of meadows in September to 15cm. Allow arisings to dry and drop seeds (leave for approximately one week), then remove all arisings and compost.
	Hedge trimming.
	Top up mulch as required.
	Dead-heading herbaceous planting as detailed in the Landscape Plan.
	Replacement of failing trees/shrubs reseeded of meadows where sparse
	Litter removal
	Monitoring Actions
	Single site visit to be conducted between May and August - check condition of new and existing habitats.
	Report to be produced with any remedial actions.
	Remedial Actions
	As identified by the ecologist.
	Removal of weeds / invasive/non-native or nuisance species.
	Replacement of failing trees/shrubs reseeded of meadows where sparse.
Beyond 5 years	Ecologist and Landscape Management Team to agree requirements beyond 5 years, based on the results noted in years 1-5.

6.1 TIMESCALES

The management plan will begin as soon as the final landscaping has been implemented and management will be ongoing for a minimum of 5 years to ensure that the targeted enhancements and will be reviewed after this period.

6.2 RESPONSIBILITY AND FUNDING

Bellway Homes Limited will be responsible for installation and initial management and maintenance of the site.

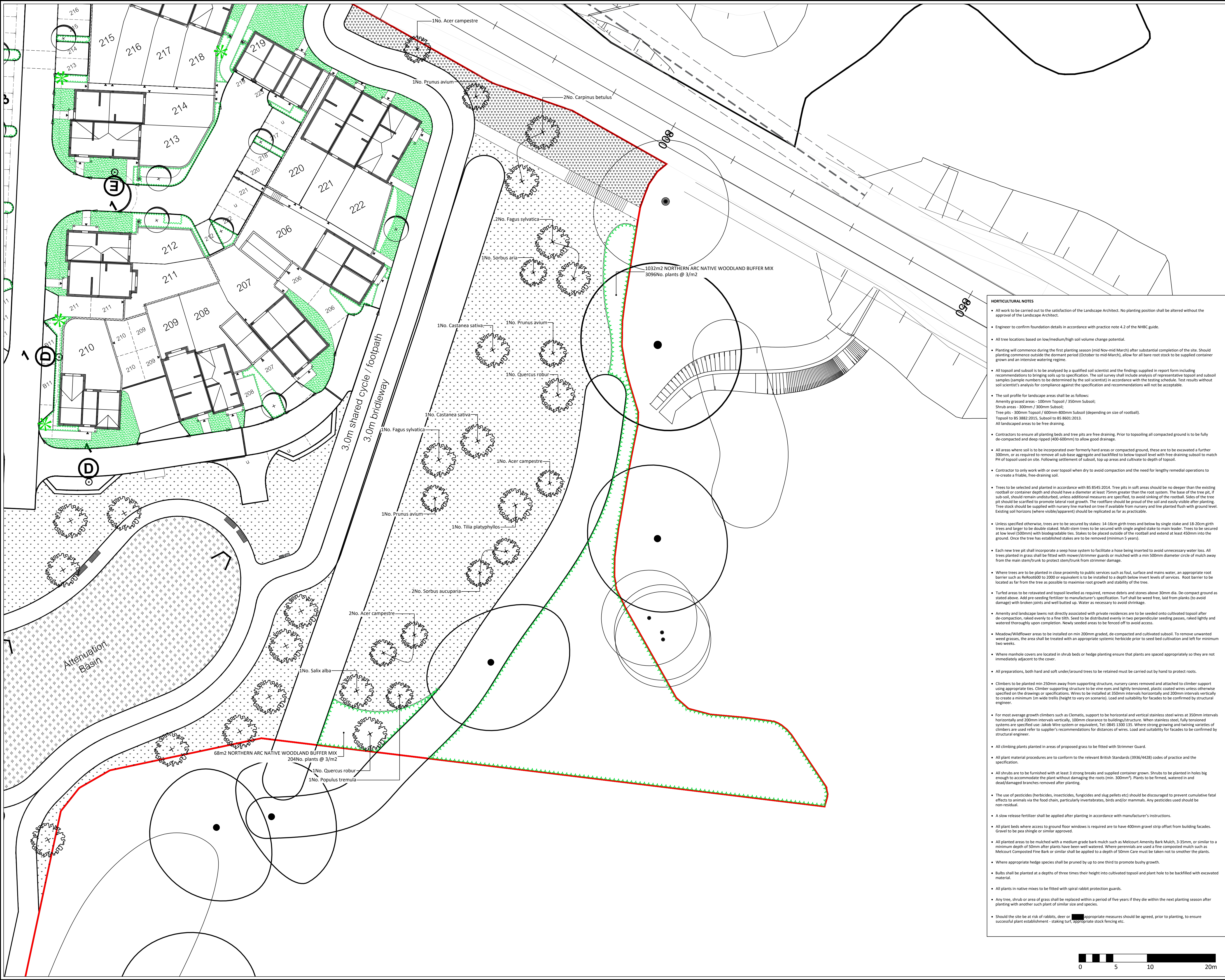
A management company will be appointed to maintain the landscapes in the long term. This will be funded by contributions from the homeowners via the residential service charge.

APPENDIX A PHASE 1B LAND PARCEL PLAN



land phasing plan

APPENDIX B ALLEN PYKE LANDSCAPE PLANS



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.
- Engineer to confirm foundation details in accordance with practice note 4.2 of the NHBC guide.
- All tree locations based on low/medium/high soil volume change potential.
- 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 is to be analysed by a qualified soil scientist and the findings supplied in report form including recommendations to bringing 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 grassed areas - 100mm Topsoil / 350mm Subsoil;
Shrub areas - 300mm / 300mm Subsoil;
Tree pits - 300mm Topsoil / 600mm-800mm Subsoil (depending on size of rootball).
Topsoil to BS 3882:2015, Subsoil to BS 8601:2013.
All landscaped areas to be free draining.
- Contractors 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 soil is 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 8545:2014. Tree pits in soft areas should be no deeper than the existing rootball or container depth and should have a diameter 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 scarified to promote lateral root growth. The rootflare should be proud of the soil and easily visible after planting. Tree stock should be supplied with nursery line marked on trees if available from nursery and line planted flush with ground level. Existing soil horizons (where visible/apparent) should be replicated as far as practicable.
- 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 staked. Multi-stem trees to be secured with single angled stake to main leader. Trees to be secured at low level (500mm) 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 (minimum 5 years).
- Each new tree pit shall incorporate a seep hose system to facilitate a hose being inserted to avoid unnecessary water loss. All trees planted in grass shall be fitted with mower/trimmer guards or mulched with a min 500mm diameter circle of mulch away from the main stem/trunk to protect stem/trunk from trimmer damage.
- Where trees are to be planted in close proximity to public services such as foul, 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.
- Turfed areas to be re-rotated and topsoil levelled as required, remove debris and stones above 30mm dia. De-compact ground as stated above. Add pre-seeding fertilizer to manufacturer's specification. Turf shall be weed free, laid from planks (to avoid damage) with broken joints and well butted up. Water as necessary to avoid shrinkage.
- Amenity and landscape lawns not directly associated with private residences are to be seeded onto cultivated topsoil after de-compaction, raked evenly to a fine tilth. Seed to be distributed evenly in two perpendicular seeding passes, raked lightly and watered thoroughly upon completion. Newly seeded areas to be fenced off to avoid access.
- Meadow/Wildflower areas to be installed on min 200mm graded, de-compacted and cultivated subsoil. To remove unwanted weed grasses, the area shall be treated with an appropriate systemic herbicide prior to seed bed cultivation and left for minimum two weeks.
- 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 to be planted min 250mm away from supporting structure, nursery canes removed and attached to climber support using appropriate ties. Climber supporting structure to be vine eyes and lightly tensioned, plastic coated wires unless otherwise specified on the drawings or specifications. Wires to be installed at 350mm intervals horizontally and 200mm intervals vertically to create a minimum 1m wide trellis (height to vary on scenario). Load and suitability for facades to be confirmed by structural engineer.
- For most average growth climbers such as Clematis, support to be horizontal and vertical stainless steel wires at 350mm intervals horizontally and 200mm intervals vertically, 100mm clearance to buildings/structure. When stainless steel, fully tensioned systems are specified use: Jakob Wire system or equivalent, Tel: 0845 1300 135. Where strong growing and twining varieties of climbers are used refer to supplier's recommendations for distances of wires. Load and suitability for facades to be confirmed by structural engineer.
- All climbing plants planted in areas of proposed grass to be fitted with Strimmer Guard.
- All plant material procedures are to conform to the relevant British Standards (3936/4428) 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 (min. 300mm³). Plants to be firmed, 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 planting areas to be mulched with a medium grade bark mulch such as Melcourt Amenity Bark Mulch, 3-35mm, or similar to a minimum depth of 50mm after plants have been well watered. Where perennials 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.
- Bulbs shall be planted at a depths of three times their height into cultivated topsoil and plant hole to be backfilled with excavated material.
- All plants in native mixes to be fitted with spiral rabbit protection guards.
- 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 appropriate measures should be agreed, prior to planting, to ensure successful plant establishment - staking turf, appropriate stock fencing etc.

APAL FILE REFERENCE
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Notes

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Drawing number NOR-PPC-S1-XX-DR-C-3021-3024

LEGEND

- Application boundary
- Existing tree and vegetation refer to arboriculturist drawing for detail
- PROPOSED ELEMENTS
 - Native tree planting
 - Ornamental street tree
 - Multi-stem small tree/ specimen shrub
 - Native buffer planting
 - Ornamental shrubs/ herbaceous planting
 - Hedge planting
 - Wildflower wetland meadow
EM8 – Meadow Mixture For Wetland by Emorsgate or similar approved
 - Wildflower meadow grass
EM6 – Meadow Mixture For Chalk and Limestone Soils by Emorsgate or similar approved
 - Flowering lawn
EL1 – Flowering Lawn Mixture by Emorsgate or similar approved
 - Amenity Grass

NOTE:

- For Plant Schedule refer to 3034-APA-ZZ-00-PS-L-4201
- For Tree pit details refer to 3034-APA-ZZ-00-LA-L-3001
- For Planting details refer to 3034-APA-ZZ-00-LA-L-3002

Rev	Description	Date	Drawn	Checked
P03	Change to path alignment along basin	06/06/24	CS	JH
P02	Change to footpath alignment between retention basin and EBLR	20/03/24	CS	JH
P01	First issue for coordination	15/02/24	CS	JH

