



Fairfax

**Beechy Bottom Parkland Reserve, Cuckfield,
West Sussex**

**Landscape and Ecology Management Plan
(LEMP)**

September 2024

A report on behalf of Fairfax Ltd

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Site details

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1 INTRODUCTION

This Landscape and Ecology Management Plan (LEMP) (LEMP) has been produced in relation to the creation of 'Beechy Bottom Parkland Reserve', a mixed park with open access for pedestrians combined with an area reserved for 'constrained rewilding' at Beechy Bottom Parkland Reserve in Cuckfield, West Sussex (central OS grid reference: TQ 292 246), hereafter referred to as the 'Site'. The LEMP was commissioned by Fairfax Ltd.

The Site is currently under planning consideration as of July 2024 (application number DM/23/2867) which included a change of use of farmland and woodland to parkland reserve to include public access and instigation of long-term management and rewilding regime, including the establishment of pedestrian and cycle tracks with new pedestrian and cycle access points off Cuckfield Road to the south and Staplefield Road to the north.

The LEMP includes prescriptions for management and maintenance of existing and created ecology provisions and ecology habitats/landscaping for the post construction phase/s of the development.

The LEMP includes details of:

-  Landscape and ecological mitigation and nature conservation enhancement measures (building on the details contained within the submitted 'Ecological Impact Assessment' - Ecologic LLP 2023);
-  Green and hard Infrastructure including all landscaping and public access related works including planting plans, habitat creation and pedestrian and cycle paths;
-  A timetable for implementation;
-  A plan for the future monitoring, maintenance and management of the landscape and ecological mitigation and nature conservation measures.

Development shall be undertaken strictly in accordance with any approved planning application, details of which shall be demonstrated to the satisfaction of the Local Planning Authority (LPA) that relevant parts of the scheme have been completed in accordance with the details and timetable agreed. The scheme shall thereafter be managed and maintained in accordance with the approved details thereafter.

Reason: To ensure a comprehensive strategy is devised and implemented to ensure that the habitats and species are safeguarded and enhanced.

The LEMP has been produced by Tadorna Consulting Ltd.

It should be read in conjunction with the submitted Ecology & Biodiversity Environmental Statement, the Vision Document, The Technical Details Document, The Proposed Cycle Route document, the access & framework Plan and the Arboricultural Impact assessment.

1.1 Format of the Plan

The LEMP is set out as follows:

- 🍁 Timings and phasing of the proposed development;
- 🍁 Details of ecological avoidance strategies requirements during enabling and construction;
- 🍁 Details of habitat creation and enhancements, including landscape and visual impact, planting schemes and design intentions;
- 🍁 Management aims, maintenance specification and annual schedule of operations to cover a period of **ten years**; and,
- 🍁 Review and monitoring of the plan.

Any changes to the LEMP will need to be agreed in writing by the LPA.

2 PHASING & TIMETABLE

The development, converting the site from mixed farmland, woodland and various recreational uses into a mixed development comprising sports facilities, areas for public access and a 'Parkland Reserve' for the purpose of 'constrained rewilding' resulting in the restoration of habitats and species will be undertaken in a single phase.

Phase 1 of the development will commence with the construction of the external fencing and footpath network with associated gate infrastructure which will include the creation of four small breaks in the sites northern hedgerows and a small gap at the south of the site.

Hedgerow removal for these small breaks will be undertaken in September and October in the first year of development.

Phase 2 incorporates the future 'constrained rewilding' management of the 'ecologically restricted zone' to meet the Biodiversity Net Gain (BNG) requirements of the associated residential development (application number DM/23/2866).

3 MANAGEMENT MECHANISM

This section describes the broad principles of LEMP implementation, funding and the responsibility for its delivery.

3.1 Stewardship Body

A Stewardship Body with charitable status will be formed to take ownership of the Country Park and any associated endowments to oversee the delivery of the LEMP and have responsibility for the long-term management of the park. The Stewardship Body may deliver the management regime in-house or seek to appoint an approved contractor or other external body to carry out the operational tasks.

Ultimately, the Stewardship Body will have the legal responsibility to ensure that its own staff or those of an externally appointed organisation are suitably qualified and capable of delivering the ongoing management works required to maintain public open space (POS), path network as well as the management and stock checking relating to the 'constrained rewilding' taking place within the parkland reserve in line with this LEMP.

3.2 Funding

The LEMP will be funded by Fairfax Ltd in the short-term. In the long-term, in order to fund the management of the site in perpetuity, it is envisaged that an appropriate level of endowment will be secured.

The Stewardship Body will be constituted to utilise the endowment funds as agreed, for the purposes of delivering the LEMP and to report on the outputs of the LEMP and submit reports on the delivery of its charitable outcomes.

4 EXISTING ECOLOGICAL AND LANDSCAPE FEATURES

Ecological surveys were undertaken at the site by Tadorna Consulting Ltd in 2022 (Ecologic LLP and Ecology Co-op Ltd in 2023) and 2016, with a refresh walkover undertaken in 2023 by Tadorna Consulting Ltd prior to the production of this LEMP. A summary of the findings are provided below; these features form the **key ecological features** to be protected and enhanced as part of this LEMP.

4.1 Site Context

The site is located approximately 550 m to the west of the village of Cuckfield, West Sussex. The site is comprised of five pasture fields, a series of woodlands (comprising plantation, secondary and semi-natural Ancient woodland) a watercourse and a series of ponds. The site measures approximately 109.53 ha, which generally slope in a southerly direction towards the River Adur.

The site was originally a deer park serving the Tudor Cuckfield Park, located a short distance to the east of the site and was 'de-parked' in 1618. The majority of the site formed part of the historic landscape parkland associated with Cuckfield Park, a stately home and managed through extensive grazing of cattle on permanent pasture with a large number of parkland trees forming wood-pasture.

The site is bounded by Deaks Lane, located to the west of the site, Staplefield Road, located to the north of the site, the Village of Cuckfield and Cuckfield Park together with London Road (the B2036) located to the east of the site and by the River Adur to the south. Further afield the site is situated in a generally rural location comprising mature woodland, predominantly arable farming with some pasture and residential dwellings with private gardens. The large town of Haywards Heath lies approximately 2.2 km to the east of the site and a residential housing development – Ansty Garden Community, comprising 1450 dwellings with associated

landscaping, access and infrastructure is planned approximately 300m to the south-eastern boundary of the site.

The village of Cuckfield is located directly to the east of the site.

4.2 Landscape Character

The site lies within the High Weald landscape character area (122):

- 🍁 A dispersed settlement pattern of hamlets and scattered farmsteads and medieval ridgetop villages founded on trade and non-agricultural rural industries, with a dominance of timber- framed buildings with steep roofs often hipped or half-hipped, and an extremely high survival rate of farm buildings dating from the 17th century or earlier;
- 🍁 High density of extraction pits, quarries and ponds, in part a consequence of diverse geology and highly variable soils over short distances;
- 🍁 Extensive broadleaved woodland cover with a very high proportion of ancient woodland with high forest, small woods and shaws, plus steep valleys with gill woodland;
- 🍁 An intimate, hidden and small-scale landscape with glimpses of far-reaching views, giving a sense of remoteness and tranquillity yet concealing the highest density of timber-framed buildings anywhere in Europe amidst lanes and paths;
- 🍁 A predominantly grassland agricultural landscape grazed mainly with sheep and some cattle; and
- 🍁 An essentially medieval landscape reflected in the patterns of settlement, fields and woodland.

Natural features within the site:

- 🍁 Land falls generally from the north to the south and from the east to the west;
- 🍁 Some large mature and veteran parkland trees and the main feature of the former parkland;
- 🍁 Relict Semi-natural Ancient Woodland (SNAW) located to the west of the site within the woodlands and the parkland;
- 🍁 Former parkland that has been planted up to the centre and north in the 20th Century;
- 🍁 Intensively managed pasture with small amount of arable for cover crops;
- 🍁 18th / 19th century farm building located on the edge of the parkland
- 🍁 No distinctive landscape or historic features; and
- 🍁 Water course runs through the southern part of the site.

