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# LANDSCAPE MANAGEMENT PLAN

Client

**Hill Residential and Homes England**

Project

**Burgess Hill,**

**Phase 1c**

Date

**July 2025**

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Rev	Issue Status	Prepared/Date	Approved/Date
-	Draft	MPS/12/06/25	MPS/12/06/25
A	Draft	MPS/24/07/25	MPS/24/07/25
B	Final	MPS/25/07/25	MPS/25/07/25

## 1.0 INTRODUCTION

- 1.1 The following Landscape Management Plan has been prepared by FPCR Environment & Design Ltd. on behalf of Hill Residential Ltd and Homes England. This document sets out the habitat protection, creation and management approaches for the landscape proposals at Burgess Hill, Phase 1c.
- 1.2 This document should be read in conjunction with the landscape proposals plans. For reference, these are shown in **Appendix A**.

### Background

- 1.3 This document has been prepared as part of **Condition 19**, reference to Protection and Maintenance measures.

*'Prior to the commencement of construction of any dwelling or building within a reserved matters area, full details of a soft landscaping scheme including all new planting for that reserved matters area shall be submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development. These works shall be carried out as approved. The works shall be carried out in accordance with a programme agreed by the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. Reason: In the interests of visual amenity and to accord with Policies DP9 and DP26 of the Mid Sussex District Plan.'*

### Legislation & Policy

- 1.4 All relevant EU and UK nature conservation law will be adhered to in relation to the protection of ecological features and ecological enhancement. This includes the protection afforded to nesting birds under the Wildlife and Countryside Act 1981 (as amended) and with reference to the protection of great crested newts and bats and their roosts under the Conservation of Habitats and Species Regulations 2010 (as amended). Regard has also been given to the Local Biodiversity Action Plan (LBAP) and Habitats of Principle Importance (HPI) as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.
- 1.5 This document does not provide the same specification or level of detail that is included in a Biodiversity Net Gain Plan to secure the management and monitoring of habitats in order to maintain their required condition status. It does however specify how habitats are created and managed as part of the scheme.

### Health & Safety

- 1.6 Care will be undertaken throughout the design process and during construction at all stages to consider the health and safety aspects of the proposals.
- 1.7 The site may contain some potentially hazardous features such as footpaths across roads, overhanging trees and bodies of water and also potentially hazardous operations, including tree works, maintenance works near or on highways, works near, on or in water, works

involving the use of cutting machinery and potentially hazardous chemical agents, works to steep slopes, works near buried services and overhead services and frequently a combination of these.

- 1.8 The Landscape Management Company will check for below and above ground services, including land drainage, in the vicinity, and give notice if they may be affected and obtain instructions before proceeding. The Landscape Management Company will comply with Arboriculture and Forestry Advisory Group Safety leaflets.
- 1.9 The scheme should be implemented by competent landscape managers and operatives, who are responsible for the application of best practice standards and all relevant health and safety procedures, protection of the environment, avoidance of pollution and protection of protected species and habitats. The management items set out in this document in no way remove their responsibilities to current, or any future, statutory and best practice procedures or obligations.
- 1.10 Care must be taken during the management and the design of that management to assess, and where practicable reduce or eliminate risks. To this end the Management Company will periodically carry out a Health and Safety Audit of the whole of the Common Areas. This audit will review health and safety considerations and make recommendations on works necessary to maintain the Park in a safe condition. These will be worked into the landscape management as it evolves.

#### **Management Responsibilities**

- 1.11 This Management Plan has been secured through a legal agreement between the landowner and the developer. These rights are also assignable to a third party (i.e the assigned management company) to ensure the long-term implementation of the plan. The future intention for management is to transfer the management responsibilities to a management company, which will be funded by a service charge to the new residents.
- 1.12 The appointed Management Company shall be responsible for all periodic maintenance as set out in this document and replacements thereafter, for all planted areas to which its management covers. The management company will be capable of delivering the detailed measures within this document and have the necessary certificates of competence to implement landscape management operations on-site. The management organisation will ensure that management complies with best practice standards and all relevant health and safety procedures, protection of the environment, avoidance of pollution and protection of protected species and habitats.

## 2.0 VISIONS, AIMS & OBJECTIVES

### Vision

- 2.1 The landscape design strategy has been prepared in the context of a thorough and detailed understanding of the site landscape and its context and within the framework of relevant policy and design guidance. The landscape design embraces broader Green Infrastructure (GI) and sustainable development principles and seeks to maximise these multifunctional benefits wherever practicable. Green and blue infrastructure has been devised to integrate the urban area with the landscape and ecology elements and connect the Site to the wider landscape.

The **Vision** for the landscape design strategy is to:

Increase the biodiversity and recreational value of the site over the long-term whilst creating a high-quality living environment and assimilating the proposals within its landscape context

### Aims & Objectives

- 2.2 The Vision consists of four main Aims, with each Aim being sub-divided into its Objectives. The **Aims** are outlined below, with **Objectives** described in detail on the following pages.

#### **Aim 1: Maintain and enhance the biodiversity value of the site**

Objective 1: Protect and maintain retained habitats and protected species within the site;

Objective 2: Create a matrix of complimentary new habitats and assimilate the Sustainable Drainage System (SuDS) for the development into the GI.

#### **Aim 2: Balance development recreation with wildlife**

Objective 3: Provide a safe and inspiring recreational and leisure resource.

#### **Aim 3: Manage the site for biodiversity recreational value in the long-term**

Objective 4: Ensure the matrix of new and existing habitats establish and are suitably maintained to ensure long-term biodiversity gain.

#### **Aim 4: Monitor the site and review the Plan**

Objective 5: Provide a framework of monitoring and review periods.

### 3.0 HABITATS & PROTECTED SPECIES TO BE RETAINED & PROTECTED

#### **Objective 1: Protect and maintain retained habitats and protected species within the site.**

- 3.1 Existing habitats will be retained where feasible within the development, and will be protected through the enabling and construction phases.

#### **Pre-construction Mitigation Measures**

- 3.2 The following table outlines the ecological mitigation measures to be undertaken ahead of commencing on site in order to minimise impact from construction works.

