



# **Landscape and Ecological Management Plan**



**London Town Property Holding Ltd**  
Land at Bolney Grange Industrial Park, Jobs Lane, Hickstead, West Sussex

September 2026

# Project Information

|               |                                                 |
|---------------|-------------------------------------------------|
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| Report        | EC                                              |
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The findings, assessments, and recommendations in this report are based on the information available at the time of writing. If project details, design plans, or site conditions change, this report will require revisiting and reviewing to ensure its continued relevance and accuracy. No warranties or guarantees, express or implied, are provided regarding the conclusions drawn in this report, and it should not be considered an up-to-date assessment if project conditions evolve.

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# 1 Introduction

## 1.1 Background & Context

ACP Consultants Ltd. was instructed to produce a Landscape and Ecological Management Plan to support the discharging of pre-commencement condition 20 of planning application ref: DM/23/3208 to the Mid Sussex District Council. London Town Property Holding Ltd (hereafter referred to as 'the client') has obtained consent for the outline application for the "erection of 10x Class E(g), B2 and B8 Flexible Use Commercial Units including details of access and layout" (hereafter referred to as 'the proposed development') at Land at Bolney Grange Industrial Park, Jobs Lane, Hickstead, West Sussex (hereafter referred to as 'the site'). Proposed plans are supplied in **Appendix 1** while detailed soft landscaping plans as well as planting specifications are presented in **Appendix 2**. This plan seeks to discharge the below condition:

- 20.** *A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to commencement of the development. The content of the LEMP shall include the following:*
- a) Description and evaluation of features to be managed.*
  - b) Ecological trends and constraints on site that might influence management.*
  - c) Aims and objectives of management.*
  - d) Appropriate management options for achieving aims and objectives.*
  - e) Prescriptions for management actions.*
  - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).*
  - g) Details of the body or organisation responsible for implementation of the plan.*
  - h) Ongoing monitoring and remedial measures.*

*The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.*

A separate Construction Environmental Management Plan (CEMP) has been produced concurrently by ACP (2026) which outlines measures to conserve and protect retained habitats on site during construction.

## 1.2 Scope of Report

The aims and objectives of the report are as follows:

- Identify key stakeholder requirements and ensure compliance by all stakeholders with all relevant legislation.
- Determine retained habitats of value to protected/notable species and outline their long-term management regimes in order to achieve long-term success and improvements to biodiversity.
- Detail methods and targets for establishing proposed habitats as well as their long-term management regimes in order to achieve long-term success and improvements to biodiversity.

## 2 Site Context & Suitability for Fauna

### 2.1 Ecological Background Information

The site is located at National Grid Reference TQ 27842 20810. Baseline ecological conditions on site and within the context of the wider surroundings, and in turn the suitability of baseline habitats for protected species, was determined via previous survey efforts carried out by Hone Ecology between August 2022 and September 2026:

- Preliminary Ecological Appraisal (PEA; August 2022)
- Reptile Presence/Likely Absence Survey Report (November 2022)
- Hazel Dormouse Addendum (February 2025)
- Ecology Update Walkover Report v2 (September 2026)

### 2.2 On-Site and Surrounding Habitats

The site comprises a generally triangular shaped plot of land dominated by semi-improved grassland, with tall ruderals and scattered self-sown trees/surrounding scrub on the southern, western and northern boundaries, and mature trees on the southeastern and western boundaries. Aquatic features present on site comprise a pond at the southeastern corner of the site, bordered by aquatic vegetation and dense scrub to the south and west, as well as a ditch along the southeastern periphery of the site.

Areas of grasslands were subject to previous grazing regimes in 2022, but active management via periodic cutting was observed during the update walkover in 2026 to prevent the spread of scrub on site. Grassland species include perennial ryegrass *Lolium perenne*, Yorkshire fog *Holcus lanatus*, common plantain *Plantago major*, and patches of ragwort *Jacobaea vulgaris*.

Dense scrub, believed to be resultant of an unmanaged hawthorn *Crataegus monogyna* and blackthorn *Prunus spinosa* hedge, is present on the southern, western and northern boundaries with bramble *Rubus fruticosus* understorey. In 2026, evidence of some cutting of bramble growth to prevent extension further into the site was identified: “there has been extensive clearance works at the south of the site which is understood to be in relation to the clearance of the ditch running along the south boundary. It is understood that this was undertaken due to the ditch not having been cleared for some time and to prevent potential flooding issues. It is understood the works were undertaken in March 2026. During these works approximately 1-3m width of the boundary scrub/overgrown hedgerow and understorey was also cleared, degrading the potential habitat for nesting birds, dormice, and great crested newts during their terrestrial phase. The adjacent pond was not directly impacted during these works, but direct connectivity of habitat from the site boundary has been lost. A single line of thin scrub/ immature trees has been retained on the south boundary” (Hone Ecology, September 2026).

Though no description of the pond was provided in previous ecological reports, the pond on site P1 was subject to a Habitat Suitability Index (HSI) assessment which scored 0.79, corresponding to ‘excellent’ suitability for great crested newts. The PEA confirmed a great crested newt survey undertaken on the pond in 2019 (Lizard, 2019) found it to “contain a moderate population of great crested newts” (Hone Ecology, August 2022). In 2026, it was found that “the pond on site has not been directly impacted by the clearance works undertaken on the southern boundary of the site. Its general condition was unchanged from previous site visits with bank boundary vegetation intact, although habitat connectivity with the southern boundary scrub has been broken. The extent of emergent vegetation and water quality was unchanged since the previous survey” (Hone Ecology, September 2026).

The wider landscape is a mosaic of farmland with hedges, with the town of Burgess Hill to the east. There are no statutory designated sites within a 2km radius of the site but one non-statutory Local Wildlife Site (LWS), Pond Lye, is present approximately 1700m northeast of the site.

## 2.3 Retained and Proposed Habitats: Value for Protected Species

In line with the Proposed Site Layout Plan (drawing no. 0126/P5; MJB Architecture, 2026) and Proposed Soft Landscaping Plans (drawing nos. HBA-1009-201 to HBA-1009-206, Rev A; Huskisson Brown Associates, 2026), existing habitats along the northern, western, and southern peripheries comprising scrub, mature trees, pond P1, and the drainage ditch will be retained while proposed habitats comprise scattered individual trees, native, species-rich hedgerows, grasslands, 2no. attenuation ponds, and sealed surfaces.

Baseline and post-development suitability for protected species is summarised in *Table 2.3* below. Baseline suitability for protected species was informed by the most recent Ecology Update Walkover Report undertaken by Hone Ecology dated September 2026. Post-development suitability for protected species was determined by the retained and proposed habitats as informed by the Proposed Site Layout Plan (drawing no. 0126/P5; MJB Architecture, 2026), Proposed Soft Landscaping Plans (drawing nos. HBA-1009-201 to HBA-1009-206, Rev A; Huskisson Brown Associates, 2026), and the Planting Schedule (drawing no. HBA-1009-207 Rev A; Huskisson Brown Associates, 2026).

*Table 2.3: Baseline and post-development suitability for protected species*

| Species / Group                         | Baseline Suitability                                                                                                                                                                                                                                                                                                                                                                              | Post-Development Suitability                                                                         |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| Great Crested Newts & Common Amphibians | The habitat quality on the southern boundary has been reduced due to the ditch clearance works, but the pond and remainder of boundary scrub habitats remain suitable to support great crested newts and other amphibians.                                                                                                                                                                        | Retained boundary scrub and pond P1 are suitable for great crested newts and other amphibians.       |
| Reptiles                                | A reptile survey was undertaken on the site in 2023 with no reptiles identified on the site, confirming likely absence.<br><br>Despite the current management of the site, the grasslands, pond, and boundary scrub on site remain suitable habitats for common reptile species.                                                                                                                  | Retained boundary scrub and pond P1 are suitable for sheltering and foraging common reptile species. |
| Nesting Birds                           | The boundary scrub and trees on the boundaries and scattered trees within the site provide suitable nesting potential for birds.<br><br>The current management of the site maintains a sub-optimal grassland habitat for ground-nesting birds.                                                                                                                                                    | Retained boundary scrub and mature trees are suitable for nesting birds.                             |
| Badgers & Hedgehogs                     | The current walkover indicated no activity by badger on the site, with no signs observed. However, scrub on site still provides low potential to support badgers.<br><br>The scrub and grassland areas provide moderate potential to provide cover and foraging opportunities for hedgehogs.                                                                                                      | Retained boundary scrub is suitable for foraging, commuting, and sheltering badgers and hedgehogs.   |
| Roosting Bats                           | No further signs of bat roosting potential were identified on the trees on the site which are impacted by the planned works. For the low potential trees identified on the site, it is understood that these are not impacted by the planned works. The remainder of the immature and semi-mature trees which are impacted by the planned works were with negligible potential for roosting bats. | Retained trees with low roosting potential remain suitable for roosting bats.                        |

| Species / Group | Baseline Suitability                                                                                                                                                                                                                                                                         | Post-Development Suitability                                                                                                                                                                                                                                                                                         |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hazel Dormice   | Given the single dormouse nest identified during the dormouse survey at Parcel 931 approximately 250m to the northeast in 2025, the potential for dormice on the current site has been increased to moderate. The principal habitats of value comprise the boundary scrubs and mature trees. | Retained boundary scrub and mature trees are suitable for foraging and commuting hazel dormice.<br><br>Boundary connectivity will be retained along the south and west, and additional hedge planting undertaken along the south and east boundaries of the site to increase suitable habitat for protected species. |

## 2.4 Sensitive Timings for Notable Species

Given the continued suitability of retained and proposed habitats for notable species, *Table 2.4* below outlines the seasonal constraints with regards to management regimes and notable species.