4.2.1 *Site Specific Assessment*

A site specific assessment confirms that the site exhibits two clear character areas:

- 🍁 The more elevated, flatter (but gently sloping) plateau forming the main grassland parcels of the site (which is partially influenced by the nearby Cuckfield Park and the village of Cuckfield and partially by the open countryside – with open views to the countryside to the east); and
- 🍁 The more steeply sloping (in places) eastern and southern slopes.

There are few distinct features within the Site. Hedgerows are confined to the north of the site and are generally of more recent origin (bar the roadside hedgerow) are generally kept untrimmed and tall, with the occasional tree. The hedgerows and vegetation boundaries in the northern part of the site provide a high level of screening and there are few local views into the site from this direction. The woodland (plantation and SNAW) located to the western and southern side of the site generally restrict views from this direction into the main body of the site with its open parkland. To the east from more elevated areas there are a number of views (mainly glimpsed from the grounds of Cuckfield Park) where parts of the parkland can be seen, with the eastern slopes in the southern parkland parcel being most prominent. Although the site is elevated and sloping visual receptors are relatively few, there are no clear views of the site from within Cuckfield, views from the bridleway on the southern side of the site are blocked by the strong line of intervening vegetation. There are some relatively open views both north and south from the public footpath (named both the High Weald Landscape Trail & Sussex Diamond Way), which bisects the centre of the site from east to west running between Westup Farm in the west to Cuckfield village in the east. From here are partial views of the parkland to the north and south.

4.3 **Designated Sites**

The site lies within the High Weald Area of Outstanding Natural beauty (AONB).

No internationally designated sites for nature conservation are located within 10 km of the site boundary.

No statutory designated site for nature conservation is located within 2 km of the site boundary.

Two non-designated sites for nature conversation lie within 1 km of the site, comprising The Hanger Local Wildlife Site (LWS) and Whitemans Green, a local geological site, but none are within the site itself.

No international, national designated or non-designated local sites are within the potential zone of influence of the proposed development.

A proportion of the woodland within the site boundary has been identified as an Ancient Woodland Inventory (AWI) for its semi-natural ancient woodland interest.

4.4 Habitats

The site supports a series of habitats of principal importance (HPI) or Biodiversity Action Plan (BAP) habitats. These are areas of ancient replanted woodland, ancient and semi-natural woodland and areas of the BAP habitat - wood pasture and parkland.

From a UKHab perspective, the site primarily consists of areas of dense bracken, other neutral grassland, *Lolium-Cynosurus* neutral grassland, modified grassland, wood-pasture and parkland, lowland mixed deciduous woodland (also designated and Semi-natural Ancient Woodland SNAW), other broadleaved woodland, dense scrub, ponds, developed land, sealed surface, artificial unvegetated unsealed surface and other rivers and streams. Linear habitats also recorded included ecologically viable line of trees, native hedgerow and species-rich native hedgerow with trees.

In general terminology, habitats of note comprise:

- 🍁 Large areas of semi-improved grassland making up the two large surviving grassland blocks of the former historic parkland;
- 🍁 A parcel of arable habitat (as of 2022) formerly utilised as a cover crop for shooting purposes;
- 🍁 Small patches of dense scrub comprising dense bramble and woody blackthorn/hawthorn scrub;
- 🍁 Small areas of dense bracken located in the southern grassland parcel;
- 🍁 A series of six ponds scattered throughout the southern part of the site, two of which are currently used as coarse fishing ponds;
- 🍁 A watercourse (the River Adur) running through the southern part of the site;
- 🍁 Semi-mature and mature broadleaved plantation woodland, located along the majority of the western and central part of the site and along the sides of the River Adur along the southern part of the site;

- 🍁 Semi-natural ancient woodland located along the western part of the site;
- 🍁 Secondary woodland recorded along the southern site boundary and within blocks located along the centre and east of the site;
- 🍁 A mid-19th century agricultural building, located on the edge of the southern grassland parcel;
- 🍁 Species-rich hedgerows, mostly of recent origin with some of some antiquity, located between and on the edge of the northern field parcels of the site. All hedgerows on site are Habitats of Principal Importance under the NERC Act 2006. All were also considered to be 'Important' under the Hedgerow Regulations. Three small gaps will be created in these hedgerows to allow for cycle path / footpath construction; and,
- 🍁 Mature and veteran parkland trees, mainly pedunculate oak and sweet chestnut, located predominantly within southern grassland parcel, although some were located within the plantation woodland within the site.

4.5 Fauna

The site was considered likely to support, or had the potential to support the following protected and priority species:

- 🍁 Amphibians: Thirty-four records for amphibian species were returned by Sussex Biodiversity Records Centre (SBRC) within 1 km of the site, for five amphibian species common toad *Bufo bufo*, common frog *Rana temporaria*, great crested newt *Triturus cristatus*, smooth newt *Lissotriton vulgaris* and palmate newt *Lissotriton helveticus*. eDNA confirmed the presence of breeding great crested newt within the site ponds;
- 🍁 Badgers: an active main badger sett comprising five holes was recorded within the semi-natural woodland located on site. A further three-entrance, disused badger sett was located to the south of the site and field signs of badgers travelling through the site. None of these setts are located within the proposed Public Open Space (POS);
- 🍁 Bats: The manual bat activity survey identified a moderate level of bat activity for a moderate diversity of bat species, predominately formed by common pipistrelle, with occasional passes from soprano pipistrelle, common pipistrelle, noctule, serotine, and bats from the *Myotis* and *Plecotus* genus;
- 🍁 The automated detector survey recorded moderate activity at least 17 species of bat utilising the site. This included alcaethoe, barbastelle, Bechstein's bat, Brandt's bat, common pipistrelle, Daubenton's bat, greater and lesser horseshoe, Leisler's bat, long eared bat species, Nathusius pipistrelle, natterer's bat, noctule, unidentified bats from the *Myotis* genus, serotine, soprano pipistrelle and whiskered bat. Bats were also

recorded roosting within the building present on site and a large number of trees were recorded supporting features with high bat roosting potential;

- 🍁 Breeding birds: hedgerows, grassland, scrub and trees supported a range of breeding birds with a total of 37 bird species being recorded, including 27 bird species which are considered to breed within or in the immediate surroundings of the site. Of the species recorded, four are considered to be of high (red-listed) conservation status under the Birds of Conservation Concern 4;
- 🍁 Dormice: Two dormouse nests was found within the southern boundary woodland and therefore a small population of dormice are assumed to be present within the site's woodland and woody scrub;
- 🍁 Reptiles: The reptile survey identified a 'good' population of slow worm and a 'good' population of grass snake on site, using the woodland edge and grassland habitat throughout the site;
- 🍁 Aquatic invertebrates: A total of 29 species of aquatic invertebrates were identified during the site surveys;
- 🍁 Other species: the site provided suitable habitat for brown hare and hedgehog.

5 ECOLOGICAL AND LANDSCAPE MITIGATION STRATEGY

Drawing on the theoretical work on equilibrium and non-equilibrium ecology, the aim of the parkland reserve is to provide an area to habitat and species restoration, termed ‘constrained rewilding’. This is considered “constrained” because in Britain there are external constraints which limit total non-intervention e.g. adjacent landowners and secondly the apex predators and many of the keystone species are absent so intervention by humans is required. Rewilding can be summarised as:

1. Continuation of the “status quo” i.e. conserving pre-modern agricultural landscapes (equilibrium ecology and conservation);
2. Soft re-wilding - a hybrid equilibrium / non-equilibrium ecology and conservation)
3. Non-deterministic approach to goal setting termed “constrained rewilding” (non-equilibrium ecology and conservation); and,
4. Re-wilding (non-equilibrium ecology and conservation) – apex predators and keystone species.

