



ECOLOGICAL DESIGN STRATEGY

Paw Paddock, Kingscote, East Grinstead

On behalf of: Paw Paddock Ltd

Client:	Paw Paddock Ltd			
Project:	Paw Paddock, Kingscote, East Grinstead			
Reference:	LLD3492-ECO-REP-003-00-EDS			
Revision:	Date:	Author	Proof	Approved
00	28/04/2025	Joseph Peterson MSc BSc (Hons)	Catherine O'Reilly MCIEEM	Catherine O'Reilly MCIEEM

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Validity:

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

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1.0 INTRODUCTION

- 1.1 Lizard Landscape Design and Ecology (LLDE) has been commissioned by Paw Paddock Ltd to provide an Ecological Design Strategy (EDS) for Paw Paddock, Kingscote, East Grinstead (*Grid Reference: TQ 36747 35304 – hereafter referred to as 'the site'*).
- 1.2 This report has been produced based on the following data and surveys:
- Preliminary Ecological Appraisal (2025).
 - Biodiversity Net Gain Assessment (2025).
- 1.3 This report has been based on data from these previous surveys and reports and should be read in conjunction with the above.
- 1.4 Maintenance prescriptions have been formulated to maximise the biodiversity value of the site and ensure healthy plant growth. It is anticipated that the initial landscape contractor as appointed by the main contractor will be responsible for any defects identified within 12 months of implementation. After this 12-month period all management as detailed within this report will be undertaken by a suitable management company as appointed by the contractor.

2.0 SITE CONTEXT

Site Description

- 2.1 The site covers an area of c. 1.1 hectares (ha) and consists of a roughly rectangular shaped plot within the southern end of a field, comprised entirely of modified grassland. Immediately adjacent to the western and southern boundaries of the site is a native hedgerow, with an unregistered accessway road running parallel to the western hedgerow, separating the site from ancient woodland, and a dry drainage ditch running alongside the southern hedgerow. Immediately south of the southern hedgerow is another area of ancient woodland called Kingscote Shaw, which includes a section of bramble scrub and a small stream. A recreational railway track called The Bluebell Railway runs parallel to the eastern side of the site, and the field continues north of the red line boundary.

Surrounding Landscape

- 2.2 The site is located within a rural setting near Kingscote Station, West Sussex, with the settlements of Crawley Down and East Grinstead located c. 3km north-west and north-east respectively. The surrounding landscape is dominated by woodland and arable land connected by a network of hedgerows and streams, with a small number of residential and farm dwellings interspersed throughout. The River Medway is located c. 300m east of the site and is connected to a series of ponds and lakes in the area. The underlying substrate is described as “slightly acid loamy and clayey soils with impeded drainage” (Cranfield University).

Development Proposals

- 2.3 It is understood that the proposals are for the creation of an exclusive, enclosed and secure dog walking area. The area will comprise of grassland with a footpath running around the perimeter, a small car park suitable for two cars and a small field shelter, with the site encompassed by deer-proof fencing. The only existing habitat to be removed is a small area of poor condition modified grassland.

3.0 BASELINE ECOLOGICAL CONDITIONS

- 3.1 The entirety of the existing site consists of a modified grassland field that appears to be frequently mown and grazed by deer. The sward was on average c. 5-10cm in length across the entire site, containing species such as couch grass *Elymus repens*, white clover *Trifolium repens* and creeping buttercup *Ranunculus repens* amongst others (refer to Ecological Impact Assessment – Table No. 06).
- 3.2 The site is bound on the southern and western borders by off-site hedgerows (located outside of the red line boundary), dominated by hazel *Corylus avellana*, with blackthorn *Prunus spinosa*, hawthorn *Crataegus monogyna*, beech *Fagus sylvatica*, bramble *Rubus fruticosus* and oak *Quercus sp.* present throughout. The western hedgerow is c. 120m long, and runs alongside the road, with a break in vegetation near the northern end that is currently used for access. The Southern hedgerow is c. 160m and has more small breaks in vegetation, likely created by deer, running along the top of a small bank, and directly borders ancient woodland. Both hedgerows had been pruned prior to the survey.
- 3.3 The eastern border of the site runs directly up to the fence line of the bluebell railway. There is no hedgerow and the habitat remains grassland. The northern border of the redline boundary is within the centre of the field and currently has no features that define the boundary. The northern boundary lies c. 40 – 90m from the eastern boundary of the field, which is similar in makeup to the southern boundary, with native hedgerow directly adjacent to ancient woodland.