Drawing Status

PLANNING ISSUE

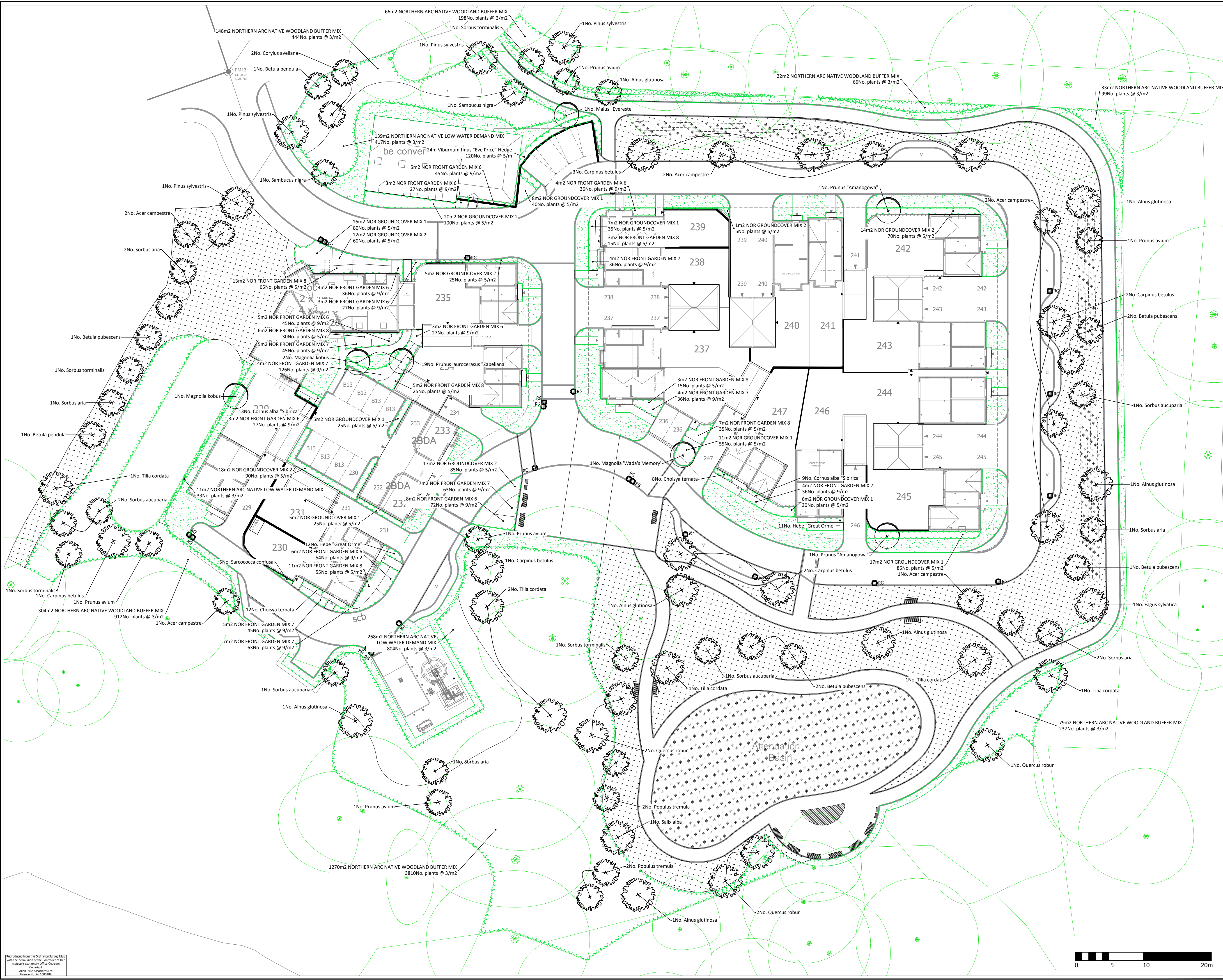


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Client Bellway South London	Scale 1:250@A1
Project Northern Arc Burgess Hill	Project No 3034
Drawing Title Planting Proposal Phases 1.6 & 1.5 Sheet 5 of 5	Date 15/02/2024 By/Chk CS/JH
Drawing Number 3034-APA-ZZ-00-PP-L-2006	Revision P03



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LEGEND

- Application boundary
- Existing tree and vegetation refer to arboriculturist drawing for detail

PROPOSED ELEMENTS

- Native tree planting
- Ornamental street tree
- Multi-stem small tree/ specimen shrub
- Native buffer planting
- Ornamental shrubs/ herbaceous planting
- Hedge planting
- Wildflower wetland meadow EM8 – Meadow Mixture For Wetland by Emorsgate or similar approved
- Wildflower meadow grass EM6 – Meadow Mixture For Chalk and Limestone Soils by Emorsgate or similar approved
- Flowering lawn EL1 – Flowering Lawn Mixture by Emorsgate or similar approved
- Amenity Grass

NOTE:
- For Plant Schedule refer to 3034-APA-ZZ-00-PS-L-4202
- For Tree pit details refer to 3034-APA-ZZ-00-LA-L-3001
- For Planting details refer to 3034-APA-ZZ-00-LA-L-3002

P02	Amendment to layout	11/06/25	CS	JH
P01	Amendment to tree officer's comments	28/04/25	CS	JH
P00.01	First issue for coordination	28/03/23	TD	CS

Rev	Description	Date	Drawn	Checked

Drawing Status
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Client Bellway South London	Scale 1:250@A1
Project Northern Arc Burgess Hill	Project No 3034
Drawing Title Planting Proposal Phase 1.3	Date 28/03/23 By/Chk TD/CS
Drawing Number 3034-APA-ZZ-00-PP-L-2005	Revision P02

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LEGEND

- Application boundary
- Existing tree and vegetation refer to arboriculturist drawing for detail
- PROPOSED ELEMENTS
 - Native tree planting
 - Ornamental street tree
 - Multi-stem small tree/ specimen shrub
 - Native buffer planting
 - Ornamental shrubs/ herbaceous planting
 - Hedge planting
 - Wildflower wetland meadow
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 - Wildflower meadow grass
EM6 – Meadow Mixture For Chalk and Limestone Soils by Emorsgate or similar approved
 - Flowering lawn
EL1 – Flowering Lawn Mixture by Emorsgate or similar approved
 - Amenity Grass

NOTE:
- For Plant Schedule refer to 3034-APA-ZZ-00-PS-L-4201
- For Tree pit details refer to 3034-APA-ZZ-00-LA-L-3001
- For Planting details refer to 3034-APA-ZZ-00-LA-L-3002

P05	Issued for coordination	06/06/24	CS	JH
P04	Path toward Eastern Neighbourhood Centre from open space updated	30/04/24	CS	JH
P03	Link toward Eastern Neighbourhood Centre from open space added	20/03/24	CS	JH
P02	Amendment to key	15/02/24	CS	JH
P01	Issued for planning	24/11/22	CS	JH
P00.04	Issued for coordination Trees removed following coordination with lighting layout	26/10/22	CS	JH
P00.03	Issued for coordination Shrub species added	12/10/22	CS	JH
P00.02	Issued for coordination Tree species added	12/09/22	CS	JH
P00.01	First issue for coordination	26/08/22	CS	JH

Rev Description Date Drawn Checked

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Client Bellway South London	Scale 1:250@A1
Project Northern Arc Burgess Hill	Project No 3034
Drawing Title Planting Proposal Phase 1.6 Sheet 2 of 5	Date 26/08/2022 By/Chk CS/JH
Drawing Number 3034-APA-ZZ-00-PP-L-2002	Revision P05



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3034-APA-ZZ-00-PP-L-2001-2004.dwg

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LEGEND

- Application boundary
- Existing tree and vegetation refer to arboriculturist drawing for detail
- PROPOSED ELEMENTS**
- Native tree planting
- Ornamental street tree
- Multi-stem small tree/ specimen shrub
- Native buffer planting
- Ornamental shrubs/ herbaceous planting
- Hedge planting
- Wildflower wetland meadow
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- Wildflower meadow grass
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- Flowering lawn
EL1 - Flowering Lawn Mixture by Emorsgate or similar approved
- Amenity Grass

NOTE:

- For Plant Schedule refer to 3034-APA-ZZ-00-PS-L-4201
- For Tree pit details refer to 3034-APA-ZZ-00-LA-L-3001
- For Planting details refer to 3034-APA-ZZ-00-LA-L-3002

Rev	Description	Date	Drawn	Checked
P04	Issued for coordination	06/06/24	CS	JH
P03	Central footpath widen to 3m	20/03/24	CS	JH
P02	Amendment to key	15/02/24	CS	JH
P02	Amendment to key	15/02/24	CS	JH
P01	Issued for planning	24/11/22	CS	JH
P00.04	Issued for coordination Trees removed following coordination with lighting layout	26/10/22	CS	JH
P00.03	Issued for coordination Shrub species added	12/10/22	CS	JH
P00.02	Issued for coordination Tree species added	12/09/22	CS	JH
P00.01	First issue for coordination	26/08/22	CS	JH

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Client
Bellway South London

Project
Northern Arc
Burgess Hill

Drawing Title
Planting Proposal
Phase 1.6
Sheet 1 of 5

Drawing Number
3034-APA-ZZ-00-PP-L-2001

Scale
1:250@A1

Project No
3034

Date
26/08/2022

By/Chk
CS/JH

Revision
P04



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3034-APA-ZZ-00-PP-L-2001-2004.dwg

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LEGEND

- Application boundary
- Existing tree and vegetation refer to arboriculturist drawing for detail
- PROPOSED ELEMENTS
 - Native tree planting
 - Ornamental street tree
 - Multi-stem small tree/ specimen shrub
 - Native buffer planting
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Soils by Emorsgate or similar approved
 - Flowering lawn
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NOTE:

- For Plant Schedule refer to 3034-APA-ZZ-00-PS-L-4201
- For Tree pit details refer to 3034-APA-ZZ-00-LA-L-3001
- For Planting details refer to 3034-APA-ZZ-00-LA-L-3002

Rev	Description	Date	Drawn	Checked
P05	Change to path alignment along basin, amendment to planting around substation	06/06/24	CS	JH
P04	Path toward Eastern Neighbourhood Centre from open space updated	30/04/24	CS	JH
P03	Change to footpath alignment between retention basin and EBLR	20/03/24	CS	JH
P02	Climbers added to pergola	15/02/24	CS	JH
P01	Issued for planning	24/11/22	CS	JH
P00.02	Issued for coordination Shrub species added	26/10/22	CS	JH
P00.01	First issue for coordination	12/09/22	CS	JH

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Client Bellway South London	Scale 1:250@A1
Project Northern Arc Burgess Hill	Project No 3034
Drawing Title Planting Proposal Phases 1.6 & 1.5 Sheet 4 of 5	Date 12/09/2022 By/Chk CS/JH
Drawing Number 3034-APA-ZZ-00-PP-L-2004	Revision P05



APAL FILE REFERENCE
3034-APA-ZZ-00-LA-L-1001-1004.dwg

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LEGEND

Application boundary

Existing tree and vegetation to be retained. Refer to arboriculturalist documents for details

PLANTING
Proposed tree - Refer to drawing 3034-APA-ZZ-00-PP-L-2001 to 2004

Ornamental Shrubs

Hedge

SURFACING
Tarmac to road - To engineer's specifications

Tarmac to pavement - To engineer's specifications

Concrete block paving to footpath - 240 x 160 x 60mm, Harvest tegula by Marshalls or equivalent approved

Concrete block paving to car park - 240/160 x 160 x 80mm, Pennant grey tegula by Marshalls or equivalent approved

Concrete block paving to shared surface - 240 x 160 x 80mm, Bracken tegula by Tobermore or equivalent approved

Concrete block paving to raised table - 240 x 160 x 80mm, Traditional tegula by Marshalls or equivalent approved

Concrete block paving to transition strip - 173 x 173 x 80mm, Slate tegula by Tobermore or equivalent approved