The overriding principles of the mitigation strategy are to avoid, minimise and compensate for biodiversity loss while meeting the aims of point 3 above. The aims are to:

- 🍂 Avoid/ minimise biodiversity loss during enabling and construction (see **Section 5.1** and **5.2**);
- 🍂 Compensate for loss of habitats, mitigate for landscape and visual issues, and enhance the site for biodiversity, aiming to provide a net gain in accordance with local and national planning policy (**Section 5.3**);
- 🍂 Provide features for protected and notable fauna to enhance the site in the future (**Section 5.4**);
- 🍂 Provide an ecologically coherent, sustainable and connected network for flora and fauna in the context of the site and surrounding habitats (**Section 6**).

5.1 Mitigation Prior to Works Commencing

5.1.1 *Habitat and Species Protection*

Table 1 defines the measures to be undertaken prior to works commencing on site; also illustrated in **Figure 1**.

Table 1: Pre-construction Prescriptions

No.	Ecological Feature	Avoidance/ Mitigation Requirements
1.1	Habitats/ species – general	A Construction Environmental Management Plan (CEMP) will be produced with input from the project ecologist. This will include details on the location of site compounds, storage and access which will be positioned at least 2m from hedgerow bases and tree root protection areas. It will also detail noise, dust and water pollution prevention measures, particularly to protect the watercourse to the south of the site as well as the site ponds.
1.2	Dormice	Twenty heavy duty marine ply dormouse boxes will be installed on woodland edge habitat as per Appendix 1 in September 2024 prior to path works commencing.
1.3	Trees and hedgerows	Pedestrian/bicycle routes will be planned to ensure no loss and avoid damage to trees and hedgerows. Retained trees and hedgerows will be protected in accordance with BS5837: 2012 as detailed in the Arboricultural Impact Assessment (Arbortrack, 2024). This will comprise temporary fencing, erected prior to materials or machinery being brought onto site.
1.4	Public Open Space and proposed path network	The POS will be protected from accidental damage and soil compaction by erecting temporary fencing to prevent vehicular access in close proximity to the retained site hedgerows and trees. Access to construct the site pathways will be allowed once a suitable access route has been established.
1.5	Reptiles	Suitable habitats for reptiles within the path network footprint e.g. grassland, will be kept short prior to works commencing. This will involve mowing or strimming to approximately 50mm. This will discourage slow-worm and grass snake, which are present on site, from colonising these areas.

5.2 Mitigation During Enabling and Construction

The measures to prevent adverse impacts to ecological features during construction are set out in **Table 2**.

Table 2: Enabling and Construction Prescriptions

No.	Construction Impact	Avoidance/ Mitigation Requirements
2.1	General	The CEMP will be adhered to at all times. Prior to commencement of works, all site workers will be briefed by an ecologist as part of a 'Toolbox Talk', detailing exclusion zones, timings and special working methodologies in relation to nesting birds, badgers, hedgehog and dormice.

No.	Construction Impact	Avoidance/ Mitigation Requirements
2.2	Damage to habitats	Protective/ temporary fencing erected prior to construction (see Section 5.1 above) will be maintained around retained habitats so that it is fit for purpose throughout the construction phase.
2.3	Access	Pre-marked access routes must be followed at all times. Retained hedgerows will be kept continuous with no access permitted through them, unless an existing gateway is present or new access has been created.
2.4	Access to POS	Access to the POS and path network to the south, east, north and western side of the site will only be allowed once an access route has been established. No storage of materials or vehicle turning areas will be permitted in the POS.
2.5	Hedgerow removal – injury or mortality to animals	The very small areas of hedgerow to be removed to allow site pedestrian and bicycle access will not require the application for a dormouse licence. Reptile felts will be deployed at the bases of hedgerow sections to be removed, in advance of their removal. The felts would be checked immediately prior to removal by an ecologist and any reptiles moved to a place of safety. Hedgerows which require removal will initially be cut to 150mm during September & October , in accordance with the dormouse licence. The sections cut to allow for pedestrian access will ensure that the work is undertaken working in a direction towards retained sections of hedgerows. Brash to be removed. After 24 hours the stumps and other vegetation will be removed. A search for hedgehogs and reptiles will be undertaken during removal of the hedgerows base/ stumps. All hedgerow removal will involve an ecological watching brief.
2.6	Tree removal – injury or mortality to bats	No mature or other trees should be removed to make way for the proposed development. Trees will be avoided in order to complete the proposed path network which has been designed to avoid trees by following woodland rides, existing paths or open grassland.
2.7	Lighting	No construction lighting will be permitted thereby avoiding light-spill from any lighting in other parts of the site.
2.8	Water pollution	Pollution prevention measures will be implemented to avoid contamination and siltation of nearby watercourse or ponds, as well as terrestrial habitats both within and outside the site boundary. The removal of the carp from the two coarse fishing ponds is required as part of the rewilding process.
2.9	Injury or mortality to species crossing the site	Trenches or holes created for gateway or bridge construction will be covered overnight to prevent wildlife falling in and failing to escape, or a strategically placed plank will provide a means of escape.
2.10	Fragmentation of wildlife corridors	Wildlife will be able to cross the site during construction, therefore any <u>temporary tree protection fencing</u> should allow a 200mm gap underneath.

No.	Construction Impact	Avoidance/ Mitigation Requirements
2.11	Impact on badgers	No excavation works or storage of materials will be allowed within 30 m of any badger setts on site. No other impacts are anticipated as all of the proposed path networks are open access areas and designed to avoid the identified badger setts.
2.12	Enhancing breeding bird/ roosting bat habitat	20 tree mounted bat and bird boxes will be installed onto selected retained trees, see Section 5.4 below.

5.3 Mitigation During Operation

5.3.1 Bat Corridors

Movement of bats north-south as well as east and west will be retained with by the existing retained woodland and hedgerow network. No artificial lighting will be introduced as part of the development either during the construction or operational phases.

The proposed enhancement measures with the installation of six tree-mounted bat hibernation boxes and the planting of 60 new parkland trees combined with the ‘constrained rewilding’ located within the ‘ecologically restricted zone’ will substantially enhance the site for bat species generally.

5.3.2 Hedgerow Protection

The retained trees located adjacent to the proposed path network will be protected during the construction phase, as shown in **Figure 2**.

The retained hedgerows located to the north of the site will be managed for wildlife and the Stewardship Body will remain responsible for continued appropriate management.

5.3.3 Public Awareness

Information boards will be provided at the site access points to provide information on the proposed ecological restricted zone detailing the ecology and wildlife within parkland reserve. This will include:

-  Information on the different species within the site;
-  A definition of the term ‘constrained rewilding’ and the site aims and objectives;
-  Details of local wildlife found in the area; and

- Details of the dormouse, bat or bird boxes installed within the site.

The boards will also raise awareness of ecological and conservation issues, however, they will be located away from any ecological foci or “hot spot”.

5.4 Protected Species Features

Artificial nesting/ roosting features for dormice, bats and birds will be provided at the rate of:

- 20 tree mounted bird nesting features;
- 20 dormouse boxes;
- Six maternity capable tree mounted bat boxes;
- Three reptile hibernacula;
- Tree veteranisation of the plantation woodland poplars within the ‘ecologically restricted zone’.

The locations of the wildlife features are illustrated on **Appendix 1** and details are provided in **Appendix 4 – 6**.

5.5 Habitat Creation, Compensation and Enhancements

A comprehensive landscape strategy has been developed from the findings of a landscape assessment and ecological appraisals with the aim of integrating the development within its landscape setting and to mitigate for impacts associated with the residential development of Ansty garden Community.

The development includes a substantial amount of habitat creation, which will compensate for losses such as sectional hedgerow removal, as well as enhance the site for people, flora and fauna, with the aim of achieving a biodiversity net gain (BNG) for the proposed development and for the related Ansty Garden Community.

Table 4: Summary of Habitat Creation, Compensation and Enhancements

Habitat	Loss	Gain	Description/ Location
Hedgerows	30m max loss	Large gain in woody scrub development within the rewilding zone.	Retained sections managed for wildlife. Woody scrub and woodland edge habitat allowed to develop within the site.
Grassland	None	Conversion of grassland component over time into	Grassland blocks within the site

Habitat	Loss	Gain	Description/ Location
		species-rich grassland	
Trees	None	60 planted native parkland trees.	60 standard parkland and stock protected trees to be planted within the site. All other existing trees to be retained.
Water bodies	Noce	Four ponds restored for wildlife	The coarse fishing ponds will be electro-fished and the fish removed. The two ponds located within the parkland will be restored, fencing removed and opened up to light.

