

Duckmoor, Billingshurst, Sales Area Application

Bellway Homes

Biodiversity Net Gain Report

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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, other neutral 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)¹² 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 Guide³, 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 Po2 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;
- Native Hedgerow with trees h2a6; 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 0.49 hedgerow units are present pre-development.

3.2.5. Habitats were classified based on their conformity to UK habitat classifications⁴ and condition assessments were completed for each habitat identified within the site. The Biodiversity Technical Supplement⁵ 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	0.01	Grassland Medium Distinctiveness		Poor (5 / 7 condition criteria passed, 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 <i>Arrhenatherum elatius</i> , perennial ryegrass <i>Lolium perenne</i> , upright Brome <i>Bromus erectus</i> ., meadow foxtail <i>Alopecurus pratensis</i> , and creeping bent <i>Agrostis stolonifera</i> . A – Failed, fewer than 6 species per m ² B – Failed, sward height was not varied enough over its entire extent	0.01 units lost
		A – 6-8 species per m ²	Fail			
		B – Sward height is varied	Fail			
		C – Scrub covers less than 20% of total grassland area	Pass			
		D – Physical damage is evident in less than 5% of area	Pass			
		E – Cover of bare ground between 1% and 5% of total area	Pass			
		F – Cover of bracken is <20% and scrub <5%	Pass			
		G – Absence of invasive species	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 <i>Pulicaria dysenterica</i> , ragwort <i>Jacobaea vulgaris</i> , creeping cinquefoil <i>Potentilla reptans</i> , meadow buttercup <i>Ranunculus acris</i> , curled dock <i>Rumex crispus</i> , false oat, bramble <i>Rubus fruticosus agg.</i> , field bindweed <i>Convolvulus arvensis</i> , blackthorn <i>Prunus spinosa</i> , cow parsley <i>Anthriscus</i>	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			<i>sylvestris</i> , broad dock <i>Rumex obtusifolius</i> , bristly oxtongue <i>Helminthotheca echioides</i> and a hazel <i>Corylus avellana</i> 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 with trees	0.42	Hedgerow – Medium distinctiveness		Good (8/8 condition criteria passed = Good)	There is a native hedgerow with trees assessed to be in good condition found to the eastern extent of the application site, comprising blackthorn <i>Prunus spinosa</i> , dog rose <i>Rosa canina</i> , hawthorn <i>Crataegus monogyna</i> and bramble.	0.07 units lost 0.35 units retained
		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			
Native hedgerow	0.07	Hedgerow – Low distinctiveness		Poor (4/8 condition criteria passed – Poor)	There is a small native hedgerow assessed to be in poor condition found to the north of the application site associated with previous developments to the north. Comprising species include Hornbeam <i>Carpinus betulus</i> .	0.07 units enhanced
		A1 - Height	Fail			
		A2 - Width	Fail			
		B1 – Gap – hedge base	Fail			
		B2 - Gap – hedge canopy continuity	Fail			
		C1 – Undisturbed ground and perennial vegetation	Pass			
		C2 – Nutrient-enriched perennial vegetation	No			
		D1 – Invasives	Pass			
		D2 – Current damage	Pass			

Existing Watercourses						
Baseline habitat	Baseline Biodiversity Units	Condition Criteria / Pass or Fail / Indicator Score		Condition	Ecological Features and Condition Notes	After Works
Culverts	0.01	No assessment required		Poor condition assessment N/A	A small, culverted area of the ditch is present on the application site going under Hilland Road to the west of the application site.	0.01 units retained
Ditch	0.09	A – The ditch is of good water quality	Fail	Poor (4/8 condition criteria passed – Poor)	A shallow ditch from a culvert runs west to east through the application site to join the hedgerow with trees running north to south towards the southern half of the application site.	0.09 units enhanced
		B – A range of emergent submerged and floating leaved plants are present	Fail			
		C – There is less than 10% cover of filamentous algae and or duckweed <i>Lemna spp</i>	Pass			
		D – A fringe of aquatic marginal vegetation is present along more than 75% of the ditch	Pass			
		E – Physical damage is evident	Pass			

		along less than 5% of the ditch				
		F – Sufficient water levels are maintained	Fail			
		G – Less than 10% of the ditch is heavily shaded	Fail			
		H – There is an absence of non-native plant and animal species	Pass			

