



LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

Site: Selsfield Road, Ardingly

Client: Antler Homes

15.05.2026

Version 001



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Survey Data	Survey data are valid for 12 to 18 months from the date the survey was undertaken.		

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The information which we have prepared and provided is true and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct.

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1. Summary

Site Details
• Site Address: Selsfield Road, Ardingly, RH17 6UF, West Sussex. • OS grid reference (Central Point): TQ 34534 29898. • Approximate Area of Site: 26,100 m² (2.61 ha).
Scope of Works
• The brief was to prepare a Landscape and Ecological Management Plan (LEMP) for approval by Mid Sussex District Council. This LEMP has been prepared in accordance with planning condition 21 of planning reference: DM/22/1575 (Mid Sussex District Council, 2023). • This document should be referred to in combination with the previous Preliminary Ecological Appraisal report (Greenlink Ecology Ltd., 2022) in addition to the Biodiversity Enhancement Scheme (BES) (aLyne Ecology Ltd., 2026), Construction and Environmental Management Plan (CEMP) (aLyne Ecology Ltd., 2026), BNG report (aLyne Ecology Ltd., 2026) and relevant landscape and architectural drawings.
Development Proposals
As shown in Figure 1 (Huskisson Brown Associates, 2026), the development proposals are for the following: • Loss of trees T22, T23, T24, T25, G2a-d & T34. • Loss of approximately 15m of line of trees habitat to facilitate a new access road on the northern site boundary. • Loss of approximately 4m of native hedgerow habitat on the eastern boundary to facilitate two new footpath access points. • Loss of modified grassland, tall forbs, bramble scrub, bare ground and artificial unvegetated unsealed surface. • Creation of 35 dwellings with associated hard standing and vegetated garden habitats. This will include all amenity lawns within the rear gardens of private dwellings. The front garden areas have been input as a combination of mixed scrub, hedgerows, trees, other neutral grassland and ground level planter habitats rather than vegetated garden, as they will be managed by a landscape contractor for the 30-year management period. • Communal spaces to include additional areas of mixed scrub, other neutral grassland, SUDS (1), tree planting (175), and species-rich native hedgerow planting (3). These features will also be managed by a landscape contractor for the 30-year management period
Landscape and Ecological Management Plan – Aims and Objectives
This LEMP relates to on-site biodiversity enhancements as outlined below, which should be subject to a full Habitat Management and Monitoring Plan (HMMP) secured via a pre-commencement planning condition: • Wildflower grassland.

- Private garden lawns.
- Shrub and Herbaceous Planting.
- SUDS (grass, edge, shrub mixes and tree planting)
- Native and species-rich native hedgerow planting.
- Mixed tree planting.
- Private front gardens.
- Further ecological enhancements (bat boxes, bird boxes, hedgehog houses/highways, invertebrate hibernacula, reptile hibernacula).

Management, Monitoring and Persons Responsible

A full HMMP should dictate the creation, management and monitoring of proposed habitats (where applicable) as well as persons responsible for at least a 30 year period in line with mandatory BNG guidance.

- Wildflower grassland – subject to manufacturer’s instructions and 30-year monitoring schedule by suitably qualified landscape contractor
- Private garden lawns – creation subject to manufacturer’s instructions and no further monitoring required.
- Shrub and Herbaceous Planting - subject to a 30-year monitoring schedule by suitably qualified landscape contractor.
- SUDS (grass, edge, shrub mixes and tree planting) - subject to a 30-year monitoring schedule by suitably qualified landscape contractor
- Native and species-rich native hedgerow planting - subject to a 30-year monitoring schedule by suitably qualified landscape contractor
- Mixed tree planting - subject to a 30-year monitoring schedule by suitably qualified landscape contractor
- Private front gardens - subject to a 30-year monitoring schedule by suitably qualified landscape contractor
- Further ecological enhancements (bat boxes, bird boxes, hedgehog houses/highways, invertebrate hibernacula, reptile hibernacula) – to be repaired/replaced as required.

2. Introduction

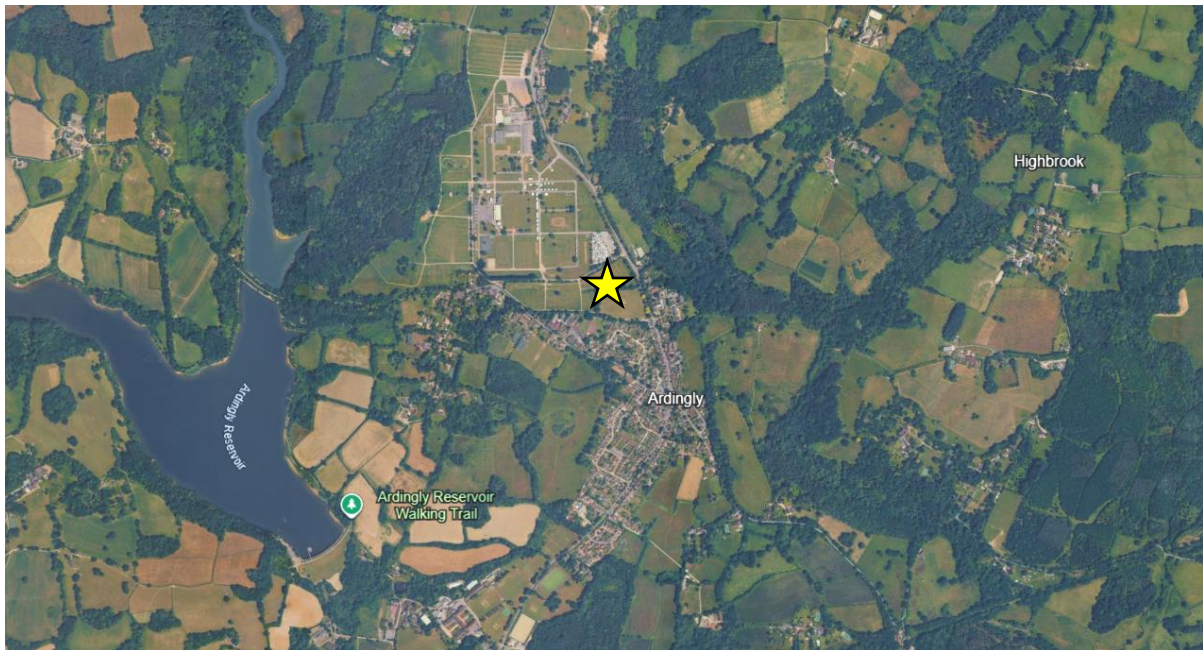
2.1 Site Description

Table 1 provides details of the site, intended as a summary of key features, derived from aLyne Ecology's Biodiversity Net Gain (BNG) Design Stage Report (aLyne Ecology Ltd., 2026), and the online data search sourced from Magic (Natural England, 2025).