5.5.1 New Trees

The planting of 60 standard trees (adequately stock protected) throughout the parkland in order, over time, to re-create the woodland pasture habitat that formerly existed on site. This will include standard English oak and sweet chestnut trees as these species made up the bulk of the existing parkland trees on site and are more resistant to climate change due to their deeper root systems. This will help restore the open wood pasture nature of the park and provide visual amenity benefits, biodiversity gain and solar shading.

5.5.2 Public open space (POS) (dog walking and free-roam areas)

The substantial area of the northern part of the site will be managed as predominantly hay meadow with mown pathways to guide users through it. A varied management regime of the grassland will provide structural diversity, for example cutting on a three-year rotation. Some tree planting will provide additional wildlife benefits. Structural tree planting within the POS will integrate this development into the landscape.

Dog waste bins and two information boards will be provided within the POS.

6 GREEN INFRASTRUCTURE/ WILDLIFE CORRIDORS

Green Infrastructure has been devised to integrate the proposed Ansty Garden Community and Cuckfield Village with the landscape and ecology elements and connect the site to the wider landscape. Refer to the Vision Document for further information. In brief, the strategy provides:

-  An extensive green corridor linking the north and south in the form of the public footpath network running along both the eastern and western site boundaries linking onto an existing footpath network;

- 🍁 Wildlife corridors and habitats in the form of new parkland trees;
- 🍁 Access to green space by linking the Ansty Garden Community development to the POS via footpaths, a number of predefined informal paths within the POS and access to a bridlepath to the south of the site, therefore providing access to the wider countryside;
- 🍁 Retained and enhanced wildlife corridors and habitat for a wide range of wildlife through the adoption of 'rewilding' within the main body of the site;
- 🍁 No fencing will be installed that severs wildlife corridors around the site's peripheries; a small gap will be provided in fencing to allow a continuous commuting route for wildlife species (except deer and stock).

7 MANAGEMENT PLAN

7.1 Aims and Objectives of Management Plan

The landscape proposals have been designed to provide both amenity and biodiversity net-gain value post-development. Landscape details and specifications, including details on the habitat creation, site implementation, management and maintenance of the proposed Beechy Bottom Parkland Reserve, including the new parkland tree planting and a timetable for planting and replacement are detailed below.

The aim of the Management Plan is to ensure that the vision of the landscape at the site can be achieved through a long term, co-ordinated and informed approach to landscape management. This will create a site with enhanced public access and associated infrastructure together with areas set aside for a non-deterministic approach to habitat and species restoration as a goal, which the author has termed “constrained rewilding”. The specific aims are to:

- ✿ Ensure a site with enhanced public access, both to the site and to adjacent off-site areas of habitation including the proposed Ansty Garden Community residential housing development and associated internal infrastructure;
- ✿ Ensure that the ‘Ecologically restricted Zone’ is set aside for a non-deterministic approach to habitat and species restoration as a goal;
- ✿ Ensure through appropriate management the establishment of the required dense woody scrub within the ‘ecologically restricted zone’ in order to meet the BNG requirements;
- ✿ Incorporate 60 large specimen native (predominantly pedunculate oak and sweet chestnut) parkland trees (adequately stock protected) within strategic locations within the Parkland Reserve;
- ✿ Retain and protect boundary hedges, and sensitively manage and improve (where appropriate) to maximise their ecological value;
- ✿ Create a multi-functional and naturalistic area of POS within the dog walking area / free roam access;
- ✿ The restoration of the Ponds 1, 4 and the carp ponds restoring the pond habitat present on site, therefore, creating opportunities for to a wide range of mammal, invertebrate, amphibian, plant and bird species;
- ✿ The veteranisation of the poplar trees over time within the Other Woodland Broadleaved (w1g) located to the west of the site by targeting low-value / undesirable trees in order to create instant habitat of high value to roosting bats and nesting dormouse/bird species.

- ✿ Branches removed from the tree canopies in order to create a more stable trunk will be deposited on the woodland floor to create deadwood accumulations of significant interest to saproxylic invertebrate species and fungi;
- ✿ Newly restored ponds (ponds 1 & 2) as well as the coarse fishing ponds will create a wide range of high-quality habitat for nesting and foraging birds including aquatic plants, waterfowl, foraging bats, invertebrates, aquatic plants, fish, reptiles, badger, hedgehog and riparian mammals;
- ✿ Roosting opportunities should be provided for bats, comprising six maternity and hibernation capable tree mounted bat boxes in suitable locations throughout the site;
- ✿ New nesting opportunities for birds should be provided, for example the installation of 20 tree mounted bird boxes within suitable locations along the eastern edge of the Semi-Natural Ancient Woodland;
- ✿ 20 dormouse boxes shall be installed within the woodland on site; and,
- ✿ The construction of six reptile hibernacula within the site will enhance the site for reptile species and provide hibernation, breeding and shelter opportunities to the slow-worm and barred grass snake recorded on site;
- ✿ Ensure a strong and informal landscape framework is incorporated into the development layout to promote wildlife value and species diversity;
- ✿ Promote healthy growth and establishment of all plants, trees and grasslands and provide protection from pests and disease; and,
- ✿ To monitor the site and adjust management prescriptions as necessary.

Taking account of the above points, the following objectives were identified.

Screening

The development will retain its existing screening value, as no trees are to be removed in order to make way for the proposed development. The proposed loss of sections of hedgerow in order to make way for the proposed pedestrian access is minimal overall and is not expected to impact the screen value overall from the north of the site.

The proposed seasonal footpath located along the eastern side of the park on the edge of the 'ecologically restricted zone' is to be located within existing woodland between approximately 20m and 100m from the eastern site boundary. This will ensure that the screening value to Cuckfield Park is maintained. This path is also seasonal in nature in order to protect ground nesting birds within the ecologically restricted zone, and as such, will be closed from 1st March to the 31st August each year.

The new planting of 60 standard trees within the parkland and the creation of woody scrub within the ecologically restricted zone in order to meet the aims and objectives of the site both in terms of 'constrained rewilding' and BNG from the residential development will also reinforce and enhance the green infrastructure from and maintain connectivity with the wider landscape while strengthening landscape structure within the development.

Visual and Amenity

The creation of the dog walking area and free-roam access as well as the new footpath network running through the site linking the site to other nearby residential developments will greatly enhance the amenity value of the site overall providing an attractive gently sloping and wooded landscape for local residents.

Within the 'ecologically restricted zone', the planting of trees, woody scrub development and proposed naturalistic management of the site will on the whole, over time, provide both a visual and wildlife rich display and experience for local residents that will soften the impact of the proposed residential development and provide an attractive 'wild' landscape setting for new residents.

Contribute to Biodiversity

The provision of new native parkland trees, restored wildlife ponds, herbivore managed woodland, woody scrub development, introduction of ivermectin-free, free-roaming, rare-breed cattle and pigs (and possibly red deer over time), restoration of the grassland habitats into a rich species-rich sward, veteranisation of a proportion of the poplar trees, installation of tree-mounted maternity bat boxes, dormouse boxes, reptile hibernacula and bird boxes, will enhance the value of retained habitats by increasing species diversity and improving connectivity between habitats both within the site and the wider landscape. All these measures will benefit a range of wildlife and help to achieve net biodiversity gains.

For the purpose of this document, the site and report focus has been split into key areas:

-  Area 1: Sports pitches and parking;
-  Area 2: Dog walking area and free-roam access;
-  Area 3: Ecologically restricted zone;
-  Area 4: Semi-natural Ancient Woodland;
-  Area 5: Woodland habitat;
-  Area 6: Ancient & veteran parkland trees; and,
-  Area 7: Ponds.

An annual schedule of management operations is provided in **Appendix 1**.