Flag paving to private accesses - 450 x 450mm Perfecta by Marshalls or equivalent approved

Self binding gravel to open space footpath - CEDEC footpath gravel silver by CED stone or similar approved

Limestone dust to open space bridleway - Refer to WSCC Public Rights of Way standard drawing 14399/1

Concrete block paving to school entrance plaza - 300 x 200 x 80mm, Anthacite Granite (dark bands) and Mid-Grey Granite Modal Priora by Marshalls or equivalent approved

Mulch to informal play area - Pine playbark safety surfacing by Melcourt or similar approved

Grasscrete - To engineer's specifications

STREET FURNITURE

Seat 1 - 1950 x 700mm, straight Railroad Delta bench with backrest by Furnitubes or equal approved

Seat 2 - 1950 x 700mm, straight Railroad Delta bench without backrest by Furnitubes or equal approved

Seat 3 - 1950 x 700mm, 2.5m radius centre line Railroad Delta bench without backrest by Furnitubes or equal approved

Seat 4 - 2.5m radius centre line Railroad Delta bench with partial backrest with 3 modules by Furnitubes or equal approved

Litter (B1) and recycling bin (B2) - 650 x 400 x 110 mm, Ascot Litter Bin, black powder coated body and timber clad door by Bailey Streetscene or similar approved

Timber pergola - 2.7m double pergola by Jacksons fencing similar approved

Glacial play boulder by CED stone or similar approved

Large tree log (use trunk from tree fell on site whenever possible)

P03	Change to path alignment along basin	06/06/24	CS	JH
P02	Change to footpath alignment between retention basin and EBLR	20/03/24	CS	JH
P01	First issue for planning	15/02/24	CS	JH
Rev	Description	Date	Drawn	Checked

Drawing Status
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Client
Bellway South London

Scale
1:250@A1

Project
Northern Arc
Burgess Hill

Project No
3034

Drawing Title
General Arrangement Drawing
Phase 1.6
Sheet 4 of 5

Date
15/02/2024
By/Chk
CS/JH

Drawing Number
3034-APA-ZZ-00-LA-L-1006

Revision
P03

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Trees

QTY	UNIT	PLANT NAME	STOCK	FORM	GIRTH	HEIGHT	WATER DEMAND	WIDTH x HEIGHT MATURE
8	No.	Acer campestre	C	Standard	18-20cm	Min. 4.5m	Moderate	10m x 12m
7	No.	Alnus glutinosa	C	Standard	20-25cm	Min. 4.5m	Moderate	5m x 20m
2	No.	Betula pendula	C	Standard	18-20cm	Min. 4.5m	Low	10m x 25m
6	No.	Betula pubescens	C	Standard	18-20cm	Min. 4.5m	Low	10m x 25m
9	No.	Carpinus betulus	C	Standard	20-25cm	Min. 4.5m	Low	10m x 25m
2	No.	Corylus avellana	C	Multi-Stem	NA	4 - 4.5m	Low	5m x 5m
1	No.	Fagus sylvatica	C	Standard	20-25cm	Min. 4.5m	Moderate	10m x 25m
3	No.	Magnolia kobus	C	Standard	18-20cm	Min. 4.5m	Low	4m x 10m
1	No.	Magnolia 'Wada's Memory'	C	Standard	18-20cm	Min. 4.5m	Low	4m x 10m
1	No.	Malus "Evereste"	C	Standard	18-20cm	Min. 4.5m	Moderate	3m x 6m
4	No.	Pinus sylvestris	C	Standard	20-25cm	Min. 4.5m	Moderate	10m x 30m
4	No.	Populus tremula	C	Standard	18-20cm	Min. 4.5m	High	10m x 25m
2	No.	Prunus "Amanogowa"	C	Standard	18-20cm	Min. 4.5m	Moderate	1m x 7m
5	No.	Prunus avium	C	Standard	18-20cm	Min. 4.5m	Moderate	7m x 12m
5	No.	Quercus robur	C	Standard	20-25cm	Min. 4.5m	High	15m x 25m
1	No.	Salix alba	C	Standard	20-25cm	Min. 4.5m	High	15m x 25m
2	No.	Sambucus nigra	C	Multi-Stem	NA	4 - 4.5m	Low	4m x 8m
7	No.	Sorbus aria	C	Standard	18-20cm	Min. 4.5m	Moderate	8m x 15m
5	No.	Sorbus aucuparia	C	Standard	18-20cm	Min. 4.5m	Moderate	7m x 15m
4	No.	Sorbus torminalis	C	Standard	18-20cm	Min. 4.5m	Moderate	7m x 15m
6	No.	Tilia cordata	C	Standard	20-25cm	Min. 4.5m	Moderate	10m x 25m

Hedges

QTY	UNIT	PLANT NAME	STOCK	SIZE
24	m	Viburnum tinus "Eve Price"	C 5L	40-60cm
120	No.	Plants spaced @ 5/m in a Double Staggered Row		

Shrubs

QTY	UNIT	PLANT NAME	STOCK	SIZE	SPACING
20	No.	Choisya ternata	C 5L	40-60cm	5/m2
22	No.	Cornus alba "Sibirica"	C 5L	40-60cm	5/m2
23	No.	Hebe "Great Orme"	C 5L	40-60cm	5/m2
19	No.	Prunus laurocerasus "Zabeliana"	C 5L	40-60cm	5/m2
5	No.	Sarcococca confusa	C 5L	20-30cm	5/m2

Plant Mixes

44m2 NORTHERN ARC FRONT GARDEN MIX 6 planted @ 9/m2

PERCENT	QTY	PLANT NAME	STOCK
15%	59No.	Bergenia 'Bressingham White'	C 3L
35%	139No.	Euonymus 'Emerald Gaiety'	C 3L
35%	139No.	Hebe 'White Gem'	C 3L
15%	59No.	Helleborus x hybridus 'Harvington White'	C 3L

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

50m2 NORTHERN ARC FRONT GARDEN MIX 7 planted @ 9/m2

PERCENT	QTY	PLANT NAME	STOCK
15%	68No.	Iris 'Cliffs of Dover'	C 3L
15%	158No.	Phlomis russeliana	C 3L
35%	68No.	Santolina chamaecyparissus	C 3L
35%	158No.	Stachys byzantina 'Silver Carpet'	C 3L

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

48m2 NORTHERN ARC FRONT GARDEN MIX 8 planted @ 5/m2

PERCENT	QTY	PLANT NAME	STOCK
25%	60No.	Choisya x dewitteana 'Apple Blossom'	C 5L
25%	60No.	Cornus alba 'Sibirica'	C 5L
25%	60No.	Hebe 'Starlight'	C 5L
25%	60No.	Viburnum davidii	C 5L

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

Associated with planting plans 3034-APA-ZZ-00-PP-L-2005

75m2 NORTHERN ARC GROUNDCOVER MIX 1 planted @ 5/m2

PERCENT	QTY	PLANT NAME	STOCK
10%	38No.	Cistus x corbariensis	C 5L
10%	38No.	Euonymous 'Emerald Gaiety'	C 5L
15%	56No.	Hedera helix 'Glacier'	C 3L
10%	38No.	Hypericum 'Hidcote'	C 5L
10%	38No.	Pennisetum alopecuroides	C 5L
10%	38No.	Rosa 'Nozomi'	C 5L
10%	38No.	Rosa 'Partridge'	C 5L
10%	38No.	Salvia rosmarinus 'Prostratus Group'	C 5L
15%	56No.	Skimmia 'Fragrans'	C 5L

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

87m2 NOR GROUNDCOVER MIX 2 planted @ 5/m2

PERCENT	QTY	PLANT NAME	STOCK
10%	44No.	Calamagrostis x acutiflora 'Karl Foerster'	C 5L
10%	44No.	Ceanothus thyrsiflorus var. repens	C 5L
10%	44No.	Euonymous 'Silver Queen'	C 5L
15%	65No.	Hedera helix 'Green Ripple'	C 3L
15%	65No.	Lavandula angustifolia 'Hidcote'	C 5L
10%	44No.	Rosa 'Grouse'	C 5L
10%	44No.	Rosa 'Kent'	C 5L
10%	44No.	Skimmia 'Kew Green'	C 5L
10%	44No.	Viburnum davidii	C 5L

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

1922m2 NORTHERN ARC NATIVE WOODLAND BUFFER MIX planted @ 3/m2

PERCENT	QTY	PLANT NAME	STOCK	SIZE
1%	58No.	Acer campestre	B Trans	100-125cm
1%	58No.	Alnus glutinosa	B Trans	100-125cm
1%	58No.	Carpinus betulus	B Trans	100-125cm
15%	865No.	Corylus avellana	B Trans	60-80cm
10%	577No.	Cornus sanguinea	B Trans	60-80cm
20%	1153No.	Crataegus monogyna	B Trans	60-80cm
10%	577No.	Euonymus europaeus	B Trans	60-80cm
15%	865No.	Ligustrum vulgare	B Trans	60-80cm
1%	58No.	Malus sylvestris	B Trans	100-125cm
1%	58No.	Quercus robur	B Trans	100-125cm
5%	288No.	Rhamnus catharica	B Trans	60-80cm
15%	865No.	Sambucus nigra	B Trans	60-80cm
5%	288No.	Viburnum opulus	B Trans	60-80cm

Individual varieties of tree whips to be planted in groups of approximately 3.

Individual varieties of shrubs to be planted in groups of approximately 5-10.

418m2 NORTHERN ARC NATIVE LOW WATER DEMAND MIX planted @ 3/m2

PERCENT	QTY	PLANT NAME	STOCK	SIZE
20%	251No.	Corylus avellana	B Trans	60-80cm
15%	188No.	Cornus sanguinea	B Trans	60-80cm
15%	188No.	Euonymus europaeus	B Trans	60-80cm
10%	125No.	Ligustrum vulgare	B Trans	60-80cm
5%	63No.	Lonicera periclymenum	C 3L	60-80cm
20%	251No.	Sambucus nigra	B Trans	60-80cm
15%	188No.	Viburnum opulus	B Trans	60-80cm