Table 1. Site Details

Site Name	Selsfield Road, Ardingly
Site Address	Selsfield Road, Ardingly, RH17 6UF, West Sussex
OS Grid Reference (Centre of Site)	TQ 34534 29898
Approximate Total Area of Site	2.61 ha (26,100 m ²)
Landowner and Local Authority	Antler Homes, Mid Sussex District Council
Geology and Soils	Slightly acidic, loamy and clayey soils with impeded drainage
Hydrology	Slightly impeded drainage
Nature Conservation Designations	None on site
Other Designations	• High Weald Area of Outstanding Natural Beauty (AONB) • Within 7km Ashdown Forest SPA and SAC zone of influence
The Woodland Trust Ancient and Notable Tree Inventory	None on site
Biodiversity Opportunity Area	None on site
National Habitat Network	• Network Enhancement Zone 1 (Natural England, 2020) • Network Enhancement Zone 2 (Natural England, 2020)
Current Land Use	The site is currently a peripheral part of the South of England Agricultural Showground and there is no existing built form on the site. Given its location in relation to the wider showground, the site is infrequently utilised, with use as a car parking and dog walking area
Surrounding Habitats and Land Use	Surrounding habitats comprise a mixture of existing residential development associated with Ardingly village, agricultural and pasture fields, parcels of woodland, reservoirs and scattered residential and industrial buildings
Urban Context / Locality	Land west of Selsfield Road, Ardingly is located to the north of the settlement of Ardingly. The site constitutes approximately 2.5 ha of land, bounded to the north by the South of England Agricultural Showground, to the east by the B2028, to the west by Street Lane, and to the south by the existing settlement of Ardingly village. Ardingly Reservoir Local Nature Reserve (LNR) is located approximately 1. km to the west of the site
Connectivity to Wider Landscape	The site has good connectivity via existing lines of trees to areas of Priority Habitat woodland and waterbodies in the wider landscape

An aerial plan showing the location of the site is provided below.



Source: Google Earth Pro (accessed 6th May 2026)

2.2 Development Proposals

As shown in Figure 1 (Huskisson Brown Associates, 2026), the development proposals are for the following:

- Loss of trees T22, T23, T24, T25, G2a-d & T34.
- Loss of approximately 15m of line of trees habitat to facilitate a new access road on the northern site boundary.
- Loss of approximately 4m of native hedgerow habitat on the eastern boundary to facilitate two new footpath access points.
- Loss of modified grassland, tall forbs, bramble scrub, bare ground and artificial unvegetated unsealed surface.
- Creation of 35 dwellings with associated hard standing and vegetated garden habitats. This will include all amenity lawns within the rear gardens of private dwellings. The front garden areas have been input as a combination of mixed scrub, hedgerows, trees, other neutral grassland and ground level planter habitats rather than vegetated garden, as they will be managed by a landscape contractor for the 30-year management period.
- Communal spaces to include additional areas of mixed scrub, other neutral grassland, SUDS (1), tree planting (175), and species-rich native hedgerow planting (3). These features will also be managed by a landscape contractor for the 30-year management period.

2.3 Ecological Background

2.3.1 Preliminary Ecological Appraisal, May 2022 (Greenlink Ecology Ltd)

A Preliminary Ecological Appraisal (PEA) was carried out by Greenlink Ecology Ltd on 30th July 2019 and 9th Jun 2021 (Greenlink Ecology Ltd., 2022).

In summary, the site was found to be dominated by amenity grassland, with gravel paths, ruderal vegetation, boundary hedgerows and scattered trees. Trees were assessed to have negligible suitability for roosting bats. Nesting birds could be present on site. The site was assessed to have low potential for reptiles. A sensitive lighting plan for bats and avoidance measures for nesting birds and reptiles were recommended. Enhancement measures were also recommended.

2.3.2 Tree Survey Report, April 2026 (Greenlink Ecology Ltd)

A survey of trees on site was carried out by Greenlink Ecology (Greenlink Ecology Ltd., 2026). Trees were assessed from ground level by an experienced arboricultural consultant in October 2019. A total of nine individual trees, one group of trees and part of one hedgerow will be removed.

2.3.3 Biodiversity Net Gain Assessment, 2022 (Greenlink Ecology Ltd)

Greenlink Ecology Ltd provided a letter Biodiversity Net Gain Assessment in December 2022 (Greenlink Ecology Ltd., 2022). Overall, according to the calculation tool, the proposals will result in an on-site net change of 2.06 for habitat units and 1.93 hedgerow units. This equates to a net gain of 10.82% for habitats and 83.68% for hedgerows.

2.4 Brief and Objectives

The brief was to prepare a Landscape and Ecological Management Plan (LEMP) in accordance with planning condition 4 of planning application DM/22/1575 (Mid Sussex District Council, 2023). The wording of the condition (Place Services) is as follows:

“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:

- *Description and evaluation of features to be managed.*
- *Ecological trends and constraints on site that might influence management.*
- *Aims and objectives of management.*
- *Appropriate management options for achieving aims and objectives.*
- *Prescriptions for management actions.*
- *Preparation of a work schedule (including annual work plan capable of being rolled forward over a five-year period).*
- *Details of the body or organisation responsible for implementation of the plan.*
- *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”.

This LEMP details the following ecological protection and enhancement measures, which will be implemented and managed on site:

- Wildflower grassland (Weald Meadow Seed Mix).
- Private front gardens (ground level planters, planted trees, native hedgerow).
- Mixed scrub (shrub and herbaceous planting).
- Species-rich native boundary hedgerows.
- SuDS (Emorsgate EM8 Meadow Mixture for Wetlands, shrub mix and edge mix).
- Mixed tree planting.