4.0 AIMS AND OBJECTIVES

4.1 Aims

4.1.1 The aim of the EDS has been;

- To maximise the biodiversity value of the scheme.
- To ensure sensitive management of new and existing features to maximise their biodiversity value.
- To ensure that proposed enhancement measures are appropriately managed into the future.
- To provide a long-term management plan of the site.

4.2 Objectives of the Proposals

4.2.1 The below objectives have been identified, which when implemented, shall ensure the aims of the EDS are achieved:

- To provide a landscape scheme which maximises the value of the site, while being suitable for year-round dog walking.
- To create habitat areas at the optimal time of year for their successful establishment.
- To manage areas of grassland to maximise flowering and fruiting abundance.
- To provide additional habitat opportunities for birds, bats, reptiles and invertebrates through the provision of suitable wildlife boxes.

5.0 COMPENSATION AND ENHANCEMENT MEASURES

5.1 The following features are proposed as compensation and enhancement measures. For location of planting areas please refer to the enhancement plan (Figure No. 03 – Ecological Enhancement Plan)

5.2 *Wildflower Grassland*

The southern boundary, and areas to the corners of the site, will be stripped of turf and sown with a suitable wildflower seed mix such as Emorsgate EM2 which contains the following:

Wild flowers – 15%

- 0.75% *Achillea millefolium* – Yarrow
- 2.25% *Centurea nigra* – Common Knapweed
- 1.20% *Daucus carota* – Wild Carrot
- 0.30% *Galium verum* – Lady's Bedstraw
- 0.60% *Knautia arvensis* – Field Scabious
- 1.95% *Leucanthemum vulgare* – Oxeye Daisy
- 0.75% *Malva moschata* – Musk Mallow
- 2.25% *Plantago lanceolata* – Ribwort Plantain
- 1.50% *Poterium sanguisorba ssp sanguisorba* – Salad Burnet
- 0.45% *Primula veris* – Cowslip
- 1.50% *Ranunculus acris* – Meadow Buttercup
- 0.75% *Rhinanthus minor* – Yellow Rattle
- 0.75% *Silene vulgaris* – Bladder Campion
- Grasses – 85%**
- 8.50% *Agrostis capillaris* – Common Bent
- 29.75% *Cynosurus cristatus* – Crested Dogstail
- 25.50% *Festuca rubra* – Red Fescue
- 4.25% *Phleum bertolonii* – Smaller Cat's-tail
- 17.00% *Poa pratensis* – Smooth-stalked Meadow-grass

- 5.3 Areas will be clearly demarcated with wooden posts or similar to differentiate them from the modified grassland areas, ensuring that landscape contractors have clearly defined areas within which a reduced mowing regime shall be implemented over the summer months. These areas shall be allowed to flower and be used as an invertebrate foraging resource throughout the summer.

Log piles

- 5.4 4no. log piles of a minimum of 1.0m² are to be created along the southern fence line, outside of the fenced dog walking area, in close proximity to the woodland edge. These areas shall provide shelter and hibernation opportunities for invertebrates, reptiles and amphibians.

Bird Boxes

- 5.5 2no. Vivara Pro Seville general purpose bird boxes with 32mm entrance hole (or equal and agreed), shall be installed along the southern boundary fence, facing south (see Figure No. 01 for precise locations). The boxes are unlikely to be in directly sunlight for prolonged periods due to shading from the

adjacent woodland.

Implementation Schedule

- 5.6 The seeding of grassland shall be completed as soon as practicable within the construction programme, during the optimal planting season. Bird boxes and log piles shall be installed as soon as the fence is erected.

6.0 MANAGEMENT PRESCRIPTIONS

- 6.1 In order to ensure the long-term viability and maximum ecological value of the scheme, detailed prescriptions for initial establishment and long-term management are provided within this section.

6.2 Wildflower Grassland

Sowing

- 6.2.1 Sowing locations shown on the plan are to be sown with the prescribed seed mixes during the autumn of 2025. The existing turf shall be removed, followed by cultivation to produce a medium tilth. EM2 seed mix (or equal and approved) shall be sown at a rate of 4g/ sqm. Two equal sowings shall be carried out at right angles to each other using a machine or broadcast by hand. The seed bed is to be rolled or trodden in following sowing to ensure good seed to soil contact.