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 P02 by Allen Pyke. Table 3.3 below summarises the enhancements proposed for the site, again, as shown on Plan ECO3.
- 3.3.2. The on-site landscape strategy includes a variety of species-rich habitats and will comprise semi-mature tree planting, hedgerow planting around the boundaries, mixed scrub, and wildflower grassland establishment fringing the proposed sales cabin. 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.
- 3.3.3. The proposed scheme would result in a net gain 0.06 hedgerow units and watercourse units. This results in gains of 13.26% for hedgerow units and 58.94% for watercourse units from pre- to post-development. The scheme results in a net loss of -25.37% in habitat units, the shortfall of which shall be met through the purchase of habitat unit credits from an approved habitat unit bank.
- 3.3.4. In order to ensure that BNG is delivered and maintained for 30 years following the removal of the temporary buildings and hardstanding, a Habitat Management and Monitoring Plan (HMMP) condition shall be imposed. Of which this condition shall be designed to restore the whole grassland area to other neutral grassland in moderate condition (to match the surroundings, see Reinstatement Plan within Appendix 2), and a condition to submit a timetable of the temporary works are recommended by Horsham District Council.
- 3.3.5. 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	0.01	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.

Green Wall	Trellis / Green Facade	Poor	0.01	A trellis shall be installed to the northern extent of the proposed sales area cabin, planted with fast growing species such as clematis <i>Clematis montana</i> var. <i>grandiflora</i> . Condition has been set as 'Poor' as the green wall shall be formed of non-native species that shall only provide limited opportunities for wildlife, such as a nectar resource for pollinators.
Native hedgerow	Hedge	Poor	0.20	Single-species native hedgerow will be established predominantly along the boundary of the site, comprising hornbeam <i>Carpinus betulus</i> 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 Site habitat enhancements

Enhanced Habitats					
Baseline Habitat	Baseline Condition	Proposed Habitat	Target Condition	Biodiversity Units Delivered	Target Condition Notes
Native hedgerow	Poor	Species rich native hedgerow	Poor	0.13	The enhancement of a small native hedgerow to a species rich native hedgerow by implementing greater species diversity by planting a second hedgerow enhancing the width and species variety
Ditches	Poor	Ditches	Moderate	0.17	The ditch found beyond the southern boundary of the site shall be enhanced to moderate condition through the planting of aquatic/marginal species and being subject to a frequent litter pick as well as an annual cutting regime to create a variety of micro-habitats, only cutting one side of the bank each year. Management and monitoring of the ditch shall be set out within a future HMMP document.

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 Review⁶. 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.

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

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, hedgerow planting around the boundaries, mixed scrub, and wildflower grassland establishment fringing the proposed sales cabin. 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 Statutory Biodiversity Metric was used to calculate the pre-development baseline units. A total of 1.00 on-site baseline habitat units and 0.21 on-site hedgerow units are present on-site pre-development. The proposed development will achieve an on-site gain of 13.26% in hedgerow units and a gain of 58.94% in watercourse units. The proposals shall not provide a net gain in habitat units, reaching an overall -25.37% net loss. However, this shortfall shall be met by the purchase of habitat unit credits, likely from the Environment Bank or another approved provider of units.
- 4.2.4. In order to ensure that BNG is delivered and maintained for 30 years following the removal of the temporary buildings and hardstanding, a Habitat Management and Monitoring Plan (HMMP) condition shall be imposed. Of which this condition shall be designed to restore the whole grassland area to other neutral grassland in moderate condition (to match the surroundings, see Reinstatement Plan within Appendix 2), and a condition to submit a timetable of the temporary works are recommended by Horsham District Council.
- 4.2.5. 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