3. Relevant Legislation and Planning Policy

3.1 National Planning Policy Framework (NPPF) 2024

The NPPF 2024 (HM Government, 2024) promotes conservation and enhancement of the natural environment, as detailed in paragraph 192, which states: *“To protect and enhance biodiversity and geodiversity, plans should:*

a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and

b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity”.

3.2 Breeding Birds

Under the Wildlife and Countryside Act (1981) as amended, it is illegal to take, damage or destroy the nests of wild birds whilst being built or in use (HM Government, 1981). Birds of high and medium conservation concern may also breed on site; however, these species do not receive any other protection above and beyond that received by all wild breeding birds.

3.3 Bats

All British bat species and their roosts are fully protected under Schedule 5 of the Wildlife and Countryside Act, 1981 (as amended) (HM Government, 1981) and the Conservation of Habitats and Species Regulations, 2017 (as amended) (HM Government, 2017). This means it is a criminal 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.
- Intentionally or recklessly obstruct access to a bat roost.

Some species of bats are Priority Species, as listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 (HM Government, 2006).

3.4 Reptiles

Reptiles are protected under the Wildlife and Countryside Act, 1981 (as amended) (HM Government, 1981), against killing and injury. Reptiles are also Priority Species listed under Section 41 of the NERC Act, 2006 (HM Government, 2006). Under the NERC Act, Local Planning Authorities are required to have due regard for biodiversity.

3.5 European Hedgehogs

The European hedgehog is a Priority Species, as listed under Section 41 of the NERC Act 2006 (HM Government, 2006).

4. Recommendations - Construction Phases

The recommendations outlined in the CEMP (aLyne Ecology Ltd., 2026) should be adhered to.

4.1 Trees

Native trees and scrub should be retained where possible. Any trees lost as a result of the proposed development, should be replaced with equivalent numbers of native species as outlined in the proposed landscape strategy (Huskisson Brown Associates, 2026).

To prevent damage to retained trees during development, a buffer zone should be put in place to protect the rooting area (Root Protection Area, which is calculated in accordance with British Standard 5837, 'Trees in Relation to Construction'), in which no construction activities should be permitted. Recommendations outlined in the tree survey report (Greenlink Ecology Ltd., 2026) and tree protection plan (Greenlink Ecology Ltd., 2026) should be followed.

4.2 Breeding Birds

Nesting bird habitat within the hedgerows, trees and scrub on site should be retained, where possible. Any removal of vegetation should be undertaken outside of the bird breeding season (March to August inclusive) to avoid destruction/disturbance of nesting birds. However, if works which are likely to damage bird nests need to be carried out during the nesting period, there is potential that nesting birds could be harmed and disturbed. To ensure legal compliance, a check should be undertaken by an ecologist within 48 hours of works commencing, to confirm the presence/absence of nest sites. If nests sites are identified, works to that feature should be delayed until the nest site becomes inactive (species specific, but approximately 4-6 weeks maximum).

Should any active bird nests be identified during the check, works within 5 m (species dependent buffer) of the active nest will be delayed until the young have fledged, and the nest is deemed to be no longer active. Red tape will be attached to the nearest trees/shrub to the active nest, to flag the location of the nest to contractors.

4.3 Bats

During construction phases, no nighttime working will be undertaken and no artificial lighting will be used unless a prior agreement is made with the Ecological Clerk of Works (ECoW). Site external lighting should be restricted to the site compound and for security purposes only.

Post-development, all external lighting will adhere to a sensitive lighting strategy in line with guidance produced by the Bat Conservation Trust as outlined below (Bat Conservation Trust, 2023):

- Avoid prolonged use of outside lighting during the period dusk to dawn, particularly during the bat active season (April to October).
- Security lighting should be on a motion sensor and short duration timer (1 minute).
- Lighting that is required for security or safety reasons, should use a lamp of no greater than 2000 lumens (150 Watts) and should comprise sensor activated lamps.
- Red light bulbs should be used, where possible.
- LED luminaires with a warm white spectrum (<2700 Kelvin) are the preferred option and should be used where possible. Luminaires should feature peak wavelengths higher than

550 nm to minimise disturbance to bats. All luminaires should lack UV elements, metal halide and fluorescent sources should not be used.

- Lighting should be directed to where it is needed with minimal light spillage. This can be achieved by limiting the height of the lighting columns and by using as steep a downward angle as possible and/or a specialist bollard that directs the light below the horizontal plane (<90°).
- Internal luminaires should be recessed where installed in proximity to windows to reduce glare and light spill.
- Waymarking inground markers with a low output and with cowls should be used to delineate path edges.
- Artificial lighting should not directly illuminate any potential bat roosting features or habitats of value to foraging bats, i.e., hedgerows and line of trees.

4.4 Reptiles

Prior to clearance, a total of two log piles should be created within the Biodiversity Protection Zone (BPZ). They will comprise logs partially dug into the topsoil, then topped with topsoil and turf. The margins of the log pile will be exposed, to allow access for reptiles. The log piles will be approximately 2 m x 1 m x 1m.

Vegetation suitable for reptiles (all vegetation on the two bunds) on site will be reduced and removed sensitively in stages, with a suitably qualified and experienced ECoW present. The height of vegetation will initially be reduced to 30 cm using handheld machinery. Following a period of five days, the vegetation will further be reduced to ground level using handheld machinery. The above approach should start on the northern side of the vegetated bunds, moving southwards towards the southern boundary of the BPZ, thereby allowing any animals to move south and into adjacent retained habitats of their own accord. Any animals found by the ECoW, that are unable to move safely into the retained hedgerow habitats, will be carefully moved to one of the log piles.

In the unlikely event that a great crested newt is found during the search, works would need to cease immediately and a European Protected Species Licence (EPSL) for great crested newts should be obtained from Natural England before works continue. If any common toads or other amphibians are found, they should be moved to a safe place outside of the area of works.

During the construction phases, excavations should ideally not be left open overnight. Where this is not possible, timber planks should be placed in any exposed open trenches overnight to allow any trapped animals to escape.