#### Existing Hedgerows and Trees

- 3.3 The vast majority of the existing hedgerows and trees are to be retained within the proposed scheme. Retained trees will be left unmanaged unless otherwise dictated for reasons of public safety or to benefit the woodland structure or other adjacent or associated habitats or species.
- 3.4 During construction, retained hedgerows will be protected in accordance with BS5837:2012 by high visibility fencing as set out in the Arboricultural Method Statement, or where this is not available; fencing will be erected approximately 3m from the outside edge of the hedgerow. Trees will be protected by fencing erected according to their calculated root protection area (RPA) in the Arboricultural Method Statement. No removal of woody vegetation will take place during the bird nesting season (**March to September** inclusive) unless a thorough survey by an appropriately experienced ecologist first confirms that no active nests are present. Any work will accord with the Wildlife and Countryside Act 1981 (as amended).
- 3.5 Trees will be inspected for signs of stress, disease or damage and appropriate remedial action taken. Arisings from any tree management activity will, where appropriate, be retained on site in piles to create wood habitat to maximise invertebrate and bryophyte biodiversity. Where it accords with health and safety inspection, standing dead wood will be left in-situ to provide additional dead wood habitats.

#### Existing Grassland

- 3.6 Existing retained grassland will be kept short through mowing or grazing to prevent it becoming colonised by reptiles.

#### Existing Stream Corridors

- 3.7 Streams can include a number of hazards, including some high banks. An annual safety check of the stream corridor will take place, which includes assessment of tree safety and bank erosion / undercutting.
- 3.8 For safety reasons, as well as improving visibility and awareness of potential fall hazards, the health and safety inspection will identify if warning signage should be placed at intervals along the corridor (exact wording to be in accordance with required health and safety standards).
- 3.9 Fallen trees and rubbish that may enhance flood risk along the stream corridor should be removed as and when possible. Where access points to the stream already exist, these will be incorporated into the cutting regime to ensure they are retained as open and therefore less safe access points are not created elsewhere.

**Mitigation Measures during Construction**Existing Hedgerows and Trees

- 3.10 Protective fencing will be maintained around the retained trees and hedgerows throughout the site, as set out in the Arboricultural Method Statement. Regular checks will be undertaken throughout the enabling and construction phase to ensure these are maintained.
- 3.11 Any trees that require felling will be in accordance with the Arboricultural Method Statement and shall be assessed for bat roosts by a suitably qualified Ecologist.
- 3.12 Any hedgerow removal should be checked and overseen by a suitably qualified Ecologist, and will be undertaken with care in stages using hand tools.

Existing Grassland

- 3.13 Existing retained grassland will be kept short through mowing or grazing to prevent it becoming colonised by reptiles.

Lighting

- 3.14 No construction lighting will be permitted on retained hedgerows or woodland to protect nocturnal animals such as bats.

Excavations

- 3.15 Trenches or large excavations will be covered overnight to prevent wildlife falling in and failing to escape, or a strategically placed plank will provide a means of escape. Any large bore pipes will be capped at the end of the day to reduce the potential for wildlife to enter and become trapped.

**Tree Protection Measures General Information and Recommendations**

- 3.16 All trees retained on site should be protected by suitable barriers or ground protection measures around the calculated RPA, crown spread of the tree or other defined constraints of this assessment as detailed by section 6 and 7 of BS5837.
- 3.17 Barriers should be erected prior to commencement of any construction work and once installed, the area protected by fencing or other barriers will be regarded as a construction exclusion zone.
- 3.18 Any trees that are not to be retained as part of the proposals should be felled prior to the erection of protective barriers. Particular attention needs to be given by site contractors to minimise damage or disturbance to retained specimens.
- 3.19 Construction access may take place within the root protection area if suitable ground protection measures are in place. This may comprise single scaffold boards over a compressible layer laid onto a geo-textile membrane for pedestrian movements. Vehicular movements over the root protection area will require the calculation of expected loading and the use of proprietary protection systems.

**Tree Protection Barriers**

- 3.20 Tree protection fencing should be fit for the purpose of excluding any type of construction activity and suitable for the degree and proximity of works to retained trees. Barriers must be maintained to ensure that they remain rigid and complete for the duration of construction activities on site.
- 3.21 In most situations, fencing should comprise typical construction fencing panels attached to scaffold poles driven vertically into the ground, as illustrated in **Appendix B**.
- 3.22 Where site circumstances and the risk to retained trees do not necessitate the default level of protection an alternative will be specified appropriate to the level / nature of anticipated construction activity.

**Protection outside the exclusion zone**

- 3.23 Once the areas around trees have been protected by the barriers, any works on the remaining site area may be commenced providing activities do not impinge on protected areas.
- 3.24 All weather notices should be attached to the protective fencing to indicate that construction activities are not permitted within the fenced area. The area within the protective barriers will then remain a construction exclusion zone throughout the duration of the construction phase of the proposed development.
- 3.25 Wide or tall loads etc should not come into contact with retained trees. Banksman should supervise transit of vehicles where they are near retained trees.
- 3.26 Oil, bitumen, cement or other material that is potentially injurious to trees should not be stacked or discharged within 10m of a tree stem. No concrete should be mixed within 10m of a tree. Allowance should be made for the slope of ground to prevent materials running towards the tree.
- 3.27 Notice boards, telephone cables or other services should not be attached to any part of a retained tree.
- 3.28 Any trees which need to be felled adjacent to or are present within a continuous canopy of retained trees, must be removed with due care (it may be necessary to remove such trees in sections).



## 4.0 LANDSCAPE & ECOLOGICAL SPECIFICATION

### **Objective 2: Create a matrix of complimentary new habitats and assimilate the Sustainable Drainage System (SuDS) for the development into the GI.**

- 4.1 The Plan will create a matrix of new and existing habitats and corridors through the site to encourage the establishment and movement of wildlife.
- 4.2 The following section outlines the specification and implementation, with **Section 5** outlining the works programme and management regime.

