

Biodiversity Environmental Management Plan (BEMP)

Northern Arc, Burgess Hill (Phase 1C)

A Report To: Hill Residential Ltd.
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Quality Assurance

Date	Version	Author	Checked and approved by
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Declaration of Competence (Middlemarch Environmental Ltd.)

This study has been undertaken in accordance with all current British Standards, Natural England Guidelines and Codes of Professional Conduct relating to Biodiversity, Ecology, and/or Arboriculture. The information which we have prepared is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

Disclaimer

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1. Introduction

1.1 Project Background

Middlemarch has been commissioned by Hill Residential Ltd. to produce a Biodiversity Enhancement and Monitoring Plan (BEMP) for Phase 1C of the Northern Arc development, Burgess Hill, West Sussex.

Middlemarch previously undertook an Ecological Walkover Survey of the site (Report RT-MME-180829-01-Rev.B), which built upon a Preliminary Ecological Appraisal completed by Zebra Ecology in 2023 and earlier ecological surveys undertaken by AECOM in 2018/2019 to support the outline planning permission for the wider Northern Arc Development. Middlemarch also produced a Biodiversity Statement – Metric Assessment (Report RT-MME-180829-02).

The Phase 1C application boundary is bordered to the east by the River Adur, which is identified in the Ecological Walkover Survey as a sensitive ecological feature supporting bat commuting/foraging activity and providing potential habitat for otter and water vole *Arvicola amphibius*, with an associated buffer of lowland deciduous woodland (a Habitat of Principal Importance). Whilst the walkover survey confirms that the River Adur and its riparian zone are not proposed to be directly affected by the development, the river corridor is of particular ecological sensitivity and is therefore the primary focus of this BEMP.

The overall aim of the BEMP is to outline habitat retention, creation and long-term management practices that will be undertaken to enhance the value of the site to biodiversity, with particular emphasis on safeguarding and enhancing the River Adur corridor. The report has the following structure:

- Chapter 2: Ecological Baseline and Summary of Impacts
- Chapter 3: Habitat Creation Proposals (including Section 3.4, Riparian Buffer and Wetland Habitat Enhancement of the River Adur)
- Chapter 4: Implementation and Monitoring
- Chapter 5: Summary of Habitat Losses/Gains and Biodiversity Contribution
- Chapter 6: Drawings

The BEMP is a live document and may therefore be subject to review based on the findings of monitoring of the success of initial management. It is anticipated that at the end of the period covered by this plan a new BEMP will be compiled based on the findings of monitoring and in accordance with best practice principles.

1.2 Site Description and Context

Table 1.1 provides a brief summary of the site and its surroundings.

Attribute	Description
Location	Northern Arc Phase 1C, Burgess Hill, West Sussex, RH15 8RA
National Grid Reference	TQ 30953 20791
Site Area	12.21 ha

Table 1.1: Summary of Site and Surroundings (Continues)

Attribute	Description
Topography	Incline from south to north.
Land Cover (on site)	The site comprises a range of habitats including lowland deciduous woodland, a Habitat of Principal Importance, located along the eastern boundary and providing a buffer to the River Adur. The site has historically been used for agriculture and contains species-poor modified grassland, species-rich hedgerows, mature trees, tree lines, dense scrub, and areas of bare ground.
Land Cover (site surrounds)	The site is situated immediately north of Burgess Hill and is surrounded by a mixture of urban, agricultural and semi-natural habitats. The River Adur and associated floodplain waterbodies form important aquatic and riparian habitat features within the local landscape. Residential neighbourhoods associated with Burgess Hill lie to the south, while Bedelands Farm LNR is located approximately 440 m to the east. The surrounding land to the north, east and west is characterised predominantly by agricultural and pasture fields interspersed with parcels of woodland. Isaac's Lane (A273) forms the western boundary of the site.

Table 1.1: Summary of Site and Surroundings (Continued)

1.3 Summary of Proposals

It is understood that the proposed development includes the construction of 270 residential units, including a community hub, retail and extra care units, together with associated hard and soft landscaping.

Documentation made available by the client is listed in Table 1.2.

Document / Drawing Number	Author
Northern Arc, Burgess Hill Phase 1C Soft Landscape Specification	ACD Environmental Ltd.
HILL25205 11 DR (Sheets 1-10)	ACD Environmental Ltd.
HILL25205 12 DR (Sheets 1-10)	ACD Environmental Ltd.
HILL25205 20 DR (Sheets 1-9)	ACD Environmental Ltd.
HILL25205 21 DR	ACD Environmental Ltd.
HILL25205 22 DR	ACD Environmental Ltd.

Table 1.2: Documentation Provided by Client

2. Ecological Baseline and Summary of Impacts

This Chapter provides a summary of the ecological baseline of the site, established during the ecological surveys listed in Section 1.1. It also provides a brief summary of the impacts of the proposed development in terms of loss of existing habitat. The overall habitat losses and gains arising from the development are summarised in Chapter 5.

2.1 Nature Conservation Sites

Statutory nature conservation sites located within a 2 km radius of the survey area are summarised in Table 2.1.

Site Name	Designation	Proximity to the Survey Area	Description
UK Statutory Sites			
Bedelands Farm	LNR	440 m east	Bedelands Farm Local Nature Reserve (LNR) comprises approximately 33 ha of semi-natural habitat, including ancient broadleaved woodland, species-rich unimproved and semi-improved grassland, hedgerows, ponds and wetland habitats associated with the River Adur floodplain. The reserve supports diverse plant communities and a range of notable fauna, including hazel dormouse (<i>Muscardinus avellanarius</i>), together with a variety of breeding birds, invertebrates and amphibians.

Table 2.1: Summary of Nature Conservation Sites

2.2 Habitats

The site comprises a variety of habitats of ecological value. The River Adur and its associated riparian corridor are present along the site boundary and represent a Habitat of Principal Importance (Rivers), providing aquatic and terrestrial habitat connectivity across the wider landscape. Lowland deciduous woodland, also a HPI, occurs along the eastern boundary where it forms a well-established buffer adjacent to the river. Hedgerows are a prominent feature of the site and include both species-rich and species-poor intact hedgerows, with one species-rich hedgerow confirmed to support hazel dormouse. A native hedgerow with mature trees is also present in moderate condition, enhancing the site's structural diversity and connectivity. The remainder of the site is largely characterised by species-poor improved grassland, interspersed with areas of dense scrub, bare ground, scattered trees and a tree line, which provide a range of nesting, foraging and sheltering opportunities for wildlife.