Post-construction, any fencing should allow amphibians and reptiles to move freely across the site.

4.5 European Hedgehogs

Any vegetation on site that could support hedgehogs to be removed sensitively in line with aLyne Ecology's Construction and Environmental Management Plan (CEMP) (aLyne Ecology Ltd., 2026).

If animals are found these shall be relocated to suitable retained habitats, ideally to the south of the site, outside of the construction zone. During the construction phases, excavations should ideally not be left open overnight. Where this is not possible, timber planks should be placed in any exposed open trenches overnight to allow any trapped animals to escape. Post-construction, any fencing should allow hedgehogs to move freely across the site.

5. Biodiversity Enhancements

This LEMP relates to on-site biodiversity enhancements as outlined below, which should be subject to a full HMMP secured via a pre-commencement planning condition.

5.1 Wildflower Grassland

The proposed wildflower grassland will comprise the communal areas of grassland surrounding the proposed new development as well as areas of some front gardens (0.3772 ha). This habitat has been classified as other neutral grassland., as outlined in the BNG assessment (aLyne Ecology Ltd., 2026).

The wildflower grassland will comprise the weald meadow seed mix (or similar approved) sown at 4g/m². Instructions for meadow creation and management will be subject to manufacturers guidance (British Wildflower Seeds, 2026). The seed mix has been chosen according to suitable soil and site conditions given the local provenance of the selected seed mix.

Table 2 provides the species mix for the wildflower grassland comprising 30% wildflowers and 70% grasses.

Table 2. Wildflower Grassland Species

Common Name	Scientific Name
Adder's-tongue fern	<i>Ophioglossum vulgatum</i>
Agrimony	<i>Agrimonia eupatoria</i>
Bird's-foot trefoil	<i>Lotus corniculatus</i>
Common bent	<i>Agrostis capillaris</i>
Common cat's-ear	<i>Hypochaeris radicata</i>
Common knapweed	<i>Centaurea nigra</i>
Common spotted orchid	<i>Dactylorhiza fuchsii</i>
Common vetch	<i>Vicia sativa</i>
Crested dog's-tail	<i>Cynosurus cristatus</i>
Dyers greenweed	<i>Genista tinctoria</i>
Eyebright	<i>Euphrasia nemerosa</i>
Fairy flax	<i>Linum catharticum</i>
Field wood-rush	<i>Luzula campestris</i>
Glaucous sedge	<i>Carex flacca</i>
Grass vetchling	<i>Lathyrus nissolia</i>
Greater bird's-foot Trefoil	<i>Lotus pedunculatus</i>
Green-winged orchid	<i>Anacamptis morio</i>
Hawkweed	<i>Hieracium pilosella</i>
Heath grass	<i>Danthonia decumbens</i>
Lesser stitchwort	<i>Stellaria graminea</i>
Lesser trefoil	<i>Trifolium dubium</i>
Meadow buttercup	<i>Ranunculus acris</i>
Meadow foxtail	<i>Alopecurus pratensis</i>
Meadow vetchling	<i>Lathyrus pratensis</i>
Mouse-ear	<i>Cerastium fontanum</i>
Nipplewort	<i>Lapsana communis</i>
Oval sedge	<i>Carex leporina</i>
Ox-eye daisy	<i>Leucanthemum vulgare</i>
Pepper saxifrage	<i>Silum silaus</i>
Quaking grass	<i>Briza media</i>
Red clover	<i>Trifolium pratense</i>
Red fescue	<i>Festuca rubra</i>

Ribwort plantain	<i>Plantago lanceolata</i>
Rough hawkbit	<i>Leontodon hispidus</i>
Rough meadow-grass	<i>Poa trivialis</i>
Self-heal	<i>Prunella vulgaris</i>
Sorrell	<i>Rumex acetosa</i>
Spring sedge	<i>Carex caryophyllea</i>
Sweet vernal grass	<i>Anthoxanthum odoratum</i>
Tormentil	<i>Potentilla erecta</i>
Tufted vetch	<i>Vicia cracca</i>
Velvet bent	<i>Agrostis canina</i>
Yarrow	<i>Achillea millefolium</i>
Yellow rattle	<i>Rhinanthus minor</i>
Yorkshire-Fog	<i>Holcus lanatus</i>

5.2 Private Garden Lawns

All proposed rear garden spaces within the boundary of a private dwelling, including lawns, ornamental planting and tree planting have been classified as vegetated garden in the BNG assessment. This is based on published best practice guidance which states that all post-development habitats within the curtilage of private dwellings should be classified as either vegetated or unvegetated garden.

The private garden lawns will comprise the Emorsgate EL1 flowering lawn mix (or similar approved) sown at 4g/m². Instructions for meadow creation and management will be subject to manufacturers guidance (Emorsgate Seeds, 2024). EL1 is a mixture containing 20% wildflowers and 80% meadow grasses, this type of mix is well suited to regular mowing, heavy footfall, and low management.

Table 3 provides the species mix for the private garden lawns.

Table 3. Private Garden Lawn Species

Common Name	Scientific Name	Percentage (%)
Betony	<i>Betonica officinalis</i>	1.00%
Bird's-foot trefoil	<i>Lotus corniculatus</i>	0.10%
Black medick	<i>Medicago lupulina</i>	0.70%
Bladder campion	<i>Silene vulgaris</i>	1.00%
Common bent	<i>Agrostis capillaris</i>	8.00%
Common knapweed	<i>Centaurea nigra</i>	1.60%
Crested dog's-tail	<i>Cynosurus cristatus</i>	28.00%
Cowslip	<i>Primula veris</i>	1.00%
Dandelion	<i>Taraxacum officinale</i>	0.40%
Hedge bedstraw	<i>Galium album</i>	1.00%
Kidney vetch	<i>Anthyllis vulneraria</i>	1.00%
Meadow buttercup	<i>Ranunculus acris</i>	1.60%
Ox-eye daisy	<i>Leucanthemum vulgare</i>	1.40%
Red fescue	<i>Festuca rubra</i>	24.00%
Ribwort plantain	<i>Plantago lanceolata</i>	2.40%
Self-heal	<i>Prunella vulgaris</i>	1.20%
Smaller cat's-tail	<i>Phleum bertolonii</i>	4.00%
Smooth-stalked meadow-grass	<i>Poa pratensis</i>	16.00%
White clover	<i>Trifolium repens</i>	5.60%

5.3 Shrub and Herbaceous Planting

The proposed shrub and herbaceous planting areas (0.2509 ha) will comprise larger communal scrub parcels around the boundaries of the site as well as smaller ornamental areas within the front gardens of a private dwelling. The planting will include native species or ornamental varieties of native species. This has been included as mixed scrub habitat in the BNG assessment (aLyne Ecology Ltd., 2026).

