BLUE COATS SPORTS EXPANSION

Landscape and Ecology Management Plan

794-ENV-ECO-21584
Blue Coats LEMP
B
September 2025

rpsgroup.com

Quality Management

Version	Status	Authored by	Reviewed by	Approved by	Date
A	Draft, for comment	HM/GT	HK	HK	June 2025
B	Final, for planning	DLS	HK	HK	September 2025

Approval for issue

HK	4 September 2025

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1 INTRODUCTION

1.1 Background

1.1.1 RPS was instructed by Christ's Hospital School to prepare a Landscape and Ecology Management Plan (LEMP), in respect of the proposed development, at Bluecoat Sports Centre, Christ's Hospital School, Horsham.

1.1.2 This report has been prepared to accompany the planning permission (DC/21/1524-granted 2021) for a: *two-story extension to the existing sports centre providing new facilities including two new swimming pools, spa facilities, two class studios, a fitness suite and café. The development will also construction athletic tracks (a six-lane all-weather running track and eight-lane sprint track), other outdoor sporting facilities (3G artificial grass pitch and adventure area), as well as undertaking required earthworks, car parking and landscaping.*

1.1.3 This LEMP sets out details of how the ecological interest of the site will be safeguarded both during and post-development, in addition to providing details of biodiversity enhancement and future management. Specifically, this LEMP will discharge Condition 26 of the Horsham District Council decision notice regarding the development and ongoing biodiversity management for the site post-development, by addressing the following:

- Description and evaluation of features to be managed
- Ecological trends and constraints on site that might influence management
- Aims and objectives of management
- Appropriate management options for achieving aims and objectives
- Prescriptions for management actions
- Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- Details of the body or organisation responsible for implementation of the plan
- Ongoing monitoring and remedial measures

1.2 Purpose and Scope of the LEMP

1.2.1 The purpose of this report is to support and facilitate the delivery and management of the ecology elements for the proposed development; to ensure that the development is in accordance with relevant wildlife legislation and to provide a means of securing long-term protection and enhancement of the ecological resources during and post-development.

1.2.2 The aim of this LEMP is to detail the establishment and management of landscape elements of the scheme design. The LEMP provides protocol to ensure the proposed development complies with statutory ecological constraints and requirements. The LEMP provides guidance to ensure the protection and, where applicable and practicable, the enhancement and appropriate long-term management of habitats of ecology value on site.

1.2.3 The plan describes the ecology and nature conservation mitigation and habitat management measures that should be undertaken prior to, during and post construction.

1.2.4 This plan should be considered to be a working document and should be updated or amended as required (e.g., in response to changes in baseline conditions or changes to construction schedules) to ensure that the aims and objectives of this plan are met, and legislative requirements are adhered to.

1.3 Proposed Development

1.3.1 The proposed development comprises the extension of the existing sports centre to provide additional facilities; two new swimming pools, spa facilities, two class studios, a fitness suite, café, athletic tracks (a six-lane all-weather running track and eight-lane sprint track), other outdoor sporting facilities (3G artificial grass pitch and adventure area), car parking and associated landscaping. Further the development will create a permanent new access road to Christ Hospital Road, associated equipment store, fencing and lighting.

1.3.2 Proposed landscaping submitted and approved as part of the planning application (DC/21/1524) includes the creation of shrub planting, native and ornamental tree planting, hedgerows and grassland habitats. Retained features include trees and existing vegetation.

1.3.3 The land on site would be managed to increase its biodiversity value. All suitable habitats will be enhanced for biodiversity including species specific features:

- Six bat boxes; and
- Ten bird boxes.

2 LANDSCAPE AND ECOLOGY OBJECTIVES

2.1 Landscape Objectives

2.1.1 The broad design objectives of the soft landscape proposals are as follows:

- **Landscape Integration:** to provide an appropriate setting for the new development, responding to adjacent land use, where appropriate;
- **Landscape Amenity:** to respond to the scale and character of the site and enhance the resident experience; and
- **Biodiversity:** to protect, manage and enhance the nature conservation value of the appropriate areas of the site.

2.2 Ecology Objectives

2.2.1 The ecology objectives of the soft landscape proposals are as follows:

- To create, maintain and, where possible, enhance the habitats on site, including hedgerows, grasslands and scrub features in order to promote ecological connectivity through the site;
- To create, maintain and, where possible, enhance the habitats on site for bird populations; and
- To create, maintain and, where possible, enhance the habitats on site for bat populations.

2.3 Ecological Trends and Constraints

2.3.1 The site is currently not under construction and is being used for its primary use as a boarding school.

2.3.2 A Phase 1 Habitat Survey (Ecology Solutions, 2021) concluded the development (i.e., the area where the new sports facility is to be located) was comprised of mainly existing development, amenity grassland, areas of semi-improved grassland and plantation woodland. Further habitats include scattered trees, hedgerows, ornamental planting, scrub, tall ruderal and hardstanding.