2.3 Protected/Notable Species

Based on the desk study exercise and survey works completed at the site to date by Middlemarch, the species or species groups deemed to be material considerations with regards to proposed development are as follows:

Species/Group	Description
Amphibians	No ponds suitable for breeding great crested newts are present within the site. However, areas of scrub, woodland edge, hedgerows and grassland provide suitable terrestrial habitat that could be utilised by individuals dispersing from breeding ponds within the wider landscape.
Aquatic mammals	The River Adur and associated riparian corridor provide habitat with potential to support both otter <i>Lutra lutra</i> and water vole <i>Arvicola amphibius</i> . Suitable habitat features include the watercourse itself, marginal vegetation and areas of bankside cover that may be used for commuting, foraging and shelter.
Bats	The site provides habitat of moderate suitability for commuting and foraging bats. Linear landscape features, including hedgerows, woodland edges and the River Adur riparian corridor, offer sheltered flight routes and connectivity to the wider landscape. Several mature trees within the site also contain features that may offer potential roosting opportunities for bats.
Birds	The site supports a range of habitats suitable for nesting and foraging birds. Hedgerows, woodland, scattered trees and scrub provide nesting opportunities, while grassland, woodland edge and riparian habitats offer a variety of foraging resources throughout the year.
Dormouse	Hazel dormouse has been confirmed within Hedgerow H1, demonstrating the suitability of the site's woody habitats for this species. The species-rich hedgerow network and adjacent woodland provide suitable nesting, foraging and dispersal habitat, with connectivity to surrounding habitats enhancing their value.
Hedgehog	The mosaic of grassland, scrub, hedgerows and woodland edge habitats provides suitable habitat for hedgehog. The connected nature of these habitats offers opportunities for foraging, sheltering and dispersal across the site and the surrounding landscape.
Invertebrates	The site's diverse habitat mosaic supports a range of terrestrial invertebrates. Areas of scrub, grassland and woodland edge provide nectar, pollen and structural diversity, while mature trees and deadwood features offer habitat suitable for saproxylic invertebrates associated with decaying timber.
Reptiles	Reptiles, including slow-worm <i>Anguis fragilis</i> and grass snake <i>Matrix helvetica</i> , have been confirmed within the southern grassland parcel and along the woodland edge. The combination of rough grassland, scrub, woodland margins and habitat connectivity provides suitable basking, foraging, refuge and hibernation habitat.

Table 2.2: Summary of Species/Species Evidence Recorded on Site

2.4 Summary of Impacts

A summary of the losses to existing habitat types and potential impacts on ecological receptors that will occur as a result of the proposed development is provided in Table 2.3.

Ecological Receptors	Impact of Proposed Development (in the Absence of Habitat Enhancement and Creation)
Habitats	
River Adur & riparian corridor (Habitat of Principal Importance – Rivers)	Not to be directly affected by the proposed development. The retained lowland deciduous woodland buffer along the eastern boundary is to be maintained as a standoff. Indirect risks (lighting spill, surface water drainage/pollution, recreational disturbance) to be addressed through the Construction Ecological Management Plan (CEcMP), sensitive lighting design and SuDS, and through the riparian buffer measures set out in Section 3.4 of this BEMP.
Lowland deciduous woodland (Habitat of Principal Importance)	To be retained in full as an ecological buffer to the River Adur. Some indirect construction-phase risk (dust, vibration, incidental damage) to be managed through exclusion fencing and Root Protection Area (RPA) safeguards secured via the CEcMP.
Species-rich intact hedgerow & species-poor intact hedgerow	Retained where possible; hedgerow H1 supports a European Protected Species (hazel dormouse). Any unavoidable loss or disturbance would require a European Protected Species Mitigation Licence. Buffer/standoff to be maintained and gaps in-filled with native whips (Section 3.2).
Native hedgerow with trees	Retained and incorporated into the site's green infrastructure, enhanced through gapping-up planting (Section 3.2).
Species-poor improved grassland	Majority to be lost to the development footprint. Of low intrinsic ecological value; replaced and enhanced through the creation of wildflower and tussock grassland habitat (Section 3.3).
Dense and bare ground	Partial loss anticipated. Retained scrub incorporated into green corridors; compensatory scrub, log pile and bare-ground/early successional features provided within the landscape strategy (Sections 3.2 and 3.5).
Scattered trees / tree line	Some direct loss anticipated. Compensatory tree planting proposed (Section 3.1); notable/veteran trees retained where feasible.
Amphibians	Reasonable avoidance measures/method statement to be followed during vegetation clearance and groundworks, secured through the CEcMP.
Aquatic mammals	River Adur corridor to remain undisturbed. Surface water drainage designed to protect water quality; no direct works within the river corridor (Section 3.4).
Bats	Retained woodland, hedgerow and tree-line corridors buffered from the river and reinforced through new tree/hedge planting (Sections 3.1, 3.2 and 3.4). Sensitive lighting design to protect dark commuting routes along the river corridor. Bat boxes provided (Section 3.5).
Birds	Retained hedgerows, woodland and trees to provide nesting habitat, reinforced by new tree/shrub/hedge planting and bird boxes (Section 3.5). Vegetation clearance to be timed outside the bird nesting season, or checked by a suitably experienced ecologist immediately beforehand.
Dormouse	European Protected Species Mitigation Licence to be secured prior to any works affecting Hedgerow H1. Hedgerow network retained/enhanced; dormouse boxes/nest tubes provided (Section 3.5).

Table 2.3: Summary of Impacts of Proposed Development (Continues)

Ecological Receptors		Impact of Proposed Development (in the Absence of Habitat Enhancement and Creation)
Protected/Notable Species		
Hedgehog		Hedgehog-friendly gaps to be incorporated into garden boundary treatments to maintain connectivity between gardens and retained habitat corridors; log piles provided (Section 3.5).
Invertebrates		Log piles and deadwood retention, together with wildflower grassland creation, to provide enhanced foraging and breeding resources (Sections 3.3 and 3.5).
Reptiles		Translocation to a suitable receptor site recommended prior to works affecting occupied habitat. Retained/enhanced habitat mosaic (tussock grassland, log piles, scrub) to be provided as receptor habitat (Sections 3.3 and 3.5).

Table 2.3: Summary of Impacts of Proposed Development (Continued)

Chapter 3 details existing habitat that will be retained, protected and enhanced, and habitat creation proposals designed to enhance the biodiversity value of the site, with particular regard to the River Adur corridor. Chapter 4 provides details for the implementation and monitoring of the BEMP. An overall summary of habitat losses and gains, and of the development's contribution to biodiversity targets, is provided in Chapter 5.

3. Habitat Creation Proposals

This Chapter provides details of new habitat to be created across Phase 1C, together with proposals to protect and reinforce the River Adur corridor. The locations of new habitat creation areas are shown on the finalised Soft Landscaping Proposal drawings (HILL25205) referenced in Table 1.2.

The following habitat creation is proposed for the site:

- Tree planting (Section 3.1);
- Mixed native and ornamental shrub/hedge planting (Section 3.2);
- Grassland creation, including wildflower meadow, tussock grassland and amenity mixes (Section 3.3);
- Riparian buffer reinforcement and wet-tolerant grassland creation along the River Adur corridor (Section 3.4); and,
- Species-specific conservation features, including bat, bird and dormouse boxes and log piles (Section 3.5).

