Duckmoor, Billingshurst, Sales Area Application

Bellway Homes

Biodiversity Net Gain Report

Version	Created By	Approved By	Date
Dv4	BS	DW	17.12.2025
Vf	BS	DW	17.12.2025

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1. Introduction

1.1. Background & Proposals

1.1.1. Ecology Solutions was commissioned by Bellway Homes in July 2025 to provide a Biodiversity Net Gain report for Land at Duckmoor, East Billingshurst (see Plan ECO1), hereafter, referred to as the site.

1.1.2. The proposed development for the site comprises the creation of a temporary residential sales area and pedestrian access into the main application site (planning reference: DC/24/0768).

1.2. Application Site Characteristics

1.2.1. The application Site is approximately 0.017ha in size and currently comprises ruderal/ephemeral habitat, hard standing, modified grassland and a native hedgerow linear feature.

1.2.2. The Site is located to the east of Billingshurst, Horsham, West Sussex. Agricultural land lies to the north, south and east of the site. To the west, residential development and the village centre of Billingshurst. The wider area contains predominantly agricultural land alongside woodland parcels and hedgerows.

1.3. Biodiversity Net Gain Report

1.3.1. This document assesses the level of Biodiversity Net Gain within the site. This report has been prepared with due consideration to the guidance published by the Chartered Institute of Ecology and Environmental Management (CIEEM)[1][2] in relation to Biodiversity Net Gain. This assessment has been based around the results of the habitat survey undertaken in July 2025 for the development site.

[1] CIEEM (2019). *Biodiversity Net Gain. Good Practice Principles for Development, A Practical Guide.*
[2] CIEEM, CIRIA, IEMA (2016). *Biodiversity Net Gain: Good Practice Principles for Development.*

2. Statutory Biodiversity Metric

2.1. The Statutory Biodiversity Metric was released on 29 November 2023 and was updated on 03 July 2025. It uses habitat features as a proxy measure for capturing the value and importance of nature and uses calculations to assess the importance of each habitat based on its size, ecological condition and strategic location.

2.2. Methodology

On-site Methodology

2.2.1. The proposed development site was surveyed in July 2025 based on UK Habitat survey (UKHab) methodology, as recommended by Natural England, whereby the habitat types present are identified and mapped, together with an assessment of the species composition of each habitat. This technique provides an inventory of the basic habitat types present and allows identification of areas of greater potential which require further survey. Any such areas identified can then be examined in more detail.

2.2.2. Measurements for on-site habitats pre-development were calculated using Natural England's QGIS Net Gain Habitat Mapping template and QGIS Import Tool. Information regarding the habitats present, as well as their condition, were based on survey information obtained in July 2025 by Ecology Solutions (see report: 12039.EcoAss.SalesArea.vf). The Biodiversity Metric User Guide[3], as well as professional judgement, was used to inform the habitats condition criteria.

2.2.3. Measurements for post-development on-site habitats are based on the Planting Layout (drawing ref. Detailed Planting Plan 3360-APA-ZZ-XX-PP-L-2007 by Allen Pyke.

[3] Natural England (2024). *The Statutory Biodiversity Metric, User Guide,* Department for Environmental, Food and Rural Affairs

3. Results and Discussion of Metric

3.1. This section should be read in conjunction with the Natural England Biodiversity Metric calculation tool and Ecology Solutions' Ecological Assessment, both of which have been provided separately.

3.2. On-site Baseline Habitat (Pre-Development)

3.2.1. The site was subject to a UKHab survey in July 2025.

3.2.2. The following main habitat / vegetation types were identified within the site during the surveys undertaken:

- Ruderal / ephemeral g81;
- Modified grassland g4;
- Developed land; sealed surface u1b6; and
- Native Hedgerow h2a6.

3.2.3. The location of these habitats, which are photographed and described in detail within the existing Ecological Assessment (report ref: 12039.EcoAss.SalesArea.vf; dated December 2025), is shown on Plan ECO2.

3.2.4. Table 3.1 below summarises the habitats present on site. A baseline total of 1.00 habitat units and 0.21 hedgerow units are present pre-development.

3.2.5. Habitats were classified based on their conformity to UK habitat classifications[4] and condition assessments were completed for each habitat identified within the site. The Biodiversity Technical Supplement[5] as well as professional judgment was used to inform the habitats' condition criteria.