*Table 2.4: Constraints with regards to protected species and management regimes*

| Species / Group                         | Seasonal Constraints           |                                          | Habitat to be Managed                                                                                                                                                 |
|-----------------------------------------|--------------------------------|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                         | Optimal Working Window         | High-Risk Working Window                 |                                                                                                                                                                       |
| Great Crested Newts & Common Amphibians | March – October                | November – February                      | <ul style="list-style-type: none"> <li>Boundary scrub</li> <li>Ditch</li> <li>Pond P1</li> <li>Grasslands immediately adjacent to boundary scrub and ponds</li> </ul> |
| Reptiles                                |                                |                                          |                                                                                                                                                                       |
| Nesting Birds                           | September – February           | March – August                           | <ul style="list-style-type: none"> <li>Boundary scrub</li> <li>Trees</li> </ul>                                                                                       |
| Badgers & Hedgehogs                     | January – December             | N/A                                      | <ul style="list-style-type: none"> <li>Boundary scrub</li> <li>Ditch</li> </ul>                                                                                       |
| Roosting Bats                           | November – March               | Mid-May – September                      | <ul style="list-style-type: none"> <li>Trees</li> </ul>                                                                                                               |
| Hazel Dormice                           | May<br>Mid-September – October | June – mid-September<br>November – April | <ul style="list-style-type: none"> <li>Boundary scrub</li> <li>Trees</li> </ul>                                                                                       |

### 3 Roles & Responsibilities

The identities of the developer are not currently known and as such, the management body(ies), legal and funding mechanisms cannot be agreed without these details and so in the circumstances the applicant proposes to provide those details no less than one month before the relevant work commences.

The following key personnel, once known, will be responsible for the management and implementation of works in accordance with the LEMP, with their respective responsibilities:

**Site Owner(s):** *TBC following site sale*

**Main Contractor:** *TBC following site sale*

- Ensure all contractors and site personnel comply with the LEMP.

**Site Manager:** *TBC following site sale*

- Communicate the LEMP and other related documents to all employees.
- Ensure all necessary training is given to personnel to ensure required levels of environmental competence.

**Biodiversity Champion:** *TBC following site sale*

- A senior leader with operational authority (e.g. site manager or project manager) who will oversee and enforce all actions specified in the approved LEMP.
- Serve as the point of contact for any queries relating to the creation or management prescriptions outlined within this LEMP from site personnel.
- Management of all necessary documentation to demonstrate compliance with relevant legislation.
- Ensuring that the LEMP is updated as and when required and agreed with the LPA.

## 4 Management Measures for Retained Habitats

In line with the Proposed Site Layout Plan (drawing no. 0126/P5; MJB Architecture, 2026), existing habitats along the northern, western, and southern peripheries comprising scrub, mature trees, pond P1, and the drainage ditch will be retained. This section details the objectives and management prescriptions for the retained habitats of value.

### 4.1 Boundary Scrub

#### Objectives

- To reinstate boundary scrub/understorey along the southern periphery of the site (up to 3m in width lost circa March 2026) in order to reestablish the habitat connectivity for commuting herptiles and/or hazel dormice.
- To preserve the structure and connectivity for foraging and/or commuting bats, herptiles, hazel dormice, badgers, and hedgehogs.

#### Management Prescription

- **The degraded 1-3m scrub boundary along the southern periphery of the site must be reinstated.** It is recommended that the lost scrub be replaced with more species richness, to include native species such as hawthorn, hazel, bramble, honeysuckle, and dogwood.
- Scrub maintenance to prevent encroachment should ideally be undertaken in November, which is outside the nesting bird season (March to August inclusive) and after the dormice active season (end of October).
- To maximise structural diversity and ecological functionality, general maintenance should comprise low-impact rotational thinning using light machinery such as chainsaws or handsaws. Boundary scrub should be divided into blocks of management zones to undergo coppicing (maximum 10%) of a single block every 3 years on a 15-20 year rotation. Select areas should have stems cut back to 150-300mm above ground level while retaining a continuous interlocking canopy top.
- Any deadwood generated could be stacked along boundary scrub lines to create natural hibernacula or log piles for herptiles, hedgehogs, or invertebrates.

### 4.2 Trees

#### Objectives

- To preserve the structural integrity, health, and ecological value of retained mature and semi-mature trees, enhancing their capacity to support roosting bats, nesting birds, and saproxylic invertebrates while ensuring public safety.

#### Management Prescription

- Ensure no ground compaction or excavation occurs within the identified Root Protection Areas (RPAs) of retained trees (GRS Consultancy, 2023).
- Where safety permits, retain trees with natural senescence, decay, and deadwood.
- Pruning should be limited to essential health, safety, or structural reasons. Any pruning works to retained trees previously identified with bat roost value will need to be subject to further survey efforts to ensure no roosting bats will be impacted. Any pruning works must avoid the active bird nesting season between 01 March and 31 August inclusive.
- Any deadwood generated from necessary pruning could be stacked along boundary scrub lines to create natural hibernacula or log piles for herptiles, hedgehogs, or invertebrates.

## 4.3 Pond P1

### Objectives

- To preserve the favourable ecological condition of the pond as well as the 'good' great crested newt suitability (Habitat Suitability Index or HSI of 0.79) of the retained pond P1.
- To ensure risks of injury or disturbance of great crested newts are kept at a sufficiently low level.

### Management Prescription

- Maintain strict pollution prevention measures within the surface water catchment and prohibit chemical herbicides, fertilisers, or pesticides within a 20m buffer zone around the pond.
- Retain all existing log and brash piles or stone features within 10m of the pond, if present.
- Conduct localised, hand-clearance of aquatic vegetation if macrophyte cover exceeds 80% between September and October, but take care to retain extensive strands of fine-leaved species as they are favoured egg-laying plants. This will require ecological supervision due to the confirmed population of great crested newts within pond P1. Retain all cleared plant material on the immediate bank edge for 48 hours prior to removal to allow aquatic invertebrates or amphibians to return to the water.
- Maintain bankside vegetation as needed in October, ensuring no more than 60% (ideally no more than 30%) of the pond is cast in shade from oversailing vegetation.
- Maintain a 5-10m uncut grassland/tall herb buffer around the pond perimeter year-round, with no more than 50% of which to be cut on a 2-year rotation in September to October to a height of no less than 150mm.
- No ground-disturbing works, heavy tracking, or stump removal to be undertaken within a 10m buffer zone during winter months.
- Every 3-5 years, the HSI of the pond should be reevaluated by a qualified ecologist.
- A visual inspection for invasive species should be undertaken during site inspection visits by an ecologist in April to October. If any are identified, an Invasive Species Management Plan may be required to eradicate any invasives.

## 4.4 Drainage Ditch

### Objectives

- To maintain the drainage functionality of the retained ditch while preserving its ecological value as a corridor for a range of floral and faunal species.

### Management Prescription

- Bankside vegetation should be maintained on a 2-year rotation using a sectional staggered method using hand tools. The ditch should be divided into blocks of management zones (25-50m each), with alternating blocks to undergo bankside vegetation maintenance annually in November, with no more than 50% of the total bank length cut per year. Cut no lower than 100-150mm above ground and always leave an uncut 1-2m continuous strip of tall vegetation at the bottom of the bank where the bank meets the water. Remove all cut vegetation from the banksides within 24 hours of cutting to prevent nutrient enrichment.
- Maintain strict pollution prevention measures within the surface water catchment and prohibit chemical herbicides, fertilisers, or pesticides within a 10m buffer zone around the ditch.
- A visual inspection for invasive species should be undertaken during site inspection visits by an ecologist in April to October. If any are identified, an Invasive Species Management Plan may be required to eradicate any invasives.