3.1 Tree Planting

3.1.1 Aims and Objectives

Aim:

- Ensure the successful establishment of newly planted trees across the site, with species selection reflecting local ground conditions, including waterside conditions adjacent to the River Adur buffer.

Objectives:

- Provide suitable habitat for a range of invertebrate, bird and bat species;
- Reinforce the woodland buffer to the River Adur with native, waterside tree species; and,
- Add structural interest and connectivity to the site's green infrastructure.

3.1.2 Biodiversity Benefits

New tree planting will provide habitat for nesting birds, roosting/foraging bats and invertebrates. It will take time for planted trees to mature, but larger specimens should begin to provide biodiversity resources within a year of planting. Where planted within or adjacent to the retained woodland buffer, new trees will help to close canopy gaps and strengthen the River Adur corridor as a commuting and foraging resource for bats.

3.1.3 Habitat Creation & Management Prescriptions

A native and wildlife-attracting species mix is proposed, to be confirmed on the finalised planting schedule. Species suited to the site's conditions, including waterside/floodplain conditions adjacent to the River Adur buffer, should be prioritised, for example pedunculate oak *Quercus robur*, field maple *Acer campestre*, silver birch *Betula pendula*, alder *Alnus glutinosa*, and willow *Salix spp.* All tree planting and establishment (staking, ties, guards, watering, mulching, weed control) shall be carried out in accordance with Sections 4–6 of the Soft Landscape Specification. Where tree planting is proposed within the Root Protection Area (RPA) of retained trees or hedgerows, this shall follow the RPA planting methodology at Section 5.10 of the Specification (hand excavation, no level changes, individual pits relocated where roots greater than 25 mm diameter would be affected).

3.2 Mixed Native and Ornamental Shrub/Hedge Planting

3.2.1 Aims and Objectives

Aim:

- Creation of diverse areas of native and wildlife-attracting shrub and hedge planting on site, and reinforcement of the retained hedgerow network (H1a, H1b and H2).

Objectives:

- Manage new and retained planting to provide suitable bird, mammal and invertebrate habitat;
- Gap-up Hedgerow H1 and Hedgerow H2 to maintain connectivity for hazel dormouse and other hedgerow-dependent species; and,
- Provide pollinator resources through nectar and pollen-rich species.

3.2.2 Biodiversity Benefits

Shrub and hedge planting will be of value to pollinating insects and provide berries for birds and small mammals, alongside valuable cover and nesting opportunities for birds. Gapping-up of the retained hedgerow network will help maintain functional connectivity for hazel dormouse between Hedgerow H1, Hedgerow H2 and the wider hedgerow/woodland network, including the River Adur woodland buffer.

3.2.3 Habitat Creation & Management Prescriptions

Naturalised hedgerows are to be planted in accordance with Sections 5.5–5.8 of the Soft Landscape Specification, including temporary stock fencing to protect new hedge lines during establishment. Naturalised hedgerow seeding shall use the EH1 Hedgerow Mixture (Emorsgate Seeds, or approved equivalent) at a sowing rate of 4 g/m², supplemented with native whip planting for gapping-up works to Hedgerows H1 and H2. Shrub beds are to include a mix of native and non-native, pollen and nectar-rich species.

3.3 Grassland

3.3.1 Aims and Objectives

Aim:

- Creation and maintenance of diverse floral grassland, accounting for soil properties and ground conditions across the site, including wetter ground adjacent to the River Adur buffer.

Objectives:

- Inclusion of wildflower grassland within proposed landscaping for aesthetic value and biodiversity interest;
- Enhance suitability of the site for invertebrates and reptiles; and,
- Manage pernicious weed encroachment.

3.3.2 Biodiversity Benefits

Wildflower and tussock grassland areas, if managed appropriately, will provide nectar and pollination resources for a range of invertebrates, which in turn provide a food source for birds,

bats and small mammals, and will provide additional refuge habitat for reptiles translocated from areas of habitat loss (Table 2.1).

3.3.3 Habitat Creation & Management Prescriptions

Grassland habitat creation is to draw on the seed mixtures specified within the Soft Landscape Specification (Emorsgate Seeds, or approved equivalent, all sown at 4 g/m²):

- RE1 Traditional Hay Meadow – flower-rich meadow grassland within general landscaping areas;
- EM10 Tussock Mixture – tussock grassland providing structural diversity and refuge for invertebrates and reptiles;
- EL1 Flowering Lawn – lower-growing wildflower mix suited to more amenity-facing areas; and,
- WFG9 Wet Tolerant Meadow Mixture – the SuDS/wet-tolerant mixture, to be used within SuDS features and the wet-tolerant grassland margin adjacent to the River Adur buffer (see Section 3.4).

3.4 Riparian Buffer and Wetland Habitat Enhancement (River Adur)

3.4.1 Aims and Objectives

Aim:

- To protect, buffer and enhance the ecological integrity of the River Adur corridor – a Habitat of Principal Importance – and its associated riparian and woodland habitat, ensuring the long-term function of this feature as a wildlife corridor and its contribution to the site's overall biodiversity net gain.

Objectives:

- Maintain an undeveloped, well-vegetated buffer between the development footprint/private gardens and the top of the River Adur bank – incorporating and reinforcing the existing lowland deciduous woodland – with the buffer width to be confirmed with the Local Planning Authority and the Environment Agency (a minimum of 8–10 m from top-of-bank is suggested as a starting point, consistent with the retained woodland belt);
- Avoid any direct works, drainage outfalls or lighting installations within the river corridor without prior agreement from the Environment Agency and Local Planning Authority;
- Reinforce the retained woodland buffer with supplementary native, waterside tree and shrub planting to close canopy gaps and strengthen the corridor's function for commuting/foraging bats and potential otter/water vole habitat;
- Create a wet-tolerant grassland margin (using the WFG9 seed mixture specified for SuDS areas) between formal landscaping/gardens and the retained woodland buffer, to soften the transition and provide additional foraging and invertebrate habitat;
- Ensure that surface water drainage (SuDS) discharging towards the River Adur is designed, and where necessary attenuated and treated, so as not to compromise water quality or the integrity of the riparian corridor;
- Implement a sensitive, ecologically-led lighting design along the eastern site boundary to maintain dark, unlit conditions along the river corridor for commuting/foraging bats, in line with the Ecological Review of Lighting Proposals recommended within the Ecological Walkover Survey (Recommendation R3);

- Provide clear physical separation (e.g. appropriate boundary treatment) between residential gardens and the river corridor/woodland buffer to minimise casual encroachment, garden escapes of non-native or invasive planting, and disturbance; and,
- Secure a watching brief and appropriate working methods adjacent to the corridor during construction through the Construction Ecological Management Plan (CEcMP, Recommendation R4).