Cutting – Year 1

- 6.2.2 A flush of annual weeds is to be expected in the first year, these should be left to grown as a nurse crop for the meadow beneath. A cut of all vegetation should take place in early August, during which all cuttings are removed. The grassland should then be cut to 50mm as required throughout the winter months. All arisings must be removed. Mowing is to cease in late March.

Cutting – Year 2 onwards

- 6.2.3 The wildflower grassland areas are to left to flower before a late season cut in mid-August. The area is to be cut to 50mm and all arisings are to be left for 1-7 days to dry and shed seed before being removed from site / composted. The grassland may be mown to 50mm throughout the autumn and winter if desired, with mowing ceasing in March. All grass cuttings are to be collected and removed immediately following each autumn / winter cut.

Weed Removal

- 6.2.4 The sward shall be maintained free of unwanted species during establishment by hand pulling or use of a selective spot herbicide where necessary. Once established, the requirement for weed removal shall be minimal.

Rectification of Defects

- 6.2.5 Should excessive amounts of bare ground develop (>5% of the total area) and persist into the growing season, these areas are to be cultivated to 150mm and then seeded with EM2 to be cross sown in two directions at right angles to each other and the ground lightly raked over on a still, dry day in spring or autumn.

6.3 Log Piles*Maintenance*

- 6.3.1 Log piles are to be checked annually and topped up as necessary. Wire securing piles should be checked for integrity and then remedial measures taken as and when required.

6.4 Bird Boxes*Maintenance*

- 6.4.1 The bird boxes are to be cleaned annually in the autumn. The contents are to be removed, and the box cleaned with boiling water before being re-installed.

7.0 LONG-TERM MANAGEMENT AND MONITORING

7.1 Wildflower Grassland

Rectification of Defects

- 7.1.1 The condition of the grassland overall should be inspected and monitored on an annual basis over the 10-year management period. Should bare patches of grass >5% coverage develop during this time, the area is to be cultivated to 150mm and then seeded with prescribed grass seed mixes; to be cross-sown in two directions at right angles to each other (half the seed being used in each direction) and the ground lightly raked over on a still, dry day.
- 7.1.2 Should sward diversity be less than expected, it is likely that adjustments to management are required to be determined by discussion between the landscape contractor and appointed ecologist.

7.2 Log Piles and Bird Boxes

Inspection and Replacement

- 7.2.1 Log Piles - areas of dead wood should be created as the logs breakdown and replenished. The condition of log piles should be checked on an annual basis and replenished where necessary.
- 7.2.2 Bird Boxes - A visual inspection should be carried out annually to ensure the box remains in good condition. If the box has broken down or disintegrated it should be replaced.

7.3 Monitoring and Reporting

- 7.3.1 Given that the lease for the site is understood to be for 10 years, monitoring of ecological compensation and enhancement measures shall take place each year on years 1-3 after completion, as well as years 5, 7 and 10.
- 7.3.2 Any remedial measures which are identified as required shall be undertaken at the earliest opportunity following any inspection.