#### **General**

- 4.3 Shrub, tree and hedgerow planting are to be delivered and planted in accordance with HTA Standard 'Handling and establishing landscape plants' (obtainable from the Horticultural Trades Association) Part III, paragraphs 6.2 to 6.6 and should also accord with the planting plans. All plants should be stored only when necessary in accordance with the HTA's 'Handling and establishing landscape plants' (obtainable from the Horticultural Trades Association) Part I, Part II and Part III, paragraphs 1.3.3 to 1.3.6, 3.0, and 4.0.
- 4.4 Planting is to remain materially undamaged, sturdy, healthy and vigorous, planted upright or well balanced with best side to front. Trees and shrubs are to be of good shape and without elongated shoots, grown in a suitable environment and hardened off before being delivered to the site. All planting is to be true to name, of UK provenance and free from pests, diseases, discoloration, weeds, fungus and physiological disorders.
- 4.5 All trees should take into consideration the recommended minimum distances to foundations as set out in Chapter 4.2 of the NHBC Standards. Planting should accord with these standards unless checked and verified by the project engineer. For further species calculations refer to Chapter 4.2 of the NHBC Standards, and for species not included use a mature height of 2/3 the specified height in A. Mitchell's 'Trees of Britain and Northern Europe'.
- 4.6 All works are to be undertaken with due diligence being sure to leave the works in a clean and tidy condition at completion and after any maintenance operations. Protect areas affected by planting operations using boards/ tarpaulins and do not place excavated or imported material directly on adjacent grassed areas.
- 4.7 Bare root deciduous planting shall be carried out from late October to late March; conifers and evergreens either September/October or April/May, herbaceous plants [including aquatic and marginal] September/October or March/April. Container grown plants at any time of year if ground and weather conditions are favourable. Bare root deciduous planting to be carried out only during suitable ground and weather conditions. Planting shall not be carried out in waterlogged or frozen ground.

#### **Native Woodland Edge (Scrub) Planting**

- 4.8 New trees should be planted between October and March, avoiding periods of inundation or prolonged ground frost. This will accord with BS 8545:2014. Trees are to be mulched using wood chippings or bark to establish a 1m diameter around the tree stem. Woodland planting should be well heeled, protected by rabbit proof guards with a cane support.

### **Tree Planting**

- 4.9 New trees should be planted between October and March, avoiding periods of inundation or prolonged ground frost. This will accord with BS 8545:2014. Trees are to be mulched using wood chippings or bark to establish a 1m diameter around the tree stem.
- 4.10 Trees will also be planted to form 'bat hop-overs' where linear vegetative features, i.e. hedgerows and tree boundaries, are punctured by roads and paths. These will promote habitat connectivity and specifically ensure that bat navigational features remain intact and that bats cross the road / path at a safe height. Trees will be planted either side of the road and / or path with overhanging branches that create will try to create a continuous canopy over the gap as the planting matures.

### **Locally Distinctive Traditional Orchard Tree Planting**

- 4.11 Traditional Orchards are identified as a Habitat of Principle Importance (HPI) as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.
- 4.12 New orchard tree planting will be undertaken in the northern extent of the Eastern Parkland. Species will primarily be chosen with local provenance where possible, while still choosing species that are suitably robust and disease resistant. New trees should be planted between October and March, avoiding periods of inundation or prolonged ground frost. This will accord with BS 8545:2014. Trees are to be mulched using wood chippings or bark to establish a 1m diameter around the tree stem.

### **Native Hedgerow Planting (Eastern Parkland)**

- 4.13 Hedgerows are identified as a Habitat of Principle Importance (HPI) as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.
- 4.14 New hedgerows will be created as part of the development, infilling areas to connect existing hedgerows and along sections of the site perimeter and access roads.
- 4.15 New hedgerows will be planted during the planting season (October to March inclusive) and will comprise mixed, native species planting at a density of 5 plants per linear metre, with plants arranged in an off-set double staggered row (DSR) in species groups of 5 to 11. All new hedgerow planting will be provided with 75mm bark mulch. Individual spiral guards and bamboo canes will be required to prevent damage to saplings by browsing rabbits.

### **Single Species Hedgerow Planting (On-Plot)**

- 4.16 New hedgerows will be created as part of the development, providing structure to the landscape framework.
- 4.17 Plants must be set in the holes at the same depth at which they have previously been growing with planting holes excavated approximately 150mm larger than the root balls and backfilled with a mixture of topsoil.
- 4.18 Plants to be a minimum of 300mm from any adjacent hard surface. All stock to be well watered when planted with 20L of water per m<sup>2</sup>. Following planting and watering operations, all beds are to be mulched with 75mm of mulch (5-75mm particle size, British origin, FSC certified)

### Ornamental Shrub and Grass Planting

- 4.19 Plants must be set in the holes at the same depth at which they have previously been growing with planting holes excavated approximately 150mm larger than the root balls and backfilled with a mixture of topsoil.
- 4.20 Plants to be a minimum of 300mm from any adjacent hard surface. All stock to be well watered when planted with 20L of water per m2. Following planting and watering operations, all beds are to be mulched with 75mm of mulch (5-75mm particle size, British origin, FSC certified)

### Tussock Grassland

- 4.21 Established grassland that is not mown or grazed each year will become rough and "tussocky" in character. This grassland type is not as diverse or attractive as meadowland, but once established requires minimal maintenance. This can form useful refuge habitat on corners and margins of a site.
- 4.22 Tussock grassland is not as diverse as meadow grassland; however dense tussocks establish a layer of thatch that provide valuable shelter and over wintering areas. In order to expedite this establishment, the tussock grassland areas will have minimal maintenance and will not require harrowing or the removal of arisings.
- 4.23 New areas of meadow grassland will be seeded using a species-rich meadow grassland mix such as **Emorsgate EM10 Tussock Mixture** as below, or similar native species mix.
- 4.24 Only areas disturbed through landscape works will be seeded.

### Meadow Grassland (Other Neutral Grassland)

- 4.25 New areas of meadow grassland will be seeded using a species-rich meadow grassland mix such as **Germinal RE1 Traditional Hay Meadow** as below, or similar native species mix.
- 4.26 Only areas disturbed through landscape works will be seeded.
- 4.27 Areas to be sown will be first rotovated and raked or harrowed to produce a medium fine, firm tilth. Fertiliser will not be applied at any point as this will lead to dominance of nutrient loving species such as broad-leaved grasses, nettles and docks. The seed mix will be sown at a density as per the general manufacturer's recommendation to allow space for each species to establish and to produce good ground cover.
- 4.28 Seed will be sown in the autumn or spring, selecting a time when the soil is moist and can be worked. Seeding will be sown by hand broadcasting, seed fiddle, spinner, hydroseeding or grass seed drill on the surface and will not be raked or harrowed in.