The shrub and herbaceous planting will include areas planted with a 'Nectar-rich Mix', 'Native Scrub Mix' and 'Augmented Native Shrub Mix'.

Table 4 provides the species mix for the Nectar-rich Mix planted at 7/m².

Table 4. Nectar-rich Mix Species

Common Name	Scientific Name	Percentage
Catmint	<i>Nepeta × faassenii</i>	15.00%
Compact guelder rose	<i>Viburnum opulus 'Compactum'</i>	15.00%
Lesser periwinkle	<i>Vinca minor</i>	15.00%
Lungwort	<i>Pulmonaria officinalis 'Sissinghurst White'</i>	20.00%
Rozanne crane's-bill	<i>Geranium 'Rozanne'</i>	15.00%
Sweet box	<i>Sarcococca confusa</i>	20.00%

Table 5 provides the species mix for the Native Scrub Mix planted at 4/m².

Table 5. Native Scrub Mix Species

Common Name	Scientific Name	Percentage
Common dogwood	<i>Cornus sanguinea</i>	20%
Common hazel	<i>Corylus avellana</i>	20%
Common juniper	<i>Viburnum opulus</i>	10%
Crab apple	<i>Malus sylvestris</i>	10%
Common buckthorn	<i>Rhamnus cathartica</i>	10%
Common dog-rose	<i>Rosa canina</i>	10%
Common elder	<i>Sambucus nigra</i>	10%
Wild privet	<i>Ligustrum vulgare</i>	10%

Table 6 provides the species mix for the Augmented Native Scrub Mix planted at 4/m².

Table 6. Augmented Native Scrub Mix Species

Common Name	Scientific Name	Percentage
Common dogwood 'Anny's Winter Orange'	<i>Cornus sanguinea 'Anny's Winter Orange'</i>	20%
Common dogwood 'Arctic Sun'	<i>Cornus sanguinea 'Arctic Sun'</i>	20%
Common dogwood 'Midwinter Fire'	<i>Cornus sanguinea 'Midwinter Fire'</i>	20%
Wild privet	<i>Ligustrum vulgare</i>	20%
Field rose	<i>Rosa arvensis</i>	10%
Guelder rose 'Compactum'	<i>Viburnum opulus 'Compactum'</i>	10%

5.4 Sustainable Urban Drainage System (SUDS)

5.4.1 Grass Mix

A large SUDS feature (0.121 ha) is proposed on an area of existing grassland, scrub and tall forbs habitat which has been classified as a sustainable drainage system in the BNG assessment (aLyne Ecology Ltd., 2026). This includes all marginal planting as well as planting within the basin of the feature.

The SUDS grass mix will comprise the Emorsgate EM8 Meadow Mixture for Wetlands (or similar approved) sown at 4g/m². Instructions for meadow creation and management will be subject to manufacturers guidance (Emorsgate Seeds, 2024).

Table 7 provides the species mix for the SUDS grass which includes 20% wildflowers and 80% grass.

Table 7. SUDS Grass Species

Common Name	Scientific Name	Percentage (%)
Agrimony	<i>Agrimonia eupatoria</i>	0.40%
Betony	<i>Betonica officinalis</i>	2.00%
Bird's-foot trefoil	<i>Lotus corniculatus</i>	0.20%
Common bent	<i>Agrostis capillaris</i>	8.00%
Common knapweed	<i>Centaurea nigra</i>	3.00%
Common sorrel	<i>Rumex acetosa</i>	0.60%
Crested dog's-tail	<i>Cynosurus cristatus</i>	36.00%
Cowslip	<i>Primula veris</i>	2.00%
Dandelion	<i>Taraxacum officinale</i>	0.40%
Greater bird's-foot trefoil	<i>Lotus pedunculatus</i>	0.10%
Lady's bedstraw	<i>Galium verum</i>	1.60%
Meadow buttercup	<i>Ranunculus acris</i>	2.00%
Meadow vetchling	<i>Lathyrus pratensis</i>	0.40%
Meadowsweet	<i>Filipendula ulmaria</i>	0.80%
Ox-eye daisy (Moon daisy)	<i>Leucanthemum vulgare</i>	1.60%
Ragged robin	<i>Silene flos-cuculi</i>	1.00%
Red fescue	<i>Festuca rubra</i>	20.00%
Ribwort plantain	<i>Plantago lanceolata</i>	0.40%
Rough hawkbit	<i>Leontodon hispidus</i>	0.20%
Self-heal	<i>Prunella vulgaris</i>	2.00%
Smaller cat's-tail	<i>Phleum bertolonii</i>	1.60%
Smooth-stalked meadow-grass	<i>Poa pratensis</i>	6.40%
Star sedge	<i>Carex echinata</i>	4.80%
Tufted hair-grass	<i>Deschampsia cespitosa</i>	3.20%
Tufted vetch	<i>Vicia cracca</i>	1.00%
Wild angelica	<i>Angelica sylvestris</i>	0.10%
Yarrow	<i>Achillea millefolium</i>	1.00%

5.4.2 Edge Mix

The SUDS basin will be planted with two different species mixes, along with some individual trees as outlined in the tables below.

Table 8 provides the species mix for the SUDS edge mix planted at 5/m².

Table 8. SUDS Edge Mix Species

Common Name	Scientific Name	Percentage
Lady's mantle	<i>Alchemilla mollis</i>	10%
Marsh marigold	<i>Caltha palustris</i>	10%
Lesser pond-sedge	<i>Carex acutiformis</i>	15%
Great pond-sedge	<i>Carex riparia</i>	10%
Tufted hair-grass	<i>Deschampsia cespitosa</i>	10%
Meadowsweet	<i>Filipendula ulmaria</i>	10%
Yellow-Flag iris	<i>Iris pseudacorus</i>	10%
Soft rush	<i>Juncus effusus</i>	10%
Yellow loosestrife	<i>Lysimachia vulgaris</i>	10%
Water mint	<i>Mentha aquatica</i>	5%

5.4.3 Shrub Mix

Table 9 provides the species mix for the SUDS shrub mix planted at 3/m².