## 5 Creation Methods & Management Measures for Proposed Habitats

The following sections detail the proposed strategies for habitat creation as informed by the Proposed Soft Landscaping Plans (drawing nos. HBA-1009-201 to HBA-1009-206, Rev A; Huskisson Brown Associates, 2026) and Planting Schedule (Drawing No. HBA-1009-207 Rev A; Huskisson Brown Associates, 2026) alongside management requirements to ensure their sustained efficacy. Measures to protect retained habitats during the construction phase are outlined in the accompanying CEMP (ACP, 2026).

### 5.1 Trees and Ornamental Shrubs

#### Overview

A total of 78no. standalone trees are proposed across the site, comprising:

- 21no. *Acer campestre* (heavy standard)
- 15no. *Betula pendula* (standard)
- 12no. *Crataegus monogyna* (standard)
- 15no. *Malus sylvestris* (standard)
- 15no. *Prunus avium* (heavy standard)

A mix of native shrubs are proposed across the site, comprising *Cornus sanguinea*, *Crataegus monogyna*, *Ligustrum vulgare*, *Prunus spinosa*, *Sambucus nigra*, *Viburnum lantana*, and *Viburnum opulus*.

#### Objectives

- To plant a range of trees and shrubs that will provide pollinating, foraging, commuting, and refuge opportunities for protected and/or notable species groups including amphibians, bats, birds, hedgehogs, and reptiles.
- Ensure that good horticultural practice is employed to encourage the long-term health and vitality of all trees and shrubs.
- Ensure well-balanced crowns and/or natural shape by preventing over-competition.

#### Creation Method

Planting is recommended to take place between October and March, as such timing helps ensure better rooting and subsequent establishment, including faster growth during the first growing season.

All planting areas shall be weed- and grass-free prior to planting. If planting areas are weed infested, weed growth is to be strimmed, the arisings removed, and re-growth hand-picked. All new planting beds are to be excavated to 450mm depth and made up with 450mm topsoil.

Each tree will be planted in a pit whose sides and bases are broken up and left with a slightly raised centre to assist drainage and root penetration. Specifically:

- Heavy standard trees are to be planted in tree pits of 1200mm diameter by 700mm deep, with pits made up of 400mm topsoil and 300mm subsoil.
- Standard trees are to be planted in tree pits 1000mm diameter by 500mm deep, with pits made up of 300mm topsoil and 200mm subsoil.

Each shrub will be planted in a hole three times as wide as the supplied pot and of a similar depth. Mixed areas will comprise groups of 5-7 of the same species.

Root balls will be soaked thoroughly in water before planting and root balls will be loosened to expose restricted roots before planting. The planted trees and shrubs will then be backfilled, ensuring there are no air pockets around roots or any roots protruding out of the ground. Backfill for trees is to

include 25% organic matter/peat free compost and a proprietary water retention gel to manufacturer's recommendations. An irrigation pipe with cap should also be added around the root ball of each tree.

Immediately following planting, bark mulch should be applied. For standard trees, a mulch circle 750mm diameter and to a depth of 50mm shall be established around the base of the standard trees. For other shrubs, bark mulch should be applied at a depth of 50mm. Mulch shall be graded ornamental bark mulch with an even particle distribution of 5-35mm.

Standard trees shall be secured with a peeled larch 50mm diameter double short stake. The stakes should be cut to 900mm above ground level and secured with a cushioned tie.

### Management Prescription

- Chemical fertilisers are not to be utilised at any point as its usage will encourage vigorous grasses and weeds to dominate under the canopy area.
- If required, additional guards will be provisioned to facilitate the growth and protect the trees from damage. Any stakes and guards will be checked annually every autumn to replace or fix any broken or damaged provisions.
- Watering will be undertaken before and after planting and as necessary. Provide more water during periods of drought and less water during times of prolonged rain.
- Spent flowers will be removed through 'deadheading' twice annually, once in late spring and once in autumn, to allow plants to place more energy into re-growth.
- Bark mulch should be checked annually in autumn to reduce competition by weeds and other undesired growth.
- Annually during winter, a light dressing of well-rotted manure should be applied at the base. Note the overuse of manure fertilisers will encourage vigorous grasses and weeds to grow.
- Any planting failures must be checked annually during autumn for the first five years of establishment.
- Any pruning works must avoid the active bird nesting season between 01 March and 31 August inclusive. Any deadwood generated from routine pruning could be stacked along boundary scrub lines to create natural hibernacula or log piles for herptiles, hedgehogs, or invertebrates.

## 5.2 Native, Species-Rich Hedgerows with Trees

### Overview

Double staggered native, species-rich hedgerows with trees are proposed across the site, comprising *Acer campestre*, *Acer campestre* (Feather :3 brks :BR), *Cornus sanguinea*, *Corylus avellana*, *Crataegus monogyna*, *Ilex aquifolium*, *Quercus robur* (Feather :3 brks :BR), and *Viburnum opulus*.

### Objectives

- To ensure native species only are planted.
- To create dense hedgerows that will provide foraging, commuting, and refugia opportunities for notable species groups including bats, birds, badgers, and hedgehogs.
- Ensure cultural techniques are employed which use a variety of mulches and organic fertilisers and which minimise the use of chemicals and peat wherever possible.

### Creation Method

Planting is recommended to take place between November and March, as such timing helps ensure better rooting and subsequent establishment, including faster growth during the first growing season.

Prepare the ground by excavating two continuous trenches set 50cm apart, each approximately 60-90cm wide and one spit (or spade blade) deep. Proposed hedge trenches shall be weed and grass

free and well cultivated to a fine tilth prior to planting, incorporating 25% organic matter/peat free compost. Soils that become waterlogged in winter may require a permanent drainage system.

Root balls will be soaked thoroughly in water before planting, and root balls will be loosened to expose restricted roots before planting. Plant in randomised single-species blocks (3-5 individual plants) with each plant spaced 40cm apart in a staggered manner across both rows, forming a continuous zigzag pattern of alternating points set between two parallel lines (*Figure 1* pictured below). Ensure the following ratio of species for each section of hedgerow, as well as appropriately placed trees in line with the Proposed Soft Landscaping Plans (drawing nos. HBA-1009-201 to HBA-1009-206, Rev A; Huskisson Brown Associates, 2026):

- *Acer campestre* (5%)
- *Acer campestre* (Feather :3 brks :BR; 15%)
- *Cornus sanguinea* (5%)
- *Corylus avellana* (10%)
- *Crataegus monogyna* (50%)
- *Ilex aquifolium* (5%)
- *Quercus robur* (Feather :3 brks :BR; 5%)
- *Viburnum opulus* (5%)

Hedge plants will be protected by biodegradable spiral guards and supported with bamboo canes. *Ilex aquifolium* will be planted in biodegradable shrub shelters. Bark mulch should be applied at a depth of 75mm. Mulch shall be graded ornamental bark mulch with an even particle distribution of 5-35mm.

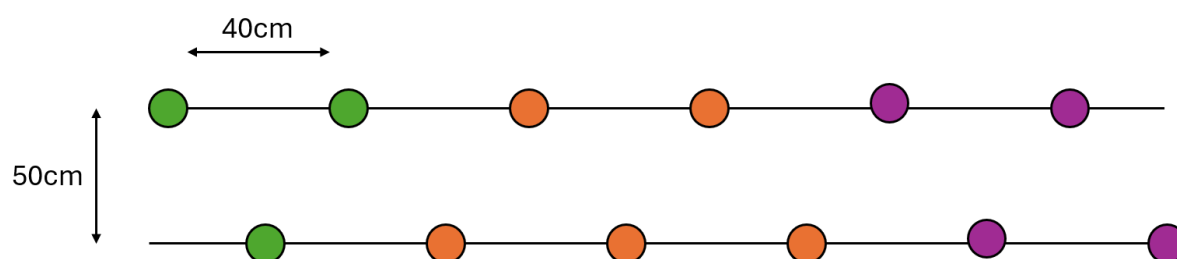


Figure 1: Example schematic of a segment of a 0.4Ctr double-staggered hedgerow at 0.5m offset from a bird's eye view, including single-species blocks represented by different colours; not to scale

### Management Prescription

- Chemical fertilisers are not to be utilised at any point as their usage will encourage vigorous grasses and weeds to dominate.
- Watering will be undertaken before and after planting and as necessary. Provide more water during periods of drought and less water during times of prolonged rain.
- Weeds and other undesired ground flora will be removed when required and checked twice annually in early spring and autumn.
- Annually during winter, a light dressing of well-rotted manure should be applied at the base. Note the overuse of manure fertilisers will encourage vigorous grasses and weeds to grow.
- Any planting failures must be checked annually during autumn for the first five years of establishment.
- Once hedges have reached their desired size, pruning works are to be undertaken in winter after any berry-producing plants have finished. Winter pruning works will also avoid the active bird nesting season between 01 March and 31 August inclusive and active dormice period up to the end of October. Any deadwood generated from routine pruning could be stacked along boundary scrub lines to create natural hibernacula or log piles for herptiles, hedgehogs, or invertebrates.