### Wet Grassland

- 4.29 New areas of wet grassland will be seeded using an appropriate species-rich mix such as **Germinal Mix WFG9 – Wetland and Pond Areas** as below, or similar native species mix.
- 4.30 Areas to be seeded are located around the edge of the proposed attenuation pond with species selected to accommodate the periodically wet conditions.
- 4.31 Wet grassland seed will be sown at a density as per the general manufacturer's recommendation to allow space for each species to establish, and to produce good ground

cover. Areas to be sown will be first rotovated and raked or harrowed to produce a medium fine, firm tilth. Fertiliser will not be applied at any point as this will lead to dominance of nutrient loving species such as broad-leaved grasses, nettles and docks. The Contractor will protect newly seeded areas to prevent seedling destruction by pedestrians.

- 4.32 Seed will be sown at a time when the soil is moist and can be worked, in the autumn (September/October) or spring (March/April), and not during the summer months. Seeding will be sown by hand broadcasting, seed fiddle, spinner or grass seed drill on the surface and will not be raked or harrowed in. A Cambridge (ribbed) roll is recommended to be used for one or two passes to firm and level the surface and create good seed soil contact. During initial establishment the grassland should be mown when it reaches 100mm in length for the first year.

#### **Amenity Grassland (Modified Grassland)**

- 4.33 New short sward amenity grassland areas will be established using a suitable species-rich native flowering grassland mix such as **Emorsgate EL1 – Flowering Lawn Mixture**, sown as per the manufacturer's instructions.
- 4.34 Only areas disturbed through landscape works will be seeded. This will include areas either side of the new footpath links.
- 4.35 Areas to be sown will be first rotovated and raked or harrowed to produce a medium fine, firm tilth. Seed will be sown in the autumn or spring, selecting a time when the soil is moist and can be worked.
- 4.36 The above seed mix includes many perennial species that can be slow to germinate and grow. Ground cover will therefore likely take longer to develop than conventional lawn sowings and may take 12-18 months to knit together as turf. Newly seeded areas will therefore be protected to prevent seedling destruction by pedestrians.

#### **Turf**

- 4.37 Turf Areas with **Rowlan Medallion Turf**. Turf should be a healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease. In appearance, a closely knit, continuous ground cover of even density, height and colour. All turfing operations to conform with 'British Standard 3969:1998 Recommendations for Turf for General Purposes'.
- 4.38 Prepare ground to a fine tilth breaking up and clods of earth and rake to contours. Stone pick the area removing any material 50mm and over. Lightly roll or firm the soil to avoid any soft areas, and repeat until the ground is evenly firm and level (but not compacted). The area to be turfed will be watered prior to laying turfs.
- 4.39 Turf to be laid on day of delivery. Turf to be supplied in rolls, not dried out or yellowed, to be undamaged without holes or torn or ripped edges. Turf grown on any nylon matting will not be accepted. Turf will be weed free and of a uniform size and thickness.
- 4.40 Turf must be laid butt jointed with no gaps or overlapping, laid from suitably sized running boards so not to damage turf. Walking over or standing on the turves will not be allowed until fully established. The finished surface level of grassed areas is set above the height of adjacent hard surfacing to a minimum 10mm compacted level above adjacent hard surface levels or

sufficient to enable effective mowing of the grass without the potential for damaging mower blades against kerbs.

- 4.41 Turf areas should be watered immediately after laying as necessary to ensure the establishment and continued thriving of turfing areas. Thereafter for the first week turf should be water once a day. In hot weather conditions, for best results, watering should take place twice a day. Wet to full depth of topsoil. Fencing erected on completion of turfing to communal areas. Chestnut pale fencing to BS 1722-4, 1.2 m high. Removal after grass is well established. The fencing will remain the property of the contractor.

#### **Existing Grassland Undisturbed During the Construction Process**

- 4.42 Areas undisturbed during the construction process (and hence will not be seeded) will be created through the cutting management regime.

#### **Marginal Plug Planting**

- 4.43 Ponds are identified as a Habitat of Principle Importance (HPI) as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.
- 4.44 The attenuation pond will also be planted with areas of aquatic/marginal planting to create further biodiversity habitats such as providing food and shelter to wildlife such as newts and water voles.
- 4.45 From a wildlife point of view, ponds do not need to have large areas of open water; ponds which appear to be choked with vegetation often support the greatest diversity of plant and animal species. The habitat value is, however, enhanced if there are a variety of vegetation structures from dense tussock stands to bare and recently colonised mud. Management of these wetland areas will therefore aim to create variation with minimum disturbance to animal populations.

#### **Reed Bed Planting**

- 4.46 Ponds are identified as a Habitat of Principle Importance (HPI) as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.
- 4.47 The attenuation pond will also be planted with areas of aquatic/marginal planting to create further biodiversity habitats such as providing food and shelter to wildlife such as newts and water voles.
- 4.48 From a wildlife point of view, ponds do not need to have large areas of open water; ponds which appear to be choked with vegetation often support the greatest diversity of plant and animal species. The habitat value is, however, enhanced if there are a variety of vegetation structures from dense tussock stands to bare and recently colonised mud. Management of these wetland areas will therefore aim to create variation with minimum disturbance to animal populations.
- 4.49 Reed beds should last at least 15 years before renewal is required, if not longer, due to low level of particulates expected.

**Objective 3: Provide a safe and inspiring recreational and leisure resource.**

- 4.50 The scheme will incorporate areas of visually attractive meadow grassland, tussock grassland, short sward / amenity grassland, trees, orchard planting, woodland scrub, hedgerows and ground flora.
- 4.51 The site will incorporate meadow grassland and tree planting for amenity value. Communal areas of open space will be included at the Isaac Lane frontage and Eastern Parkland, with areas of play in the form of a Locally Equipped Area for Play (LEAP) and a Multi-Use Games Area (MUGA) located in the Eastern Parkland. The Green Circle (shared 3.0m wide footpath and cycleway and 3.0m wide bridleway) is located north to south and the Green Superhighway (5m) is located east to west through the Eastern Parkland to encourage healthy activity.
- 4.52 Public access will be encouraged through most of the site. Appropriate pathways will be created to provide defined access routes across the site, reducing the potential for the creation of unauthorised desire lines across more sensitive habitats.
- 4.53 Litter bins will be provided at appropriate locations throughout the site and litter will be regularly collected and removed to avoid harm to wildlife or encouragement of pests. Interpretation signage will be provided at appropriate locations as an educational resource to the development.