3.4.2 Biodiversity Benefits

The River Adur and its associated riparian zone constitute a Habitat of Principal Importance for Nature Conservation in England. Reinforcement of the existing woodland buffer and creation of a wet-tolerant grassland margin will strengthen this corridor's function for commuting and foraging bats, provide additional cover and forage for potential otter and water vole populations, and support saproxylic and other invertebrates associated with retained deadwood. Protecting and enhancing this corridor also maintains ecological connectivity to Bedelands Farm Local Nature Reserve, approximately 440 m to the east, and the wider Northern Arc green infrastructure network. Whilst the River Adur itself falls outside the Red Line Boundary assessed by the Biodiversity Metric 2.0 Assessment (and therefore records 0.00 watercourse units at baseline and post-intervention), the retained and reinforced woodland buffer contributes to the hedgerow and habitat unit gains reported in that assessment (see Section 5.2).

The Soft Landscape Proposals GA drawing provided by ACD Environmental Ltd confirms a continuous belt of retained and reinforced tree/woodland planting, together with a wet grassland/swale feature, running along the eastern and southern site boundary adjacent to the River Adur, consistent with the riparian buffer strategy set out in this section. This drawing is issued Status: For Information and its accompanying planting schedule (Sheet 6) has not yet been provided; the buffer extent, planting mix and swale/SuDS design shown should be confirmed against the final issued drawing and specification.

3.4.3 Habitat Creation & Management Prescriptions

Buffer Zone Management

- No cultivation, soil disturbance or changes in ground level shall occur within the Root Protection Area of the retained woodland buffer, in accordance with Sections 3.20 and 5.10 of the Soft Landscape Specification.
- Organic fertiliser shall not be applied within 10 m of the River Adur, and artificial fertiliser shall not be applied within 2 m of the watercourse, in accordance with Sections 3.14 and 3.15 of the Soft Landscape Specification.
- Temporary native woodland protection fencing (1.2 m post-and-rail, per Section 4.16 of the Soft Landscape Specification) shall be erected along the buffer edge during construction and the initial establishment period to prevent encroachment.

Wet-Tolerant Grassland Margin

- The margin between formal/garden landscaping and the retained woodland buffer shall be sown with the WFG9 Wet Tolerant Meadow Mixture (Emorsgate Seeds, or approved equivalent) at 4 g/m², as specified for SuDS areas within the Soft Landscape Specification.
- Cutting to be deferred until early autumn to allow flowering and seed set, with all arisings removed to avoid nutrient enrichment.

Supplementary Riparian Tree and Shrub Planting

- Native waterside species (e.g. alder *Alnus glutinosa*, willows and sallows *Salix* spp., and other locally appropriate species) to be planted to close canopy gaps within the retained woodland buffer.
- Planting to be carried out using the Root Protection Area planting methodology (hand-dug pits, no imported topsoil raising levels within the RPA, individual pits relocated where roots greater than 25 mm diameter would be affected).
- Deadwood and log piles retained/created within the buffer to benefit invertebrates and provide refugia for reptiles and amphibians dispersing from the wider site.

Boundary Treatment and Lighting

- Garden boundaries adjacent to the buffer to incorporate appropriate fencing/hedge planting to physically separate private amenity space from the sensitive corridor and to prevent encroachment or dumping of garden waste.
- External lighting adjacent to the buffer to avoid direct illumination of the woodland/river corridor, using shielded, low-level, warm-white (low blue/UV content) fittings, with lit routes and residential lighting set back from the corridor edge.

3.5 Species Conservation Measures

3.5.1 Aims and Objectives

Aims:

- Provide nesting and roosting habitat for a range of bird and bat species, including those linked to the River Adur corridor;
- Provide habitat features to support hazel dormouse associated with Hedgerow H1;
- Provide refuge and hibernation opportunities for reptiles and amphibians dispersing from areas of habitat loss; and,
- Create additional features for biodiversity, such as log piles, invertebrate hotels and hedgehog-friendly boundaries.

Objectives:

- Manage boxes/features to provide suitable nesting/roosting/refuge habitat; and,
- Ensure ongoing favourable condition of log piles, hibernacula and invertebrate hotels, and boundary features, for invertebrates, small mammals and herpetofauna.

3.5.2 Biodiversity Benefits

Bat boxes will provide roosting opportunities for species likely to use the River Adur corridor for commuting and foraging, including common pipistrelle *Pipistrellus pipistrellus*, a Species of Principal Importance for Nature Conservation in England. Bird boxes will provide nesting opportunities for a range of species, including house sparrow *Passer domesticus*, a Species of Principal Importance. Dormouse boxes/tubes associated with Hedgerow H1 will support the confirmed local dormouse population. Hibernacula will provide overwintering and refuge opportunities for reptiles (including slow-worm and grass snake translocated from areas of habitat loss), amphibians and hedgehog, whilst invertebrate hotels will provide additional nesting and overwintering resource for solitary bees, other pollinators and invertebrates more generally, complementing the wildflower and wet-tolerant grassland habitat created elsewhere on site. Log piles and hedgehog-friendly garden boundaries provide further refuge and connectivity for invertebrates, reptiles and hedgehog *Erinaceus europaeus*.

3.5.3 Habitat Creation & Management Prescriptions

Bat Boxes

Bat boxes to be sited by a suitably qualified ecologist, prioritising trees within and adjacent to the woodland buffer to the River Adur to reinforce this corridor's roosting value, in addition to trees elsewhere on site.

A total of 10-15 Schwegler 1FN boxes (or equivalent integrated woodcrete design) are to be provided, targeting crevice and cavity-roosting species such as noctule *Nyctalus noctula* and Daubenton's bat *Myotis daubentonii*; these are best positioned close to the river corridor and over water/flight lines where possible.

A further 3-4 Schwegler 1FF boxes are to be installed to target brown long-eared bat *Plecotus auritus*, sited within denser woodland canopy away from artificial light and reflecting this species' preference for cluttered, sheltered flight environments.

An additional 10 Greenwoods (or equivalent crevice-type) boxes are to be provided to target barbastelle *Barbastella barbastellus* and pipistrelle *Pipistrellus* sp., distributed along woodland edge and hedgerow habitat to reflect their edge-foraging behaviour.

Boxes to be positioned a minimum of 2 m above ground, away from windows/doors and external lighting, with a mix of aspects (predominantly south/south-east to south-west facing where feasible to maximise thermal gain while avoiding overheating) to provide a range of microclimates. Boxes to be checked only by a suitably qualified/licensed bat worker.

Birds

Bird boxes to be installed across the site, including within/adjacent to the retained hedgerow and woodland network.

Between 20 and 30 swift bricks/boxes are to be installed, grouped in clusters of at least 3-5 units (swifts being colonial nesters) on suitable elevations of new-build properties at a minimum height of 5 m, away from direct sun exposure and clear of obstructions to allow unimpeded low-level flight access; integrated swift bricks built into the fabric of the building are preferred over surface-mounted boxes where design allows.