7.2 Area 1: Sports Pitches & Parking

7.2.1 Management Objectives

- As the area is already utilised for this purpose, ensure that the existing management continues in line with the requirements of the sports clubs and other stakeholders.

7.2.2 Establishment/ Maintenance

Soft landscape design as set out in the landscape and planting proposals (dwg 2426/P09) will be implemented in accordance with the following specification.

Existing Boundary Trees

- Where existing trees are to be retained they should be subject to a full Arboricultural bi-annual inspection for safety;
- Any surgery required shall be in accordance with BS3998 (2010 and all amendments to date) 'Tree Work – Recommendations', shall comply with any existing tree protection order (T.P.O) requirements and shall require the prior approval of the Landscape Architect;
- Avoid damage to branches, trunks and roots of trees. All existing trees and hedges to be retained are subject to 'Trees in relation to Construction – Recommendations' BS5837 (2005 and all amendments to date), and should be fully fenced off prior to the commencement of any works.
- No storage of materials, disposal of rubbish, site fires, spillage of oil and chemicals, ground compaction, excavation or changes in level shall be carried out within existing tree/hedge canopies.

7.2.3 Long-term Management

Existing Hedges and Trees

- Existing trees to be inspected on a regular basis, at least once a year to ensure they remain in a safe and healthy condition, free of disease, damaged or broken stems/branches and dead wood. Trimming back of growth overhanging adjacent footpaths or windows when required.
- Replace dead or dying specimens with a similar suitable species.

- Existing hedges to be flail cut on a 3 year rotation to maximise density, flowering and fruiting. Arisings will be removed and it will be ensured that not all hedgerows are managed in a given year. Hedges will be managed to achieve a minimum height of 3.5m above bank height. Trimming, over time, will aim to create an 'A' profile. Hedges should be cut and trimmed outside of the bird nesting season to ensure there is no disturbance.

Sports Pitch Grass Recommendations

- Do not mow the grass too short, especially during periods of prolonged dry or cold weather;
- In periods of drought, some dieback of grass is likely. Watering is a solution to this but is often unsustainable. In some years it may be necessary to re-seed badly affected areas at the end of the season; and,
- Most grass will be mown as required throughout the year, although the main mowing period is between March and October, during this period mowing should ideally be undertaken fortnightly.

7.3 Area 2: Dog walking area and free-roam access (path network)

7.3.1 Management Objectives

- Proposals to be read in conjunction with the Technical details Document;
- Maintain and enhance boundary hedgerow structure on a rotational basis to ensure dense, bushy and healthy hedgerows to provide habitat for wildlife;
- Allow standard / maiden trees to develop where possible.
- Retain plantation woodland as non-intervention woodland with the exception of path maintenance and pedestrian / cyclist safety;
- Enhance the connectivity of the site for pedestrians / cyclists within the proposed path network;
- Create a matrix of tree corridors and open glades and allow light to reach herb layer;
- Provide visual screening where required and deliver good integration of the development into the landscape.

7.3.2 Construction / Maintenance

Refer to **the Technical details Document** for details on path network specification.

- Path construction in woodland and grassland must avoid damage to branches, trunks and roots of trees. All existing trees and hedges to be retained are subject to 'Trees in relation to Construction – Recommendations' BS5837 (2005 and all amendments to date), and should be fully fenced off prior to the commencement of any works;

7.3.3 Long-term Management

- The boundary hedgerows will be cut every 3 years on rotation (e.g. one third of each hedgerow cut per year), allowing a small height increase each year (approximately 100mm) until 3m is reached;
- All trimmings should be removed or used to create habitat piles for reptiles & amphibians in the POS;
- Dead/ dying/ broken branches from trees and hedgerows will be removed;
- Any encroaching bramble to the hedgerow or path network will be cut back to ground level to allow light to reach hedge bank/ base and ensure that the path does not become restricted;
- Hedgerows must be cut outside the breeding bird season, which runs from March in August inclusive;
- The hedgerow buffer strip (a 2-3m wide strip adjacent to the hedgerow base) will be mown/ strimmed once a year, in late August/ September.

7.4 Area 3: Ecologically Restricted Zone (woodlands, grasslands, ponds, trees)

7.4.1 Management Objectives

- Create a parkland reserve to provide an area to habitat and species restoration, termed 'constrained rewilding' due to the presence of site fences restricting access to people of unwanted fauna, this case can be summarised as 'non-deterministic approach to goal setting';
- The introduction of low numbers of a breeding population of pigs *Sus domestica* and rare breed cattle *Bos taurus* (horned Sussex or English long-horn) to the site, allowing access to grassland and available woodland habitats – monitor numbers accordingly to allow the creation of the required habitats (i.e. woody scrub development for BNG);
- The conversion, through careful management, of the two modified grassland blocks into species-diverse grassland interspersed with woody scrub and dense bracken patches will create a habitat of enhanced value to a wide range of mammal, plant, invertebrate, amphibian and bird species;

- ✿ The electro-fishing of the existing carp ponds on site, creating two ponds to be retained for their wildlife interest;
- ✿ The removal of carp from these two ponds will result in a reduction in water pollution in terms of sediment loading and nitrates into the River Adur, located to the south of the site;
- ✿ The removal of the pond fences and majority of the scrub / immature trees adjacent to the ponds inside the ecologically restricted zone to allow stock access and light onto the ponds;
- ✿ The restoration of the Ponds 1 & 4 and the existing carp ponds, will restore the pond habitat present on site, therefore, creating opportunities for to a wide range of mammal, invertebrate, amphibian, plant and bird species;
- ✿ Creation of three reptile hibernacula, consisting of logs, brash and/or turf 2 m², within relatively undisturbed south-facing/non-shaded areas of the site.
- ✿ The planting of 60 standard trees (adequately stock-protected) throughout the parkland in order, over time, to re-create the woodland pasture habitat that formerly existed on site;
- ✿ Retain, protect and monitor the existing mature and veteran (and ancient) parkland trees located on site;
- ✿ The veteranisation of the poplar trees over time within the woodland component by targeting low-value / undesirable trees in order to create instant habitat of high value to roosting bats and nesting dormouse/bird species through the creation of standing deadwood with a series of specially designed features carving into them specifically designed for different species;
- ✿ Roosting opportunities should be provided for bats, comprising six maternity and hibernation capable tree mounted bat boxes in suitable locations throughout the site;
- ✿ New nesting opportunities for birds should be provided with the installation of 20 tree mounted bird boxes within suitable locations along the eastern edge of the Semi-Natural Ancient Woodland;
- ✿ The installation of 15 dormouse boxes within the woodlands on site to enhance the site for this species;
- ✿ The management of this general habitat for reptiles, amphibians (including great crested and smooth newt), birds, mammals (including dormouse, bat species and hedgehog) and invertebrate species.

7.4.2 Long-term Management

Long-term management will be undertaken essentially by the stock introduced to the site with minimal human interaction with the exception of welfare and stock number management depending on the desired outcomes. This will comprise:

- After the site is fenced, the existing fallow deer with the ecologically restricted zone will be culled to prevent further serious damage to the woodlands on site;
- The existing deer population is above the ability of the woodlands to naturally regenerate. Woodland regeneration is only possible when the population is at or below five fallow per km² in this part of England;
- Rare breed cattle and pigs will then be introduced to the site and allowed to roam within the ecologically restricted zone and a general non-deterministic approach taken to allow the creation species-rich and wildlife rich habitats;
- Stocking numbers will be monitored to allow the creation of the desired results with bare ground created by the rare breed pigs allowing for the seeding and development of woody scrub;
- Stock welfare and water provision will be required with daily checking in line with welfare standards following the Grazing Animals Project Guide to animal Welfare in Nature Conservation Grazing (2001);
- In order to assess the aims and objectives of allowing nature to restore populations of indicator species / species groups within the ecologically restricted zone, monitoring will be undertaken annually or bi-annually measuring species / species groups. This will focus on invertebrates, reptiles, bats and farmland bird species; and,
- Increases or decreases in stock will be carefully monitored in order to allow the creation of the desired results.