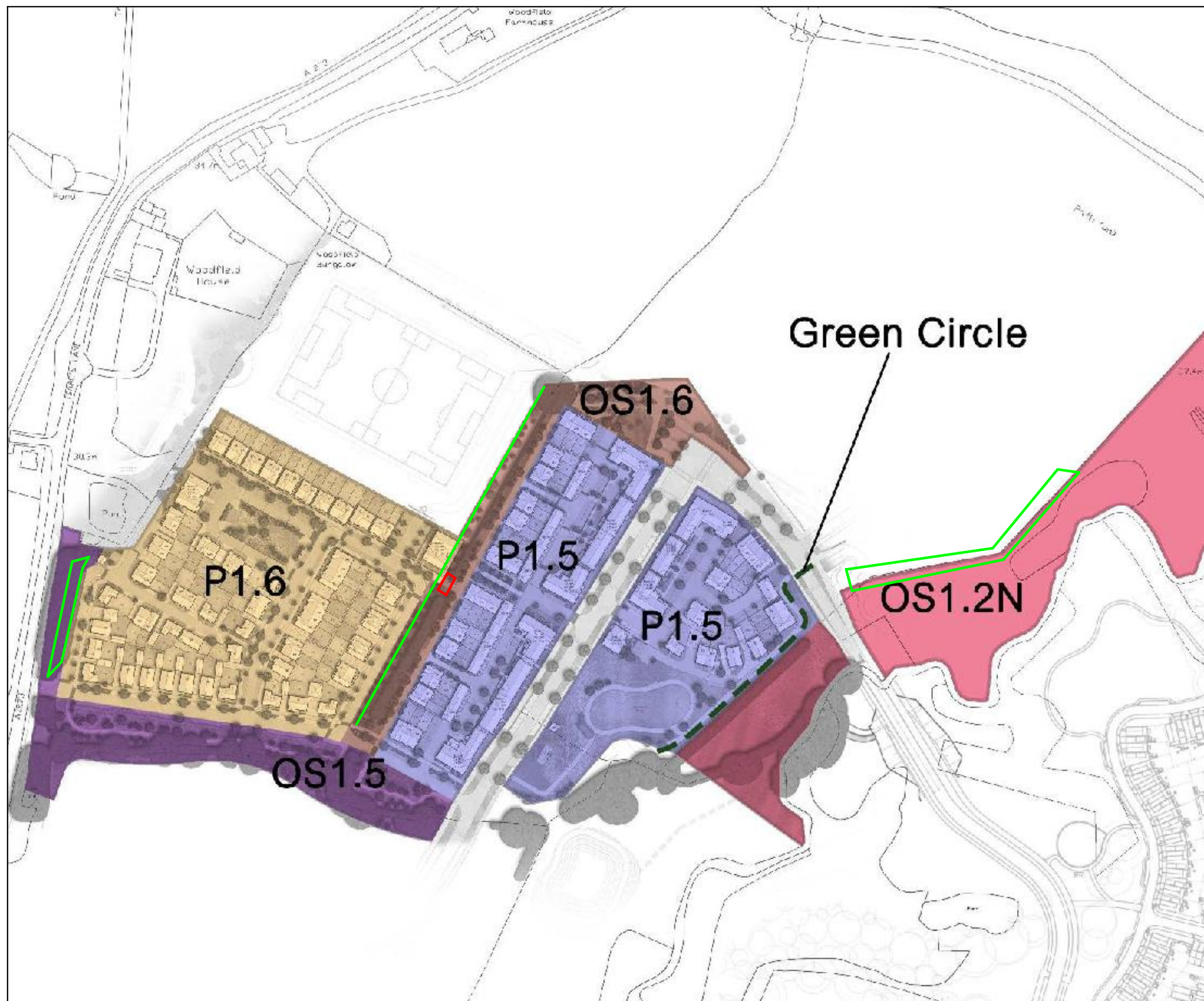
Individual varieties to be planted in groups of approximately 3-10.

Notes and Abbreviations

B	=	Bare root (bagged).
C	=	Container (or pot) grown, followed by size of the container (or pot).
QTY	=	Quantity
RB	=	Rootballed (balled and wrapped).
SIZE	=	Height or Spread of juvenile plant.
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.

APPENDIX C DORMOUSE COMPENSATION PLAN



- Additional compensatory scrub planting for dormice
- Vegetated pergola

Dormouse boxes are placed throughout OS 1.2N, OS1.5 and OS1.6



Brookleigh Phase
1B
Dormouse
Compensation
Plan

APPENDIX D UPDATED PRA OF P1.3

K4 Keppel
Daedalus Park
Daedalus Drive
Lee on the Solent
PO13 9FX
19th August, 2025

Updated PRA of Farm Buildings with Northern Arc Allocation (phase p1.3 / OS 1.1b), Burgess Hill

This note has been prepared to provide the results of an updated Preliminary Roost Assessment of a number of buildings that are located within the northern arc allocation (phase p1.3 / OS1.1b) at Burgess Hill. Previous survey work undertaken Greengage (2021) identified 2 of the buildings on site (B1 and B2) as supporting roosts for *Plecotus auritus* (maternity roost in B1), *Pipistrellus pipistrellus* (day roosts in B1 and B2) and *Pipistrellus pygmaeus* (day roosts in B2). The buildings have since been burnt down with no roofs present meaning the roosts that were previously present are no longer there. As such, this note outlines some precautionary measures and roost compensation that can be provided

Site Location

The area that is the subject of this Technical Note comprises of a series of buildings located within a parcel of land associated with the northern arc allocation at Burgess Hill. The nearest postcode is RH15 8DQ with a central grid reference of TQ314206 (**Fig 1**).

Figure 1. Google aerial image of the buildings that have been significantly damaged by fire (***NB in the below image, B1 that supported the maternity roost is still present although now, the roof has been lost to fire damage (happened in 2024), B4 and B5 are no longer present as well***)



Previous Baseline

As part of the work undertaken for the outline application, Greengage (2021) undertook dusk emergence and dawn re-entry surveys of the buildings on site over June – August 2021. The results of these are indicated below with the roost locations (along with the building numberings) shown in **Fig 2**.

BLE maternity roost in B1

- 3rd June (dusk) - 9 bats emerging
- 24th June (dawn) - 15 bats returning to roost; and
- 21st July (dusk) - 2 bats emerging

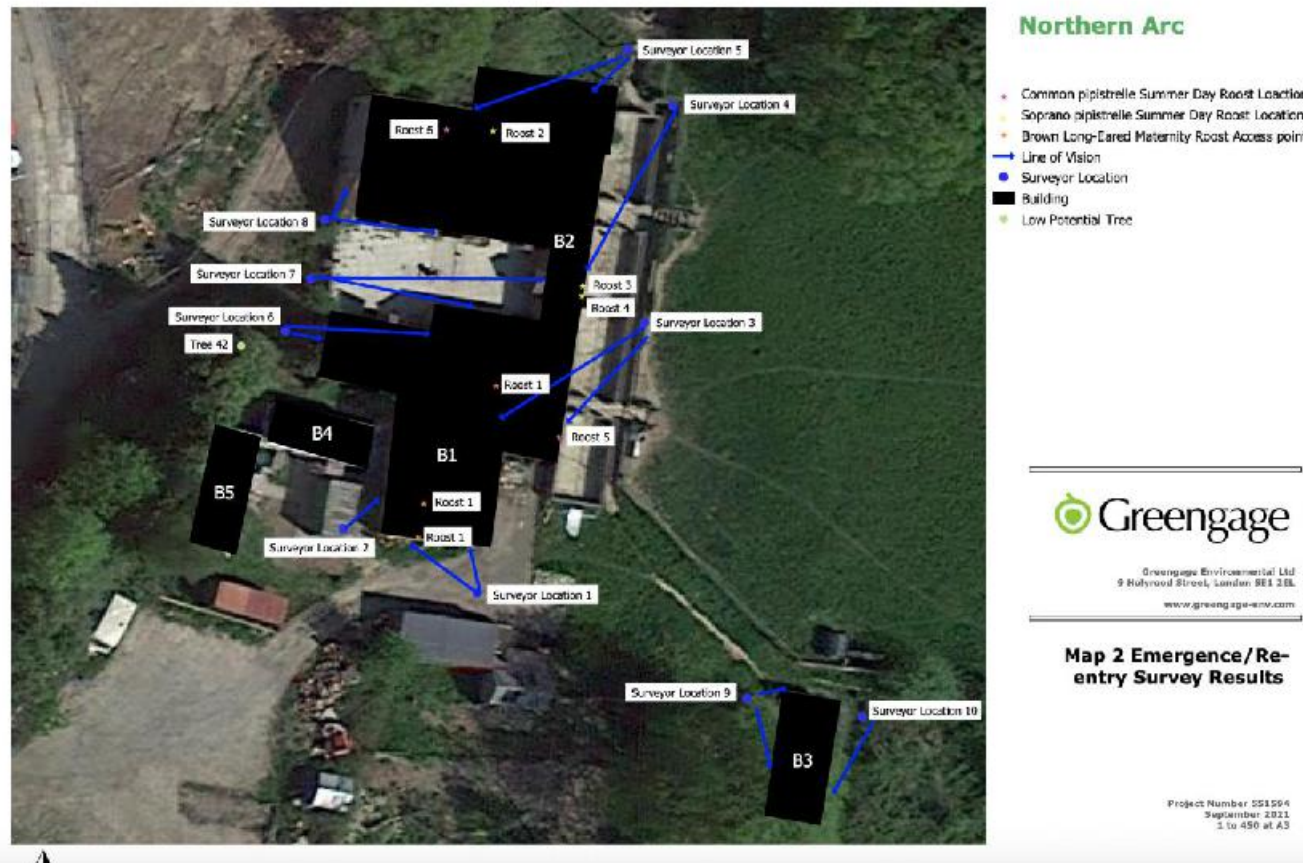
Soprano Pipistrelle day roost(s) B2

- 24th June / 21st July - 2 S.pip emerging / re-entering under loose tiles on eastern aspect of building
- 11th Aug -1 S.pip seen emerging from under a lifted tile

Common Pipistrelle day roost(s) B2

- 3rd June 2 C.pip seen emerging from lifted tiles on eastern aspect
- 21st July – C.pip seen emerging from lifted tile on northern aspect

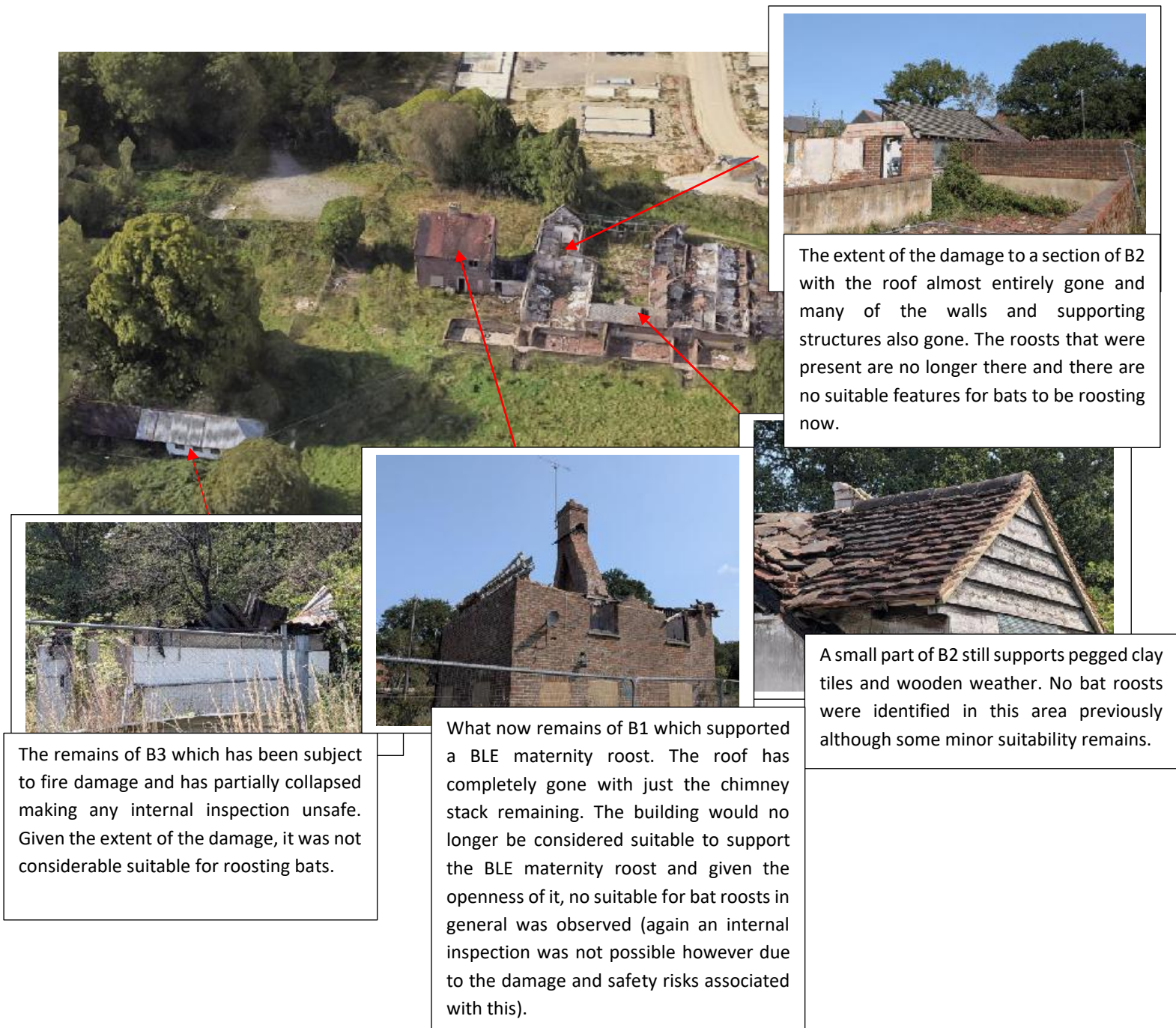
Figure 2. Results of the bat surveys prior to the buildings being burnt down as undertaken by Greengage in 2021.