## 5.3 Species-Rich Amenity Grasslands

### Overview

Species-rich amenity grassland parcels are proposed across the site. This is proposed to be seeded with Weald Meadow Seed Mix or similar alternative which comprises 30% wildflowers (ideally including yellow rattle *Rhinanthus minor*) and 70% grasses.

### Objectives

- To create a successful grassland that will provide a clean appearance along primary road frontages, parking areas, and estate entrances as well as a buffer between operational areas and the edge habitats retained.
- Employ techniques that use organic fertilisers and minimise the use of chemicals wherever possible.

### Creation Method

Seeding is best undertaken in autumn, between September and October, or in spring, between March and April.

For areas of ground currently covered by vegetation, any existing weeds will be removed through repeated cultivation and the land subsequently ploughed/turned to bury all remaining vegetation. Following which, soils should be reduced to a fine, firm tilth with good crumb structure to a depth of 150mm prior to seeding, with surface stones/earth clods exceeding 10-20mm removed. Seeding should be carried out in two equal sowings at right angles to each other to avoid gaps. Grass seeds to be sown at a rate of 4g/m<sup>2</sup> in accordance with manufacturer's recommendations. Take care to not incorporate or cover the seeds, but firm in with a roller or by treading.

### Management Prescription

- Chemical fertilisers are not to be utilised at any point as its usage will either encourage vigorous grasses and weeds to dominate, or cause large areas of bare ground due to inhospitable growing conditions.
- The first cut should be undertaken once the sward has reached around 10cm in the first year of establishment, after any yellow rattle has seeded; this will permit light and air to reach the establishing seedlings and also promote germination of other slower germinating seeds.
- Following the first year of establishment, the grasslands can be mown as frequently as monthly within the growing season (April and October) as long as the sward is not too short (at least 25-40mm tall). To permit flowering, mowing can be relaxed from May. However, a tall grass/herb sward should be maintained along the scrub margins.
- Mowing of grasslands adjacent to the retained boundary scrub and all 3no. ponds should be done with care due to their continued suitability for notable species groups such as amphibians and reptiles. Mowing in these areas should be conducted systematically by mowing towards boundary scrub habitats, for example starting at one end of an area and moving slowly back and forth. This would allow any animals to feel the vibrations from the mower and move out of harm's way and into retained habitats. Suitable cutting techniques are shown in *Figure 2* pictured opposite.
- All cuttings should be left in situ for 3-5 days, before turning and drying the cuttings prior to removal. This will allow any seeds embedded within to drop and will also allow for the reintroduction of any invertebrates present.

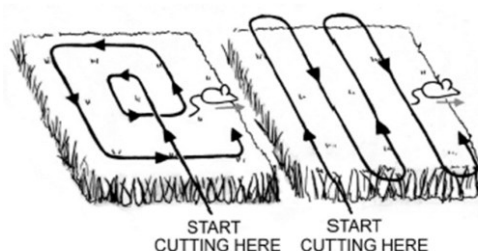


Figure 2: Schematic representations of suitable systematic cutting techniques

## 5.4 Attenuation Ponds

### Overview

2no. attenuation ponds will be created centrally along the southern periphery of the site to aid surface water drainage.

The basins of the proposed attenuation ponds are proposed to be seeded with Emorsgate EM8 Meadow Mixture for Wetlands or a similar alternative which responds well to wet soils with impeded drainage.

### Objectives

- To establish and maintain the attenuation ponds that will maintain functional hydraulic capacity without compromising surface water management.

### Creation Method

For pond creation, follow specifications as outlined in Appendix A of The Surface Water Drainage Scheme (HOP Consulting Ltd., 2026).

For grassland seeding, seeding is best undertaken in autumn, between September and October, or in spring, between March and April.

For areas of ground currently covered by vegetation, any existing weeds will be removed through repeated cultivation and the land subsequently ploughed/turned to bury all remaining vegetation. Following which, soils should be reduced to a fine, firm tilth with good crumb structure to a depth of 150mm prior to seeding, with surface stones/earth clods exceeding 10-20mm removed. Seeding should be carried out in two equal sowings at right angles to each other to avoid gaps. Grass seeds to be sown at a rate of 4g/m<sup>2</sup> in accordance with manufacturer's recommendations. Take care to not incorporate or cover the seeds, but firm in with a roller or by treading.

### Management Prescription (HOP Consulting Ltd., 2026)

- Chemical fertilisers are not to be utilised at any point.
- Litter, debris, excessive algae, invasive species, and floating vegetation are to be removed as required monthly and after major storm events.
- Conduct quarterly visual inspections of inlets, outlets, control structures, and headwalls for blockage, damage, and free flow conditions.
- Conduct quarterly visual inspections of pond side slopes, banks, embankments, and the permanent water line to identify signs of erosion, scour, settlement, burrowing animal activity, or structural instability.
- Twice annually, once in spring and once in autumn, the health and coverage of marginal and aquatic plantings will be assessed, with planting failures replaced and managed as required.
- Inspect forebays and pond base for sediment accumulation and monitor storage capacity annually.
- As required, remove accumulated sediment from forebays and pond areas when capacity is significantly reduced (typically every 5-10 years).
- As required, repair any erosion, damaged structures, outlets, embankments, or other defects.

## 6 Monitoring & Remedial Triggers

### 6.1 Monitoring & Reporting

A suitably qualified ecologist will inspect the site in Years 1, 3, and 5 during the establishment phase, followed by 5-yearly updated walkovers. Surveys will focus on:

- Health and establishment rate of new boundary scrub gap plantings.
- Habitat suitability for Great Crested Newts (GCN) at retained pond P1.
- Structural connectivity and scrub maintenance along boundary habitats.

A brief Ecological Monitoring Compliance Report will be submitted to the LPA within two months following each monitoring site visit.

### 6.2 Triggers for Remedial Action

As the proposed attenuation ponds will serve primarily as a SuDS system, their monitoring and reporting should be delegated to a qualified SuDS engineer as opposed to the attending ecologist. The target ecological features and trigger points for remedial actions are summarised in *Table 6.2* below.

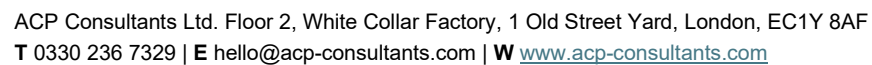
*Table 6.2: Triggers for remedial action during monitoring visits*

| Target Feature                                                       | Performance Indicator                                                                                                        | Remedial Trigger Point(s)                                                                                                                                                                                                                                                                                     | Corrective Action / Contingency                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Retained scrub (and replacement scrub gap planting) and mature trees | Healthy establishment of scrub gap planting and good structure of scrub as well as the preservation of retained mature trees | <ul style="list-style-type: none"> <li>■ Gap planting of scrub has not established</li> <li>■ Poor vegetation structure of scrub, either with lack of clearings or poor connectivity</li> <li>■ Unauthorised or excessive pruning works on trees, especially those identified with bat roost value</li> </ul> | <ul style="list-style-type: none"> <li>■ Replacement scrub gap planting during the next planting season using matching native stock</li> <li>■ Re-evaluation of scrub maintenance prescriptions by a qualified individual</li> <li>■ Report any modifications to identified potential roosting features for bats to the LPA</li> </ul> |
| Retained pond P1                                                     | Maintenance of breeding and terrestrial great crested newt habitats                                                          | <ul style="list-style-type: none"> <li>■ Aquatic vegetation chokes &gt;80% of open water surface area</li> <li>■ Poor vegetation structure surrounding pond P1</li> <li>■ Invasive non-native species detected</li> </ul>                                                                                     | <ul style="list-style-type: none"> <li>■ Target hand-thinning of vegetation in late autumn under ecologist supervision</li> <li>■ Immediate eradication protocol if invasives are found and if needed, contact a specialist</li> </ul>                                                                                                 |
| Retained ditch                                                       | Maintenance of bankside vegetation                                                                                           | <ul style="list-style-type: none"> <li>■ Encroachment of scrub over 20%</li> <li>■ Invasive non-native species detected</li> </ul>                                                                                                                                                                            | <ul style="list-style-type: none"> <li>■ Target hand-thinning of vegetation in November</li> <li>■ Immediate eradication protocol if invasives are found and if needed, contact a specialist</li> </ul>                                                                                                                                |

