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Project: Woodside Grange, Woodsland Road, Hassocks, West Sussex, BN6 8EX

LPA reference: DM/23/2687

Drawing title: Biodiversity Enhancement Layout – Short-form Plan to accompany BNG Statement

Client: Trevor Lock

Consultant: ROAVR Group – Principal Ecologist

Drawing status: Draft for review

Scale: To be read alongside Reserved Matters plans.

Base: To be overlaid on the latest RM site layout/landscape GA when issued.

This plan illustrates the package of proportionate biodiversity enhancements to satisfy local policy expectations at Reserved Matters, consistent with the outline permission conditions and the submitted PEA. Measures are keyed for easy transfer to the RM landscape drawings and to aid condition discharge without a full BNG metric.

General notes

1. Retain all existing woodland and boundary hedgerows except where RM access or visibility splays are essential. Any unavoidable loss to be compensated on a like-for-like or better basis on-site.
2. Protect retained trees and hedgerows in accordance with BS 5837:2012 using tree protection fencing and no-dig construction where required.
3. All native species and mixes to be locally appropriate to the High Weald/Low Weald context. Substitutions only by ecologist approval.
4. Aftercare periods are minimum 5 years with replacement of failures in the next planting season.

5. External lighting to follow the sensitive lighting notes on this sheet and the RM lighting plan.

Keyed enhancements.

E1 Native hedgerow creation and gapping-up: Establish new lengths and reinforce existing hedgelines where breaks occur, delivering equal or greater length than any short sections removed for access. Indicative mix (rural edge): hawthorn 40%, blackthorn 20%, hazel 10%, field maple 10%, holly 5%, dog rose 5%, spindle 5%, guelder rose 5%. Plant as double staggered row at 5–6 plants per metre. Include hedgerow trees at 1 per 30 m, alternating oak, field maple and small-leaved lime.

E2 Native standard and heavy-standard tree planting: Focus within open space and along boundaries to strengthen structure and foraging. Indicative palette: pedunculate oak, field maple, downy birch, wild cherry, small-leaved lime, rowan. Pit sizes and staking to BS 8545:2014 with irrigation pipes as required.

E3 Pond creation/enhancement: Create 2 x wildlife ponds with varied margins and shelves. No fish introduction. Plant native emergent and marginal communities. Provide a minimum 2 m unmown buffer around the pond.

E4 Woodland management compartments: Light selective thinning to release retained stems, coppice hazel where present, retain standing and fallen deadwood, introduce understorey whips of hazel, holly and hawthorn to increase structural diversity. Manage invasive non-native shrubs by phased removal.

E5 Nesting and roosting provision: Install a minimum of 2 bat boxes and 2 bird boxes per new dwelling or at least 20 units across the scheme, whichever is fewer, using a mix of integrated and tree-mounted types. Bat boxes to be sited on retained mature trees or integrated into buildings at 4–6 m height on east, south-east or south aspects near commuting features. Bird boxes include 32 mm hole, 28 mm hole and open-front types placed 3–4 m high and away from direct lighting.

E6 Wildflower grassland enhancement: Convert selected amenity grassland strips and POS into species-rich swards using a neutral low-fertility mix suitable for Sussex clay loams. Preparation to include nutrient reduction where feasible, autumn sowing at 4 g/m², and a cut-and-collect regime with a spring cut and two late summer cuts.

E7 Deadwood, log and brash habitat piles: Locate within woodland edge and hedgerow bases at roughly 1 per 100 m, using arisings from site management.

E8 Hedgehog highways and small-mammal permeability: Provide 130 mm by 130 mm holes at the base of garden fences at least one per plot on shared boundaries. Avoid gravel boards without openings.

E9 SuDS and rain garden planting: Where SuDS features are present, plant with native wet-tolerant forbs and grasses appropriate to attenuation and conveyance functions; manage to avoid nutrient build-up and maintain infiltration.

Sensitive lighting notes (apply to all RM lighting)

L1 Maintain dark corridors along woodland edges, hedgerows and the pond with target baseline of 0.5 lux at habitat edges and 0 lux on the water surface; demonstrate with isolux plots on the RM lighting plan.

L2 Use warm spectrum light sources of 2700 K or lower, full cut-off luminaires, and back-shields where columns abut sensitive habitat.

L3 Curfew controls and dimming after 22:00; avoid upward light spill and column siting within 10 m of key linear features where practicable.

Management and aftercare summary

M1 Hedgerows: Trim on a two- or three-year rotation outside bird breeding season, allowing flowering and berrying. Replace failures annually in years 1–5.

M2 Trees: Watering in years 1–3, formative pruning in winter year 3, replace failures above 10% in years 1–5.

M3 Pond: Control invasive species annually, maintain 50–70% marginal cover, remove silt on a 7–10-year cycle as required.

M4 Grassland: Follow cut-and-collect regime; remove arisings to maintain low soil fertility and species richness.

Plan annotations to add when base layout is provided

A. Mark retained woodland with hatch and label as retained and managed.

B. Indicate hedgerow breaks required for access and corresponding E1 compensatory planting lengths.

C. Show locations of E5 bat and bird boxes with symbols and schedules keyed to unit types.

D. Plot isolux lines from the RM lighting design and confirm compliance with L1–L3.

Legend (for drafting on GA)

Retained woodland – dark green hatch

Retained hedgerow – solid green line

New native hedgerow (E1) – dashed green line

New native trees (E2) – green dots with species code

Pond/pond enhancement (E3) – blue outline with marginal buffer

Wildflower grassland (E6) – light green stipple

Deadwood/brush piles (E7) – brown triangle symbol

Hedgehog highway (E8) – small square icon on boundary

Lux contour 0.5/1.0/5.0 – red isolux lines with labels

Compliance cross-reference

This plan supports the short-form BNG Statement confirming no net loss of habitat and qualitative uplift via embedded enhancements. It is intended to accompany Reserved Matters and subsequent condition discharge submissions.