Updated PRA

The updated Preliminary Roost Assessment (PRA) was conducted by Adam Jessop, MSc MCIEEM (class level 2 bat licence number 2015-13366-CLS-CLS) who is principal ecologist at Ecosupport Ltd on the 6th August 2025. The focus of this was to assess the status of the roosts that were previously located within the buildings, determine if any updated survey work (and ultimately an EPS) is needed and if not, recommend an appropriate course of action to mitigation any potential impacts.

Figure 3. Results of the PRA survey undertaken of the buildings on site. As can be seen in the on-site pictures, the damage to both B1 and B2 (that supported bat roosts previously) is extensive to the point that those roosts would no longer be considered to be present.



Recommended Actions

As the buildings have been damaged to the point that roosts that were present can no longer be considered there (and will not be impacted upon by the demolition of these buildings), works will not need to take place under a European Protected Species (EPS) licence. Instead, to account for the limited number of features that remain (seen in **Fig 3** above), demolition will take place under a Precautionary Working Method Statement (PWMS). The details of this are outlined below:

- Prior to any demolition works starting onsite, all construction personnel will receive a toolbox talk from a licensed ecologist (or someone acting as an accredited agent) regarding bats and their awarded level of protection (along with an indication of the PRFs identified on this property) . This will outline safe working practices to minimise the chances of bats being present during the works and how to proceed if a bat is discovered during the course of the work.
- Once the toolbox talk is complete, the ecologist will undertake an updated external inspection of the buildings to ensure there is no evidence of bat occupation (although considered highly unlikely)
- Works will be undertaken slowly, by hand and with care. This includes taking such precautions as removing roof tiles / weather boarding carefully during demolition works, checking beneath for the presence of bats before being discarded. The ecologist will oversee all critical works (such as when tiles and other PRFs are removed from the buildings) and this may require the use of secure scaffolding or a cherry picker in order for the ecologist to safely inspect the PRFs (the use of a hand held endoscope may also be required).
- In the unlikely event that any bats are found at any point any during the development, all works must cease immediately and a European Protected Species Licence would likely be required from Natural England in order to allow works to proceed further. Contractors are forbidden to handle bats discovered during the development process (should any bats be found whilst Ecosupport staff are not on-site, they will be contacted immediately).
- A copy of this PMS will be kept on-site throughout the duration of the works

Enhancements

The mitigation that was proposed within the previous EclA (Greengage, 2021) with regards to roosting bats indicated a bat house would be built within the OS1.1a parcel (to the north of the site) to compensate for the loss of the BLE maternity roost and *Pipistrellus* spp day roosts. As there are now no roosts present, this bat house is not needed as compensation *per se* and will now form an ecological enhancement. The detail on the design of this house provided within the plans for the OS1.1a phase do not need to be re-produced here and can be viewed as part of that application.

Kind regards,

Adam Jessop MSc MCIEEM

Principal Ecologist

APPENDIX E RELEVANT LEGISLATION

Current key legislation relating to ecology includes the Wildlife and Countryside Act 1981 (as amended)¹³; The Conservation of Habitats and Species Regulations 2019 ('Habitats & Species Regulations')¹⁴, The Countryside and Rights of Way Act 2000 (CRoW Act)¹⁵, and The Natural Environment and Rural Communities Act, 2006¹⁶.

The Environment Act, 2021

The Environment Act, 2021 mandates the requirement for new development in England to deliver a minimum 10% biodiversity net gain (BNG), as measured by the agreed metric (the relevant metric at the time of the planning submission was Biodiversity Metric 3.1 Calculation Tool), secured through planning condition as standard (as per schedule 14 of the Act). Approach to the delivery of BNG must follow the mitigation hierarchy, with avoidance of impact and on-site compensation/gains prioritised, ahead of the use of offsite biodiversity unit offsets, or the purchase of biodiversity credits.

The Act introduces the condition that no development may begin unless a biodiversity net gain plan has been submitted and approved by the local planning authority (LPA).

The Act also amends requirements of the NERC Act, 2006, adding the need to not just conserve, but enhance biodiversity through planning projects. Furthermore, it introduces the need for the LPA to have regard to relevant local nature recovery strategies and relevant species/protected site conservation strategies, when making their decision.

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019

The Conservation of Habitats & Species Regulations replace The Conservation (Natural Habitats, etc.) Regulations 1994 (as amended)¹⁷, and transpose Council Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Fauna and Flora ('EU Habitats Directive')¹⁸, and Council Directive 79/409/EEC on the Conservation of Wild Birds ('Birds Directive')¹⁹ into UK law (in conjunction with the Wildlife and Countryside Act).

Regulation 43 and 47 respectively of the Conservation of Habitats & Species Regulations makes it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade in the animals listed in Schedule 2 (European protected species of animals), or pick, collect, cut, uproot, destroy, or trade in the plants listed in Schedule 5 (European protected species of plant). Development that would contravene the protection afforded to European protected species requires a derogation (in the form of a licence) from the provisions of the Habitats Directive.

Regulation 63 (1) states: 'A competent authority, before deciding to undertake, or give any consent, permission or other authorisation for, a plan or project which —

(a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects); and

(b) is not directly connected with or necessary to the management of that site;

must make an appropriate assessment of the implications for that site in view of that site's conservation objectives.'

Wildlife and Countryside Act 1981 (as amended)

The Wildlife and Countryside Act 1981 (as amended) is the principal mechanism for the legislative protection of wildlife in Great Britain. This legislation is the means by which the Convention on the Conservation of European Wildlife and Natural Habitats²⁰ (the 'Bern Convention') and the Birds Directive and EU Habitats Directive are implemented in Great Britain.

The Countryside and Rights of Way Act 2000

The Wildlife and Countryside Act has been updated by the CRoW Act. The CRoW Act amends the law relating to nature conservation and protection of wildlife. In relation to threatened species it strengthens the legal protection and adds the word 'reckless' to the offences of damaging, disturbing, or obstructing access to any structure or place a protected species uses for shelter or protection, and disturbing any protected species whilst it is occupying a structure or place it uses for shelter or protection.

The Natural Environment and Rural Communities Act 2006

The Natural Environment and Rural Communities Act 2006 states that every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity. Biodiversity Action Plans provide a framework for prioritising conservation actions for biodiversity.

Section 41 of the Natural Environment and Rural Communities Act requires the Secretary of State to publish a list of species of flora and fauna and habitats considered to be of principal importance for the purpose of conserving biodiversity. The list, a result of the most comprehensive analysis ever undertaken in the UK, currently contains 1,149 species, including for example, hedgehog (*Erinaceus europaeus*), and 65 habitats that were listed as priorities for conservation action under the now defunct UK Biodiversity Action Plan²¹ (UK BAP). Despite the devolution of the UK BAP and succession of the UK Post-2010 Biodiversity Framework²² (and Biodiversity 2020 strategy²³ in England), as a response to the Convention on Biological Diversity's (CBD's) Strategic Plan for Biodiversity 2011-2020²⁴ and EU Biodiversity Strategy (EUBS)²⁵, this list (now referred to as the list of Species and Habitats of Principal Importance in England) will be used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under section 41 of the Natural Environment and Rural Communities Act 2006 'to have regard' to the conservation of biodiversity in England, when carrying out their normal functions.

Biodiversity Action Plans

Non-statutory Biodiversity Action Plans (BAPs) have been prepared on a local and regional scale throughout the UK over the past 15 years. Such plans provide a mechanism for implementing the government's broad strategy for conserving and enhancing the most endangered ('priority') habitats and species in the UK for the next 20 years. As described above the UK BAP was succeeded in England by Biodiversity 2020 although the list of priority habitats and species remains valid as the list of Species of Principal Importance for Nature Conservation.

Regional and local BAPs are still valid however and continue to be updated and produced.

Detail on the relevant BAPs for this site are provided in the main text of this report.

Legislation Relating to Nesting Birds

Nesting birds, with certain exceptions, are protected from intentional killing, destruction of nests and destruction/taking of eggs under the Wildlife and Countryside Act 1981 (as amended) and the CROW Act. Any clearance of dense vegetation should therefore be undertaken outside of the nesting bird season, taken to run conservatively from March to August (inclusive), unless an ecologist confirms the absence of active nests prior to clearance.

Legislation Relating to Bats

All UK bats and their roosts are protected by law. Since the first legislation was introduced in 1981, which gave strong legal protection to all bat species and their roosts in England, Scotland and Wales, additional legislation and amendments have been implemented throughout the UK.

Six of the 18 British species of bat have Biodiversity Action Plans (BAPs) assigned to them, which highlights the importance of specific habitats to species, details of the threats they face and proposes measures to aid in the reduction of population declines.

Although habitats that are important for bats are not legally protected, care should be taken when dealing with the modification or development of an area if aspects of it are deemed important to bats such as flight corridors and foraging areas.

The Wildlife & Countryside Act 1981 (WCA) was the first legislation to provide protection for all bats and their roosts in England, Scotland and Wales (earlier legislation gave protection to horseshoe bats only.)

All eighteen British bat species are listed in Schedule 5 of the Wildlife and Countryside Act, 1981 and under Annex IV of the Habitats Directive, 1992 as a European protected species. They are therefore fully protected under Section 9 of the 1981 Act and under Regulation 43 of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, which transposes the Habitats Directive into UK law. Consequently, it is an offence to:

- Deliberately capture, injure or kill a bat;
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats;

- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time);
- Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat; and
- Intentionally or recklessly obstruct access to a bat roost.