Ten starling boxes are to be installed, spread across woodland edges at a minimum height of 3 m, with boxes loosely clustered in groups of two or three to reflect the species' semi-colonial nesting habit. Five spotted flycatcher boxes are to be provided, distributed through woodland pockets and sited in semi-open, partially shaded locations such as against tree trunks or on woodland-edge vegetation, reflecting this species' preference for open-fronted boxes with a clear sightline for aerial insect-catching.

Boxes to be installed in late winter/early spring and checked and cleaned annually between November and February (noting that unhatched eggs may only legally be removed between October and January).

Kingfisher Bank

A kingfisher nesting bank is to be created along a suitable section of steep, south- or south-east-facing riverbank near the north-east boundary of the site. The nest bank should be constructed by excavating back into the bank to create a near-vertical face at least 1-1.5 m high, backfilled with a sand/loam mix of suitable friability (typically a sandy loam with some clay content to hold a tunnel shape without collapsing, and free of large stones or roots that could obstruct excavation).

A starter tunnel (approximately 5-8 cm diameter, angled slightly upward, and 50-70 cm long leading to a nest chamber) may be pre-formed to encourage use, using a removable former (e.g. a length of pipe or shuttering) withdrawn once the substrate has been compacted around it.

The bank face should be kept clear of overhanging or encroaching scrub and bramble to maintain an open flight line, and any bank protection or geotextile matting should be avoided within the working face of the bank itself, though may be used to stabilise the wider bank margins.

The bank should be positioned away from public access routes and dog-walking desire lines to minimise disturbance, and should be periodically inspected (outside the breeding season) for signs of erosion, predator access (e.g. mammal burrowing) or vegetation encroachment, with remedial works undertaken as needed to maintain a clean vertical face.

Hazel Dormouse

Dormouse nest boxes/tubes to be installed along Hedgerow H1 and gapping-up planting, sited and checked in accordance with the terms of the European Protected Species Mitigation Licence and by a licensed dormouse worker.

Within the retained woodland block, an appropriate density of dormouse nest boxes/tubes should be provided, equating to roughly 8-15 features across the woodland, positioned at approximately 20 m spacing along transects through areas of suitable scrub and understorey structure, with additional boxes/tubes sited along woodland edges and connecting hedgerow links to maximise the chance of detection and use.

Hibernacula

Hibernacula (log, rubble and soil mounds providing frost-free overwintering chambers) to be created within retained scrub, woodland edge, tussock grassland and the River Adur buffer, informed by the locations of translocated slow-worm and grass snake receptor habitat. Hibernacula to be sited away from areas of public access and maintained free of encroaching hard landscaping.

Invertebrate Hotels and Habitat Features

Invertebrate hotels (constructed from untreated timber, drilled log sections, hollow stems, straw and similar natural materials) to be installed at the margins of wildflower grassland, orchard/tree planting and the River Adur buffer, in sunny, sheltered locations, to provide nesting and overwintering habitat for solitary bees and other invertebrates.

Any wooden posts used for fencing, signage or habitat features across the site should incorporate a variety of drilled holes (typically ranging from 2 mm to 10 mm diameter, to a depth of 6-10 cm, avoiding drilling all the way through) to provide additional nesting opportunities for solitary bees and wasps.

Small areas of loose, friable, bare or sparsely vegetated soil should also be created and maintained, particularly on sunny, south-facing margins around the edges of meadow and wildflower grassland areas, to benefit ground-nesting solitary bees and other invertebrates that require open substrate for burrowing.

Log Piles and Hedgehog Highways

Log piles to be created using wood from broadleaved trees (e.g. oak, beech or fruiting species), sited within/adjacent to retained scrub, woodland edge and the River Adur buffer. Garden boundary fencing to incorporate hedgehog-sized gaps (minimum 130 mm × 130 mm) at appropriate centres to maintain connectivity between gardens and retained habitat corridors.

4. Delivery Plan

Table 1 below sets out the management prescriptions that will be implemented throughout the life of the management scheme to ensure that the aims and management objectives of the Soft Landscaping Proposal are achieved. The 'X' denotes the recommended timing of each management activity throughout the year.

Ref	Management Activity	Duration	J	F	M	A	M	J	J	A	S	O	N	D	Notes
Proposed Trees															
T1	Check stakes, ties and tree guards on proposed trees; loosen, tighten or replace as necessary. Remove stakes by year 3.	As required (Years 1 – 3)													To ensure established trees are not constrained during establishment.
T2	Where large-scale tree losses occur, commission an Arboricultural Assessment to determine the cause and identify remedial action.	As required (Years 1 – 10)													To ensure successful establishment.
T3	Retain minimal intervention within woodland buffer areas with no public access; allow habitat to establish; retain deadwood/fallen material where safe to do so.	Ongoing (Years 1 – 10)													To provide nesting/roosting/foraging resource and reinforce the river corridor.
T4	Carry out an annual condition review of trees with public access to identify risk from damaged or dead trees.	Once annually (Years 1 – 10)													Public health and safety.
Mixed Native & Ornamental Shrub/Hedge Planting															
H1	Cultivate/decompact soils where required prior to planting; deliver shrubs immediately prior to planting; plant only when soils are suitable (not waterlogged or frozen).	Once (Years 1 – 2)	X	X									X	X	Ensure best chance of establishment.
H2	Water newly planted shrubs/hedges during dry periods.	As required (Years 1 – 2)						X	X	X					Ensure survival during establishment.
H3	Carry out any necessary cutting to hedgerows/shrub areas over winter only.	Annual (Years 1 – 10)	X	X								X	X	X	Prevent disturbance to nesting birds and dormice.
H4	Monitor gapping-up planting in Hedgerows H1 and H2; replace failures with equivalent native whips.	Once (Years 1 – 3)	X	X									X	X	Maintain hedgerow connectivity for hazel dormouse.

Table 3.1: Annual Management Prescriptions (Continues)

Ref	Management Activity	Duration	J	F	M	A	M	J	J	A	S	O	N	D	Notes
Grassland															
G1	Cultivate and seed all grassland areas, removing debris; carry out a total of three cuts in the first year with all arisings removed to minimise nutrient enrichment.	Once (Year 1)			X	X					X				Ensure wildflower areas establish.
G2	Cut meadow grassland (RE1, EL1) once to 50–60 mm; leave arisings for up to one week then remove.	Annual (Years 1 – 10)								X					Enhance floral biodiversity; allow seed set.
G3	Cut tussock grassland (EM10) on a 2–3 year rotation so no more than half the area is cut in any one year, leaving an undisturbed refuge.	Every 2 – 3 years (Years 2, 4, 6, 8, 10)	X	X								X	X	X	Retain structural diversity for invertebrates/reptiles.
G4	Spot-treat noxious/invasive weeds across all grassland with an approved translocated herbicide via weed wiper or wand.	Annual (Years 1 – 10)						X	X	X	X				Maintain neutral grassland composition.
Riparian Buffer and Wetland (River Adur)															
R1	Avoid cultivation or level changes within the Root Protection Area; maintain temporary protective fencing through construction and establishment, removing once established.	Throughout construction and establishment (Years 1 – 2)													Protect retained woodland and river corridor from construction impacts.
R2	Cut wet-tolerant grassland margin (WFG9) in early autumn once flowering/seed set is complete; remove arisings.	Annual (Years 1 – 10)									X	X			Enhance floral/invertebrate diversity of the riparian margin.
R3	Monitor establishment of supplementary riparian tree/shrub planting; replace failures with equivalent native waterside species; minimal intervention once established.	As required (Years 1 – 3)													Close canopy gaps; reinforce bat commuting corridor.
R4	Check condition of boundary fencing/hedging to the buffer annually; repair/replace as required; remove any garden waste or encroachment identified.	Annual (Years 1 – 10)													Prevent encroachment and disturbance to the buffer.
R5	Carry out a post-installation lighting check along the eastern boundary to confirm no direct spill onto the woodland/river corridor; apply remedial shielding where required.	Once within Year 1, then periodically (Years 1, 3, 5, 7, 10)													Protect dark commuting/foraging conditions for bats.