7.5 Area 4: Semi-natural Ancient Woodland (SNAW)

7.5.1 Aims and Objectives

The overall objectives for the SNAW component of the site are to:

- Maintain, enhance and restore the SNAW habitat both within the ecologically restricted zone and within the non-intervention / public access areas.

7.5.2 Long-term Management

- Prior to the introduction of stock within the ecologically restricted zone as well as outside the ecologically restricted zone, a period of invasive plant species control must be undertaken with the cherry laurel and *Rhododendron* within the SNAW being removed and the stumps treated. This will comprise:
 - Cut during the winter (September to March), focussing on older, seed-bearing bushes first, and follow up with stump treatment immediately. Seed dispersal

tends to be very low, generally within a few metres of the individual bush, and research shows that destroying the oldest/core plant is more effective than starting at the edge of the infested area and dealing with younger plants and seedlings;

- Pull up any seedlings if they come out easily and dig out any plants manually where feasible (don't leave any roots behind);
- Treat young bushes, any regrowth from stumps and any remaining seedlings with a foliar spray mixed with an adjuvant (this breaks down the waxy layer on the surface of the leaf) between May to October. Research seems to show that these sprays are most effective on younger bushes that are less than 1.3m tall;
- Treat mature bushes with a stem injection treatment, if available. If not, then apply a foliar spray as for other younger bushes;
- Burn the cuttings but make sure you limit the number of fire sites since any bare ground created will result in more sites being available for the seeds to take hold.
- Many herbaceous species can be adversely affected by the herbicides which are used on rhododendron/ laurel and you may need to wait until vulnerable species are dormant to use any chemical control.

🍂 After the competition of the invasive botanical species removal and the introduction of stock into the park, the SNAW areas outside the fenced ecologically restricted zone will be left as non-intervention woodland, while the areas within the fenced areas will be subject to low-level rare breed stock grazing/ browsing / foraging. This will enhance the value of the woodlands to wildlife by mimicking the wild processes that are lacking from British woodlands. Stocking numbers will be managed depending on impacts/results as well as ongoing ecological monitoring.

7.6 Area 5: Woodland Habitat (plantations and secondary)

7.6.1 Management Objectives

- 🍂 Manage the plantation woodland component of the site outside of the ecologically restricted zone and within the non-intervention and public access areas for a wide range of native wildlife species;
- 🍂 After the introduction of stock into the park, the SNAW areas outside the fenced ecologically restricted zone will be left as non-intervention woodland, while the areas within the fenced areas will be subject to low-level rare breed stock grazing/browsing/foraging. This will enhance the value of the woodlands to wildlife by mimicking the wild processes that are lacking from British woodlands. Stocking

numbers will be managed depending on impacts/results as well as ongoing ecological monitoring;

- 🍂 Create a matrix of tree corridors and open glades and allow light to reach herb layer;
- 🍂 Provide three habitat piles for invertebrates, reptiles and amphibians on the woodland edge within the ecologically restricted areas.

7.6.2 *Long-term Management*

It is unlikely that management will be required in the first 5 years whilst the copse establishes, other than strimming of grassy rides and checks on the health of the saplings.

Longer-term management will involve:

- 🍂 After the competition of the invasive botanical species removal and the introduction of stock into the park, the SNAW areas outside the fenced ecologically restricted zone will be left as non-intervention woodland, while the areas within the fenced areas will be subject to low-level rare breed stock grazing/browsing/foraging. This will enhance the value of the woodlands to wildlife by mimicking the wild processes that are lacking from British woodlands. Stocking numbers will be managed depending on impacts/results as well as ongoing ecological monitoring; and,
- 🍂 Control any invasive species including grey squirrel.

8 **MONITORING AND REMEDIAL ACTION**

Monitoring is fundamental to the success of this management plan and is required to assess biodiversity changes and identify potential issues. It allows an assessment of any changes to be identified when compared to baseline data as detailed in the report by Ecologic LLP (Beechy Bottom Parkland Reserve, Ecologic 2023). This will not only enable the effectiveness of mitigation or compensation to be identified, but will also inform future LEMP revisions to be produced.

An adaptive management approach should be adopted whereby the results of monitoring feed back into the appropriate management of the site.

8.1 **Landscape Planting**

During construction inspect all tree stock prior to planting ensure compliance with specification, weekly check and maintenance of tree protection fencing.

Check of all tree and shrub planting at **start and end of Defects Correction Period**.

8.2 Post Construction

Undertake an **annual** inspection of retained and new trees, woodland shrubs, hedgerows, grassland and wetland features to ensure compliance with management actions.

8.3 Dormouse Monitoring

The 20 dormouse boxes installed prior to the construction phase will be monitored annually by a licensed dormouse ecologist in September during construction, and for five years post construction.

9 PLAN REVIEW

The plan will be reviewed every five years and a new plan produced. The condition of the site will be reviewed against the management objectives, and any new management objectives which may have arisen during this time.

10 REFERENCES

Arbortrack Ltd. Beechy Bottom Parkland Reserve Arboricultural Impact Assessment. 2024.

Beechy Bottom Parkland Reserve. Technical Details Document. Report ref DLA/2131/RPT/02/V5.

Beechy Bottom Parkland Reserve. Vision Document. Report ref DLA/2131

Ecologic LLP (2023) Ecological Impact Assessment (Beechy Bottom Country Park.

Eco coop Ecology (2022) Report ref HEA337a2016.

Appendix 1—Habitat Creation & management Plan

Livestock:

Cattle: Sussex are to be utilised for active grazing of the grassland and woodland components of the site approx. 82 ha in total (of which 36, Ha grassland). Cattle are to be introduced at a low stocking rate to allow scrub development within grassland.

Pigs: A total of 5 tamworth pigs are to be introduced as part of the project in order to simulate wild boar.

Deer: Introduce 10 red deer in order to form the basis of a herd within the park if possible

Brown hare: Introduce this species to the park if possible

Poplar trees:
A proportion of the poplar component of the broadleaved plantation woodland is to be veteranised and left for crevice dwelling bat/bird features to be created.

- Fell and kill remaining poplar trees over time

Veeranise and kill a proportion of the Turkey oak each year to prevent spread.

Bat Boxes:
6 Tree mounted bat boxes to be installed on southern elevation of suitable mature trees at detailed locations. Schwegler 1FW boxes to be utilised.

Tree safety:
Monitor ash die back and act accordingly

Undertake annual tree hazard risk assessments on trees close to PrOW and new footpaths in line with AIA / AMS

Birds
Install 20 bird boxes within
woodland edge habitats

Dormouse
Install 20 dormouse boxes
within edge of semi-natural
ancient woodland component
of the site

Stock fencing
(existing):
Remove from the
site to allow free
access of stock
throughout park.

Ponds:
Carp/fishing to be reclaimed as part of parkland. Electrofished and membrane removed from footpath due to continuous pollution outflow to south into watercourse.
Pond to be restored as wildlife pond.

Other ponds:
To have internal stock fencing surrounding them removed, be electrofished and have surrounding scrub heavily reduced/removed to allow light onto pond surface to provide rich habitat for amphibians and other wildlife.