[4] Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020). *UK Habitat Classification – Habitat Definitions V1.1* at http://ukhab.org.
[5] Department for Environment, Food and Rural Affairs (2024). *The Statutory Biodiversity Metric: User Guide*, Department for Environment, Food and Rural Affairs. Available at: https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides

Table 3.1. *Summary of on-site baseline habitats and hedgerows*

Baseline habitat	Baseline Biodiversity Units	Condition Criteria / Pass or Fail / Indicator Score		Condition	Ecological Features and Condition Notes	After Works
Modified Grassland	0.02	Grassland Low Distinctiveness		Poor (5 / 7 condition criteria passed, but fails Condition A=Poor)	There is an area of modified grassland located to the eastern boundary that forms a small part of the larger grassland habitat found to the main application site. Species present include false oat *Arrhenatherum elatius*, perennial ryegrass *Lolium perenne*, upright Brome *Bromus erectus.*, meadow foxtail *Alopecurus pratensis*, and creeping bent *Agrostis stolonifera*. A – Failed, fewer than 6 species per m² B – Sward height was not varied enough over its entire extent	0.02 units lost
		A – 6-8 species per m2	Fail			
		B – Sward height is varied	Fail			
		C – Scrub accounts for less than 20% of area	Pass			
		D – Physical damage evident in less than 5% of total area	Pass			
		E – Cover of bare ground between 1% and 5% of total area	Pass			
		F – Cover of Bracken less than 20%	Pass			
		G – Absence of invasive species and undesirable species make up less than 5% of ground cover	Pass			
Ruderal / ephemeral	0.99	Low Distinctiveness		Good (3 / 3 condition criteria passed =Good) Invasives were entirely absent, Criteria C passed.	An area of ruderal habitat represents the majority of the application site. Species present include fleabane *Pulicaria dysenterica*, ragwort *Jacobaea vulgaris*, creeping cinquefoil *Potentilla reptans*, meadow buttercup *Ranunculus acris*, curled dock *Rumex crispus*, false oat, bramble *Rubus fruticosus agg.*, field bindweed *Convolvulus arvensis*, blackthorn	0.99 units lost
		A – Vegetation structure variety	Pass			
		B – Habitat contains variety of species beneficial to wildlife	Pass			
		C – Absence of invasive species and undesirable	Pass			

		species make up less than 5% of ground cover			*Prunus spinosa*, cow parsley *Anthriscus sylvestris* , broad dock *Rumex obtusifolius*, bristly oxtongue *Helminthotheca echioides* and a hazel *Corylus avellana* sapling.	
Developed Land; Sealed Surface	0	No Assessment Required		Condition Assessment N/A	The area of hardstanding is found to the west of the application site area, forming an existing pedestrian walkway.	0 units lost
Existing Hedgerows						
Baseline habitat	**Baseline Biodiversity Units**	**Condition Criteria / Pass or Fail / Indicator Score**		**Condition**	**Ecological Features and Condition Notes**	**After Works**
Native hedgerow	0.21	Hedgerow – Low distinctiveness		Good (8/8 condition criteria passed = Good)	There is a native hedgerow assessed to be in good condition found to the eastern extent of the application site, comprising blackthorn *Prunus spinosa*, dog rose *Rosa canina*, hawthorn *Crataegus monogyna* and bramble.	0.04 units lost
		A1 - Height	Pass			
		A2 - Width	Pass			
		B1 – Gap – hedge base	Pass			
		B2 - Gap – hedge canopy continuity	Pass			
		C1 – Undisturbed ground and perennial vegetation	Pass			
		C2 – Nutrient-enriched perennial vegetation	Pass			

		D1 – Invasives	Pass			
		D2 – Current damage	Pass			

***Table 2**: Summary of Off-Site Baseline Habitats*

Baseline habitat	Baseline Biodiversity Units	Condition Criteria / Pass or Fail / Indicator Score		Condition	Ecological Features and Condition Notes	After Works
Other Neutral Grassland	0.54	Grassland Low Distinctiveness		Poor (3 / 6 condition criteria passed, fails Condition A=Poor)	A proposed area of wildflower grassland, using Emorsgate EM2 meadow mixture will be established to the main application site, and shall initially achieve 'Poor' condition. Within the open space area to the eastern extent of the main application area, 0.135ha of this grassland will be subject to additional management prescriptions in order for its condition to be enhanced to 'Moderate' condition and achieve a net gain in habitat area units for the sales area application. The grassland shall be comprised of the following species: Wild flowers – 15% - 0.45% Achillea millefolium – Yarrow, 0.75% Betonica officinalis – Betony, 2.25% Centurea nigra – Common Knapweed, 1.50% Daucus carota – Wild Carrot, 0.75% Galium album – Hedge Bedstraw, 0.90% Galium verum – Lady's Bedstraw, 1.50% Leucanthemum vulgare – Oxeye Daisy, 0.45% Plantago lanceolata – Ribwort Plantain, .20% Poterium sanguisorba ssp sanguisorba – Salad Burnet, 0.75%	0.54 habitat units enhanced
		A – Good representation of its habitat type	Fail			
		B – Sward height is varied	Fail			
		C – Bare ground between 1 and 5%	Pass			
		D – Bracken cover <20%	Pass			
		E – Suboptimal/invasive species cover	Pass			
		F – 10 or more vascular plant species per m²	Fail			

					Primula veris – Cowslip, 1.20% Prunella vulgaris – Selfheal, 1.20% Ranunculus acris – Meadow Buttercup, 0.30% Rhinanthus minor – Yellow Rattle, 0.60% Silene dioica – Red Campion, 1.20% 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.	