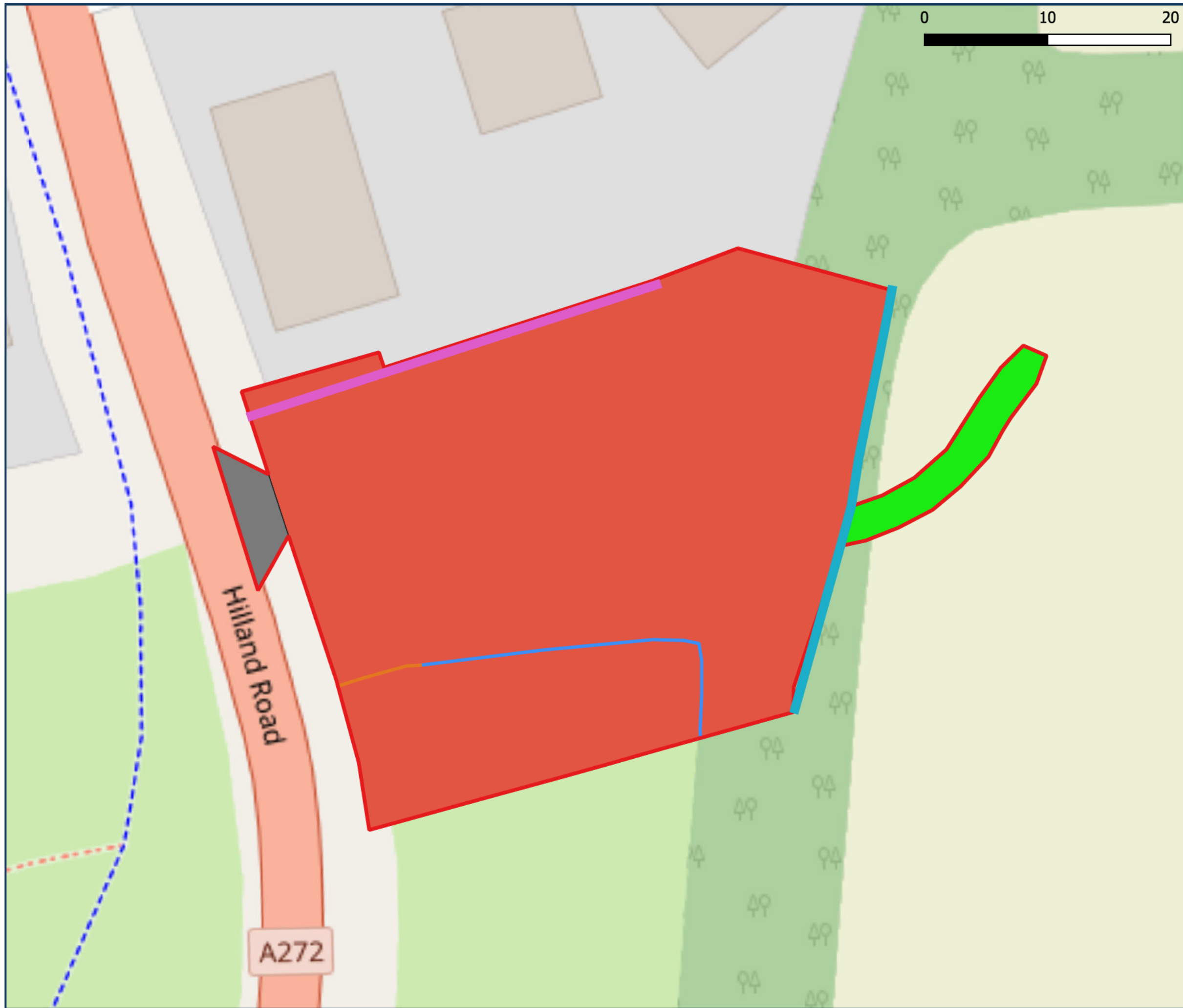
On-site Baseline	Habitat Units	1.00
	Hedgerow Units	0.49
	Watercourse Units	0.10
On-Site post-intervention	Habitat Units	0.75
	Hedgerow Units	0.55
	Watercourse Units	0.16
Total net Percentage gain	Habitat Units	-25.37%
	Hedgerow Units	13.26%
	Watercourse Units	58.94%