2.3.3 The development site includes two grassland fields, scattered trees and small patches of broadleaved woodland, amenity grassland, tall ruderal, an existing building and ornamental shrub planting.

2.3.4 Immediately east of the application site, is an area designated specifically for infill and reprofiling, to facilitate the relocation of generated topsoil. This area was comrpised of two grazed, semi-improved grassland fields, seperated by an access track lined by scattered trees. A small section of woodland is present to the north (albeit this is outside of the works area boundary).

2.3.5 For clarity and contingency, the area where the development is proposed is hereafter referred to as the *'development site',* with the area designated as infill the *'infill site'*.

2.3.6 The LEMP provides a flexible management and monitoring regime and addresses potential ecological and anthropogenic changes resulting from the development which may affect the habitats and species present on site. These include:

- Maturation and natural processes affecting trees and vegetation;
- Changes to presence and distribution of protected and notable species including bats and nesting birds;
- Damage/disturbance of habitats by visitor and occupants; and
- Damage/disturbance/pollution of the adjacent habitats.

2.3.7 Ecological constraints incorporated into the management prescriptions include legislation and best practice guidance in relation to bats and nesting birds.

3 ECOLOGICAL BASELINE

3.1 Study Area

3.1.1 The site is located in Horsham, West Sussex. The site is approximately 0.28 ha in size. The National Grid coordinates for the centre of the site are TQ 36214 95903.

3.1.2 The immediate surroundings are urban, comprising of the remainder of Christ's hospital School and associated facilities to the north, whilst to the east and west are areas of open space, interspersed with buildings and developed footprint, again pertaining to the school.

3.1.3 The wider landscape is largely rural and agricultural with existing development. An area of Ancient Woodland is located adjacent to the northern boundary of the infill site.

3.1.4 Neither the development site, nor the infill site are currently under construction.

3.2 Ecology and Nature Conservation Features

3.2.1 In order to support the planning application process, a desk study and ecological appraisal were undertaken by Ecology Solutions in 2021, these included: a Phase 1 Habitat Survey, a walkover survey and a scoping survey for protected species and other species of conservation concern which could present a constraint to development.

3.2.2 Following from this Phase 1 Habitat Survey, a series of protected species surveys were also undertaken, and included bat activity surveys, a ground level tree assessments and subsequent emergence surveys of both buildings and trees, reptile surveys and eDNA surveys for great crested newts. The full results of these surveys can be found in the Ecological Assessment and Addendum which accompanied the permit application (Ecology Solutions, 2021).

3.2.3 All of the waterbodies tested for great crested newt DNA returned negative results, indicating their absence from these ponds. Similarly, the reptile surveys did also not return any species registrations, and so, reptiles were also considered to be absent from the site.

3.2.4 Emergence surveys of the buildings did not find any roosting bats, but emergence surveys on trees with roosting features (specifically T2 and T3) recorded a common pipistrelle roost in each, and so recommendations were made to remove these under a European Protected Species Licence (ESPL).

3.2.5 It is understood that all trees at the site, including T2 and T3, were removed during winter 2023/2024 to avoid the breeding bird season (which runs from March-September, inclusive). Although the exact date felling took place is not known by RPS. The vegetation removal was completed during the hibernation period for bats and outside of the active bat season..

3.2.6 The tree felling was without the attendance of a licensed bat ecologist and without obtaining a European Protected Species Mitigation License from Natural England as recommended within the Ecological Assessment Addendum (Ecological Solutions 2021)1. This also means that no adequate compensation for the loss of these roosts was in place at the time.

3.2.7 The removal of the trees has since been reported to the Local Planning Authority and Wildlife Crime Officer, awaiting further responses. Recommended compensation measures are detailed further within the report.

4 RESPONSIBILITIES

4.1 General Ecology Works

4.1.1 It is the overall responsibility of the contractor (or any future successor(s)) to ensure that all ecology works described in this plan are undertaken in accordance with the requirements of the plan.

4.1.2 The construction site manager, landscape contractor(s) and any landscape management group(s) should be responsible for the practical undertaking of works described in this plan.

4.1.3 Ecology works should be carried out under the guidance of an appropriately experienced ecologist (the "project ecologist") and where this management plan requires, an on-site ecological watching brief should be provided by an appropriately experienced Ecology Clerk of Works (ECoW).

4.1.4 Site inductions and toolbox talks provided to all contractors and site workers, including landscape contractors, prior to the commencement of works in any phase or sub-phase of the development should include detailed reference to the requirements of this plan. Where considered necessary, on-site instruction of contractors should be undertaken by the project ecologist or ECoW.

