



BIODIVERSITY ENHANCEMENT LAYOUT

Land off Folders Lane, Burgess Hill

On behalf of: Jones Homes (Southern) Ltd

Client:	Jones Homes (Southern) Ltd			
Project:	Land off Folders Lane, Burgess Hill			
Reference:	LLD3589-ECO-REP-005-00-BEL			
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Validity:

This report is valid for 18 months from the date of the site visit. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified ecologist to assess any changes in the habitats present on site, and to inform a review of the conclusions and recommendations made.

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1.0 INTRODUCTION

1.1 Lizard Landscape Design and Ecology has been commissioned by Jones Homes (Southern) Ltd to provide a Biodiversity Enhancement Layout (BEL) for Land off Folders Lane, Burgess Hill (*Grid Reference: TQ 32962 17935 – hereafter referred to as 'the site'*).

1.2 This report has been produced to allow the discharge of the below planning condition.

No development shall be carried out above ground slab level unless and until there has been submitted to and approved in writing by the Local Planning Authority A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Impact Assessment (Lizard Landscape Design and Ecology, May 2024), shall be submitted to and approved in writing by the local planning authority. The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (as amended) and in accordance with policy DP38 of the Mid Sussex District Plan and 180 of the NPPF.

1.3 This report has been produced based on the following data and surveys:

- Ecological Impact Assessment (LLDE, 2023)
- General Arrangement Plan (LLDE, 2025)
- Soft Landscape Specification (LLDE, 2025)

1.4 It is anticipated that the initial landscape contractor as appointed by the main contractor will be responsible for any defects identified within 12 months of implementation. After this 12-month period all management as detailed within this report will be undertaken by a suitable management company as appointed by the contractor.

2.0 AIMS AND OBJECTIVES

2.1 Aims

- 2.1.1 The aim of this Biodiversity Enhancement Plan has been to;
- To maximise biodiversity value of the scheme.
 - To ensure that proposed enhancement measures are appropriately managed into the future.
 - To provide a long-term management plan of the site.

2.2 Objectives of the Proposals

- 2.2.1 The below objectives have been identified, which when implemented, shall ensure the aims of the EDS are achieved:
- To provide locations suitable to implement the proposed enhancements.
 - To provide a landscape scheme which provides shelter and foraging opportunities for a range of species. This is achieved through the provision of species which offer a known wildlife value, such as those listed on 'RHS Plants for Pollinators'.
 - To create habitat areas at the optimal time of year for their successful establishment.
 - To manage areas of grassland, hedges, shrubs and trees to maximise flowering and fruiting abundance.
 - To provide additional habitat opportunities for birds, bats and invertebrates through the provision of suitable boxes.

3.0 COMPENSATION AND ENHANCEMENT MEASURES

- 3.1 The following features are proposed as compensation and enhancement measures. For location of planting areas please refer to the outline landscape plan.

Wildflower Grassland

- 3.2 Areas highlighted within the General Arrangement Plan (LLDE, 2025), such as the western boundary and area surrounding the proposed SuDS, are to be sown with specified native wildflower seed mixes. Please refer to the Soft Landscape Specification (LLDE, 2025).
- 3.3 Following vegetation removal and riddling of topsoil as appropriate to remove any foreign objects, the seed bed shall be prepared to a fine tilth. Seed shall be surface sown and applied by hand or machine. The seed should not be incorporated or covered but firmed in with a roller, or by treading, to give good soil/seed contact. There will be an initial flush of weed growth, but the initial cut shall be carried out in August, revealing the young meadow, which can then be kept short by grazing or mowing through to the end of March of the following year. Any residual perennial weeds such as docks can then be dug out. Cuttings should be left for a few days to release remaining seeds and arisings removed after any cut.

Wildflower management – Year 2 onwards

- 3.4 Undesirable weeds to be pulled by hand. Fertiliser use is to be avoided as it encourages grasses which outcompete wildflower species. Detailed grassland management is provided in the associated Landscape Specification (LLDE, 2025).