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. 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).
- 5.3. The Statutory Biodiversity Metric was used to calculate the pre-development baseline units. A total of 1.00 on-site baseline habitat units and 0.21 on-site hedgerow units are present on-site pre-development. The proposed development will achieve an on-site gain of 13.26% in hedgerow units and a gain of 58.94% in watercourse units. The proposals shall not provide a net gain in habitat units, reaching an overall -25.37% net loss. However, this shortfall shall be met by the purchase of habitat unit credits, likely from the Environment Bank or another approved provider of units.
- 5.4. In order to ensure that BNG is delivered and maintained for 30 years following the removal of the temporary buildings and hardstanding, a Habitat Management and Monitoring Plan (HMMP) condition shall be imposed. Of which this condition shall be designed to restore the whole grassland area to other neutral grassland in moderate condition (to match the surroundings, see Reinstatement Plan within Appendix 2), and a condition to submit a timetable of the temporary works are recommended by Horsham District Council.
- 5.5. The landscape strategy includes a variety of species-rich habitats and will comprise the enhancement of off-site other neutral grassland and native hedgerow planting, introduced shrub, urban tree planting, green wall provision, modified grassland and other neutral grassland creation on-site.
- 5.6. Additional provisions can be incorporated into the scheme that are not considered by Natural England's metric including the installation of bird boxes.
- 5.7. Overall, considering the on-site provisions, it is considered that although the development will not achieve the minimum 10% net gain in biodiversity as set out in the Environment Act. By pursuing the purchase of habitat area unit credits from the Environment Bank or a similar provider, the scheme would adhere with adopted national and local planning policy and legislation.

Plan ECO 2

Baseline Habitat Plan



KEY:

-  Site Boundary
-  Native Hedgerow with Trees
-  Native Hedgerow
-  Culvert
-  Ditch
-  Developed land; sealed surface
-  Modified Grassland
-  Ruderal / Ephemeral



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**12039: Duckmoor, East Billingshurst,
Sales Area Application**

PLAN ECO2: Baseline Habitats

Rev: C
May 2026

Plan ECO3

Proposed Habitat Plan



KEY:

- Site Boundary
- Proposed Trees
- Culvert
- Ditch (Enhanced)
- Baseline Hedgerow with Trees
- Baseline Native Hedgerow (Enhanced)
- Proposed Native Hedgerow
- Trellis
- Section of Hedgerow with trees due to be lost
- Developed land; sealed surface
- Introduced Shrub
- Modified Grassland
- Other Neutral Grassland (Moderate Condition)
- Other Neutral Grassland (Poor Condition)