This legislation applies to all bat life stages.

The implications of the above in relation to the proposals are that where it is necessary during construction to remove trees, buildings or structures in which bats roost, it must first be determined that work is compulsory and if so, appropriate licenses must be obtained from Natural England.

Legislation Relating to Reptiles

All species of reptile native to the UK are protected to some degree under national and/or international legislation, which provides mechanisms to protect the species, their habitats and sites occupied by the species.

Sand lizards and smooth snakes are European protected species and are afforded full protection under Section 9 of the Wildlife and Countryside Act 1981 and Regulation 43 of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. However, these species are rare and highly localised. Their occurrence is not considered as relevant in this instance, as the ranges and specialist habitats of these species do not occur at this site.

The remaining widespread species of native reptiles (adder, grass snake, slow worm and viviparous lizard) are protected under part of Section 9(1) and all of Section 9(5) of the Wildlife and Countryside Act 1981. They are protected against intentional killing and injury and against sale, transporting for sale etc. The habitat of these species is not protected. However, in terms of development, disturbing or destroying reptile habitat during the course of development activities while reptiles are present is likely to lead to an offence under the Wildlife and Countryside Act 1981. It is therefore important to identify the presence of these species within a potential development site. If any of these species are confirmed, all reasonable measures must then be taken to ensure the species are removed to avoid the threat of injury or death associated with development activities.

Each species of native reptile has specific habitat requirements but general shared features include a structurally diverse habitat that provides for shelter, basking, foraging and hibernating.

All reptiles are BAP species and as such are also of material consideration in the planning process due to the NPPF.

Legislation Relating to Dormice

Dormice are given full protection under Schedule 5 of the Wildlife and Countryside Act 1981, as amended. Protection to the species is also afforded by Regulation 43 of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, making the hazel dormouse a European Protected Species. These two pieces of legislation operate in parallel, although there are some small

differences in scope and wording. Under the provisions of Section 9 of the Wildlife & Countryside Act, it is an offence to:

- Intentionally kill, injure or take a dormouse;
- Possess or control and live or dead specimen or anything derived from a dormouse (unless it can be shown to have been legally acquired);
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a dormouse; and
- Intentionally or recklessly disturb a dormouse while it is occupying a structure or place which it uses for that purpose.

Regulation 43 of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 makes it an offence to:

- Deliberately capture or kill a dormouse;
- Deliberately disturb a dormouse;
- Damage or destroy a breeding site or resting place of a dormouse; and
- Keep transport, sell or exchange, or offer for sale or exchange a live or dead dormouse or any part of a dormouse.

Legislation Relating to Great Crested Newts

Great crested newts are given full protection under Schedule 5 of the Wildlife and Countryside Act 1981, as amended. Protection to the species is also afforded by Regulation 43 of the Conservation of Habitats and Species Regulations 2019, making the great crested newt a European Protected Species. These two pieces of legislation operate in parallel, although there are some small differences in scope and wording. Under the provisions of Section 9 of the Wildlife & Countryside Act, it is an offence to:

- Intentionally kill, injure or take a great crested newt;
- Possess or control and live or dead specimen or anything derived from a great crested newt (unless it can be shown to have been legally acquired);
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a great crested newt; and
- Intentionally or recklessly disturb a great crested newt while it is occupying a structure or place which it uses for that purpose.

Regulation 43 of the Conservation of Habitats and Species Regulations 2019 makes it an offence to:

- Deliberately capture or kill a great crested newt;
- Deliberately disturb a great crested newt;
- Damage or destroy a breeding site or resting place of a great crested newt; and

- Keep transport, sell or exchange, or offer for sale or exchange a live or dead great crested newt or any part of a great crested newt.

Legislation Relating to Natura 2000 Sites and Habitats Directive Annex I/II Species

European Commission Council Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Fauna and Flora ('EU Habitats Directive'), and Council Directive 79/409/EEC on the Conservation of Wild Birds ('Birds Directive') form the cornerstones of nature conservation legislation across EU member states. Priority species requiring protection across Europe are listed in the Annexes of these Directives. Regulation 63(1) of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and Offshore Marine Conservation Regulations, 2007 (as amended) transpose these directives into UK law and set the basis for the designations of protected sites (known as Natura 2000 sites; Special Areas of Conservation under the Habitat Directive and Special Areas of Protection under the Birds Directive) that are of importance for habitats, species or assemblages listed on the directive Annexes. In the UK Ramsar sites are also offered the same level of protection as SPAs and SACs however the qualifying species for the designation may differ; Ramsar sites being designated specifically as important wetland habitats.

Under article 6(3) of the Habitats Directive, where projects stand to have likely significant effect (in accordance with the European Court of Justice ruling of C-127/02 Waddenzee cockle fishing) upon the integrity of conservation objectives (i.e. conservation status of the qualifying species or habitats) within the designated sites then the Competent Authority must undertake an Appropriate Assessment.

APPENDIX F LANDSCAPE MANAGEMENT PLAN



LANDSCAPE MANAGEMENT PLAN

Northern Arc, Burgess Hill

Prepared on behalf of

BELLWAY SOUTH LONDON

Ref: 3034-APA-ZZ-XX-MP-L-4300

Date: August 2023

Rev	Description	Date	By/Chk
P00 .01	First issue for comment	31/08/23	CS/JH



LANDSCAPE MANAGEMENT PLAN

PROJECT TITLE

CONTENTS:

1. INTRODUCTION AND MANAGEMENT RESPONSIBILITIES	1
2. MANAGEMENT OBJECTIVES	2
3. MAINTENANCE VISITS.....	2
4. GENERAL.....	2
5. LITTER COLLECTION	4
6. EXISTING WOODLAND AND TREES	4
7. TREES.....	5
8. NATIVE PLANTING MIXES.....	6
9. HEDGE PLANTING	7
10. SHRUBS.....	7
11. HERBACEOUS PLANTING.....	8
12. CLIMBER PLANTING	9
13. GRASSED AREAS	10
14. MEADOW GRASS AREAS	12
15. PLANT REPLACEMENT.....	13
16. HARD SURFACES.....	14
17. FENCING/WALLS/RAILING	15
18. STREET FURNITURE.....	15
19. INFORMAL PLAY AREA	15

LANDSCAPE MANAGEMENT PLAN

APPENDICES (at rear of document):

APPENDIX A - ANNUAL MAINTENANCE OPERATIONS MATRIX 1



LANDSCAPE MANAGEMENT PLAN

1. INTRODUCTION AND MANAGEMENT RESPONSIBILITIES

- 1.1. This Landscape Management Plan has been prepared by landscape consultants Allen Pyke Associates for the residential development at Northern Arc, Burgess Hill. The site is located to the North of the Burgess Hill. The development consists of 247 residential plots across 3 parcels. Properties comprise of a range of unit types varying in size from 1.5 to 2 storeys, 1 to 4 bed, detached, semi-detached and terraced housing with associated private gardens, and 13 apartment blocks ranging from 2.5 to 3 storeys. There is associated parking and incidental open space throughout the scheme. A significant feature of the development are the retained trees and hedgerow vegetation across the site and enhancements for ecology.
- 1.2. The purpose of this document is to set out the overall management objectives for the common external areas and retained structural vegetation, and to describe the long-term maintenance required to allow the planting to flourish and reach its design potential.
- 1.3. All references to planting treatments are based on the planning submission drawings:
 - 3034-APA-ZZ-00-PP-L-2001 to 2004 – Planting Proposal for Parcels 1.5 & 1.6
 - 3034-APA-ZZ-00-PP-L-2005 – Planting Proposal for Parcel 1.3
 - 3034-APA-ZZ-XX-DT-L-3001 – Typical detail: Tree pit in soft landscape
 - 3034-APA-ZZ-XX-DT-L-3002 – Typical detail: Typical planting and soil profiles
 - 3034-APA-ZZ-XX-DT-L-3003 & 3004 – Typical sections through streets
- 1.4. All front and rear gardens of individual properties will be conveyed to house purchasers/tenants. These purchasers/tenants will then be responsible for maintaining their own property in a neat and tidy condition.
- 1.5. Until private areas are conveyed, or the Management Companies take over, Bellway South London will be responsible for maintaining all the above areas and will be responsible for replacement of defective stock in accordance with the planning conditions.

LANDSCAPE MANAGEMENT PLAN

2. MANAGEMENT OBJECTIVES

- 2.1. The site shall be managed as a high-quality amenity area maintaining an attractive, tidy and safe finish to all landscape elements. The proposed structure planting will give a cohesive site character, provide a visual buffer between public and private spaces and provide green framework to the new built development. Housing Association properties will be subject to separate management regimes within their curtilage.
- 2.2. The proposed planting shall enhance the biodiversity and nature conservation interests.
- 2.3. Bellway South London, the Management Company and the Purchasers/Tenants shall ensure establishment and long-term health of all landscape elements for the benefit of residents and visual amenity of the area.
- 2.4. Best Health & Safety practices shall always be used.
- 2.5. To monitor standards and make amendments where required, it is expected that Bellway South London, and subsequently, the Management Company will review the management work (with reference to this document) at least quarterly with the maintenance team for the first year and annually thereafter.

3. MAINTENANCE VISITS

- 3.1. There shall be a minimum of 20 maintenance visits per year prior to handover to householders and Management Company to ensure plant establishment. Visits shall be twice monthly during March to October, and monthly during the rest of the year. Additional visits may be needed to deal with extreme weather conditions or specific horticultural requirements.

4. GENERAL

- 4.1. All materials and workmanship are to be to the highest possible standards and shall be in accordance with relevant British Standards, good horticultural and arboricultural practices, and the landscape specification.
- 4.2. Bellway South London or the Management Companies shall employ suitably qualified staff for all work and when using sprays and mechanical equipment. All equipment shall be kept in a sound condition, fit for use and purpose.

LANDSCAPE MANAGEMENT PLAN

- 4.3. Bellway South London, the Management Companies and their appointed contractors shall comply with all relevant Health & Safety regulations and good working practices.
- 4.4. Bellway South London and the Management Companies shall take care when work is beside any structure or paved area and will, at their own cost, be responsible for making good damage however caused.
- 4.5. All work shall be carried out while soil and weather conditions are suitable.
- 4.6. Weeds, clippings, leaves, rubbish and other arisings shall be removed from site at the end of each visit. No material shall be left on site, and the area shall be left in a neat and tidy condition after each visit.
- 4.7. Under no circumstances shall arisings, wood, rubbish etc. be burnt on site or be disposed of through refuse bins provided on site for occupants.
- 4.8. Entomological or disease infestation shall be dealt with as required and shall be checked at each visit. Control shall be either by spraying with approved chemicals, pruning all dead wood by cutting back to an outward pointing bud or by removal of the affected plants.
- 4.9. Watering during the first two years after planting may be necessary during times of drought in summer months and, when watering is required, it shall be carried out on a regular basis to suit climatic conditions. If conditions are severe or soils are particularly free-draining, careful monitoring and more frequent watering may be necessary to maintain good plant health and avoid plant failure.
- 4.10. All shrubs/hedges shall be pruned to remove deadwood, overhanging/ tangled and damaged branches. Winter flowering shrubs shall be pruned in spring. Shrubs flowering in March-July shall be pruned immediately after the flowering period and shrubs flowering in July-October shall be cut back to old wood in winter. Shrubs that require spring pruning to provide seasonal colour shall be pruned in March and shrubs that require seasonal pruning to promote continual flowering will be pruned appropriately.
- 4.11. Plants shall be re-firmed when necessary to ensure that plants are securely planted and upright.