**Fencing and Gates**

- 4.54 Set out and erect fencing following straight lines or smoothly flowing curves. The tops of posts are to follow the profile of the ground. Posts are to be erected and set rigid, plumb and to specified depth, or greater where necessary to ensure adequate support. All components are to be securely fixed.
- 4.55 Ensure all fencing and gates are secure, undamaged and in a good state of repair. Should any part of a fence or gate be deemed below standard obtain guidance and/ or repair or replace as required.
- 4.56 Set out and erect gates to ensure that they are erected and set rigid, plumb and to specified depth, or greater where necessary to ensure adequate support. Tighten all fixings before handover and ensure that all hinges, latches and closers are suitably adjusted so as to provide smooth operation. Lubricate where necessary.

**Footpaths**

- 4.57 Self-binding gravel footpaths will consist of treated softwood timber boards of 150 x 38mm size to edge the footpaths, held by softwood pegs at 50 x 50 x 450mm long driven into the ground at 1200mm centres and at corner or changes of direction. A granular sub-base will be laid onto a geotextile to a compacted thickness of 150mm, laid to a camber of 1:50 with a wearing course of 50mm compacted deep self-binding gravel.

## 5.0 LANDSCAPE AND ECOLOGICAL MANAGEMENT

**Objective 4: Ensure the matrix of new and existing habitats establish and are suitably maintained to ensure long-term biodiversity gain.**

- 5.1 The following section outlines the works programme and management regime, with Section 5 outlining the specification and implementation.

**Table 1: Thirty Year Management Works Programme**

Prescriptions	Years with Priority									
	1	2	3	4	5	6	7	8	9	10-30
<b>Existing Retained Trees and Hedgerows</b>										
Trees will be assessed by an experienced arboriculturalist or tree surgeon prior to works including tree removal necessary to permit creation of access paths and structures / bridges. Tree works will follow best practice procedures as set out in BS 3998:2010. No removal of woody vegetation will take place during the bird nesting season unless checked by a qualified Ecologist. Existing retained trees will be left unmanaged unless otherwise dictated for reasons of public safety.	✓									
Retained trees will be protected from damage and from soil compaction during construction using fenced Root Protection Areas (RPAs) where construction works are to be undertaken in the vicinity, in accordance with guidance in British Standard 5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations.	✓									
Arisings from any woodland management activity will, where possible will be used to provide opportunities for invertebrates and bryophytes by forming micro-habitats from piles of dead wood or recumbent dead logs away from publicly accessible areas. Woodpiles will be created at the woodland edge and within the woodland interior. Where practical, piles will be situated in partial sunlight with some shade.	As required									
Twice annual inspection of retained woodlands for fly-tipping, garden waste and signs of overuse by the public.		✓	✓	✓	✓	✓	✓	✓	✓	✓
Side trimming of hedgerows in an 'A' profile to promote healthy hedgerow base. Hedgerows will	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



<p>be cut along one side annually, alternating between the two sides of the hedgerow each year.</p>	
<p>In the long term, hedgerows will be taken through a Hedgerow Management Cycle (HMC)<sup>1</sup>. The ten steps of the HMC are shown below. The cycle shows a healthy green core and two unhealthy red offshoots. The aim should be to keep the hedge in the green part (steps 3 to 8), periodically laying or coppicing it, with trimming at appropriate intervals in between. If the hedge is not permitted to go through this cycle, it will either, if cut too often, become short and gappy (steps 1 – 3) or, if neglected, develop into a line of trees (steps 8 to 10).</p>	<p>As required</p>
<p>Where hedgerows adjoin amenity grassland a minimum margin width of 500mm shall be maintained as longer grass for biodiversity value. Grass shall be cut once per annum to 300mm in height. Grass shall be cut by means of tractor mounted or pedestrian guided rotary, flail or reciprocating blade machines.</p>	<p>As required</p>

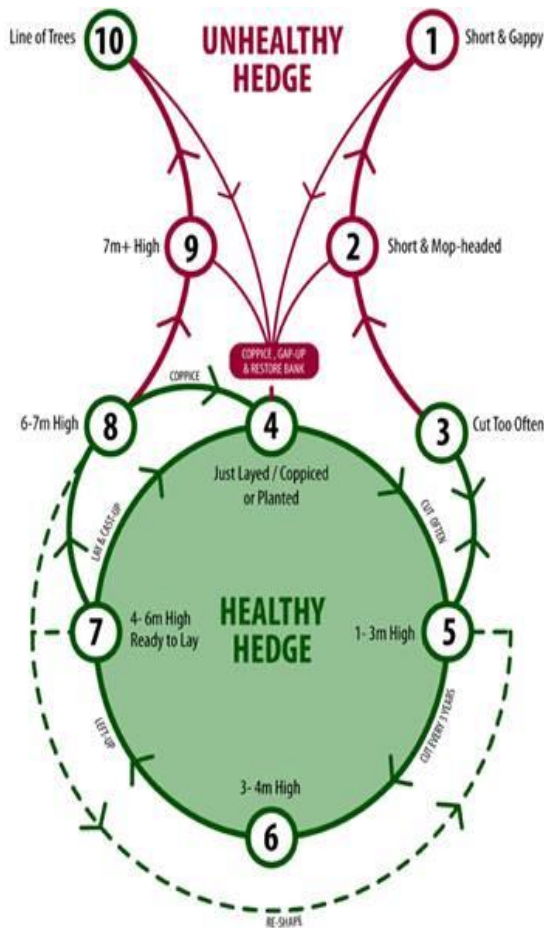
<sup>1</sup> The Hedge Management Cycle (HMC). Art work by Will Field. Management Cycle concept developed by Nigel Adams. Hedgelink UK