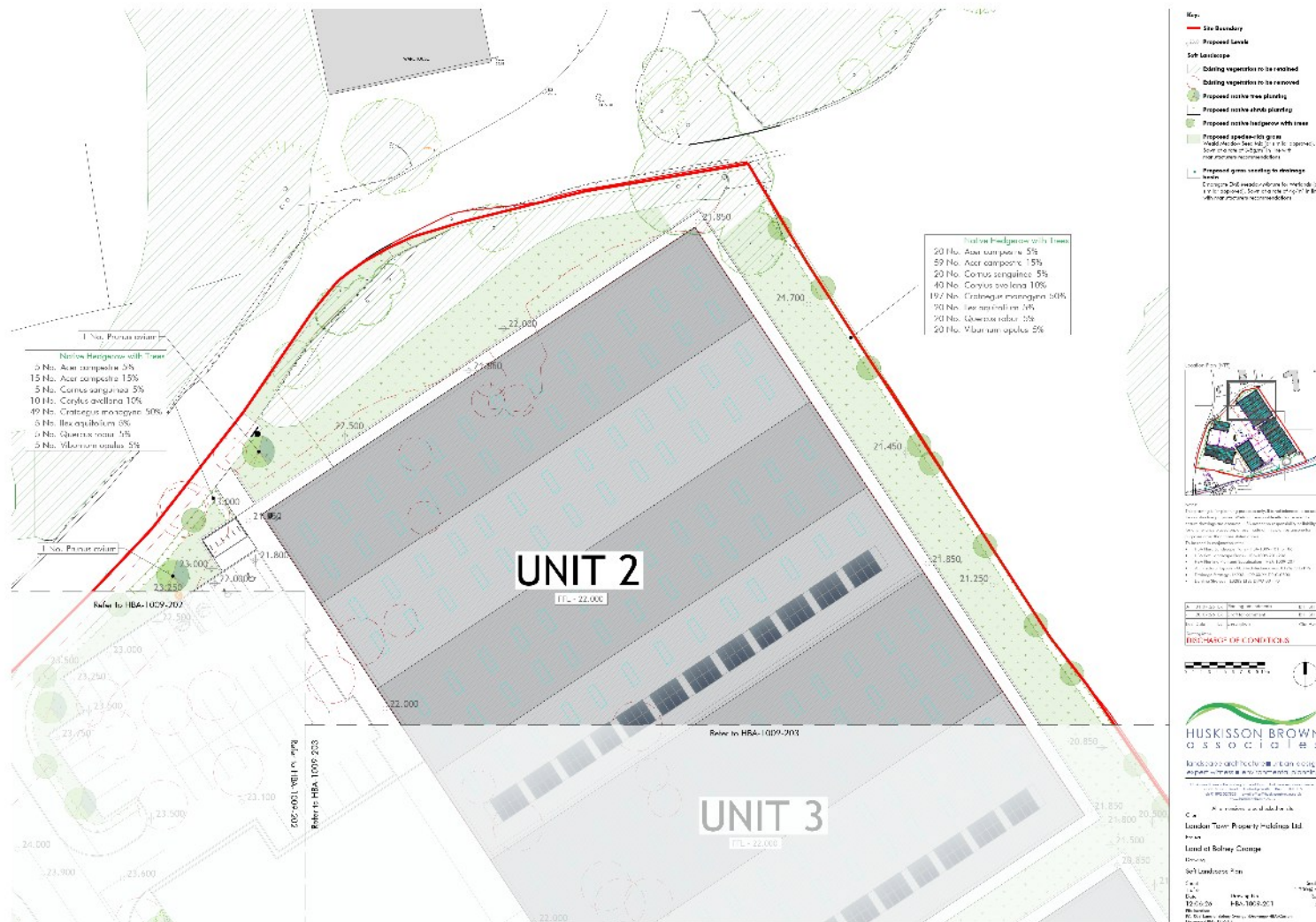
| Target Feature                                            | Performance Indicator            | Remedial Trigger Point(s)                                                                                   | Corrective Action / Contingency                                                                                                                                                      |
|-----------------------------------------------------------|----------------------------------|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proposed trees and shrubs and native hedgerows with trees | Healthy establishment and growth | <ul style="list-style-type: none"> <li>Sapling failure exceeds 15% in any single monitoring year</li> </ul> | <ul style="list-style-type: none"> <li>Replacement planting during the next dormant season (Oct-Mar) using matching native stock</li> <li>Apply mulching/weed suppression</li> </ul> |