3.3. On-site Post-Development

3.3.1. Table 3.2 below summarises the habitats and hedgerows that are to be created and enhanced on-site post-development and are illustrated on Plan ECO3 and also found on the Planting Layout (drawing ref. Detailed Planting Plan 3360-APA-ZZ-XX-PP-L-2007 by Allen Pyke. Table 3.3 below summarises the enhancements proposed for the site, again, as shown on Plan ECO3.

3.3.2. The landscape strategy includes a variety of species-rich habitats and will comprise off-site other neutral grassland enhancement and hedgerow planting, within the main application site.

3.3.3. The proposed scheme would result in a net gain of 0.12 habitat units and 0.17 hedgerow units. This results in gains of 12.01% in habitat units and 80.56% for hedgerow units from pre- to post-development.

3.3.4. The targeted conditions for proposed habitats will be achieved through appropriate management undertaken during the operational phase of the proposals. This will ensure that the proposed habitats continue to offer biodiversity benefits in the future. It would be expected that a condition be applied to the planning permission detailing the prescribed planting, management and monitoring to be undertaken to ensure the aspirations set out are delivered.

Table 3. *Summary of post-development habitats and hedgerow types that will be created.*

Created Habitats and Hedgerows				
Proposed Habitat	**Landscape Plan Habitat**	**Target Condition**	**Biodiversity Units Delivered**	**Target Condition Notes**
Developed land	Proposed carriageway construction	n/a	0	The majority of the site area shall become a temporary sales area including vehicle access and pedestrian access, parking, as well as the sales cabin. Condition assessment is not applicable to this habitat.
Other Neutral Grassland	Species-rich wildflower meadow	Poor	0.04	New areas of wildflower grassland, using Emorsgate EM2 meadow mixture will be established throughout the site to provide opportunities for a range of invertebrates and traversing mammals. Grassland will be subject to a relaxed management to allow for flowering and self-seeding, whilst allowing for a diverse sward structure which would offer greater opportunities for wildlife.
Other Neutral Grassland	Species-rich wildflower meadow	Moderate	0.66	New areas of wildflower grassland, using Emorsgate EM2 meadow mixture will be established throughout the site to provide opportunities for a range of invertebrates and traversing mammals. Grassland will be subject to a relaxed management to allow for flowering and self-seeding, whilst allowing for a diverse sward structure which would offer greater opportunities for wildlife. See further proposed management prescriptions in Table 4 below.
Modified Grassland	Amenity turf	Poor	0.02	General purpose amenity grassland is proposed to the sales area's northern extent adjacent to the access carriageway. This habitat shall be frequently managed and species poor, therefore shall not achieve a condition greater than 'Poor'.
Introduced Shrub	Shrub and herbaceous planting	Condition assessment n/a	0.01	Introduced shrub beds are proposed fringing the car parking spaces and sales cabin. These shall be formed of non-native ornamental species but do offer some value to pollinators and other invertebrate species. Condition assessment is not applicable to this habitat.

Native hedgerow	Hedge	Poor	0.20	Single-species native hedgerow will be established predominantly along the boundary of the site, comprising hornbeam *Carpinus betulus* only. This proposed hedgerow will offer new green infrastructure throughout the site, offering increased dispersal and foraging opportunities for wildlife. The hedgerow shall be frequently managed through cutting to a small shape and therefore shall only reach 'Poor' condition.

Table 4. *Summary of Off-Site habitat enhancements*

Enhanced Habitats					
Baseline Habitat	**Baseline Condition**	**Proposed Habitat**	**Target Condition**	**Biodiversity Units Delivered**	**Target Condition Notes**
Other Neutral Grassland	Poor	Species-rich wildflower meadow	Moderate	0.92	The enhancement of a small area of off-site other neutral grassland from Poor to Moderate by implementing greater species diversity via the seeding of Emorsgate EM2 and removal of sub-optimal species. A relaxed management would also be applied to ensure a varied sward height. Management of the enhanced other neutral grassland as well as the created 'Moderate' condition other neutral grassland shall adhere to the following principles: Year 0: - The grassland will be sown with Emorsgate EM2 General Purpose Meadow Mix. The seed mix contains a range of wildflowers and grasses once common in unimproved flower-rich lowland meadows. - The ground will be 'clean' prior to sowing, lightly tilled twice to promote and then kill weed growth. - Seeds will be spread using a modified seed hopper and rolled immediately after spreading to ensure soil contact. Sowing will be in autumn. - Any persistent weeds appearing, such as docks or thistles, will be hand-pulled. Year 1:

					- The wildflower grassland will be cut in August/September. The grassland will be cut to a height of 100 mm and allow cut grass to dry and disperse seed before removing arisings. - The requirements in the first year are to control weeds and reduce competition from grasses. Cut the sward to a height of 5 cm every two months or when the sward reaches 15 cm. Remove all cut material to avoid smothering the sward. Where persistent weeds are a problem, they shall be individually dug-out. Years 2-10: - In the second and subsequent years, management based around a main summer hay cut in August · Hand pulling of perennial weeds (e.g., docks, thistles) - Plug planting to enhance species diversity. General maintenance notes for every year: - Remove any bracken and encroaching scrub - Cutting to be carried out using appropriate large wheeled, rotary mower to avoid injury to reptiles unless specified otherwise. - Remove any litter, debris, stones and earth clods larger than 25mm in any dimension prior to mowing. - Sward heights to be kept to minimum 15cm with one cut per year in September after the first year. - No fertiliser or nutrients to be added. - Top dress if required with additional appropriate native origin seed if slow to establish

4. Evaluation

4.1. The Principals of Evaluation

Biodiversity Net Gain – Good Practice for Development

4.1.1. CIRIA, CIEEM and IEMA have developed principles of good practice to achieve Biodiversity Net Gain. These principles provide a framework that helps improve the UK's biodiversity by contributing towards strategic priorities to conserve and enhance nature through sustainable development. There are ten principles in total, and all principles must be applied together as one approach. The ten principles are set out below.

4.1.2. **Principle 1. Apply Mitigation Hierarchy.** Do everything possible to first avoid and then minimise impacts on biodiversity. Only as a last resort, and in agreement with external decision makers where possible, compensate for losses that cannot be avoided. If compensation for losses within the development footprint is not possible or does not generate the most benefits for nature conservation, then offset biodiversity losses by gains elsewhere.

4.1.3. **Principle 2. Avoid losing biodiversity that cannot be offset by gains elsewhere.** Avoid impacts on irreplaceable biodiversity; these impacts cannot be offset to achieve no net loss or net gain.

4.1.4. **Principle 3. Be inclusive and equitable.** Engage stakeholders early, and involve them in designing, implementing, monitoring and evaluating the approach to net gain. Achieve Net Gain in partnership with stakeholders where possible and share the benefits fairly among stakeholders.

4.1.5. **Principle 4. Address risks.** Mitigate difficulty, uncertainty and other risks to achieving Net Gain. Apply well accepted ways to add contingency when calculating biodiversity losses and gains in order to account for any remaining risks, as well as to compensate for the time between the losses occurring and the gains being fully realised.

4.1.6. **Principle 5. Make a measurable net gain contribution.** Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.

4.1.7. **Principle 6. Achieve the best outcomes for biodiversity.** Achieve the best outcomes for biodiversity by using robust, credible evidence and local knowledge to make clearly justified choices when:

- Delivering compensation that is ecologically equivalent in type, amount and condition, and that accounts for the location and timing of biodiversity losses.
- Compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation.
- Achieving net gain locally to the development while also contributing towards nature conservation priorities at local, regional and national levels.
- Enhancing existing or creating new habitat.

- Enhancing ecological connectivity by creating more bigger, better and joined areas for biodiversity.

4.1.8. **Principle 7. Be additional.** Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e. do not deliver something that would occur anyway).

4.1.9. **Principle 8. Create a net gain legacy.** Ensure net gain generates long-term benefits by:

- Engaging stakeholders and jointly agreeing practical solutions that secure net gain in perpetuity.
- Planning for adaptive management and securing dedicated funding for long-term management.
- Designing net gain for biodiversity to be resilient to external factors, especially climate change.
- Mitigating risks from other land uses.
- Avoiding displacing harmful activities from one location to another.
- Supporting local-level management of net gain activities.

4.1.10. **Principle 9. Optimise sustainability.** Prioritise Biodiversity Net Gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy.

4.1.11. **Principle 10. Be transparent.** Communicate all net gain activities in a transparent and timely manner, sharing the learning with all stakeholders.

Lawton's Principle

4.1.12. Principles for enhancing England's wildlife sites were developed as part of the Lawton Review[6] . Across the UK, these principles can be used to design Biodiversity Net Gain activities to boost wildlife sites. They are:

- Improving the quality of wildlife sites;
- Increasing the size of the wildlife sites;
- Enhancing connections between, or joining up wildlife sites;
- Creating new wildlife sites; and
- Reducing pressure on wildlife sites.