Table 3.1: Annual Management Prescriptions (Continues)

Ref	Management Activity	Duration	J	F	M	A	M	J	J	A	S	O	N	D	Notes
Species Boxes and Habitat Features															
S1	Inspect bat boxes regularly; a licensed bat worker to check condition each year.	Annual (Years 1 – 10)										X			Maintain roosting resource for bats, particularly pipistrelles.
S2	Check and clean bird boxes annually with hot water; agree remedial action with an ecologist where required.	Annual (Years 1 – 10)	X	X									X	X	Maintain nesting resource for birds.
S3	Check condition and occupancy of dormouse boxes/tubes; inspections carried out by a licensed dormouse worker in accordance with EPS licence conditions.	Annual, as per licence (Years 1 – 10)				X	X	X	X	X	X	X	X		Confirm continued use of the Hedgerow H1 dormouse population.
S4	Monitor hibernacula condition; top up with additional material and repair any collapse or disturbance.	Annual, outside hibernation period (Years 1 – 10)			X	X	X	X	X	X	X				Maintain overwintering/refuge habitat for reptiles, amphibians and hedgehog.
S5	Inspect invertebrate hotels; replace degraded materials (drilled logs, hollow stems, straw) as required.	Annual (Years 1 – 10)									X	X	X		Maintain nesting/overwintering resource for solitary bees and other invertebrates.
S6	Monitor log piles; undertake remedial action and replenish using deadwood arising on site.	Annual, any time (Years 1 – 10)													Maintain value to invertebrates, reptiles and hedgehog.
S7	Check hedgehog highway gaps in boundaries remain clear and functional; repair as required.	Annual (Years 1 – 10)													Maintain connectivity for hedgehog between gardens and habitat corridors.

Table 3.1: Annual Management Prescriptions (Continued)

Table 3.2 below sets out the monitoring schedule to be implemented to ensure the successful implementation of habitat creation and species-specific measures.

Ref	Management Activity	Duration	J	F	M	A	M	J	J	A	S	O	N	D	Notes
Monitoring															
M1	Carry out Ecological Walkover Survey to confirm establishment of created habitats.	Years 1, 5, 10					X								Confirm establishment of created habitats.
M2	Undertake fixed-point photographic monitoring to record developing habitats and management outcomes.	Years 1, 3, 5, 7, 10					X								Record developing habitats and management outcomes.
M3	Carry out a condition survey of the retained woodland, wet-tolerant grassland margin and supplementary riparian planting; check for encroachment, garden escapes and evidence of pollution; liaise with the Environment Agency if pollution is suspected.	Years 1, 2, 3, 5, 7, 10					X								Confirm the buffer is establishing and functioning as intended.
M4	Carry out a bat activity/commuting transect along the River Adur corridor to confirm continued use.	Years 3, 7, 10						X	X	X					Confirm the corridor continues to function for commuting/foraging bats.
M5	Carry out annual monitoring of tree health; identify any dangerous trees requiring felling.	Annual (Years 1 – 10)													Tree health and public safety.
M6	Check condition of bird boxes regularly; agree remedial action with an ecologist where required.	Annual (Years 1 – 10)	X	X									X	X	Maintain nesting resource.
M7	Check condition of bat boxes each year via a licensed bat worker; carry out remedial action where required.	Annual (Years 1 – 10)										X			Maintain roosting resource.
M8	Check condition and occupancy of dormouse boxes/tubes via a licensed dormouse worker.	As per licence conditions (Years 1 – 10)													Confirm continued use of Hedgerow H1.
M9	Check condition and evidence of use of hibernacula.	Annual, outside hibernation period (Years 1 – 10)													Confirm continued value to reptiles, amphibians and hedgehog.
M10	Check condition of invertebrate hotels; note occupancy where visible.	Annual, autumn (Years 1 – 10)									X	X	X		Confirm continued value to pollinators/invertebrates.

Table 3.2: Monitoring Schedule

Table 3.3 below sets out the years within the 10-year management period in which each management activity is to be carried out.

Ref	Management Activity	1	2	3	4	5	6	7	8	9	10
Trees											
T1	Check stakes, ties and tree guards on proposed trees; loosen, tighten or replace as necessary. Remove stakes by year 3.	X	X	X							
T2	Where large-scale tree losses occur, commission an Arboricultural Assessment to determine the cause and identify remedial action.	X	X	X	X	X	X	X	X	X	X
T3	Retain minimal intervention within woodland buffer areas with no public access; allow habitat to establish; retain deadwood/fallen material where safe to do so.	X	X	X	X	X	X	X	X	X	X
T4	Carry out an annual condition review of trees with public access to identify risk from damaged or dead trees.	X	X	X	X	X	X	X	X	X	X
Hedgerow and Shrub Planting											
H1	Cultivate/decompact soils where required prior to planting; deliver shrubs immediately prior to planting; plant only when soils are suitable (not waterlogged or frozen).	X	X								
H2	Water newly planted shrubs/hedges during dry periods.	X	X								
H3	Carry out any necessary cutting to hedgerows/shrub areas over winter only.	X	X	X	X	X	X	X	X	X	X
H4	Monitor gapping-up planting in Hedgerows H1 and H2; replace failures with equivalent native whips.	X	X	X							
Grassland											
G1	Cultivate and seed all grassland areas, removing debris; carry out a total of three cuts in the first year with all arisings removed to minimise nutrient enrichment.	X									
G2	Cut meadow grassland (RE1, EL1) once to 50–60 mm; leave arisings for up to one week then remove.	X	X	X	X	X	X	X	X	X	X
G3	Cut tussock grassland (EM10) on a 2–3 year rotation so no more than half the area is cut in any one year, leaving an undisturbed refuge.		X		X		X		X		X
G4	Spot-treat noxious/invasive weeds across all grassland with an approved translocated herbicide via weed wiper or wand.	X	X	X	X	X	X	X	X	X	X