## 7 Annual Works Schedule

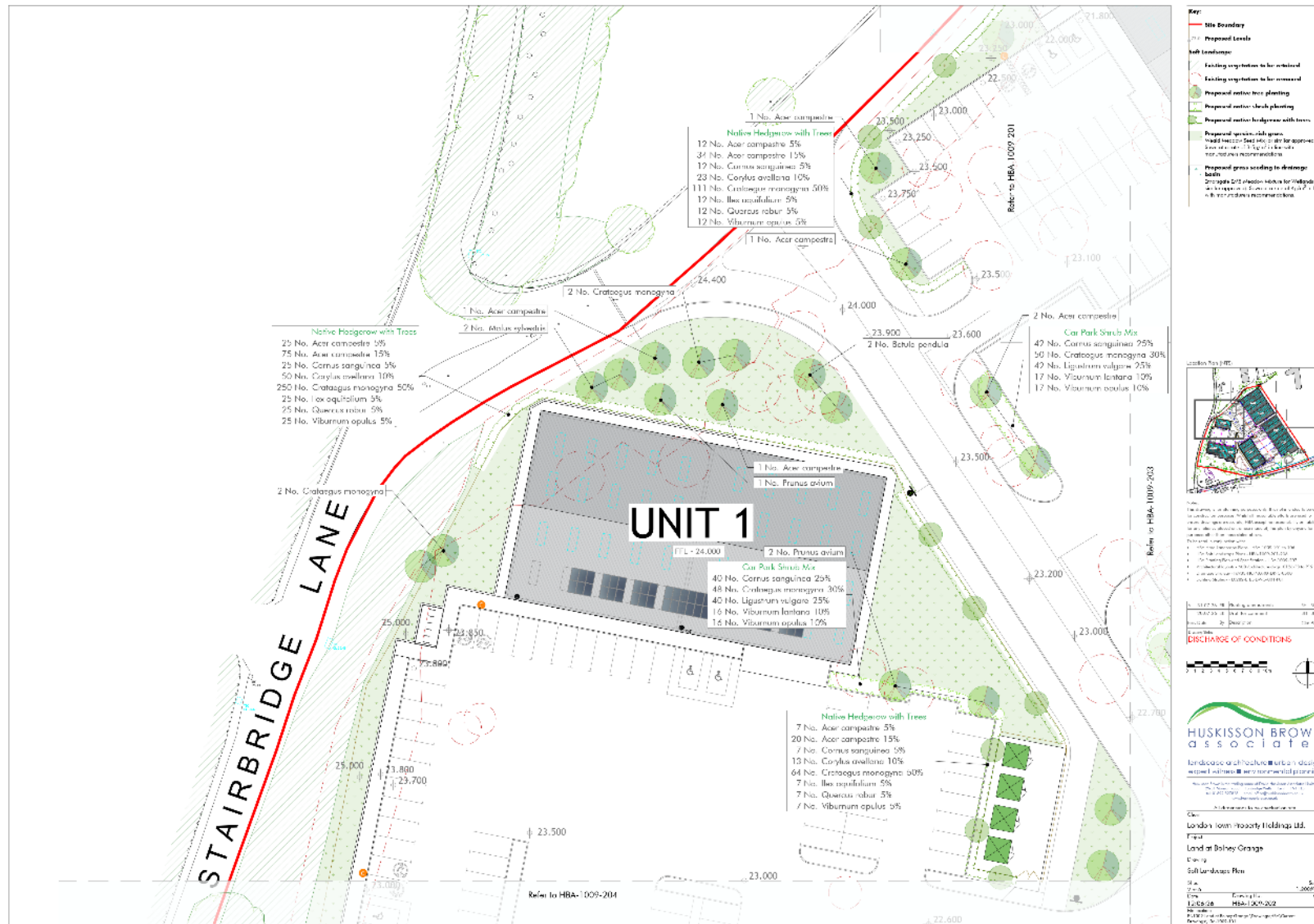
| Management Prescription & Relevant Habitats                                                                                                              | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Frequency                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|---------------------------------------------|
| Planting trees, shrubs (including gap planting of degraded boundary scrub), and hedgerows                                                                | ✓   | ✓   | ✓   |     |     |     |     |     |     | ✓   | ✓   | ✓   | Year 1, and replacement plantings as needed |
| Bark mulch application and installation of stakes, guards, or other protective features for planted trees, shrubs, and hedgerows                         | ✓   | ✓   | ✓   |     |     |     |     |     |     | ✓   | ✓   | ✓   | Immediately after planting                  |
| Bark mulch reapplication for planted trees, shrubs, and hedgerows                                                                                        |     | ✓   | ✓   | ✓   |     |     |     |     | ✓   | ✓   | ✓   |     | Twice annually                              |
| Weeding understorey of hedgerows                                                                                                                         |     | ✓   | ✓   | ✓   |     |     |     |     | ✓   | ✓   | ✓   |     | Twice annually                              |
| Manure application for planted trees, shrubs, and hedgerows                                                                                              |     |     |     |     |     |     |     |     |     | ✓   | ✓   | ✓   | Annually                                    |
| Deadheading for planted trees, shrubs, and hedgerows                                                                                                     |     |     | ✓   | ✓   |     |     |     |     |     | ✓   | ✓   | ✓   | Twice annually                              |
| Hedgerow pruning                                                                                                                                         | ✓   | ✓   |     |     |     |     |     |     |     |     | ✓   | ✓   | As needed                                   |
| Sowing grasslands                                                                                                                                        |     |     | ✓   | ✓   |     |     |     |     | ✓   | ✓   |     |     | Year 1                                      |
| Mowing of grasslands (not immediately adjacent to boundary scrub or ponds)                                                                               |     |     |     | ✓   | ✓   | ✓   | ✓   | ✓   | ✓   |     |     |     | Up to monthly during the growing season     |
| Assess health and coverage of aquatic plants & replacement plantings as needed                                                                           |     |     | ✓   | ✓   |     |     |     |     |     | ✓   | ✓   | ✓   | Twice annually                              |
| Visual inspections of inlets, outlets, control structures, headwalls, pond side slopes, banks, embankments, and permanent waterline of attenuation ponds |     |     | ✓   |     |     | ✓   |     |     | ✓   |     |     | ✓   | Quarterly annually                          |
| Removal of debris or sediment and repairs of attenuation ponds                                                                                           |     |     | ✓   |     |     | ✓   |     |     | ✓   |     |     | ✓   | As needed                                   |
| Rotational block maintenance of boundary scrub                                                                                                           |     |     |     |     |     |     |     |     |     |     | ✓   |     | Annually                                    |
| Tree pruning works for trees without bat value                                                                                                           | ✓   | ✓   |     |     |     |     |     |     |     | ✓   | ✓   | ✓   | As needed                                   |
| Pond P1 maintenance (selective hand-clearance of aquatic vegetation within ponds under ecological supervision and bankside vegetation maintenance)       |     |     |     |     |     |     |     |     | ✓   | ✓   |     |     | As needed                                   |
| Rotational block maintenance of bankside vegetation of ditch                                                                                             |     |     |     |     |     |     |     |     |     |     | ✓   |     | Annually                                    |



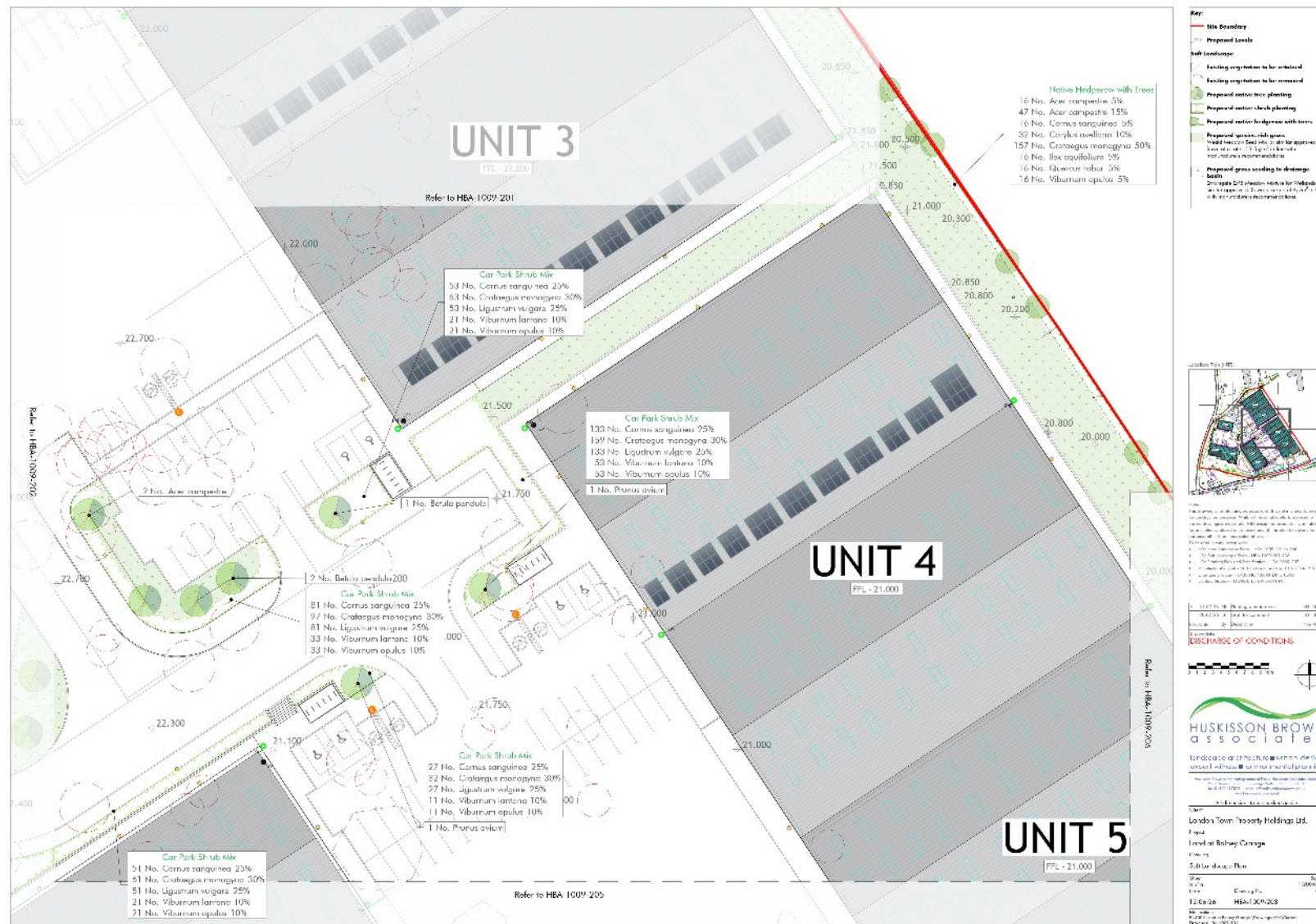
## Appendix 2: Proposed Soft Landscaping Plans & Planting Specifications