4.2. Post-Development Evaluation

4.2.1. The site's contribution to Biodiversity Net Gain has been assessed with due regard to the principles outlined and discussed above.

On-Site

4.2.2. The on-site landscape strategy includes a variety of species-rich habitats and will comprise semi-mature tree planting, non-native hedgerow planting around

[6] Department for Environment, Food and Rural Affairs (2010). *Making Space for Nature: A Review of England's Wildlife Sites*, DEFRA.

the boundaries, mixed scrub, and wildflower grassland establishment around the boundary. Focus has been had towards the retention and enhancement of habitats of greatest diversity around the boundaries of the site whilst providing species-rich habitats within landscaped areas.

4.2.3. The development of the site combined with off-site habitat enhancement will result in the gain of 0.12 habitat units resulting in the percentage change of 12.01%. Additionally, there will be a net gain of 0.17 hedgerow units resulting in a percentage change of 80.56%.

4.2.4. Further enhancements are being provided as part of the on-site development that are not considered as part of the Natural England metric, such as the provision of bird boxes.

Table 4.1. *Summary of Natural England's Biodiversity Metric Results*

On-site Baseline	Habitat Units	1.00
	Hedgerow Units	0.21
On-Site post-intervention	Habitat Units	0.74
	Hedgerow Units	0.38
Off-Site Baseline	Habitat Units	0.54
Off Site post intervention	Habitat Units	0.92
Combined net unit change	Habitat Units	0.12
	Hedgerow Units	0.17
Total net Percentage gain	**Habitat Units**	**12.01%**
	Hedgerow Units	**80.56%**

5. Summary and Conclusions

5.1. Ecology Solutions was commissioned by Bellway Homes in July 2025 to provide a Biodiversity Net Gain report for Land at Duckmoor, East Billingshurst.

5.2. Th propos d developm nt for the site co pri es the cr a ion of a temporar resid ntia sa es area an pedes rian acc ss i to the main appl cation site (planni g reference: DC/24/ 768).

5.3. The Statutor Biodi ers ty M tr c was use to calculate the p e-development a eline ni s. A total f 1.00 o -site b selin ha itat units nd 0.21 n-sit hedgerow nits ar present on-site pre developm nt. The pro osed development will achieve a et gain of 12.01% in habitat un ts when ncorpor ting off-site ha itat en ance ent and n n-site g in of 80.56% n hedgero units.

5 4. The l n scape s ra egy includes a variet of spec es-rich hab tats and wi l omprise t e enh ncement of off-si e other neutral grassland and native hedger w pla ting introduce shrub, rban tree pla ting, modifie grassland and ot er neutral grassland c eation on- ite

5. . Additional prov sio s can e in orp rat d into the scheme th t are not consid red by Nat ral England's me ri inc uding the installa ion of bird box s.

5.6. Ove all, considering he o -site and off- ite provisions it is co sid red th t he d velo me t will achie e he ini um 10% net gain i bi div rsity as set out n the E vironmen Ac and ould adh re with a opted national and local planning policy and legislation.

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Plan ECO 2

Baseline Habitat Plan

KEY:

- Site Boundary
- Off-Site Boundary (Main Application Area)
- Native Hedgerow
- Developed land; sealed surface
- Modified Grassland
- Ruderal / ephemeral
- Off-Site Other Neutral Grassland

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12039: Duckmoor, East Billingshurst, Sales Area Application

PLAN ECO2: Baseline Habitats

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Plan ECO3

Proposed Habitat Plan

KEY:

- Site Boundary
- Off-Site Boundary (Main Application Area)
- Native Hedgerow
- Proposed Native Hedgerow
- Developed land; sealed surface
- Other Neutral Grassland
- Introduced Shrub
- Modified Grassland
- Off-Site Other Neutral Grassland

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PLAN ECO2: Proposed Habitats