LANDSCAPE MANAGEMENT PLAN

4.12. Bark mulch levels shall be maintained, being topped up when necessary to a minimum depth of 50mm. Any spillages shall be swept back on to the bed from surrounding areas, ensuring no plants are smothered.

4.13. Edge valleys in beds shall be maintained and grass edges shall be cut at each maintenance visit.

5. LITTER COLLECTION

5.1. All hard surfacing shall be swept as necessary, and all rubbish removed from site.

5.2. Litter picking/clearance shall take place during each maintenance visit and all waste shall be removed from site.

5.3. During autumn maintenance visits all fallen leaves shall be collected and removed from site.

6. EXISTING WOODLAND AND TREES

Specific objectives:

- To retain the existing woodland as a landscape feature within the wider landscape character area.
- To maintain and enhance habitats of existing wildlife populations.
- To create a green buffer around the new development.

Maintenance Operations:

6.1. The existing woodland provides a good habitat for many species of wildlife and birds. Removal of broken branches or standing deadwood should only be carried out where it represents an unacceptable risk to people.

6.2. Where immediate tree surgery is required, the potential for bats to be present must be assessed by a suitably experienced and licensed bat worker prior to any works being undertaken.

6.3. Fallen trees provide a valuable habitat for woodland insects and small mammals and should not be removed or broken up unless necessary for safety reasons.

6.4. Canopy ivy should be selectively thinned out to permit light to reach ground level. Areas of thinning should take place in rotation.

LANDSCAPE MANAGEMENT PLAN

- 6.5. Limited coppicing should to be carried out to the existing woodland edges, subject to detailed assessment of trees, to create a varied woodland edge character and encourage the growth of woodland edge, understorey field level species. An assessment must be carried out by a suitably experienced and licensed bat worker to identify trees with the best potential (or existing) bat roosts prior to any works being undertaken.
- 6.6. All coppicing/thinning/pruning works are to be undertaken outside of the bird nesting season from February/March to August/September inclusive.
- 6.7. Oak processionary moth (*Thaumetopoea processionea*) is present in London and some neighbouring counties. Burgess Hill is located within the buffer zone of the OPM 2023 Management Zone. It is subject to a government-led programme of survey and management in these areas to minimise populations, spread and impacts. If oak processionary moth is found on site, it should immediately be reported to the Forestry Commission. Residents should also be notified immediately of any suspected infection so that those areas can be avoided by them. Treatment of any infestation should be conducted by a professional pest controller only. Current advice can be found on the Forestry Commission Website: <https://www.gov.uk/government/organisations/forestry-commission>

7. TREES

Specific objectives:

- To ensure early establishment and healthy growth.
- To create a well-shaped framework for future balanced growth.
- To enhance appearance and visual interest.

Maintenance operations:

- 7.1. In the first two years following planting, new trees are to be closely monitored at each maintenance visit to ensure that they are upright, firm, stable and in good health.
- 7.2. Checks shall be made to ensure all stakes, and ties of planted trees are properly adjusted at each maintenance visit. Between years 3-5 tree stakes shall be removed once trees have established and are root firm.

LANDSCAPE MANAGEMENT PLAN

- 7.3. Trees shall be watered to field capacity in the first and second years of planting, taking into account prevailing weather conditions and hot dry periods. They should be watered with the use of a hose being left to run slowly down the irrigation tube until the pit reaches full capacity. Careful monitoring during watering shall be necessary to minimise the risk of failures, leaks or damage to property.
- 7.4. Any damaged or dying branches shall be removed using the standard methods appropriate for the work. Any dead, dying or defective trees shall be replaced in the following dormant winter period, refer to Section 15 - PLANT REPLACEMENT.
- 7.5. Trees planted in grass areas shall have a 1000mm diameter circle around the trunk which should be maintained, free of weeds and be mulched as in shrub beds until the tree is no longer vulnerable to damage from mowing equipment.
- 7.6. Trees planted along the boundary are to be monitored and phased removal and replacement of weaker specimens over a period of 5 years will allow the boundary to be significantly strengthened.

8. NATIVE PLANTING MIXES

Specific objectives:

- Allow native species to develop a natural shape.
- Encourage dense coverage through pruning, cultivating, watering when required, fertiliser application, incorporating organic matter and mulching.
- To maintain appearance and visual interest.

Maintenance operations:

- 8.1. All beds shall be maintained substantially free of weeds. Work shall be done either manually or with appropriate selective weed killer in accordance with manufacturer's recommendations. If weed killer is used the dead weeds shall be removed at the next maintenance visit. Care must be taken to avoid damage to adjacent planting and grass.

LANDSCAPE MANAGEMENT PLAN

9. HEDGE PLANTING

Specific objectives:

- To ensure early establishment and healthy growth
- To create a well-shaped framework for future balanced growth
- To maintain and manage appearance/height as specified on approved plans

Maintenance operations:

- 9.1. All beds shall be maintained substantially free of weeds. Work shall be done either manually or with appropriate selective weed killer in accordance with manufacturer's recommendations. If weed killer is used the dead weeds shall be removed at the next maintenance visit. Care must be taken to avoid damage to adjacent planting and grass.
- 9.2. Hedging shall be trimmed after flowering, as in Section 4.10 and again, if necessary, in autumn to maintain a 'hedge' shape at the height appropriate to the species and location. Hedges shall be pruned either manually or by machine in a manner which ensures full leaf coverage over the plant and all arisings shall be removed from site

10. SHRUBS

Specific objectives:

- To ensure early establishment and healthy growth
- To maintain a dense canopy cover
- To maintain year-round appearance and visual interest

Maintenance operations:

- 10.1. All shrub beds shall be maintained substantially free of weeds. Work shall be done either manually or with appropriate selective weed killer in accordance with manufacturer's recommendations. If weed killer is used the dead weeds shall be removed at the next maintenance visit. Care must be taken to avoid damage to adjacent planting and grass.
- 10.2. Once established, shrubs shall be selectively thinned or reduced in height as appropriate by removal or pruning to allow room for growth and avoid overcrowding/overshadowing. Care shall be taken to avoid over pruning and so creating obvious gaps in the shrub beds.

LANDSCAPE MANAGEMENT PLAN

- 10.3. Ground cover plants shall be clipped or pruned if necessary to give a neat and tidy finish and contained within the planting bed. Work to remove dead vegetation shall be carried out during the winter months.

11. HERBACEOUS PLANTING

- 11.1. For most herbaceous species, a single cut can be carried out in early spring after the risk of frost has passed (generally March onwards). Leaving dried flowers heads over winter provides visual interest and provides a food source for seed eating birds and insects. Shelter is also found for wildlife in dead foliage over winter.

11.2. Pruning:

- In spring cut stems close to the 'crown' or 'dormant' top of the plant, avoiding the removal of new shoots.
- Tidy up the base of the plant, removing dead foliage and debris.
- Remove all material from site.
- Apply a 50mm layer of coarse mulch, 150-300mm away from stems. This will help moisture retention in the soil and contribute to weed suppression.
- Many perennials respond well to dead heading throughout the summer as heads begin to fade. This will produce more blooms within that season e.g. Echinacea, Helleborus. Repeat as necessary.
- Leave dried flower head over winter for relevant species e.g. Miscanthus sinensis 'Red Chief'.

11.3. Fertilising:

- One application, just before or at the time of spring growth.
- A balanced fertiliser is required, one high in Phosphorus (which encourages blooming as well as strong roots and disease resistance). Fertilisers high in nitrogen should not be used as nitrogen promotes excess foliage at the expense of flowers and roots which can result in weak stems. (NPK 10-20-10 balance would be suitable).

11.4. Watering:

- In the first year, thorough watering once a week is required, checking for a dry soil surface during wetter periods.

LANDSCAPE MANAGEMENT PLAN

- Established plants will need watering during dry spells, check for a dry soil surface between watering.
- Carry out a thorough watering of the roots of the plant. Light watering may encourage surface rather than deep roots, leaving plants more susceptible to drought.
- Weeding:
- Spot treat persistent weeds with glyphosate, remove one month later.
- Or remove by hand pull.
- Ensure a consistent layer of mulch is present.

11.5. Staking:

- Taller species will require staking in early spring/ summer to maintain an upright form.

11.6. Dividing:

- Divide plants every two to three years to maintain healthy growth and avoid overcrowding. To be carried out in spring when the soil is dry enough to work and before new growth and flowering occurs or for those species e.g. Helleborus that require autumn division, carry out dividing in September/October.

12. CLIMBER PLANTING

Specific objectives:

- To ensure early establishment and healthy growth
- To train plants to form a green wall
- To ensure that climbers do not impinge or interfere with guttering

Maintenance operations:

- 12.1. At each maintenance visit, to maintain a tidy appearance, all climbers shall be checked and where necessary branches/stems shall be secured with appropriate ties to the support structure the plant is growing against
- 12.2. Prune shoots growing in wrong direction or that are close to gutters or cables where they might grab hold of them. To be trimmed with appropriate equipment and removed from site.
- 12.3. Overly thick or tangled growth shall be removed to outward points. Shoots close to areas where they could penetrate between building materials such as cladding or tiles shall be pruned.

LANDSCAPE MANAGEMENT PLAN

- 12.4. Care is to be taken when working at height; contractor to prepare risk assessment and method statement prior to commencing work and ensure suitably informed and qualified operatives carry out the work.
- 12.5. Supports and fixings are to be checked at least every year.
- 12.6. Climbers used as ground cover plants shall be clipped or pruned if necessary to give a neat and tidy finish and contained within the planting bed. Work to remove dead vegetation shall be carried out during the winter months.

13. GRASSED AREAS

Grass areas are divided into three specific mowing regimes:

- Well Maintained Grass for Front Gardens and Around Flats
- Frequently Mown Grassed Areas for Amenity Use

13.1. WELL MAINTAINED GRASS FOR FRONT GARDENS AND AROUND FLATS

Specific objectives:

- To create a level, attractive and even grass sward with uniform height and colour for high for domestic use
- To enhance appearance and visual interest

Maintenance operations:

- 13.1.1. A maximum of 30 cuts per year shall be carried out using approved machinery. The maintenance visits shall take place either weekly or fortnightly during the growing period to maintain the sward length within the limits of 25mm and 60mm. The clippings shall be collected and removed from site unless otherwise agreed, and at all times the areas shall be maintained in a tidy condition.
- 13.1.2. All edges of grass areas, against footpaths, roadways, trees, posts, shrub borders and any other obstruction shall be kept neat and tidy. Edges shall be cut at least at each alternative main grass cut, i.e. once every two weeks.
- 13.1.3. When necessary grass areas shall be sprayed with a suitable approved selective herbicide in accordance with the manufacturer's recommendations to control weed infestation. Alternatively,

LANDSCAPE MANAGEMENT PLAN

spot treatment weeding of isolated weed growth may be carried out by hand or herbicide application. Arisings shall be removed from site.