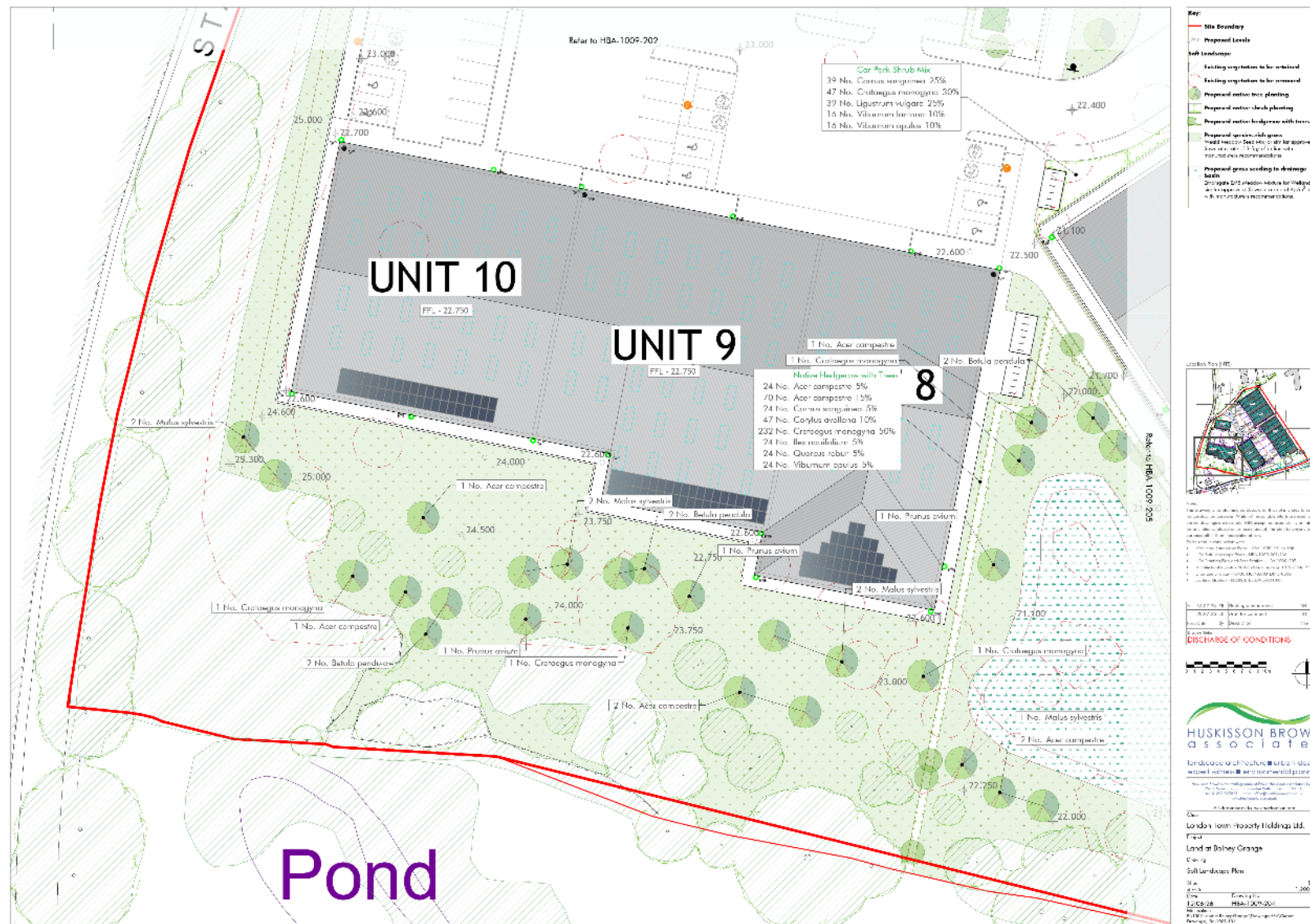


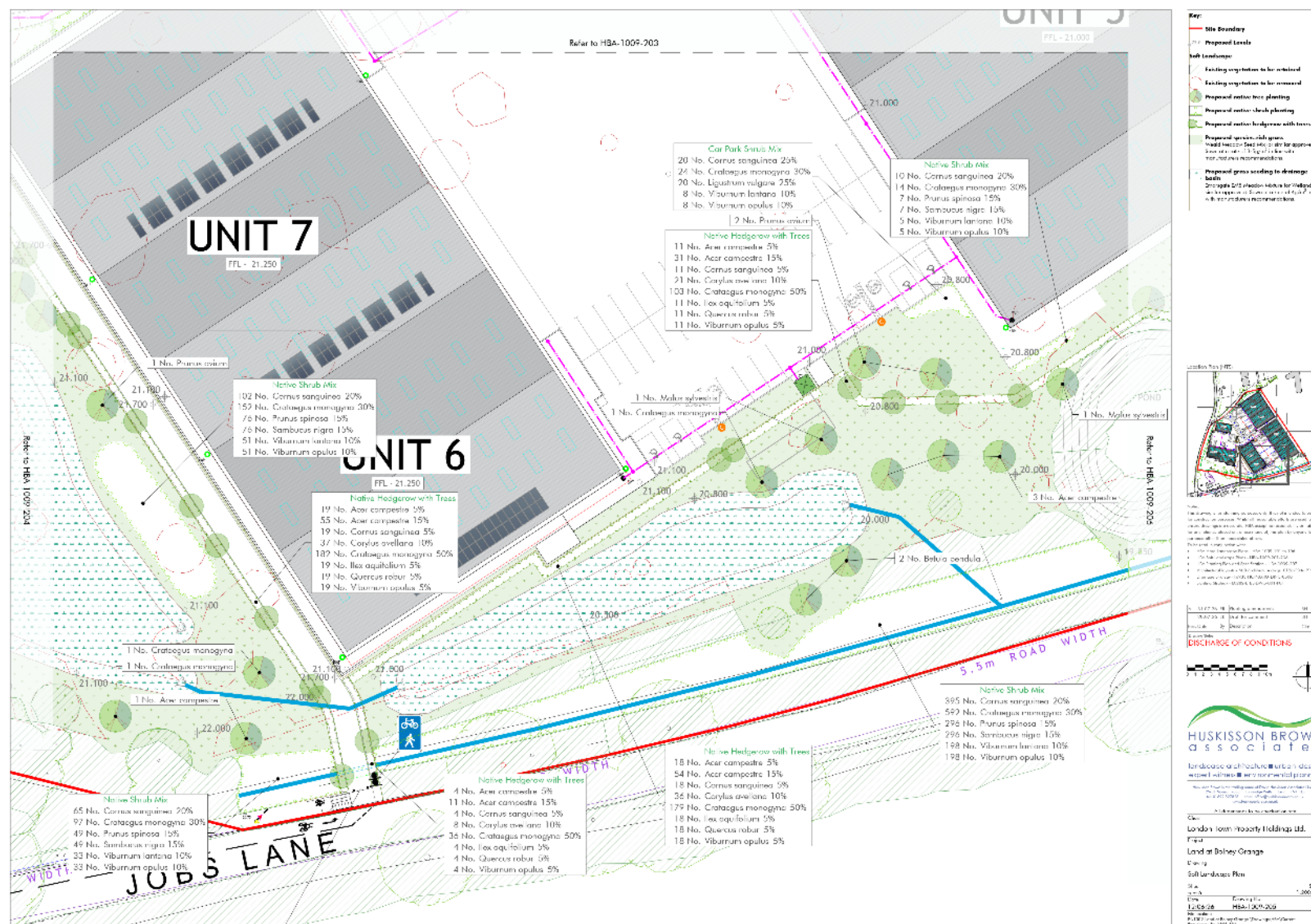
Landscape and Ecological Management Plan  
Land at Bolney Grange Industrial Park, Jobs Lane, Hickstead, West Sussex



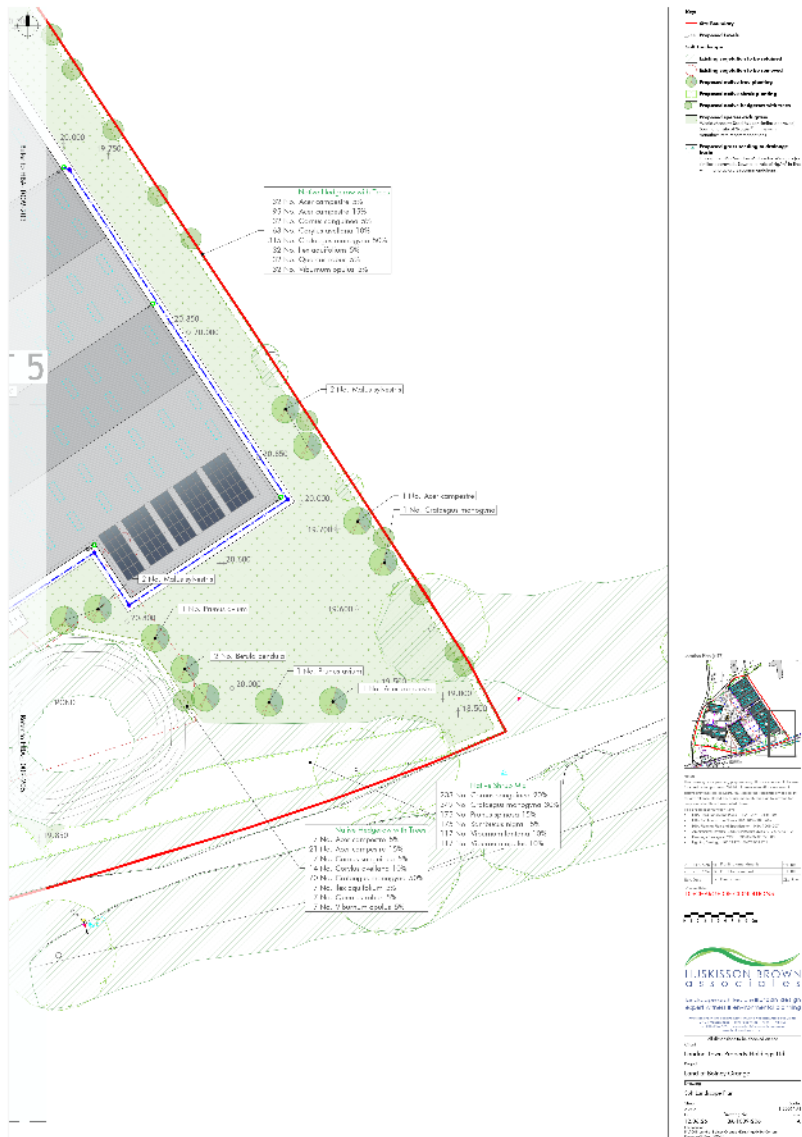
Landscape and Ecological Management Plan  
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Landscape and Ecological Management Plan  
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Landscape and Ecological Management Plan  
Land at Bolney Grange Industrial Park, Jobs Lane, Hickstead, West Sussex