Native Woodland Edge Planting										
Replace failed specimens on a like-for-like basis. Top up mulch to a depth of 75mm where necessary.	✓	✓	✓	✓	✓					
Spraying or strimming of weeds to reduce competition and aid establishment. Not required if weed suppression matting used. Spray and hand weed around tree boles.	✓	✓	✓	✓	✓					
Examine all tree stakes and ties, replace or adjust as appropriate. If the tree has yet to establish, replace or adjust ties, spacers and tree tubes as appropriate. If the tree has established well, then remove all stakes, ties, spacers, tubes etc. and make good surfaces disturbed – filling any holes with suitable topsoil.	✓	✓	✓	✓	✓					
Where periods of extreme drought occur, trees that have not yet established (not healthy, not in full leaf, suppressed growth) need to be watered where their tolerance to drought is deemed to be insufficient.	✓	✓	✓	✓	✓					
Tree Planting										
A weed-free mulched 1m diameter circle around the tree stem to a minimum depth of 75mm. When trees have reached independence, the sward can be allowed to grow up to the trunk, although tall weeds, bramble and ivy will be removed from around the trees. Care will be taken when using strimmers or mowers to avoid damaging trees. Weeds and grass within 100mm of the trunks will be removed by hand.	✓	✓	✓	✓	✓					
Basal area around trees within meadow grassland areas should be left unmown.						✓	✓	✓	✓	✓
Examine all tree stakes and ties, replace or adjust as appropriate. If the tree has yet to establish, replace or adjust ties, spacers and tree tubes as appropriate. If the tree has established well, then remove all stakes, ties, spacers, tubes etc. and make good surfaces disturbed – filling any holes with suitable topsoil.	✓	✓	✓	✓	✓					
Replace failed specimens on a like-for-like basis. Top up mulch to a depth of 75mm where necessary.	✓	✓	✓	✓	✓					
Where periods of extreme drought occur, trees that have not yet established (not healthy, not in full leaf, suppressed growth) need to be watered where their tolerance to drought is deemed to be insufficient.	✓	✓	✓	✓	✓					

Locally Distinctive Traditional Orchard Tree Planting										
A weed-free mulched 1m diameter circle around the tree stem to a minimum depth of 75mm. When trees have reached independence, the sward can be allowed to grow up to the trunk, although tall weeds, bramble and ivy will be removed from around the trees. Care will be taken when using strimmers or mowers to avoid damaging trees. Weeds and grass within 100mm of the trunks will be removed by hand.	✓	✓	✓	✓	✓					
Examine all tree stakes and ties, replace or adjust as appropriate. If the tree has yet to establish, replace or adjust ties, spacers and tree tubes as appropriate. If the tree has established well, then remove all stakes, ties, spacers, tubes etc. and make good surfaces disturbed – filling any holes with suitable topsoil.	✓	✓	✓	✓	✓					
Replace failed specimens on a like-for-like basis. Top up mulch to a depth of 75mm where necessary.	✓	✓	✓	✓	✓					
Pruning will follow Natural England Technical Information Note TIN017 'Traditional Orchards: Prune any diseased or rotten wood (including the removal of main stems and limbs) back to sound wood. Remove all stems and limbs which are unsafe or are in danger of falling or breaking during gales. A suitably skilled and qualified arboriculturalist shall carry out such pruning. Remove all diseased material from site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Where periods of extreme drought occur, trees that have not yet established (not healthy, not in full leaf, suppressed growth) need to be watered where their tolerance to drought is deemed to be insufficient.	✓	✓	✓	✓	✓					
Native Hedgerow Planting										
Following planting, water hedgerows in periods of extreme drought (2 or more weeks without substantial rainfall) (new and translocated hedgerow planting).	✓	✓	✓	✓	✓					
Replace failed specimens on a like-for-like basis.	✓	✓	✓	✓	✓					
Examine all guards and replace or adjust as appropriate. Remove guards once hedgerows established	✓	✓	✓	✓	✓					
Spraying or strimming of weeds to reduce competition and aid establishment. Not required if weed suppression matting used.	✓	✓	✓	✓	✓					
Side trimming of hedgerows in an 'A' profile to promote healthy hedgerow base. Starting in year 4 after planting new hedgerows will be cut along one side annually, alternating between the two				✓	✓	✓	✓	✓	✓	✓

sides of the hedgerow each year. Top up mulch as required.									
Prune any diseased or rotten wood back to sound wood. Remove all cut material from site.				As required					
In the long term, hedgerows will be taken through a Hedgerow Management Cycle (HMC) <sup>2</sup> . The ten steps of the HMC are shown below. The cycle shows a healthy green core and two unhealthy red offshoots. The aim should be to keep the hedge in the green part (steps 3 to 8), periodically laying or coppicing it, with trimming at appropriate intervals in between. If the hedge is not permitted to go through this cycle, it will either, if cut too often, become short and gappy (steps 1 – 3) or, if neglected, develop into a line of trees (steps 8 to 10).				As required					



<sup>2</sup> The Hedge Management Cycle (HMC). Art work by Will Field. Management Cycle concept developed by Nigel Adams. Hedgelink UK

Single Species Hedgerow Planting										
Following planting, water shrubs in periods of extreme drought (2 or more weeks without substantial rainfall).	✓	✓	✓	✓	✓					
Replace failed specimens on a like-for-like basis.	✓	✓	✓	✓	✓					
Remove weed growth by hand and top up mulch levels as necessary. Dead-head after flowering.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Prune hedgerows to a square cross section during October to March.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ornamental Feature Shrub Planting										
Following planting, water shrubs in periods of extreme drought (2 or more weeks without substantial rainfall).	✓	✓	✓	✓	✓					
Replace failed specimens on a like-for-like basis.	✓	✓	✓							
Remove weed growth by hand and top up mulch levels as necessary. Dead-head after flowering.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Prune back shrubs (no more than one third of woody growth) during October to March. Trim shrubs back from paths etc. Trim topiary shrubs to the desired shape.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ornamental Shrub and Grass Planting										
Following planting, water shrubs in periods of extreme drought (2 or more weeks without substantial rainfall).	✓	✓	✓	✓	✓					
Replace failed specimens on a like-for-like basis.	✓	✓	✓	✓	✓					
Remove weed growth by hand and top up mulch levels as necessary. Dead-head after flowering.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Neatly prune back shrubs (no more than one third of woody growth) during October to March. Trim shrubs back from paths.			✓	✓	✓	✓	✓	✓	✓	✓
Neatly prune back and remove the spent stems and dead leaves of grasses during March - April. Care should be taken not damage the crown or emerging new growth.			✓	✓	✓	✓	✓	✓	✓	✓
Tussock Grassland										
To control scrub and bramble development tussocky areas may need cutting every 2-3 years between October and February. For wildlife this cutting is best done on a rotational basis so that no more than one third of the area is cut in any one year leaving part as an undisturbed refuge. Care shall be exercised when mowing or strimming around trees and hedges or other structures. Strimming should not occur with 100mm of tree stems.		✓			✓			✓		
Spot treat persistent pernicious weeds using herbicide following the first season's growth and/or manual hand strimming of target areas	As required									