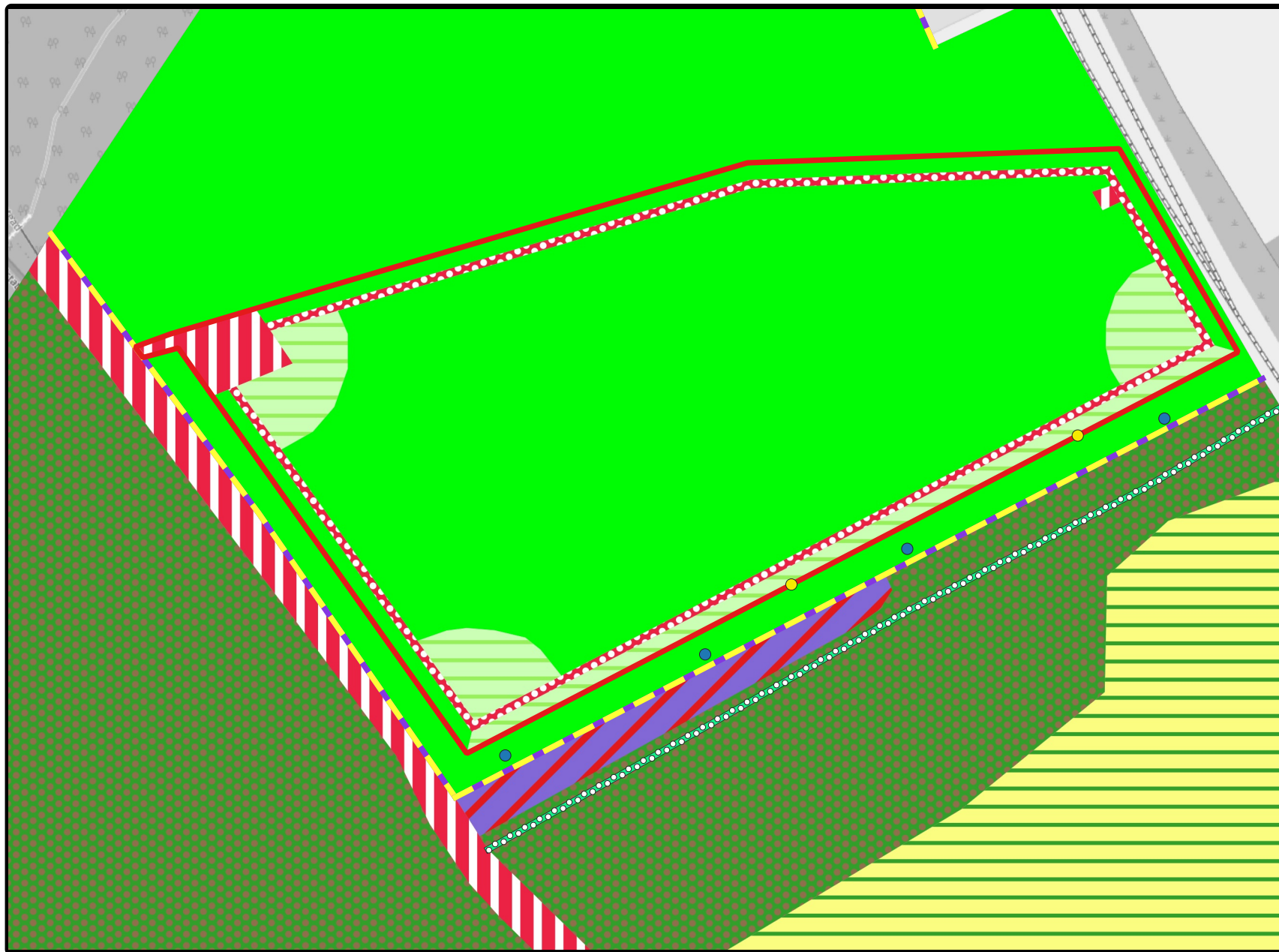
8.0 IMPLIMENTATION SCHEDULE

Table No. 01 – Annual Maintenance Summary

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
WILDFLOWER GRASSLAND												
Mowing (Year 1)			X					X	X	X		
Mowing (Year 2+)	X	X	X					X	X	X	X	X
Weed Control					X					X		
BIRD BOXES												
Cleaning (bird boxes)										X		
Check condition										X		
LOG PILES												
Check integrity										X		
Re-stock if needed										X		

Table No. 02 – Long-Term Monitoring and Management Plan

	Y 1	Y 2	Y3	Y 5	Y7	Y10
WILDFLOWER GRASSLAND						
Rectification of Defects	X	X	X	X	X	X
Review of Condition	X	X	X	X	X	X
BIRD BOXES						
Check Condition / Replace	X	X	X	X	X	X
LOG PILES						
Re-stock If Needed	X	X	X	X	X	X



Legend

HEDGEROWS

Native hedgerow

WATERCOURSES

Other rivers and streams

HABITATS

Artificial unvegetated, unsealed surface

Developed land; sealed surface

Mixed scrub

Modified grassland

Other coniferous woodland

Other neutral grassland

Other woodland; broadleaved

Wildlife Boxes

Bird Box

Log Pile



The Old Bank, 34 South Street, Tarring, Worthing, West Sussex, BN14 7JH
T: 01903 216033 E: office@lizardlandscape.co.uk W: lizardlandscape.co.uk

Client

Paw Paddock Ltd

Project Title & Location

Paw Paddock, Kinscote,
East Grinstead

Drawn by	Approved by	Rev	Date
JP	CO	00	28/04/25

Figure No. 01 - Enhancement Plan

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