### Planting Schedule

| Number | Species                    | Soeciation                | Height      | Girth     | Density         |
|--------|----------------------------|---------------------------|-------------|-----------|-----------------|
| 21     | <i>Acer compositum</i>     | Heavy Standard Clear Stem | 175-200 <50 | 400-450cm | 12-14cm Counted |
| 19     | <i>Betula pendula</i>      | Standard Clear Stem       | 175-200 <30 | 300-350cm | 10-12cm Counted |
| 17     | <i>Crataegus mongolica</i> | Standard Clear Stem       | 175-200 <30 | 300-350cm | 10-12cm Counted |
| 15     | <i>Malus alpestris</i>     | Standard Clear Stem       | 175-200 <30 | 300-350cm | 10-12cm Counted |
| 16     | <i>Prunus avium</i>        | Standard Clear Stem       | 175-200 <50 | 400-450cm | 12-14cm Counted |

## Native Hedgerow

| Number | Species                  | Sex/Fronton    | Height   | Pat Sex | Locality                        |
|--------|--------------------------|----------------|----------|---------|---------------------------------|
| 200    | <i>Acer compositae</i>   | Female/J 3 brs | 29-150cm | 0.4C/D  | Double Staggered at 0.5m offset |
| 567    | <i>Acer compositae</i>   | 1-1 BR         | 50-80cm  | 0.4C/D  | Staggered at 0.5m offset        |
| 700    | <i>Carus sanguinea</i>   | 1-1 BR         | 60-80cm  | 0.4C/D  | Double Staggered at 0.5m offset |
| 394    | <i>Corylus avellana</i>  | 1-1 BR         | 60-80cm  | 0.4C/D  | Double Staggered at 0.5m offset |
| 940    | <i>Quercus monoagris</i> | 1-1 BR         | 60-80cm  | 0.4C/D  | Double Staggered at 0.5m offset |
| 940    | <i>Quercus monoagris</i> | 1-1 BR         | 60-80cm  | 0.4C/D  | Double Staggered at 0.5m offset |
| 700    | <i>Quercus robur</i>     | Female/J 3 brs | 29-150cm | 0.4C/D  | Double Staggered at 0.5m offset |
| 200    | <i>Viburnum opulus</i>   | 1-1 BR         | 50-80cm  | 0.4C/D  | Double Staggered at 0.5m offset |

**Native Shrub Moss**

| Number | Species                   | Succession                | Height  | Density          |
|--------|---------------------------|---------------------------|---------|------------------|
| 1291   | <i>Carex sanguinea</i>    | 1-1: Branched: 3 bris: BR | 40-60cm | 4/m <sup>2</sup> |
| 1785   | <i>Onoclea monogramma</i> | 1-1: Branched: 3 bris: BR | 40-60cm | 4/m <sup>2</sup> |
| 486    | <i>Ligustrum vulgare</i>  | 1-1: Branched: 3 bris: BR | 40-60cm | 4/m <sup>2</sup> |
| 603    | <i>Fernus spinosa</i>     | 1-1: Branched: 3 bris: BR | 40-60cm | 4/m <sup>2</sup> |
| 605    | <i>Semecarpus niger</i>   | 1-1: Branched: 3 bris: BR | 40-60cm | 4/m <sup>2</sup> |
| 600    | <i>Viburnum latifolia</i> | 1-1: Branched: 3 bris: BR | 40-60cm | 4/m <sup>2</sup> |
| 600    | <i>Viburnum opulus</i>    | 1-1: Branched: 3 bris: BR | 40-60cm | 4/m <sup>2</sup> |

### Outline Specifications Notes:

### Ecdysis Vegetation

- Existing vegetation to be protected during construction works

### Ground Preparation and Planting

- All underground trees to be checked and located before commencing planting work.
- All planting and seeding areas shall be weed and grass free prior to planting.
- All new planting beds to be excavated to a minimum depth of 300mm (to comply with the BS 3303:2012 2.3.1) finished soil levels over the subgrade. The depth of the planting bed shall be 300mm above the finished ground level. Topsoil to include 22% organic material (free from peat).
- All plants to conform to the National Plant Specification. Container grown plants can be planted soil any time if ground conditions are suitable. Plants are selected regionally. However, planting will be installed between 7th month of June and August due to high water demands.
- Planting beds shall incorporate a priority, slow-release fertilizer is added in and to the manufacturer's recommendations and shall be well mixed into the topsoil. The fertilizer shall be applied to a depth of 50mm after planting. Much shall be applied around trees/ shrubs with an even particle distribution of 0-20mm.
- Planting furrows to be planted in groups of 3 or 7 of the same species. Narrow hedges to be planted in groups of 3 or 5 of the same species.

### Collection

- Prior to cultivation / planting / seeding areas are weed infested, weed growth is to be trimmed, the ridings removed and re-growth hand picked. Cultivation shall not be undertaken within the root protection area of any trees / shrubs to be retained, without prior agreement from the Local Planning Authority. Where required, fossil shall be cultivated by hand or machine prior to planting, with minimal compaction by machine.

### Tree Planting

- Heavy standard hoses to be installed in two pits of 1200mm diameter by 700mm deep. Pits to be made up of 400mm topsoil and 300mm subsoil.
- Standard hoses to be planned in two pits of 500mm diameter by 500mm deep. Pits to be made up of 300mm topsoil and 200mm subsoil.
- Sides and bases of the pits are to be broken up and left with a slightly raised crown to assist drainage and root penetration.
- Backfill to include 25% organic matter/peat compo and a proprietary water retainer gel to manufacturers recommendations.
- An irrigation pipe with cap should also be added around the root ball of each bush.
- Standard pits shall be secured with a standard 50mm diameter metal rod stake. The stakes should be set to the 500mm allow ground level and secured with a neobutyl line.
- Stake shall be 750mm diameter and to a depth of 50mm shall be established around the bases of the standard trees.

### Hedgerow planting

- Proposed hedge trenches shall be weeded and grass free, and well cultivated to a fine finish prior to planting incorporating 25% organic matter/peat free compost.
- Native mixed hedges to be double staggered, planted 400mm centres. Transplants to be root dipped prior to planting.
- Hedge plants to be protected by biodegradable spiral guard and supported with bamboo cane. Tree saplings to be planted in mesh structure.

## Grass seeding

- Soil should be reduced to a fine, firm tilth with good crumb structure to a depth of 150mm prior to seeding, with surface stones/earth clods exceeding 10-20mm removed. Seeding should be carried out in two equal sowings at right angles to each other to avoid gaps.
- Grass seeds to be sown at rate of 4g/m<sup>2</sup> in accordance with manufacturer's recommendations.

### Maintenance

- Ensure adequate watering in the first year of planting to aid establishment, particularly between May to August.
- Top up mulch annually in spring.
- Replace any dead or diseased plants with in the next planting season (May-March).
- Ensure planting beds are kept weed free using hand weed control only.

#### Timing of planting

- Tree planting - October to March
- Native hedgerow and shrub planting - November to February
- Grass seeding - September to October or March to April

[illegible]