either in late summer when adjacent grassland is mown or in early spring. Care will be taken when using herbicide adjacent to riparian and aquatic habitats to prevent pollution of such habitats.										
Long / Meadow Grassland (Other Neutral Grassland)										
During year 1 mow regularly (4-5 times) when the grass reaches the maximum height. Remove arisings after 24h.	✓									
Following establishment grassland will be mown on a rotational basis with areas either being mown once during early spring (March) and autumn (October). A later cut will benefit moth species by providing a food source for longer, and subsequently provide increases foraging opportunities for bats in their active season of April to October.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Grassland adjacent to hedgerows and woodland habitat will be cut once on alternate years with some ruderal species being allowed to colonise for further species and habitat diversity. Arisings will be left for 48 hours to allow dispersal of seeds and invertebrates prior to removal, to encourage grassland establishment and prevent soil enrichment and thatching.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Leave 1m unmown strip along hedgerows and existing structural vegetation. with some ruderal species being allowed to colonise for further species and habitat diversity.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Spot treat persistent pernicious weeds using herbicide following the first season's growth and/or manual hand strimming of target areas either in late summer when adjacent grassland is mown or in early spring. Care will be taken when using herbicide adjacent to riparian and aquatic habitats to prevent pollution of such habitats.	As required									
Wet Grassland										
Following establishment the Wet Grassland in the basins will be cut on a rotational basis with no more than one third cut in any one year. The Wet Grassland will be cut during March or August/September, to create a varied structure of grassland habitat that will be of benefit to invertebrates, amphibians, reptiles and other species. Strimming should not occur with 100mm of tree stems.		✓	✓	✓	✓	✓	✓	✓	✓	✓
Spot treat persistent pernicious weeds using herbicide following the first season's growth and/or manual hand strimming of target areas either in late summer when adjacent grassland is mown or in early spring. Care will be taken when	As required									

using herbicide adjacent to riparian and aquatic habitats to prevent pollution.										
Amenity Grassland (Modified Grassland)										
During initial establishment of new grassland, it will be mown to a height of 50mm 6-8 weeks after germination and subsequently to a height of 35-40mm as required, but not more regularly than once every 4 weeks until such a time as a knitted turf is established. Once established, amenity grassland will be cut 16 times per year between March and October. Strimming should not occur with 100mm of tree stems.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mowing will be reduced during prolonged dry periods and the mowing height increased to 50mm at such times. Similarly in very wet conditions all grass cutting operations will cease until conditions allow for grass cutting to take place.	As required									
Spot treat persistent pernicious weeds using herbicide following the first season's growth and/or manual hand strimming of target areas either in late summer when adjacent grassland is mown or in early spring. Care will be taken when using herbicide adjacent to riparian and aquatic habitats to prevent pollution of such habitats.	As required									
Marginal Plug Planting										
The vegetation in each of the water bodies will be cleared on a rotational basis, starting at year 3. The basin will be cleared, between September and November, to create a varied structure of habitat that will be of benefit to invertebrates, amphibians and other species. The vegetation will be removed by hand. Machines and heavy equipment should not be used to avoid damage to soil and vegetation.			✓	✓	✓	✓	✓	✓	✓	✓
Dense stands of single species (e.g. yellow iris) may benefit from selective thinning as required. Vegetation removal causes the least disruption to wildlife when carried out between September and November.				As required						
Spot treat persistent pernicious weeds using herbicide following the first season's growth and/or manual hand strimming of target areas either in late summer when adjacent grassland is mown or in early spring. Care will be taken when using herbicide adjacent to riparian and aquatic habitats to prevent pollution of such habitats.	As required									

Reed Bed Planting										
Vegetation in each drainage basin will be cut and removed on a three year rotational basis, starting at year three. One basin per year will be cleared, between September and November, which will create a varied structure of habitat that will be of benefit to invertebrates, amphibians and other species. The vegetation will be removed by hand. Heavy equipment should not be used to avoid damage to soil and vegetation.			✓	✓	✓	✓	✓	✓	✓	✓
Fences and Gates										
Fencing and gates shall have a twice annual inspection in spring and autumn.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Footpaths										
Ensure access paths are free from weeds, trip hazards or other obstructions. This includes a once annual spray of weeds and any depressions / pits to be filled.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Street Furniture										
Maintain all furniture in good condition. Should any part be damaged then prohibit use, obtain guidance and/ or repair or replace as required. Repaint as required.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Once annual spray and weed around footings.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Play Equipment										
Maintain all play equipment in good condition. Should any part be deemed below standard then prohibit use, obtain guidance and/ or repair or replace as required.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Inspect on a regular basis to manufacturers / ROPSA requirements. Record inspections and any actions arising from inspections.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
General										
Litter will be removed from the site as part of the general management and maintenance visits. All litter, stones or other debris will be collected and removed by the Contractor immediately prior to grass cutting operations.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ecological visual inspection by a qualified ecologist for the first year to provide baseline data for future surveys to be monitored against.					✓					✓
Arboricultural visual inspection, as part of the tree safety risk assessment for the development.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Work programme review by those members of staff involved in site management.					✓					✓

## 6.0 MONITOR THE SITE AND REVIEW THE PLAN

### Objective 5: Provide a framework of monitoring and review periods.

- 6.1 In order to ensure that the habitats created within the site reach and maintain their maximum value to nature conservation, all habitats will be monitored.
- 6.2 Results of this monitoring will be used to inform changes to the management plan and thirty-year work programme. The prescriptions provided here will not be set in stone and will be altered if required in agreement with the Local Planning Authority (LPA).
- Created habitats will be monitored by an Ecologist in line with the specifications in the approved Biodiversity Net Gain Plan.
  - Monitoring will include regular reporting to the LPA and changes will be made to the management strategies where appropriate.
  - Annual arboricultural visual inspection, as part of the tree safety risk assessment for the development.
  - Regular monitoring, where applicable, of landscape features for condition and health and safety purposes.