Table 9. SUDS shrub Mix Species

Common Name	Scientific Name	Percentage
Common dogwood	<i>Cornus sanguinea</i>	25%
Common elder	<i>Sambucus nigra</i>	25%
Guelder rose	<i>Viburnum opulus</i>	25%
Purple willow	<i>Salix purpurea</i>	25%

5.4.4 Tree planting

Table 10 provides the species mix for the SUDS tree planting.

Table 10. SUDS Tree Species

Common Name	Scientific Name	Percentage
Black alder	<i>Alnus glutinosa</i>	50%
Goat willow	<i>Salix caprea</i>	50%

5.5 Tree Planting

One-hundred and seventy-five (175) scattered trees will be planted on site, with a Root Protection Area totalling 0.7125 ha. This includes those planted within communal habitats around the boundaries of the development and those planted within front gardens to be managed by a landscape contractor.

Table 11 provides the species list of trees planted on site.

Table 11. Tree Species

Common Name	Scientific Name
Black alder	<i>Alnus glutinosa</i>
Common hornbeam	<i>Carpinus betulus</i>
Crab apple	<i>Malus sylvestris</i>

Crab apple 'Professor Sprenger'	<i>Malus 'Professor Sprenger'</i>
Field maple 'Huibers Elegant'	<i>Acer campestre 'Huibers Elegant'</i>
Goat willow	<i>Salix caprea</i>
Japanese magnolia	<i>Magnolia kobus</i>
Norway maple 'Fairview'	<i>Acer platanoides 'Fairview'</i>
Ornamental pear 'Chanticleer'	<i>Pyrus calleryana 'Chanticleer'</i>
Shining birch / Juneberry	<i>Amelanchier lamarckii</i>
Small-leaved lime	<i>Tilia cordata</i>
Sweet cherry	<i>Prunus avium</i>
Tibetan cherry	<i>Prunus serrula</i>
Wild crab 'Street Parade'	<i>Malus baccata 'Street Parade'</i>

5.6 Hedgerow Planting

5.6.1 Native Hedgerow

Hedgerows proposed within the front gardens of some dwellings on site totalling 0.186 km have been classified as native hedgerows as they will not qualify as species rich. Table 12 provides the species mix for the garden hedges planted at 5/m.

Table 12. Garden Hedgerow Species

Common Name	Scientific Name	Percentage
Common hornbeam	<i>Carpinus betulus</i>	30%
Common dogwood	<i>Cornus sanguinea</i>	30%
Common holly	<i>Ilex aquifolium</i>	10%
Wild privet	<i>Ligustrum vulgare</i>	30%

5.6.2 Species-rich Native Hedgerow

The proposed species-rich native hedgerows that will be planted around the site boundaries will total a length of 0.292 km. The hedgerows will qualify as species-rich as they will contain more than or equal to 5 UK native or archaeophyte woody species Table 13 provides the species mix for the other areas of hedgerow.

Table 13. Species-rich Hedgerow Species

Common Name	Scientific Name	Percentage
Common hawthorn	<i>Crataegus monogyna</i>	40%
Common hazel	<i>Corylus avellana</i>	10%
Crab apple	<i>Malus sylvestris</i>	5%
Field maple	<i>Acer campestre</i>	10%
Guelder rose	<i>Viburnum opulus</i>	10%
Blackthorn	<i>Prunus spinosa</i>	15%
Dog-rose	<i>Rosa canina</i>	10%

5.7 Private Front Gardens

The private front gardens will be planted with ornamental species comprising two different species mixes, depending on whether they are south or north facing. Both mixes will be supplied in 2L containers, planted at 7/m².

Table 14 provides the species mix for the south facing private front gardens.

Table 14. South Facing Private Front Garden Species

Common Name	Scientific Name
Catmint	<i>Nepeta × faassenii</i>
Coneflower	<i>Echinacea purpurea</i>
Gaura (Lindheimer's beeblossom)	<i>Gaura lindheimeri</i>
Hardy geranium 'Rozanne'	<i>Geranium 'Rozanne'</i>
Lavender	<i>Lavandula angustifolia</i>
Ornamental sage 'Amistad'	<i>Salvia 'Amistad'</i>
Yarrow	<i>Achillea millefolium</i>

Table 15 provides the species mix for the north facing private front gardens.

Table 15. North Facing Private Front Garden Species

Common Name	Scientific Name
False forget-me-not	<i>Brunnera macrophylla</i>
Golden-scaled male fern	<i>Dryopteris affinis</i>
Lenten rose	<i>Helleborus orientalis</i>
Japanese holly	<i>Ilex crenata</i>
Lilyturf	<i>Liriope muscari</i>
Sweet box	<i>Sarcococca confusa</i>
Japanese skimmia 'Rubella'	<i>Skimmia japonica 'Rubella'</i>

5.8 Further Ecological Enhancements

5.8.1 Bat Boxes

A variety of integrated bat boxes should be installed on southwest to southeast elevations of the new dwellings to provide roosting opportunities for both crevice and cavity dwelling bat species.

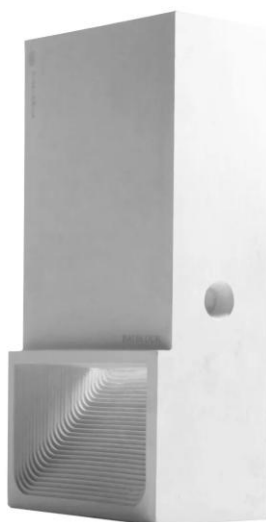
This should include at least 11/35 proposed dwellings featuring incorporated bat boxes in order to satisfy the requirement for 30% of the new buildings to have tree and wall-integrated bat boxes as outlined in the Place Services response document (Mid Sussex District Council, 2023) (Place Services, 2022).