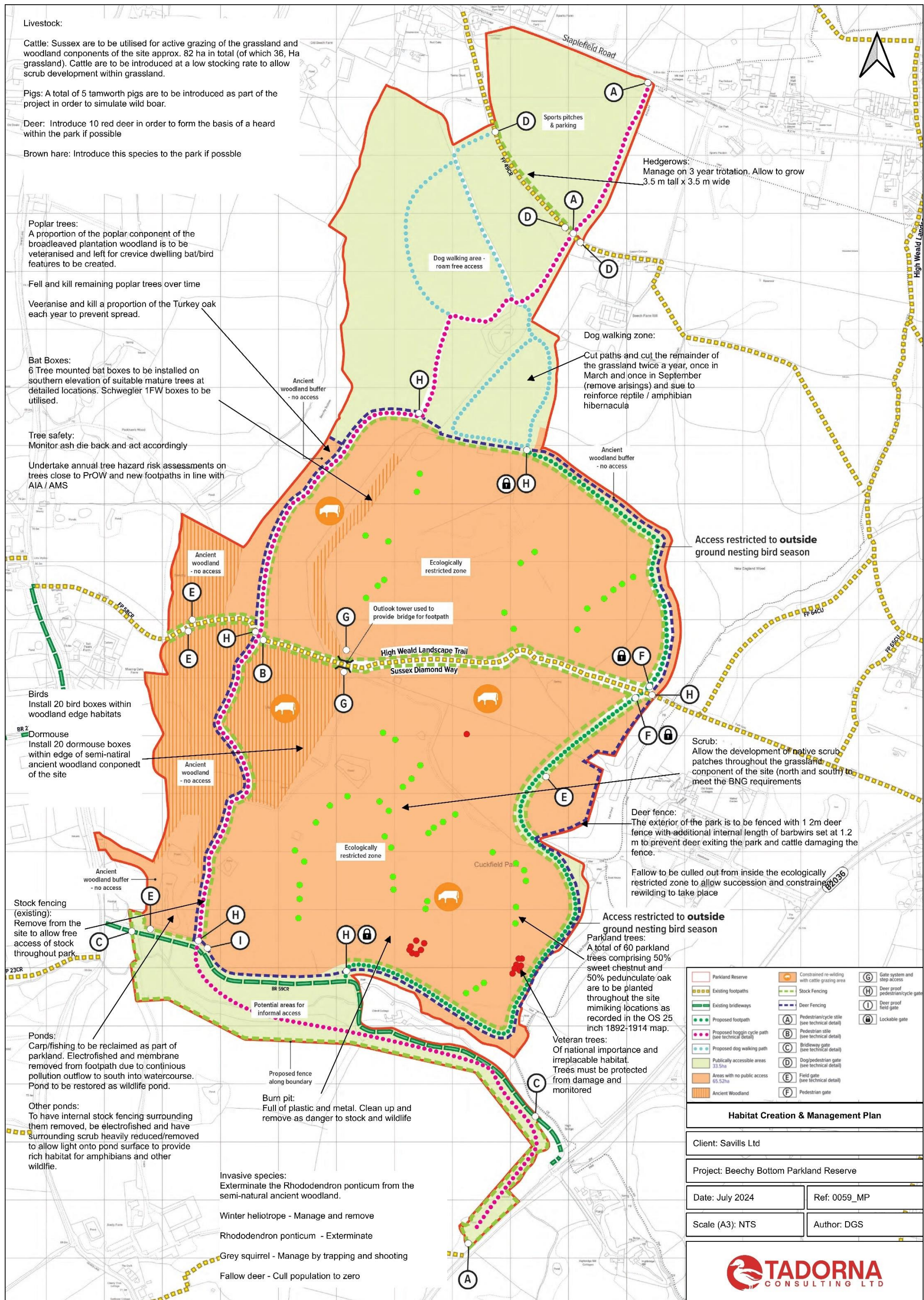
Invasive species:
Exterminate the *Rhododendron ponticum* from the
semi-natural ancient woodland.

Winter heliotrope - Manage and remove

Rhododendron ponticum - Exterminate

👉 Grey squirrel - Manage by trapping and shooting

Fallow deer - Cull population to zero



	Parkland Reserve		Constrained re-wilding with cattle grazing area		Gate system and sheep access
	Existing footpaths		Stock Fencing		Deer proof pedestrian/cycle gate
	Existing bridleways		Deer Fencing		Deer proof field gate
	Proposed footpath		Pedestrian/cycle stile (see technical detail)		Lockable gate
	Proposed hognin cycle path (see technical detail)		Pedestrian stile (see technical detail)		
	Proposed dog walking path		Bridleway gate (see technical detail)		
	Publically accessible areas 33.5ha		Dog/pedestrian gate (see technical detail)		
	Areas with no public access 65.52ha		Field gate (see technical detail)		
	Ancient Woodland		Pedestrian gate		