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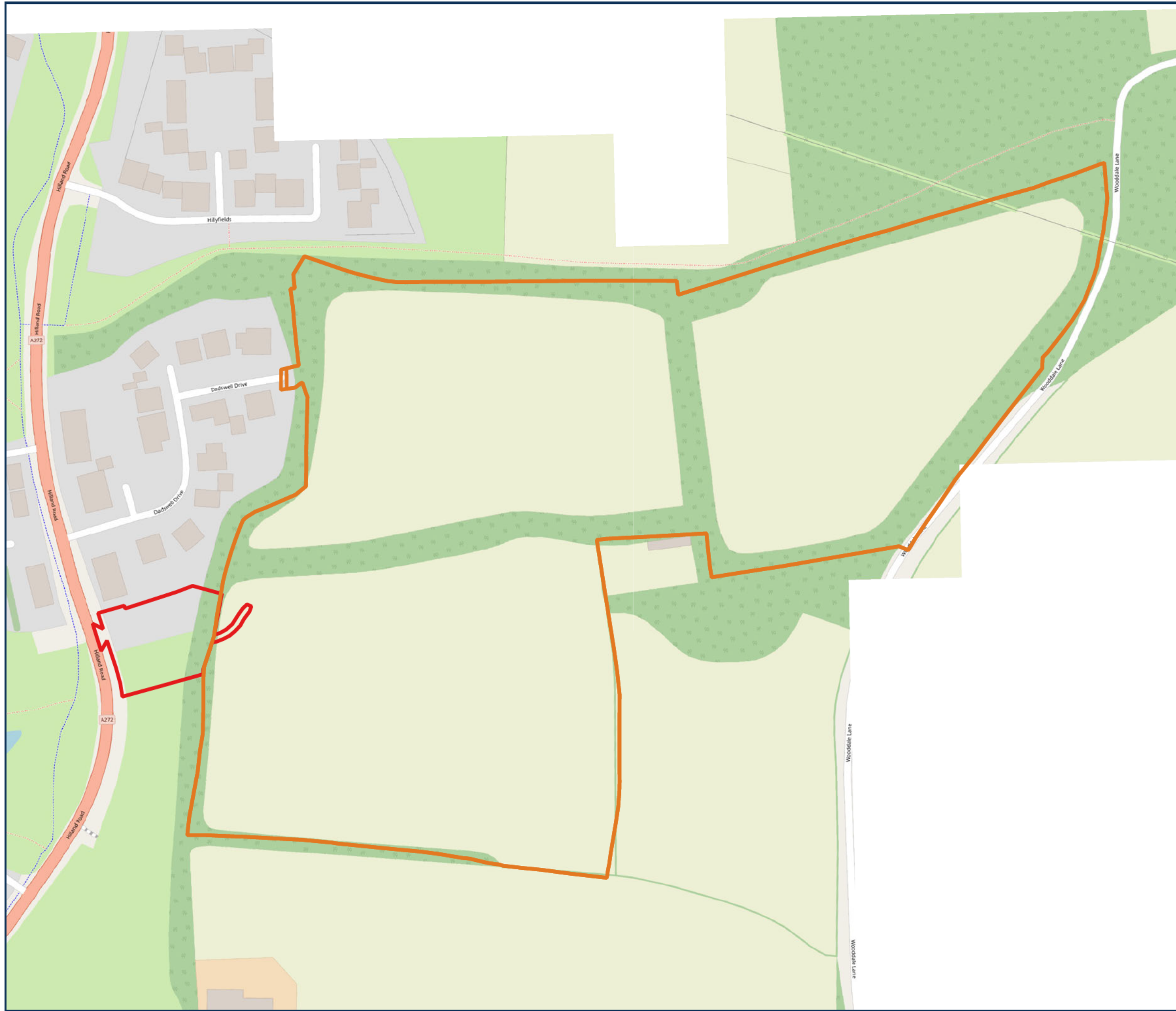
**12039: Duckmoor, East Billingshurst,
Sales Area Application**

PLAN ECO2: Proposed Habitats

Rev: C
May 2026

Plan ECO4

Site Context Plan



KEY:

-  Main Application Site Boundary
-  Temporary Sales Area Site Boundary



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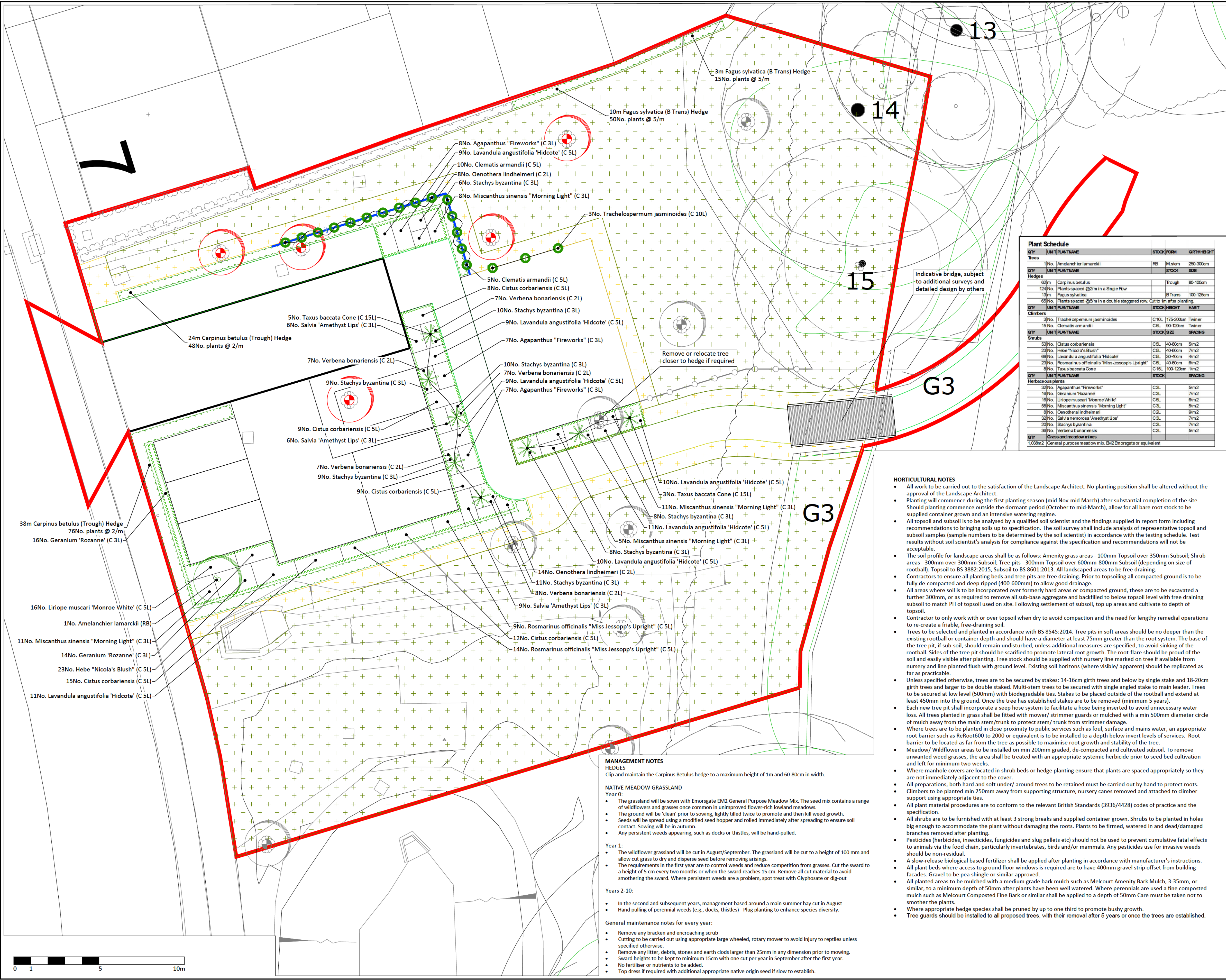
12039: Duckmoor, East Billingshurst

PLAN ECO4: Site Context Plan

Rev: B
May 2026

APPENDIX 1

Proposed Landscape Plan



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

Notes
This drawing is subject to copyright.
Do not scale from this drawing.

Based on drawing by Ardent
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

PROPOSED

Multi-stemmed tree

Specimen shrub

Evergreen climber

Shrub and herbaceous planting

Hedgerow

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

1.8m high timber closeboard fencing to align with tree protection fencing

1.8m high timber trellis

Plant Schedule

QTY	UNIT	PLANTNAME	STOCK	FORM	GIRTH	HEIGHT
Trees						
1	No.	Amelanchier lamarckii	RB	M stem	250-300cm	
Hedges						
124	No.	Carpinus betulus		Trough	80-100cm	
13	m	Fagus sylvatica		B Trans	100-125cm	
65	No.	Plants spaced @5m in a double staggered row. Cut to 1m after planting.				
Climbers						
3	No.	Trachelospermum jasminoides	C 10L	175-200cm	Twinner	
15	No.	Clematis armandii	C 5L	90-120cm	Twinner	
Shrubs						
53	No.	Cistus corbariensis	C 5L	40-60cm	5m/2	
23	No.	Hebe 'Nicola's Blush'	C 5L	40-60cm	7m/2	
69	No.	Lavandula angustifolia 'Hidcote'	C 5L	30-40cm	4m/2	
23	No.	Rosmarinus officinalis 'Miss Jessopp's Upright'	C 5L	40-60cm	6m/2	
8	No.	Taxus baccata Cone	C 15L	100-120cm	1m/2	
Grasses and meadow mixes						
1,038	m2	General purpose meadow mix. EM2 Emorsgate or equivalent.				