Bat boxes can be purchased from NHBS (NHBS, 2024) and include the following:

- **Vivara Pro UK Build-in WoodStone® Bat Box**, suitable for cavity dwelling species, the box is designed to fit into the cavity of house walls and should be placed at least 2.5m above ground level, away from artificial light sources.
- **Bat Block**, suitable for crevice-dwelling bats, should be positioned at least 4m from ground level, away from artificial light sources and in proximity to vegetation and linear features like hedgerow which bats rely on for navigation and food.



Vivara Pro UK Build-in
WoodStone® Bat Box



Bat Block

5.8.2 Bird Boxes

A variety of bird boxes should be installed on suitable trees or buildings in a non-south-facing direction, to provide nesting opportunities for a range of bird species.

This should include at least 11/35 proposed dwellings featuring incorporated bird boxes in order to satisfy the requirement for 30% of the new buildings to have tree and wall-integrated bird boxes as outlined in the Place Services response document (Mid Sussex District Council, 2023) (Place Services, 2022). Bird boxes can be purchased from NHBS (NHBS, 2024).

The following boxes can be integrated into the new dwellings:

- **Manthorpe Swift Bricks** take the place of a single brick and should be placed high within a non-south-facing gable wall of the property, ideally above 5m.
- **Mario Dual Chamber Sparrow Terrace** provides a nesting chamber for house sparrows; it can be integrated into the wall during the building process or mounted externally. It should be placed close to vegetation and at least 2m above the ground facing away from prevailing wind.
- **The Vivara Pro WoodStone® Build-in Open Nest Box** can be built into walls to provide nesting cavities for species such as robins, wagtails and black redstarts.



Manthorpe Swift Brick



Mario Dual Chamber Sparrow Terrace



Vivara Pro WoodStone® Build-in Open Nest Box

The following boxes are suitable to be installed on existing trees remaining on site boundaries:

- **Vivara Pro Barcelona WoodStone® Open Nest Box**, suitable for wrens, robins, spotted flycatchers, pied and grey wagtails, song thrushes and blackbirds, should be placed between 1.5-3m high.
- **Vivara Pro Seville 28mm WoodStone® Nest Box**, suitable for blue tits, tree sparrows, great tits, crested tits, coal tits and pied flycatchers, should be placed between 1.5-3m high.
- **Kestrel Nest Box** should be sited high in a tree, or on a post, at least five metres above the ground with a good viewpoint.



Vivara Pro Barcelona WoodStone® Open Nest



Vivara Pro Seville 28mm WoodStone® Nest Box,



Kestrel Nest Box

5.8.3 Hedgehog Houses and Highways

It is recommended that Hedgehog Houses are placed on site to provide a hibernation and summer nesting location for hedgehogs. Hedgehog Houses can be purchased from NHBS (NHBS, 2024). They should be located in a sheltered space and ideally oriented at an East or South facing to shield the entrance from bad weather. They can be left as is, partially buried, incorporated into a log pile or compost heap or covered in leaf litter as desired.

It is also recommended that a hedgehog highway is installed in the fences between properties to provide connectivity between the gardens and other habitats on site.



Hedgehog House



Hedgehog Highway

5.8.4 Invertebrate Hibernacula

It is recommended that Bee Bricks are installed onsite to provide habitat for solitary bees. Bee Bricks can be installed in place of a standard brick in construction or stand alone in a garden. They should be placed in a sunny spot on a south-facing wall at a minimum height of 1m, with no vegetation covering the holes. Ideally, they should be placed nearby to pollinator friendly plants. Bee Bricks can be purchased from NHBS (NHBS, 2024).

It is also recommended that a Beepost, which provide a nesting site for solitary bees ideal for urban environments, is installed on site. The Beepost should be positioned in a sunny, south facing locations, with no vegetation in front of the holes. Beeposts can be purchased from Green and Blue (Green and Blue, 2024).



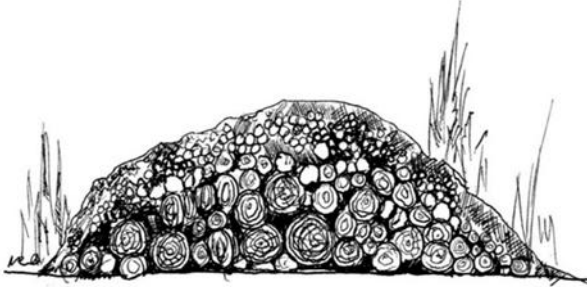
Bee Post



Bee Brick

5.8.5 Reptile Hibernacula

It is recommended that a reptile hibernaculum is constructed on site. The hibernaculum will be constructed from logs and rocks and positioned in a lattice formation. The hibernaculum can then be turfed over and seeded with native wildflowers.



Example of a reptile hibernaculum design (image provided by www.arguk.org)

6. Management and Monitoring

6.1 Wildflower Grassland and Private Garden lawns

The manufacturer's instructions will be followed for management and monitoring of the newly created/enhanced grassland areas. This will include removal of annual weed growth and mowing regularly during the first year of establishment, removing arisings, and mowing in rotation in autumn in subsequent years to no lower than 10 cm in height. Fertilisers, pesticides, and herbicides will be avoided.

6.2 Shrub and Herbaceous Planting & Private Front Gardens

Flowers and shrubs within the proposed communal mixed scrub areas as well as ground level planters would be planted from October to February, avoiding frozen ground and using an organic peat-free compost. Plants will be checked regularly, particularly during the first growing season, to replace any dead/dying/diseased specimens.

6.3 SUDS

Management and monitoring of the sustainable drainage feature should be carried out following guidance provided in Chapter 22 and table 22.1 (Detention Basins) of The SUDS Manual (CIRIA, 2015).

This includes but is not limited to:

- *Removal of litter and debris.*
- *Regular mowing in and around detention basins is only required along maintenance access routes, amenity areas (e.g. footpath across any embankment and across the main storage area). The remaining areas can be managed as meadow.*
- *Mowing should ideally retain grass lengths of 75-150 mm across the main 'treatment' surface to assist in filtering pollutants and retaining sediments and to reduce the risk of flattening during runoff events.*
- *Grass clippings should be disposed of off-site or outside the detention basin area to remove nutrients and pollutants.*
- *All vegetation management activities should take account of the need to maximise biosecurity and prevent the spread of invasive species.*

6.4 Tree and Hedgerow Planting

Planting will take place from October to February, avoiding frozen ground and using an organic peat-free compost. Tubes and stakes will be used to protect the trees and shrubs from grazing animals.