Habitat Creation & Management Plan

Client: Savills Ltd

Project: Beechy Bottom Parkland Reserve

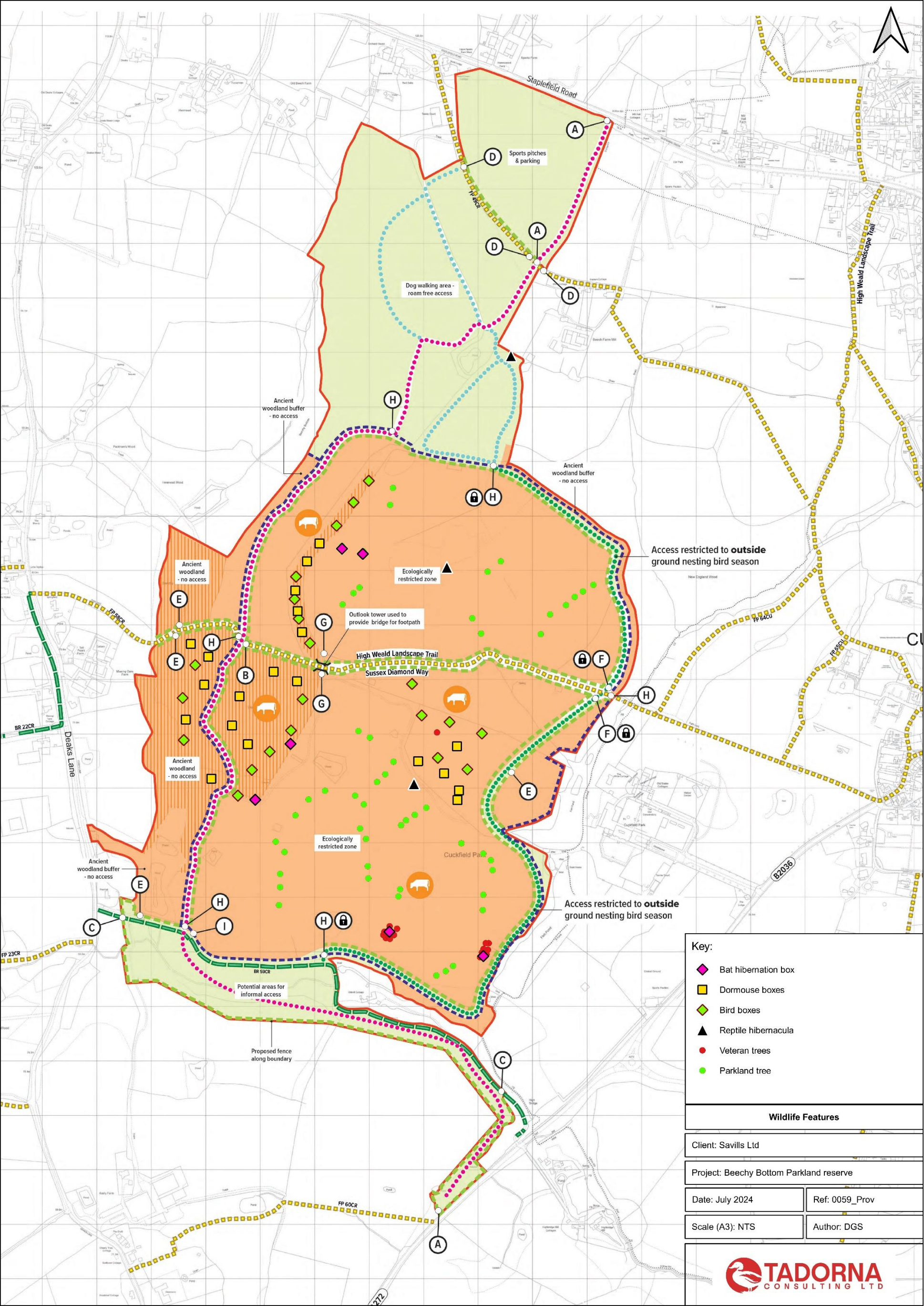
Date: July 2024

Ref: 0059_MP

Scale (A3): NTS

Author: DGS





Appendix 3 - Management schedule – Ecology and Habitats

Habitat/ compartment	Management Action	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Plantation woodlands	Install external deer and stock fencing surrounding the entire site											
	Grey squirrel <i>Sciurus carolinensis</i> should also be managed through shooting and trapping to ensure the successful establishment of natural woodland tree succession											
	Ring bark and veteranise 5 of the poplar trees within the ecologically restricted zone each year and a proportion ash trees within the site each year (taking into account individual trees with bat roosting features). Leave cut wood in deadwood piles to create fallen deadwood habitat for invertebrate species.											
	Cut a series of rides and footpaths/cycling throughout the woodland to allow for woodland access and to let light to the woodland floor enhancing the woodland for a wide range of wildlife.											
	When old mature trees fall, the brash should be removed but the timber should be allowed to remain recreating deadwood to encourage the return of saproxylic invert species as well as recreate the lost habitat.											
	Allow standing deadwood within the canopy to support a wide range of animal species.											
Secondary woodland	Cut a series of rides and footpaths/cycling throughout the woodland to allow for woodland access and to let light to the woodland floor enhancing the woodland for a wide range of wildlife.											
	Ring bark and veteranise a proportion of the Turkey oak and ash trees within the site each year (taking into account individual trees with bat roosting features). Leave cut wood in deadwood piles to create fallen deadwood habitat for invertebrate species.											
Semi-natural Ancient Woodland	Open up the existing old path network to allow for woodland access and to let light to the woodland floor enhancing the woodland for a wide range of wildlife.											
Grasslands	Sports facilities: Allow this parcel to continue to be utilised as a local sports facility.											
	Dog walking are free-roam access areas: Turn this parcel over to dog walkers. Cut paths and cut the remainder of the grassland twice a year, once in March and once in September (remove arisings) and;											
	Mow/ stimed twice a year on rotation (30% left each year). One cut to 40-70mm (Jul – Sept). Arising removed after a few days and used to reinforce the hibernacula.											
	Ecologically restricted zone: Introduce mixed low-density cattle, deer and pig grazing within these compartments. Ensure that no ivermectin wormers are used within the livestock population.											
Ponds	Remove stock fencing from ponds located within grassland compartments as well as a proportion of the dense scrub currently surrounding the ponds to allow light and flight-paths for bird species and the development of floating and emergent plant species.											
	The two ponds currently utilised as coarse fishing ponds are to be subject to electrofishing to humanely remove the fish currently present. These can be transported offsite and used to stock offsite ponds.											
Watercourse	The two ponds currently utilised as coarse fishing ponds are to be subject to electrofishing to humanely remove the fish currently present. These can be transported offsite and used to stock off-site ponds.											
Veteran trees	These trees <u>must be</u> retained, monitored, studied and protected going forward. The fallen deadwood accumulations should be left in-situ in order to preserve the saproxylic invertebrates that likely already exist there.											
Parkland trees	Commence a wide program of re-planting is undertaken with at least 60 trees being planted in order to re-create the wood-pasture landscape that previously existed on site. Include appropriate stock proof tree protection.											
Dense bracken	Allow this habitat will spread within the grassland component of the site and form a matrix with scrub, grassland and woodland. If this habitat becomes too dominant after year 10, roll a proportion (10%) per year to manage overall cover. If required, burn bracken leaf litter using the 'mini burn' code.											
Native hedgerows	It is recommended that all of the hedgerows are allowed to grow tall and bushy, with the hedgerows of more recent origin allowed to develop to be 3.5m tall x 3.5m wide. Manage on rotation to allow existing pedestrian access to continue within the dog walking and free road areas.											

Habitat/ compartment	Management Action	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	The hedgerow buffer strip (a 2-3m wide strip adjacent to the hedgerow base) will be mown/ strimmed once a year, in late August/ September.											
Dense scrub	It is envisaged that pockets of scrub be allowed to develop across the grassland component of the site and woodland edges prior to the introduction of stock animals (red deer, cattle etc) on site.											
Burn pit	Remove rubbish from burn pit to make safe for stock and wild animals.											
Amphibians	Construction of 3 reptile hibernacula.											
Bats	Install x 6 Schwegler 1FW boxes on the woodland edge.											
Badger	Retain setts within woodland.											
Birds	Install 20 bird boxes within the woodlands/woodland edge.											
Dormouse	Install / create 20 dormouse boxes within the woodlands/woodland edge habitats.											
Reptiles	Methods outlined within the ecologically restricted zone have significant benefits for reptile species.											
Invertebrates	Methods outlined within the ecologically restricted zone have significant benefits for invertebrate species.											
Ash dieback	Monitor Ash Dieback Disease and act accordingly.											
Invasive plant species	Exterminate the <i>Rhododendron ponticum</i> from the semi-natural ancient woodland located on site by cutting and treating the stumped with herbicide. Continue until this species has been removed entirely.				Until target achieved							
	Winter heliotrope - Managing the plant is best achieved via herbicide treatment and/or regular mechanical cutting of plants, which will over time weaken and destroy the plant by not allowing photosynthesis											
	Grey squirrel – Use a combination of trapping and shooting to reduce the impact of this species and maintain a low population level.											
	Cull fallow deer population (post deer fence installation) intensive culling of the deer population to remove this species from the proposes park. Focus on females during the fallow deer open season (1 st November – 31 st March each year) to actively reduce the population.											
Risk and condition assessments	Periodic annual risk and condition assessments of trees which have the potential to cause harm to persons or property need to be carried out by an Arboricultural Consultant on an annual basis. Particular regard for the safety for path users should be considered.											

Appendix 4 – Tree Mounted Bat Box specification

Schwegler 1FW



MATERIAL: Woodcrete

DIMENSIONS (MM): Ø 380 x 500

INTERNAL (MM): Ø 200 x 380

INTERIOR: Removable crevice roost made of long-term resistant, corrugated wooden boards. There is a special clinging area inside the roof. Front panel with protection against falling out.

WEIGHT (KG): 28

INCLUDES: 1FW, Hanger, two Mounting Blocks, Aluminium Nails and instructions for use.

SITING: Tree and forestry-compatible using Aluminium Nails and two C-Blocks with simultaneous protection against falling out on the hanger and on the front panel. Optimum hanging height at least 3 metres. A clear entrance accelerates settlement success. This box is a very heavy box and will require good, firm fixing to make sure it is safe.

MAINTENANCE: It is absolutely important to remove droppings from this nest box and to clean it at least once or twice a year – do not open in the winter.

Appendix 5 – Tree Mounted Bird Box specification

Vivara Pro Barcelona Woodstone Open Nest Box

Suitable for wren, robin, pied wagtail and blackbird
Material: Woodstone

Height: 240 mm
Width: 190 mm
Depth: 175 mm

Position: Externally, at a minimum height of 3 m



Vivara Pro Seville 32mm Woodstone Nest Box

Suitable for: House sparrow, blue & great tit, nuthatch
Material: Woodstone

Height: 310 mm
Width: 200 mm
Depth: 200 mm
Weight: 6.9 kg

Position: Externally, at a minimum height of 3 m



Eco Sparrow Tower

Suitable for: House sparrow and individual blue & great tits
Material: Recycled LDPE plastic & FSC certified OSB

Height: 650 mm
Width: 170 mm
Depth: 170 mm
Weight: 2.8 kg

Position: Externally, at a minimum height of 2 m



Appendix 6 – Hibernacula Example

Hibernaculum

Size: >2 m long x 0.5 m deep

Materials: Logs, branches, tree roots, inert hardcore, building rubble, rocks and bricks

Location:

- Create in marginal habitats adjacent to both low, open vegetation and dense vegetation
- Underground elements should be avoided on wet ground at risk of flooding

Creation:

- Line the base with sand &/ gravel to improve drainage
- Loosely back fill the void, placing the bricks, rocks, hardcore and rubble close to the bottom to prevent the structure collapsing
- Ensure timber and rubble protrudes from the edges of the structure to provide natural crevice entrances, which lead deeper into the structure
- Cover the pile with soil to 0.5 m in height and place on the turf removed to dig the void or sow with wildflower seed.