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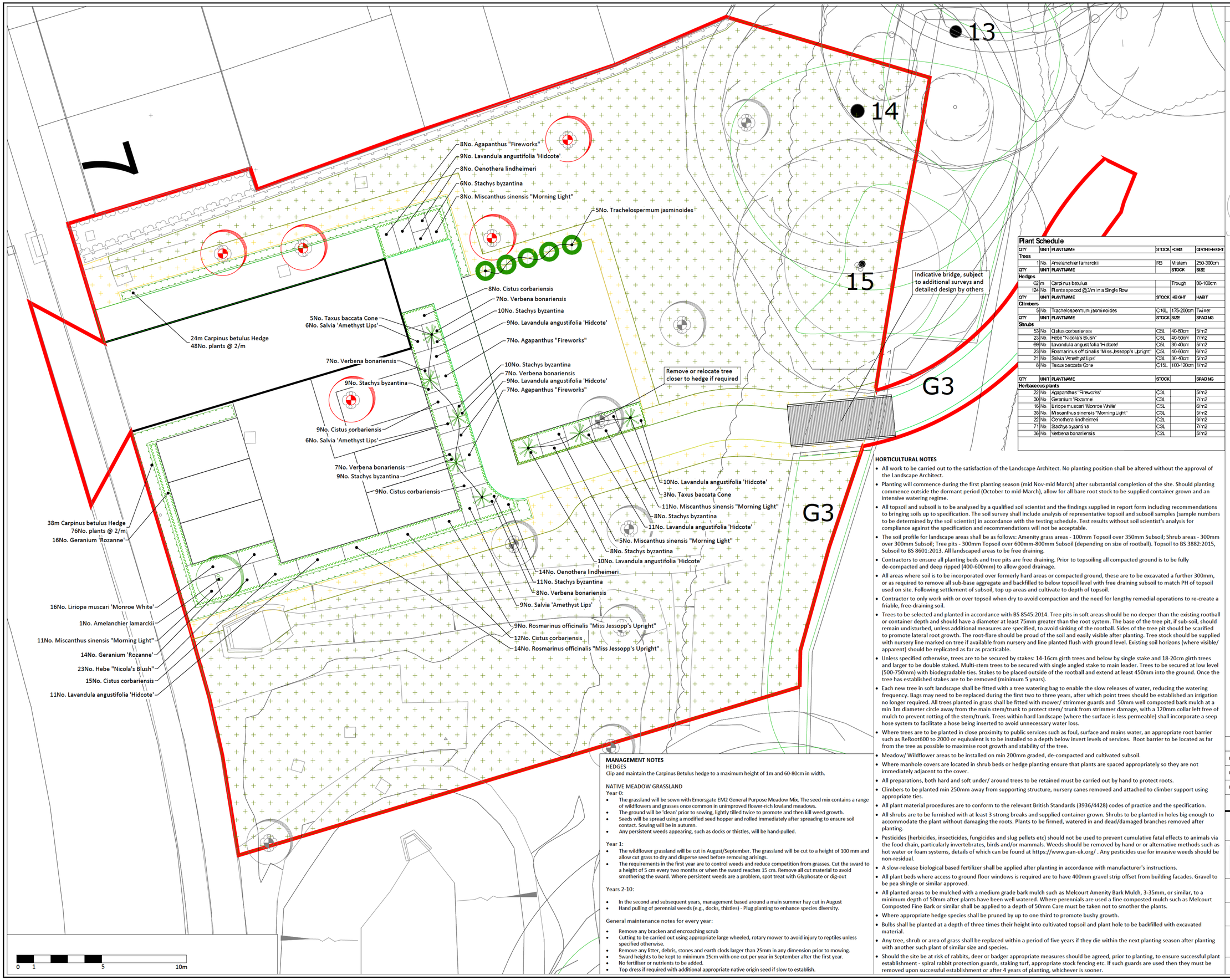
APPENDIX 1

Proposed Landscape Plan



Plant Schedule

QTY	UNIT	PLANT NAME	STOCK	FORM	GIRTH HEIGHT
Trees					
1	No.	Amelanchier lamarckii	RB	M stem	250-300cm
QTY	**UNIT**	**PLANT NAME**		**STOCK**	**SIZE**
Hedges					
62	m	Carpinus betulus		Trough	90-100cm
124	No.	Plants spaced @2/m in a Single Row			
QTY	**UNIT**	**PLANT NAME**	**STOCK**	**HEIGHT**	**HABIT**
Climbers					
5	No.	Trachelospermum jasminoides	C10L	175-200cm	Twiner
QTY	**UNIT**	**PLANT NAME**	**STOCK**	**SIZE**	**SPACING**
Shrubs					
53	No.	Cistus corbariensis	C5L	40-60cm	5/m2
23	No.	Hebe "Nicola's Blush"	C5L	40-60cm	7/m2
69	No.	Lavandula angustifolia 'Hidcote'	C5L	30-40cm	5/m2
23	No.	Rosmarinus officinalis "Miss Jessopp's Upright"	C5L	40-60cm	5/m2
21	No.	Salvia 'Amethyst Lips'	C3L	30-40cm	5/m2
8	No.	Taxus baccata Cone	C15L	100-120cm	1/m2
QTY	**UNIT**	**PLANT NAME**	**STOCK**		**SPACING**
Herbaceous plants					
22	No.	Agapanthus "Fireworks"	C3L		5/m2
30	No.	Geranium 'Rozanne'	C3L		7/m2
16	No.	Liriope muscari 'Monroe White'	C5L		5/m2
35	No.	Miscanthus sinensis "Morning Light"	C3L		5/m2
22	No.	Oenothera lindheimeri	C2L		5/m2
71	No.	Stachys byzantina	C3L		7/m2
39	No.	Verbena bonariensis	C2L		5/m2