Trees will be well-watered to aid establishment, for at least one year following planting. In the initial maintenance period (the first three years), the planting area will be kept weed-free using herbicides approved by Natural England, or by hand.

All new trees and hedgerows will be checked annually for damage/disease.

At the end of the first growing season, the landscape contractor will mark all dead, dying, and diseased specimens, which will be replaced during the following planting season. Dead/dying/diseased trees will be replaced each year.

Watering will be carried out at least once every two weeks during the establishment period of the newly planted trees and hedgerows.

Protective fencing/guards will be checked bimonthly for damage/adjustments. Trees and hedgerows will be pruned annually at the end of the growing season (winter months, avoiding the bird breeding season), to facilitate healthy and bushy growth.

Works will be the responsibility of the land manager or landscape contractor, appointed by client.

6.5 Bat Boxes

Bat boxes will be installed under the supervision of an ECoW. Maintenance of bat boxes will not be required. Any damaged bat boxes should be replaced with an ECoW present.

6.6 Bird Boxes

Maintenance of bird boxes will not be required. Any damaged bird boxes should be replaced.

6.7 Hedgehog Houses and Highways

The hedgehog houses should be checked annually and repaired/replaced, where necessary. The hedgehog access points should not require management, although they should be checked on an annual basis, to ensure they are not blocked.

6.8 Invertebrate and Reptile Hibernacula

The invertebrate and reptile refugia should be checked annually and repaired/replaced, where necessary.

7. Work Schedule and Persons Responsible

Table 5 summarises an outline work schedule and persons responsible for installation of biodiversity enhancements and monitoring checks, as detailed in Sections 5 and 6 of this LEMP.

Table 5. Work Schedule and Persons Responsible for Action

Action	Frequency and Timing	Persons Responsible	Year 1	Year 2	Year 3	Year 4	Year 5	Every 5 Years After
Wildflower Grassland								
Grassland creation/installation	First year once construction phases complete, ideally in spring or autumn.	Suitable landscape contractor, as appointed by client.						
Re-seeding	Every 2-3 years or where required, ideally in spring or autumn.	Suitable landscape contractor, as appointed by client.						
Mowing (maintain a diverse sward height)	Where required throughout growing season. Taller areas to be left to set seed and to cut once in autumn.	Suitable landscape contractor, as appointed by client.						
Grassland condition to be monitored	In years 2 and 4 and every 5 years after.	Monitoring of condition to be completed by ecologist.						
Tree Planting								
Tree plantings	First year once construction phases complete, ideally in spring or autumn.	Suitable landscape contractor, as appointed by client.						
Replace dead specimens	Where required, during next available planting season	Suitable landscape contractor, as appointed by client.						

Action	Frequency and Timing	Persons Responsible	Year 1	Year 2	Year 3	Year 4	Year 5	Every 5 Years After
Ongoing management	Every 2-3 years, outside breeding bird season.	Suitable landscape contractor, as appointed by client.						
Hedgerow Planting								
Hedgerow plantings	First year once construction phases complete, ideally in spring or autumn.	Suitable landscape contractor, as appointed by client.						
Replace dead specimens	Where required, during next available planting season	Suitable landscape contractor, as appointed by client.						
Ongoing management	Every 2-3 years, outside breeding bird season.	Suitable landscape contractor, as appointed by client.						
Shrub and Herbaceous Planting & Private Front Gardens								
Planting	First year once construction phases complete, ideally in spring or autumn. October to February, avoiding frozen ground and using an organic peat-free compost.	Suitable landscape contractor, as appointed by client.						
Replace dead plants	Where required, during next available planting season	Suitable landscape contractor, as appointed by client.						
SUDS								

Action	Frequency and Timing	Persons Responsible	Year 1	Year 2	Year 3	Year 4	Year 5	Every 5 Years After
SUDS creation/installation	First year once construction phases complete, ideally in spring or autumn.	Suitable landscape contractor, as appointed by client. Refer to SUDS Manual (CIRIA, 2015).						
Re-seeding grassland areas, replacement of any failed trees and removal of any invasive non-native species (INNS).	Every 2-3 years or where required, ideally in spring or autumn. Replacement trees to be planted during next available planting season. INNS to be removed as soon as identified following best practice guidance.	Suitable landscape contractor, as appointed by client.						
Mowing (maintain a diverse sward height of grassland areas)	Where required throughout growing season. Taller areas to be left to set seed and to cut once in autumn.	Suitable landscape contractor, as appointed by client.						
Ongoing management (trees and scrub)	Every 2-3 years, outside breeding bird season.	Suitable landscape contractor, as appointed by client. Refer to SUDS Manual (CIRIA, 2015).						
Grassland condition to be monitored	In years 2 and 4 and every 5 years after.	Monitoring of condition to be completed by ecologist.						
Bat Boxes								
Bat Box Installation	First year once construction phases complete	Suitable contractor, as appointed by client. Supervision by ECoW (Ecological Consultant)						

Action	Frequency and Timing	Persons Responsible	Year 1	Year 2	Year 3	Year 4	Year 5	Every 5 Years After
Monitoring check to assess damage	Annually	To be completed by licensed bat ecologist						
Bird Boxes								
Bird Box Installation	First year once construction phases complete	Suitable landscape contractor, as appointed by client.						
Monitoring check to clean out and assess any damage	Annually in late autumn or winter	Suitable landscape contractor, as appointed by client.						
Invertebrate and Reptile Refugia								
Installation	First year once construction phases complete	Suitable landscape contractor, as appointed by client.						
Monitoring check to assess damage	Annually	Suitable landscape contractor, as appointed by client.						
Hedgehog Houses and Highways								
Installation	First year once construction phases complete	Suitable landscape contractor, as appointed by client.						
Hedgehog Houses and Highways	Annually	Suitable landscape contractor, as appointed by client.						

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9. Figure 1 – Landscape Strategy