Table 3.3: Annual Management Prescriptions (Continues)

Ref	Management Activity	1	2	3	4	5	6	7	8	9	10
Riparian Buffer and Wetland (River Adur)											
R1	Avoid cultivation or level changes within the Root Protection Area; maintain temporary protective fencing through construction and establishment, removing once established.	X	X								
R2	Cut wet-tolerant grassland margin (WFG9) in early autumn once flowering/seed set is complete; remove arisings.	X	X	X	X	X	X	X	X	X	X
R3	Monitor establishment of supplementary riparian tree/shrub planting; replace failures with equivalent native waterside species; minimal intervention once established.	X	X	X							
R4	Check condition of boundary fencing/hedging to the buffer annually; repair/replace as required; remove any garden waste or encroachment identified.	X	X	X	X	X	X	X	X	X	X
R5	Carry out a post-installation lighting check along the eastern boundary to confirm no direct spill onto the woodland/river corridor; apply remedial shielding where required.	X		X		X		X			X
Species Boxes and Habitat Features											
S1	Inspect bat boxes regularly; a licensed bat worker to check condition each year.	X	X	X	X	X	X	X	X	X	X
S2	Check and clean bird boxes annually with hot water; agree remedial action with an ecologist where required.	X	X	X	X	X	X	X	X	X	X
S3	Check condition and occupancy of dormouse boxes/tubes; inspections carried out by a licensed dormouse worker in accordance with EPS licence conditions.	X	X	X	X	X	X	X	X	X	X
S4	Monitor hibernacula condition; top up with additional material and repair any collapse or disturbance.	X	X	X	X	X	X	X	X	X	X
S5	Inspect invertebrate hotels; replace degraded materials (drilled logs, hollow stems, straw) as required.	X	X	X	X	X	X	X	X	X	X
S6	Monitor log piles; undertake remedial action and replenish using deadwood arising on site.	X	X	X	X	X	X	X	X	X	X
S7	Check hedgehog highway gaps in boundaries remain clear and functional; repair as required.	X	X	X	X	X	X	X	X	X	X

Table 3.3: Annual Management Prescriptions (Continues)

Table 3.4 below sets out the years within the 10-year management period in which each monitoring activity is to be carried out.

Ref	Management Activity	1	2	3	4	5	6	7	8	9	10
Monitoring											
M1	Carry out Ecological Walkover Survey to confirm establishment of created habitats.	X				X					X
M2	Undertake fixed-point photographic monitoring to record developing habitats and management outcomes.	X		X		X		X			X
M3	Carry out a condition survey of the retained woodland, wet-tolerant grassland margin and supplementary riparian planting; check for encroachment, garden escapes and evidence of pollution; liaise with the Environment Agency if pollution is suspected.	X	X	X		X		X			X
M4	Carry out a bat activity/commuting transect along the River Adur corridor to confirm continued use.			X				X			X
M5	Carry out annual monitoring of tree health; identify any dangerous trees requiring felling.	X	X	X	X	X	X	X	X	X	X
M6	Check condition of bird boxes regularly; agree remedial action with an ecologist where required.	X	X	X	X	X	X	X	X	X	X
M7	Check condition of bat boxes each year via a licensed bat worker; carry out remedial action where required.	X	X	X	X	X	X	X	X	X	X
M8	Check condition and occupancy of dormouse boxes/tubes via a licensed dormouse worker.	X	X	X	X	X	X	X	X	X	X
M9	Check condition and evidence of use of hibernacula.	X	X	X	X	X	X	X	X	X	X
M10	Check condition of invertebrate hotels; note occupancy where visible.	X	X	X	X	X	X	X	X	X	X

Table 3.4: Annual Monitoring Schedule

5. Summary of Habitat Losses/Gains and Biodiversity Contribution

This Chapter provides an overall summary of the extent of habitat loss and gain as a result of the proposed development and outlines the biodiversity benefits that are predicted as a result of the proposed habitat creation and enhancement measures detailed in Chapter 3.

5.1 Habitat Losses and Gains

The majority of the proposed development footprint falls within species-poor improved grassland, considered to be of low ecological value. Key sensitive habitats – the River Adur corridor, its associated lowland deciduous woodland buffer, and Hedgerows H1 and H2 – are retained and enhanced rather than lost. Landscaping proposals of benefit to wildlife include the planting of native and wildlife-attracting trees and shrubs, gapping-up of the retained hedgerow network, creation of wildflower and tussock grassland, and – of particular relevance to the River Adur – reinforcement of the riparian woodland buffer and creation of a wet-tolerant grassland margin. Installation of habitat features such as bird and bat boxes, dormouse boxes, hibernacula, invertebrate hotels and log piles will further increase the site's biodiversity value.

Biodiversity Net Gain (BNG) calculations for this site are detailed in Middlemarch Report RT-MME-182829-02 (BS-MA), which confirms that the outline planning application for the wider Northern Arc Development was submitted in 2019, prior to the introduction of the mandatory biodiversity net gain requirement under the Environment Act 2021. The development is therefore not required to comply with statutory BNG and is instead delivering biodiversity enhancement on a voluntary basis, against a 10% net gain target established in Homes England's biodiversity strategy for the wider allocation. The Metric 2.0 Assessment demonstrates an on-site net change of +17.07% in habitat units and +57.82% in hedgerow units, both exceeding the voluntary 10% target (see Section 5.2). The River Adur itself lies outside the Phase 1C Red Line Boundary and is not proposed to be physically altered by the development, so it is not entered into the Metric's watercourse module. The qualitative protection and enhancement measures directed at the River Adur corridor and its riparian buffer (Section 3.4) are nonetheless reflected indirectly in the Habitat and Hedgerow unit gains, as the retained and reinforced woodland and hedgerow parcels adjoining the corridor are captured within those modules.

5.2 Summary of Contribution of Development to Biodiversity Targets

The proposed development, and in particular the measures set out in Section 3.4, will make the following contributions to national and local biodiversity targets:

- Protection and enhancement of the River Adur corridor, a Habitat of Principal Importance, supporting its continued function as a wildlife corridor for bats and potential otter and water vole populations;
- Use of wildflower and wet-tolerant grassland mixtures which will support a variety of invertebrate species and indirectly enhance the site for insectivorous birds, bats and herpetofauna;
- Creation of habitat for bats, birds and hazel dormice through the installation of boxes, supporting Species of Principal Importance and European Protected Species;

- Provision of refuge and nesting habitat for invertebrates, reptiles, amphibians and hedgehog through the creation of log piles, hibernacula, invertebrate hotels and hedgehog-friendly boundaries; and,
- Delivery of a voluntary 10% biodiversity net gain for the wider Northern Arc allocation, in accordance with Homes England's biodiversity strategy, quantified using the Biodiversity Metric 2.0 calculation tool (Natural England, 2019) and demonstrating an on-site net gain of 17.07% in habitat units and 57.82% in hedgerow units.