HORTICULTURAL NOTES

- All work to be carried out to the satisfaction of the Landscape Architect. No planting position shall be altered without the approval of the Landscape Architect.
- Planting will commence during the first planting season (mid Nov-mid March) after substantial completion of the site. Should planting commence outside the dormant period (October to mid-March), allow for all bare root stock to be supplied container grown and an intensive watering regime.
- All topsoil and subsoil is to be analysed by a qualified soil scientist and the findings supplied in report form including recommendations to bringing soils up to specification. The soil survey shall include analysis of representative topsoil and subsoil samples (sample numbers to be determined by the soil scientist) in accordance with the testing schedule. Test results without soil scientist's analysis for compliance against the specification and recommendations will not be acceptable.
- The soil profile for landscape areas shall be as follows: Amenity grass areas - 100mm Topsoil over 350mm Subsoil; Shrub areas - 300mm over 300mm Subsoil; Tree pits - 300mm Topsoil over 600mm-800mm Subsoil (depending on size of rootball). Topsoil to BS 3882:2015, Subsoil to BS 8601:2013. All landscaped areas to be free draining.
- Contractors to ensure all planting beds and tree pits are free draining. Prior to topsoiling all compacted ground is to be fully de-compacted and deep ripped (400-600mm) to allow good drainage.
- All areas where soil is to be incorporated over formerly hard areas or compacted ground, these are to be excavated a further 300mm, or as required to remove all sub-base aggregate and backfilled to below topsoil level with free draining subsoil to match PH of topsoil used on site. Following settlement of subsoil, top up areas and cultivate to depth of topsoil.
- Contractor to only work with or over topsoil when dry to avoid compaction and the need for lengthy remedial operations to re-create a friable, free-draining soil.
- Trees to be selected and planted in accordance with BS 8545:2014. Tree pits in soft areas should be no deeper than the existing rootball or container depth and should have a diameter at least 75mm greater than the root system. The base of the tree pit, if sub-soil, should remain undisturbed, unless additional measures are specified, to avoid sinking of the rootball. Sides of the tree pit should be scarified to promote lateral root growth. The root-flare should be proud of the soil and easily visible after planting. Tree stock should be supplied with nursery line marked on tree if available from nursery and line planted flush with ground level. Existing soil horizons (where visible/ apparent) should be replicated as far as practicable.
- Unless specified otherwise, trees are to be secured by stakes: 14-16cm girth trees and below by single stake and 18-20cm girth trees and larger to be double staked. Multi-stem trees to be secured with single angled stake to main leader. Trees to be secured at low level (500-750mm) with biodegradable ties. Stakes to be placed outside of the rootball and extend at least 450mm into the ground. Once the tree has established stakes are to be removed (minimum 5 years).
- Each new tree in soft landscape shall be fitted with a tree watering bag to enable the slow releases of water, reducing the watering frequency. Bags may need to be replaced during the first two to three years, after which point trees should be established an irrigation no longer required. All trees planted in grass shall be fitted with mower/ strimmer guards and 50mm well composted bark mulch at a min 1m diameter circle away from the main stem/trunk to protect stem/ trunk from strimmer damage, with a 120mm collar left free of mulch to prevent rotting of the stem/trunk. Trees within hard landscape (where the surface is less permeable) shall incorporate a seep hose system to facilitate a hose being inserted to avoid unnecessary water loss.
- Where trees are to be planted in close proximity to public services such as foul, surface and mains water, an appropriate root barrier such as ReRoot600 to 2000 or equivalent is to be installed to a depth below invert levels of services. Root barrier to be located as far from the tree as possible to maximise root growth and stability of the tree.
- Meadow/ Wildflower areas to be installed on min 200mm graded, de-compacted and cultivated subsoil.
- Where manhole covers are located in shrub beds or hedge planting ensure that plants are spaced appropriately so they are not immediately adjacent to the cover.
- All preparations, both hard and soft under/ around trees to be retained must be carried out by hand to protect roots.
- Climbers to be planted min 250mm away from supporting structure, nursery canes removed and attached to climber support using appropriate ties.
- All plant material procedures are to conform to the relevant British Standards (3936/4428) codes of practice and the specification.
- All shrubs are to be furnished with at least 3 strong breaks and supplied container grown. Shrubs to be planted in holes big enough to accommodate the plant without damaging the roots. Plants to be firmed, watered in and dead/damaged branches removed after planting.
- Pesticides (herbicides, insecticides, fungicides and slug pellets etc) should not be used to prevent cumulative fatal effects to animals via the food chain, particularly invertebrates, birds and/or mammals. Weeds should be removed by hand or or alternative methods such as hot water or foam systems, details of which can be found at https://www.pan-uk.org/ . Any pesticides use for invasive weeds should be non-residual.
- A slow-release biological based fertilizer shall be applied after planting in accordance with manufacturer's instructions.
- All plant beds where access to ground floor windows is required are to have 400mm gravel strip offset from building facades. Gravel to be pea shingle or similar approved.
- All planted areas to be mulched with a medium grade bark mulch such as Melcourt Amenity Bark Mulch, 3-35mm, or similar, to a minimum depth of 50mm after plants have been well watered. Where perennials are used a fine composted mulch such as Melcourt Composted Fine Bark or similar shall be applied to a depth of 50mm Care must be taken not to smother the plants.
- Where appropriate hedge species shall be pruned by up to one third to promote bushy growth.
- Bulbs shall be planted at a depth of three times their height into cultivated topsoil and plant hole to be backfilled with excavated material.
- Any tree, shrub or area of grass shall be replaced within a period of five years if they die within the next planting season after planting with another such plant of similar size and species.
- Should the site be at risk of rabbits, deer or badger appropriate measures should be agreed, prior to planting, to ensure successful plant establishment - spiral rabbit protection guards, staking turf, appropriate stock fencing etc. If such guards are used then they must be removed upon successful establishment or after 4 years of planting, whichever is sooner.