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 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 to 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 (500mm) 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 pit shall incorporate a seep hose system to facilitate a hose being inserted to avoid unnecessary water loss. All trees planted in grass shall be fitted with mower/strimmer guards or mulched with a min 500mm diameter circle of mulch away from the main stem/trunk to protect stem/ trunk from strimmer damage.
- 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 ReRoot 600 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. To remove unwanted weed grasses, the area shall be treated with an appropriate systemic herbicide prior to seed bed cultivation and left for minimum two weeks.
- 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. 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.
- Tree guards should be installed to all proposed trees, with their removal after 5 years or once the trees are established.

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:

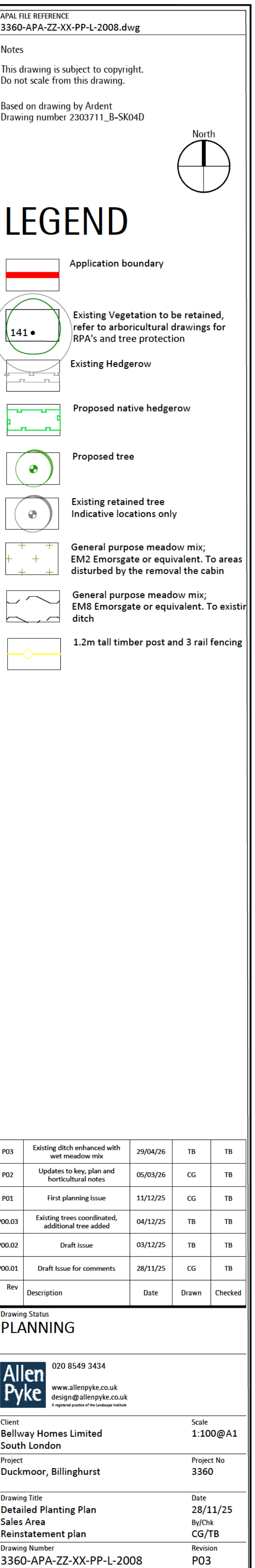
- In the second and subsequent years, management based around a main summer hay cut in August
- Hand pulling of perennial weeds (e.g., docks, thistles) - Plug planting to enhance species diversity.

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.

APPENDIX 2

Proposed Reinstatement Plan



Plant Schedule

QTY	UNIT	PLANT NAME	STOCK	GIRTH	HEIGHT
2	No.	<i>Acer campestre</i>	FB		14-16cm
1	No.	<i>Alnus glutinosa</i>	FB		14-16cm
4	No.	<i>Betula pendula</i>	FB		14-16cm

Hedge Mixes

PERCENT	QTY	PLANT NAME	STOCK	SIZE
8m NATIVE HEDGE MIX 27' planted @ 5m in a Double Staggered Row				
15%	2No.	<i>Cornus sanguinea</i>	B Trans	60-80cm
5%	2No.	<i>Corylus avellana</i>	B Trans	60-80cm
20%	8No.	<i>Euconymus europaeus</i>	B Trans	60-80cm
30%	12No.	<i>Ligustrum vulgare</i>	B Trans	60-80cm
5%	2No.	<i>Lonicera periclymenum</i>	B Trans	60-80cm
5%	2No.	<i>Viburnum lantana</i>	B Trans	60-80cm
5%	2No.	<i>Viburnum opulus</i>	B Trans	60-80cm
15%	6No.	<i>Rhamnus cathartica</i>	B Trans	60-80cm

To be planted in species groups of approximately 3 to 9.

Notes and Abbreviations

B = Bare root (bagged).
 QTY = Quantity
 FB = Rootballed (balled and wrapped).
 STOCK = Root condition/protection method eg Bare root.
 Trans = Transplant (or undercut seedling).

- Refer to specification for further information.
- All plants to be completely hardened off
- Substitutions to be agreed with Landscape Architect.






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