Rectification of Defects

- 3.5 Any bare patches are to be prepared and reseeded with the specified wildflower mix in optimal weather to ensure germination (e.g. during spring or autumn) as and when needed.

- 3.6 Where monitoring identifies the dominance of grasses within the sward, additional seeding with yellow rattle shall be undertaken. Yellow rattle (*Rhinanthus minor*) is a root hemiparasite which parasitises the roots of meadows plants such as grasses and legumes, thereby impeding their growth. The additional sowing of yellow rattle would be used after the final cut of the year to suppress any vigorous grass growth. Seeds to be sown following scarification to create 50% bare ground.

Native Scrub Planting

- 3.7 Scrub planting is proposed to the northern, western and southern boundaries of the site and shown within the General Arrangement (LLDE, 2025). Species such as hazel *Corylus avellana* have been chosen to provide a foraging resource for wildlife throughout the year.
- 3.8 Planting pits shall be excavated to a depth and size that contains the plant's root system and allows the collar of the plant (*the mark on the tree where it has been growing above ground*) to be level with the top of the soil. The soil shall be carefully backfilled in layers, ensuring the plant is held upright, and each layer should be carefully firmed down. Please refer to the associated soft landscape scheme for species lists and planting densities.
- 3.9 Once established, scrub can be managed annually in winter to avoid impacts upon nesting birds and dormice when required to avoid encroachment into the grassland and residential site areas. Such works should be carried out with handheld tools only such as strimmers, cutting scrub down no lower than 30cm and never removing stumps unless consulting with an appropriately qualified ecologist. The appointed landscape contractor responsible for ongoing management shall be provided with the soft landscaping general arrangement drawing to be used as a guide as to where the footprint of the boundary scrub will be retained.

Native Tree / Hedge Planting

- 3.10 Scattered tree planting is proposed to the southern, western and northern boundaries of the site, as well as around the SuDS basin. Further to this, native hedgerows have been proposed along much of the retained boundary scrub to provide an ecotonal edge between the proposed residential development and the boundary woodland and scrub habitats. Species such as hawthorn *Crataegus monogyna* and field maple *Acer campestre* have been chosen to provide a nectar resource for invertebrates, as well as seeds and berries to support foraging birds.
- 3.11 Planting pits shall be excavated to a depth and size that contains the plant's root system and allows the collar of the plant (*the mark on the tree where it has been growing above ground*) to be level with the top of the soil. The soil shall be carefully backfilled in layers, ensuring the plant is held upright. Trees are to be supported by stakes and ties as appropriate. All ties are to be checked twice yearly or following bad weather for their soundness and effectiveness. Any defective ties or stakes are to be removed and replaced as appropriate. All plants shall be watered as may be required to maintain healthy growth following planting, during the maintenance period and subsequently in cases of extreme drought (Trees – 5Ltr's per tree, Shrubs 1Ltr each, Grass 5Ltr's/m²). Watering to commence following 10 consecutive days of no rainfall, during the months of June to August. Newly planted trees should not be regularly pruned, and any works only undertaken for safety considerations. Different lengths of hedges should be cut in alternate years to allow species to flower and fruit on the previous year's growth. Pruning of hedgerows should be carried out in winter (to avoid disturbance of dormice) and in such a way to encourage a dense hedgerow.

Wildlife Boxes

Bat Boxes

- 3.12 2no. Single Crevice Bat Box and 2no. Small Hollow Bat Box as supplied by www.greenwoodsecohabitats.co.uk (or equal and agreed) shall be installed to the southern aspect of suitable mature trees around the site, suggested locations noted on the Biodiversity Enhancement Plan (Figure 01). Once installed, bat boxes must only be moved or checked by a licenced ecologist.