Overall, it is considered that the proposed development achieves a measurable net gain in the biodiversity value of the site, in keeping with the key principles of the National Planning Policy Framework and relevant local planning policy, and satisfies the voluntary 10% net gain target established for the wider Northern Arc development.

5. Drawings

Soft Landscape Proposals (HILL25205 20, Sheets 1-9) – ACD Environmental

SPECIFICATION
All works generally, to comply with the written Soft Landscape Specification. Any conflicting information to be brought to the attention of ACD Environmental before works commence on site.

NOTES
DO NOT SCALE FROM DRAWING, ALWAYS SCALE FROM NOTED DIMENSIONS.

Drawing status: **FOR INFORMATION**

Legend

-  Existing trees to be retained and protected during construction
-  Proposed tree planting within hard landscape
-  Proposed tree planting within soft landscape
-  Proposed multi stem tree within soft landscape
-  Proposed pleached tree within soft landscape
-  Proposed specimen shrub planting to receive short angular staking on half standards with expandable line ties. Irrigation tubing to root system as required
-  Proposed climbing plants to be trained up adjacent wall: hedges/ergo with galvanised wires and back net 200mm apart with support cables removed prior to planting
-  Proposed hedge planting to be planted in a single row at 300mm centres
-  Proposed hedge planting to be planted in a double staggered row 400mm apart and at 300mm centres in each row. To be maintained at 1m height
-  Proposed mixed native hedge planting to be planted in a double staggered row 500mm apart and at 400mm centres in each row. To be maintained at 1m height and 1.8m height adjacent to site boundaries
-  Proposed mixed native hedge planting to receive 10mm bark mesh after planting operations
-  Proposed decorative mix shrub planting to be planted in groups of 5-7m: of each species and as above
-  Proposed woodland mix to be planted in groups of 5-7m: of each species and as above
-  Proposed buffer mix to be planted in groups of 5-7m: of each species and as above
-  Proposed grass areas to receive good quality amenity grass sown in line with good horticultural practices
-  Proposed meadow mix, to be seeded with EMO special general purpose mix as supplied by Emergo Seed and sown at 4 grams per m² or equivalent
-  Proposed Flowering Lawn, to be seeded with E1 Flowering lawn mixture as supplied by Emergo Seed and sown at 4 grams per m² or equivalent
-  Proposed wet tolerant meadow mixture, to be seeded with EMB seed mix as supplied by Emergo Seed and sown at 4 grams per m² or equivalent
-  Proposed areas of angular chippings for top dressing. Laid over a weed proof membrane
-  Proposed marginal planting mix
-  Proposed roof barrier
-  Cut lines



Date: Details: Drawn:



project: as per DocuSign
client: as per DocuSign
drawing: Soft Landscape Proposals
purpose: planning/technical/ tender
date: XXX 2026
scale: 1:200@A1
drawing no: XXX
Sheet
drawn: XXX checked: XXX

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NOTES
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Drawing status: **FOR INFORMATION**

Legend

-  Existing trees to be retained and protected during construction
-  Proposed tree planting within hard landscape
-  Proposed tree planting within soft landscape
-  Proposed multi stem tree within soft landscape
-  Proposed pleached tree within soft landscape
-  Proposed specimen shrub planting to receive short angular staking on half standards with expandable line ties. Irrigation tubing to root system as required
-  Proposed climbing plants to be trained up adjacent wall: hencovergrip with galvanneal wires and back set 250mm apart with support cables removed prior to planting
-  Proposed hedge planting to be planted in a single row at 300mm centres
-  Proposed hedge planting to be planted in a double staggered row 400mm apart and at 500mm centres in each row. To be maintained at 1m height
-  Proposed mixed native hedge planting to be planted in a double staggered row 500mm apart and at 400mm centres in each row. To be maintained at 1m height and 1.8m height adjacent to site boundaries
-  Proposed mixed native planting to receive 75mm bark mesh after planting operations
-  Proposed decorative mix shrub planting to be planted in groups of 5-7m² of each species and as above
-  Proposed woodland mix to be planted in groups of 5-7m² of each species and as above
-  Proposed buffer mix to be planted in groups of 5-7m² of each species and as above
-  Proposed grass areas to receive good quality amenity grass sown laid in line with good horticultural practices
-  Proposed meadow mix, to be seeded with EMO special general purpose mix as supplied by Emergence Seeds and sown at 4 grams per m² or equivalent
-  Proposed Flowering lawn, to be seeded with E1 Flowering lawn mixture as supplied by Emergence Seeds and sown at 4 grams per m² or equivalent
-  Proposed wet tolerant meadow mixture, to be seeded with EMB seed mix as supplied by Emergence Seeds and sown at 4 grams per m² or equivalent
-  Proposed areas of angular chippings for top dressing. Laid over a weed proof membrane
-  Proposed marginal planting mix
-  Proposed root barrier
-  Cut lines



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client: as per DocuSign
drawing: Soft Landscape Proposals
purpose: planning/technical/ tender
date: XXX 2026
scale: 1:200@A1
drawing no: XXX
Sheet
drawn: XXX checked: XXX

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Paddock Cottage

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NOTES
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Drawing status: **FOR INFORMATION**

Legend

- Existing trees to be retained and protected during construction
- Proposed tree planting within soft landscape (See detail on sheet 1)
- Proposed specimen shrub planting to receive short angular casing on half standards with expandable tree tent. Irrigation tubing to root system as required
- Proposed hedge planting to be planted in a double staggered row 400mm apart and at 300mm centres in each row. To be maintained at 1m height
- Proposed mixed native hedge planting to be planted in a double staggered row 500mm apart and at 400mm centres in each row. To be maintained at 1m height and 1.5m height adjacent to site boundaries
- Proposed shrub planting to receive 70mm bark mulch after planting operations
- Proposed scrub mix to be planted in groups of 5 trees of each species and as above
- Proposed green areas to receive good quality annual grass sowing laid in the with good horticultural practices
- Proposed willowherb grassland meadow. To be seeded with E111 seed mix and sown at 4 grams per row, or similar and approved
- Proposed Flowering Low. To be seeded with E111 seed mix and sown at 4 grams per row, or similar and approved
- Proposed willowherb grassland meadow. To be seeded with E111 seed mix and sown at 4 grams per row, or similar and approved
- Proposed Tussock Grassland. To be seeded with E111 seed mix and sown at 5 grams per row, or similar and approved
- Proposed grassland to be seeded with E111 seed mix and sown at 4 grams per row, or similar and approved
- Proposed and inherent meadow meadow. To be seeded with E111 seed mix and sown at 4 grams per row, or similar and approved
- Flood area
- Proposed public art
- Proposed marginal aquatic planting mix
- Cut lines

Planting Schedule on Sheet 1



Date: Details: Drawn:



project: as per DocuSign
client: as per DocuSign
drawing: Soft Landscape Proposals
purpose: planning/technical/ tender
date: XXX 2026
scale: 1:200@A1
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drawn: XXX checked: XXX

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