## Appendix A





Scale: 1:1000 @A1

0 25 50 75 100m

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Hill Group  
Burgess Hill Phase 1c  
Burgess Hill

## GREEN INFRASTRUCTURE STRATEGY

12112-FPCR-ZZ-ZZ-DR-L-0015\_P10

1:1000@A1

23 July 2025 JP / MP

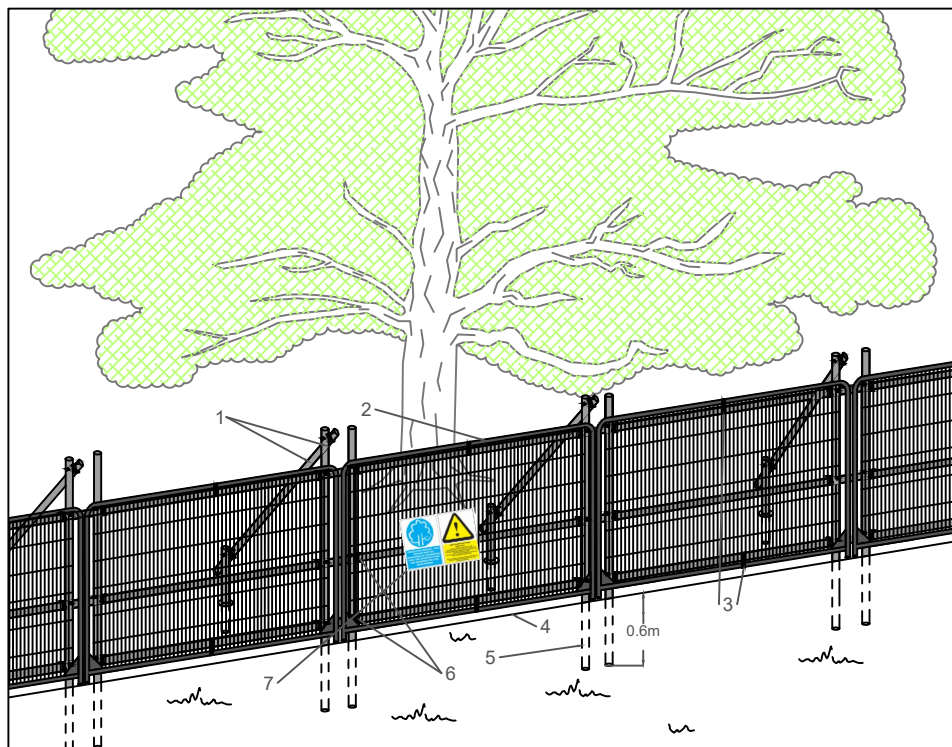
masterplanning  
environmental assessment  
landscape design  
urban design  
ecology  
architecture  
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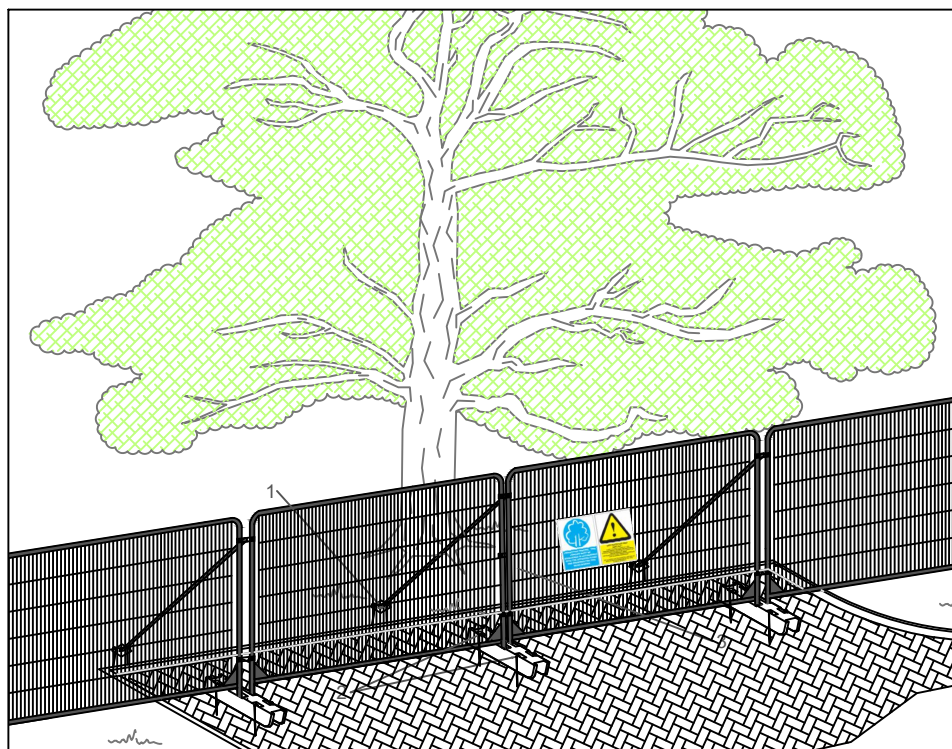


## Appendix B



### Specification for High Intensity Protection Barrier

1. Standard scaffold poles
2. Heavy gauge 2m tall galvanized tube and welded mesh infill panels
3. Panels secured to scaffold frame with wire ties
4. Ground level
5. Uprights driven into the ground until secure (min depth of 0.6m)
6. Standard scaffold clamps
7. Construction Exclusion Zone signs



### Specification for Low Intensity Protection Barrier

1. Stabiliser strut with base plate secured with ground pins
2. Feet blocks secured with ground pins
3. Construction Exclusion Zone signs

## APPENDIX B PROTECTIVE FENCING SPECIFICATIONS

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