Bird Boxes

- 3.13 2no. Vivara Pro Seville 32mm WoodStone Nest Box and 2no. Vivar Pro Seville 28mm WoodStone Nest Box, as supplied by NHBS (or equal and agreed) shall be installed to the northern aspect of suitable mature trees as noted on the Biodiversity Enhancement Plan (Figure No. 01).

Invertebrate Boxes

- 3.14 3no. Woodstone Insect Block (or equal and agreed), suitable for solitary bees, as supplied by NHBS shall be installed to trees within in a sunny position near areas of wildflower seeding within the site, suggested locations noted on the Biodiversity Enhancement Plan (Figure No. 01).
- 3.15 All wildlife boxes should be installed under the supervision of a suitably qualified ecologist to ensure proper placement.

Maintenance

- 3.16 The bat boxes specified above do not require any cleaning. A visual inspection should be carried out annually to ensure the boxes remain in good condition and securely affixed to the trees.

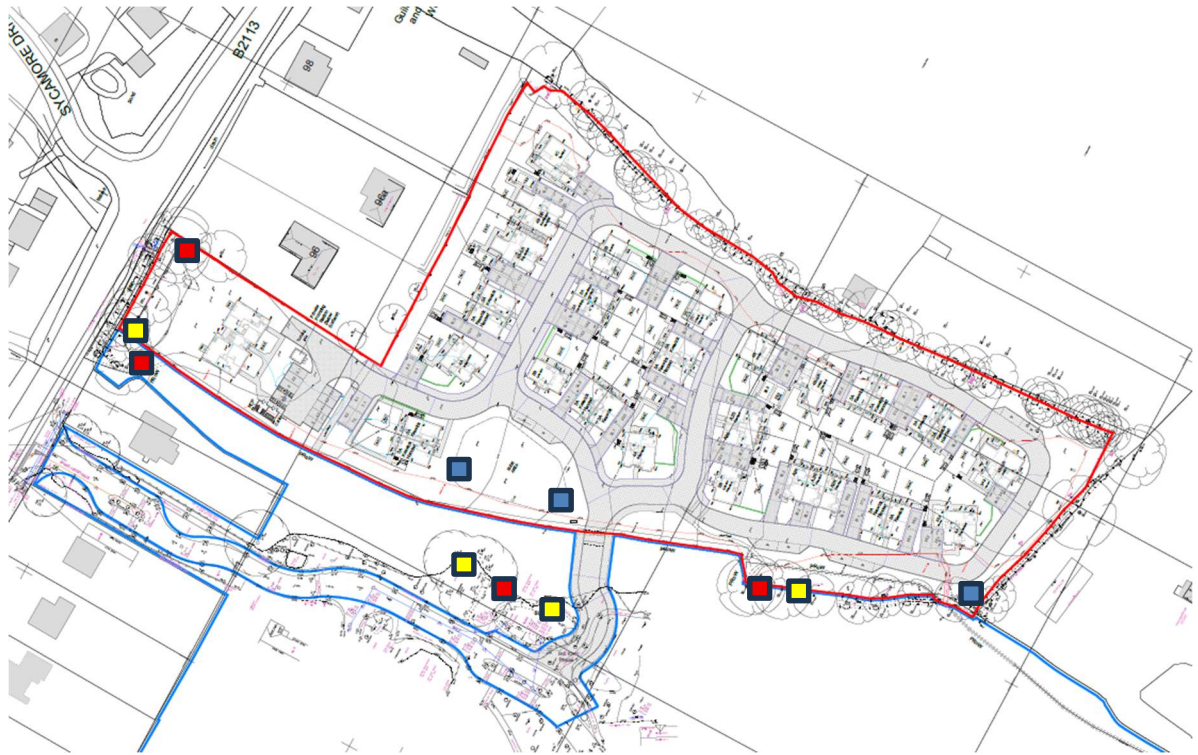


Figure No. 01 – Biodiversity Enhancement Plan

Recommended wildlife box locations

Invertebrate boxes ■

Bird boxes ■

Bat boxes ■