13.1.4. Fertiliser shall be applied at manufacturer's recommended rates once a year in April.

13.1.5. Reinstatement by re-seeding of damaged, defective or bare areas shall be carried out as appropriate. Any dips or holes within the grass shall be filled as above to restore even falls and reseeded as necessary.

13.1.6. Where necessary compacted areas shall be aerated with appropriate equipment in October.

13.1.7. At no time shall machinery get closer than 500mm to any tree trunk. Damage must be avoided to trunks when using a strimmer.

13.2. FREQUENTLY MOWN GRASSED AREAS FOR AMENITY USE

Specific objectives:

- To create a level attractive and even grass sward with uniform height and colour
- To create a transitional grassed area between the less maintained amenity grassland and the well maintained housing areas

Maintenance Operations:

13.2.1. Mowing shall be carried out between 12 and 14 times per year using approved machinery. The maintenance visits shall take place once in March, if required then twice in April to September and then once in October if required. The clippings shall be let fly and must be evenly distributed over the whole surface and at no time shall the layer of clippings be to such a depth that they affect the growth of the grass. Clippings shall be removed from all paths and roads and taken off site.

13.2.2. All edges of grass areas, against footpaths, roadways, trees, posts, shrub and whip borders and any other obstruction shall be kept neat and tidy. Edges shall be cut at alternative maintenance operation, i.e. once per month

13.2.3. When necessary grass areas shall be sprayed with a suitable approved selective herbicide in accordance with the manufacturer's recommendations to control injurious or invasive weeds. Alternatively, spot treatment weeding of isolated weed growth may be carried out by hand or herbicide application. Arisings shall be removed from site.

LANDSCAPE MANAGEMENT PLAN

13.2.4. Reinstatement by re-seeding of damaged, defective or bare areas shall be carried out as appropriate. Any dips or holes within the grass shall be filled as above to restore even falls and reseeded as necessary.

13.2.5. Where necessary compacted areas shall be aerated with appropriate equipment in autumn.

13.2.6. At no time shall machinery get closer than 500mm to any tree trunk. Damage must be avoided to trunks when using a strimmer.

14. MEADOW GRASS AREAS

Specific objectives

- To create an attractive grass sward with height and colour
- To provide habitats for reptiles, insects, bee's & butterflies

Maintenance operations

14.1. Refer to planting plans for guidance on the proposed extent of seed mix.

14.2. Cutting to be carried out using appropriate large wheeled, rotary mower to avoid injury to reptiles unless specified otherwise.

14.3. Remove any litter, debris, stones and earth clods larger than 25mm in any dimension prior to mowing.

14.4. Sward heights to be kept to minimum 15cm with one cut per year in September after the first year.

14.5. For meadow grass areas along footpaths, one meter wide strip to be maintained at a height of 15 to 20cm. Mowing to be carried over as necessary at the same time as the mowing of the grassed areas for amenity use, refer to Section 13.2 - FREQUENTLY MOWN GRASSED AREAS FOR AMENITY USE.

14.6. No fertiliser or nutrients to be added.

14.7. Top dress if required with additional appropriate native origin seed if slow to establish.

14.8. Year One

- First cut to 5cm March/April (Spring Seeding 1st cut in May)

LANDSCAPE MANAGEMENT PLAN

- Cut every 2 months or when sward reaches 15cm
- Final cut September/October
- Allow cut grass to dry and disperse seed before removing arisings
- The requirements in the first year are to control weeds and reduce competition from grasses. Cut the sward to a height of 5 cm every two months or when the sward reaches 15 cm. Remove all cut material to avoid smothering the sward. Where persistent weeds are a problem, spot treat with Glyphosate or dig-out

14.9. Future years

- One cut in September to 15cm
- Remove all cuttings
- Allow cut grass to dry and disperse seed before removing arisings
- The requirements in future years is to maintain a species diverse sward of value to wildlife

14.10. The site may require further cuts in the autumn period to remove untidy growth in an extended growing season

15. PLANT REPLACEMENT

15.1. An annual inspection of trees and shrubs shall be undertaken in September of each subsequent year after planting to assess the condition of stock and prepare a list of necessary remedial work and replacement planting. The list shall be submitted to Bellway South London or the Management Companies, as appropriate immediately after the visit with accompanying financial implications. Replacement planting shall be implemented in accordance with the planning requirements for all plots and in perpetuity for the blocks of flats. Bellway South London shall be responsible for the replacement planting for the first year after planting, but for the next four years the Management Companies or the Purchaser/Tenant shall be responsible for the replacement of dead or dying plants.

15.2. All work shall be carried out by appropriately qualified horticultural operatives with adequate insurance. All work shall be carried out in accordance with good horticultural practice and B.S. standards. All debris arising from the works shall be removed from site.

15.3. Any new replacement planting shall be tagged so the local authority, Bellway South London, the Management Companies or the Purchaser/ Tenant is aware that these plants will have a further

LANDSCAPE MANAGEMENT PLAN

one year's defect liability period. The contractor shall provide Bellway South London or the Management Companies with a list of replacements and their location after completion.

- 15.4. Replacement tree and shrub planting, shall take place in the following November-February, dormant winter period during suitable weather conditions. All stock shall be of the same size and species as originally specified.
- 15.5. Approval of all remedial and replacement work shall be obtained before commencing any remedial work.

16. HARD SURFACES

- 16.1. Provide contact number for residents to notify management company of any hazards.
- 16.2. Inspect the hard landscape areas on a six-monthly basis to identify and repair any damaged areas.
- 16.3. Decking boards to be kept clean in accordance with manufacture's requirement.
- 16.4. Seasonal maintenance (leaf and snow clearance, de-icing).
- 16.5. Surfaces to be kept weed and litter free at all times. Spray paved areas annually with herbicide to keep weed free.
- 16.6. Drainage systems associated with hard surfaces to be inspected annually and maintenance work undertaken as necessary.
- 16.7. Clean paving every 5 years with appropriate cleaning agent. Following cleaning of paving and joints, brush in silica block jointing sand as and when required to all sand bedded paving.
- 16.8. Repair any subsidence or breakages promptly in accordance with best practice, manufacturer's guidance and using matching paving units.
- 16.9. Inspect and repair all edging on a regular basis making good any damage or wear promptly to maintain the good upkeep of the development.

LANDSCAPE MANAGEMENT PLAN

17. FENCING/WALLS/RAILING

- 17.1. All fencing, walls and railings shall be checked for damage/wear and when necessary, shall be replaced/repaired/ re-stained or painted as appropriate.

18. STREET FURNITURE

- 18.1. Maintain year round appearance and tidiness.
- 18.2. Inspect furniture items regularly and repair as required; making good any damage or wear promptly to maintain user safety and the good upkeep of the development.
- 18.3. Ensure items are fit for purpose.
- 18.4. Clear bins and inspect furniture regularly.
- 18.5. Surfaces to be cleaned and kept weed and litter free at all times.
- 18.6. Seasonal maintenance (removal of debris leaf and snow clearance, de-icing).

19. INFORMAL PLAY AREA

- 19.1. Prevent hazards to all users.
- 19.2. Provide contact numbers for residents to notify the Management Company of any hazards.
- 19.3. A detailed record of accidents will be kept by the Contractor for the full period prior to handover to the Local Authority responsible for maintenance.
- 19.4. Street furniture (benches, bins, boulders and logs) within the play area will be inspected and maintained as per Section 18 - STREET FURNITURE.
- 19.5. Maintain year round appearance and tidiness of play area.
- 19.6. Ensure planting is particularly maintained where play equipment runs through beds.
- 19.7. Establish and maintain a closely cut amenity lawn.

LANDSCAPE MANAGEMENT PLAN

- 19.8. See Section 13.2 - GRASSED AREAS for maintenance requirements of amenity grass – particular care to be taken when cutting grass on mounds and around play equipment to avoid damaging mounds and play items.
- 19.9. Inspect play equipment and safety surfaces regularly and repair as required; making good any damage or wear promptly to maintain safety of play area and the good upkeep of the development – frequency of play area inspection to Council specification.
- 19.10. Ensure safety surface (bark mulch) is fit for purpose (uncompacted, deep enough...).
- 19.11. Seasonal maintenance (leaf and snow clearance, de-icing).
- 19.12. Play areas to be kept weed and litter free at all times.

LANDSCAPE MANAGEMENT PLAN

APPENDIX A - ANNUAL MAINTENANCE OPERATIONS MATRIX

LANDSCAPE MANAGEMENT PLAN

ANNUAL MAINTENANCE OPERATIONS MATRIX

	J	F	M	A	M	J	J	A	S	O	N	D
General Operations:												
Weeding	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Watering				✓	✓	✓	✓	✓	✓			
Litter removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Removal of fallen leaves									✓	✓	✓	✓
Re-firming plants (as required)		✓	✓							✓	✓	
Pest and disease control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Replacement Planting	✓	✓	✓							✓	✓	✓
Grass Areas:												
Mowing – front garden & flats			✓	✓	✓	✓	✓	✓	✓	✓		
Mowing – amenity areas 12-14 cuts			✓	✓	✓	✓	✓	✓	✓	✓		
Mowing – meadow areas									✓			
Mowing – meadow areas 1m strip along footpaths				✓	✓	✓	✓	✓	✓			
Rake mown lawns (as required to keep tidy)			✓	✓	✓	✓	✓	✓	✓	✓		
Aerate and scarify lawn areas			✓						✓			
Apply fertiliser to lawn areas			✓						✓			
Form edges to lawn areas (as required)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Over-seed sparsely germinated grass areas				✓	✓				✓	✓		
Shrub Areas and Hedges												
Pruning (timing dependant on species)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Top up mulch (after first year & replanting)			✓									
Thin out planting										✓		
New & Existing Trees & Native Hedgerows:												
Check condition and treat (as required)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pruning for good habit & safety (as required)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Check, adjust, repair trees stakes & ties		✓			✓			✓			✓	
Apply fertiliser and mulch to new trees			✓									
Annual monitoring									✓			
Hard Landscape Areas & Enclosure:												
Weeds in hard surfaces - spray with herbicide					✓	✓	✓	✓	✓			
Clear litter, debris and fallen leaves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gullies etc - keep clear (as required)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fencing and gates - check condition & repair	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Note: This table lists the key routine operations required during both the defects and long-term maintenance periods together with an indication of when they should be undertaken throughout the year. It should be noted that the table should be used as a guide to times only. It does not include every operation listed in the specification, but all checking and intermittent maintenance actions should occur during the routine visits. The contractor is responsible for the appearance and condition of the landscape areas and should be prepared to undertake specific maintenance tasks outside the above periods throughout the year to satisfy management or safety objectives.

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- ¹¹ Emorsgate EM6 seed mix: [EM6 Meadow Mixture for Chalk and Limestone Soils - Emorsgate Seeds](#)
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- ²² JNCC and Defra (on behalf of the Four Countries' Biodiversity Group) (2012). UK Post-2010 Biodiversity Framework. July 2012. Available from: <http://jncc.defra.gov.uk/page-6189>
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