MANAGEMENT NOTES

HEDGES

Clip and maintain the Carpinus Betulus hedge to a maximum height of 1m and 60-80cm in width.

NATIVE MEADOW GRASSLAND

Year 0:

- The grassland will be sown with Emorsgate EM2 General Purpose Meadow Mix. The seed mix contains a range of wildflowers and grasses once common in unimproved flower-rich lowland meadows.
- The ground will be 'clean' prior to sowing, lightly tilled twice to promote and then kill weed growth.
- Seeds will be spread using a modified seed hopper and rolled immediately after spreading to ensure soil contact. Sowing will be in autumn.
- Any persistent weeds appearing, such as docks or thistles, will be hand-pulled.

Year 1:

- The wildflower grassland will be cut in August/September. The grassland will be cut to a height of 100 mm and allow cut grass to dry and disperse seed before removing arisings.
- The requirements in the first year are to control weeds and reduce competition from grasses. Cut the sward to a height of 5 cm every two months or when the sward reaches 15 cm. Remove all cut material to avoid smothering the sward. Where persistent weeds are a problem, spot treat with Glyphosate or dig-out

Years 2-10:

- In the second and subsequent years, management based around a main summer hay cut in August
- Hand pulling of perennial weeds (e.g., docks, thistles) - Plug planting to enhance species diversity.

General maintenance notes for every year:

- Remove any bracken and encroaching scrub
- Cutting to be carried out using appropriate large wheeled, rotary mower to avoid injury to reptiles unless specified otherwise.
- Remove any litter, debris, stones and earth clods larger than 25mm in any dimension prior to mowing.
- Sward heights to be kept to minimum 15cm with one cut per year in September after the first year.
- No fertiliser or nutrients to be added.
- Top dress if required with additional appropriate native origin seed if slow to establish.

APAL FILE REFERENCE
3360-APA-ZZ-XX-PP-L-2007.dwg

Notes

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Drawing number 2303711_B-SK04D

North

LEGEND

- Application boundary
- Existing Vegetation to be retained, refer to arboricultural drawings for RPA's and tree protection
- Existing Hedgerow
- Existing young trees planted as part of Devine Homes development (based on topographical survey)
- Dead young trees planted as part of Devine Homes development
- Multi-stemmed tree
- Specimen shrub
- Climber
- Shrub and herbaceous planting
- Hedge
- General purpose meadow mix; EM2 Emorsgate or equivalent To areas disturbed by the cabin construction
- General purpose mown meadow mix; EM2 Emorsgate or equivalent
- Mown general purpose amenity turf

Note:
Seasonal bedding if required to include blue, purple, and white flowering species:
Spring: Pansy
Summer: Petunia

Rev	Description	Date	Drawn	Checked
P01	First planning issue	11/12/25	CG	TB
P00.03	Existing trees coordinated	04/12/25	TB	TB
P00.02	Draft issue for comments	03/11/25	TB	TB
P00.01	Draft issue for comments	28/11/25	CG	TB

Drawing Status
PLANNING

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Client: Bellway Homes Limited South London	Scale: 1:100@A1
Project: Duckmoor, Billinghurst	Project No: 3360
Drawing Title: Detailed Planting Plan Sales Area	Date: 28/11/25
	By/Chk: CG/TB
Drawing Number: 3360-APA-ZZ-XX-PP-L-2007	Revision: P01

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