4.1.5 All site workers and landscape contractors should be informed of the role of the project ecologist and ECoW. Contact details for the project ecologist and ECoW should be made available to site workers and contractors as requested or required.

4.1.6 A copy of this plan should be kept on site at all times during construction and site workers should be made aware of its location and/or who to contact in order to review a copy of the plan when necessary.

4.1.7 Any known breaches of the requirements of this plan should be reported to the project ecologist as soon as practicable. Should a breach of the requirements of the plan occur, the project ecologist should be responsible for reporting this breach to the contractor and construction site manager as soon as practicable. Where necessary, client should then report any breaches to the Local Planning Authority (LPA). If any incidents involving protected species or impacts on statutory designated sites occurred during development, management, or enhancement of the site, the incident would need to be reported to Natural England as soon as possible.

4.1.8 The project ecologist should be responsible for developing an appropriate remedial action or response strategy for any breach of the plan as soon as practicable. Where stated in the plan, the contractor should be responsible for ensuring any remedial measures proposed are pre-approved by the LPA and where necessary, Natural England.

5 MANAGEMENT OBJECTIVES AND ACTIONS

5.1 Existing Habitats

5.1.1 The pre-deveoplment site includes a range of habitats including semi-improved grassland, mixed plantation woodland, amenity grassland, dense scrub, tall ruderal vegetation, in addition to scattered trees, hedgerows, areas of existing development and hardstanding.

5.1.2 To facillite the deveoplment some of these habitats will be removed (detailed below).

5.1.3 The management objectives for existing habitats on site pre-construction are in relation to their removal or protection and include the following:

- To ensure retained habitats are not impacted by the development;
- To ensure no protected species are harmed during any vegetation clearance; and
- To clear any vegetation at an appropriate time of year as recommended by this report or under supervision of the project ecologist, to reduce the risk of potential harm to protected species.

5.2 Habitat and Species Construction Buffer Zones

5.2.1 The following protective buffer zones should be established prior to construction.

Habitat Buffer Zones

5.2.2 Works-free buffer zones should be established around retained areas of trees and boundary habitat to protect against potential damage or disturbance during construction. Retained trees should be protected with tree protection fencing in line with the approved arboriculutral impact assessment report. This is of particualr importance within the infill site, where ancient woodland is present outside of, but adajcent to the northern site boundary.

5.2.3 Construction work, tracking of heavy machinery, and the storage of heavy vehicles, machinery, equipment, and soils should be prohibited in the buffer zones.

5.2.4 The minimum width of buffer zones should be as described below or as otherwise confirmed by the project ecologist / ECoW. It should be noted that species-specific buffer zones described below may overlap with the requirements of habitat buffer zones. Where this occurs, all requirements must be adhered to:

- Trees to be retained – buffer zone to include tree root protection zone;
- Boundary habitats – buffer zone to be located at least 2 m from the edge of retained hedgerows or the width of the tree root protection zone where trees are present (see breeding bird species buffer zones below for additional requirements); and
- Buffer zones should be demarcated on the ground (e.g. using appropriate construction/hera fencing or high-visibility tape) and approved by the ECoW prior to the commencement of work in the area. Buffer zones around retained trees should be protected as necessary in accordance with BS5873:2005 (or subsequent equivalent).

5.2.5 Due to the proximity of the ancient woodland adjacent to the northern boundary of the infill site avoidance measures (a buffer zone) will be used to ensure none of the trees associated with the ancient woodland are impacted by the temporary works being undertaken.

5.2.6 To facilitate the temporary infill and reprofiling works at the infill site a buffer zone of at least 15 m (in accordance with Standing Advice from Natural England) will be erected around the ancient woodland adjacent to the northern boundary. This buffer zone will be designated using protective fencing (eg hereas fencing or similar). Encroachment into this buffer zone will be completely prohibited by machinery and works personnel.

Species Buffer Zones

Roosting bats

5.2.7 Three Pedunculate Oak trees (T1, T2 and T3) identified to have 'Moderate' potential to support roosting bats and two trees which are considered to have low potential to support roosting bats are to be removed. Updated survey work confirmed the presence of Common Pipistrelle day roosts within T2 (maximum of three bats) and T3 (a single bat) (Ecology Solutions, 2021). No bats were recorded to emerge from T1.

5.2.8 To ensure no roosting bats are disturbed during the removal of these trees it is confirmed that a European Protected Species mitigation licence will be required from Natural England prior to any works taking place that could result in adverse impacts upon these trees (this includes felling as well as lighting).

5.2.9 As mentioned previously, it has been confirmed that T2 and T3 were removed without a NE licence, and without any mitigation requirements being agreed. This is addressed specifically later on in the report.

Great crested newts / reptiles

5.2.10 To ensure no protected species are impacted (notably Great Crested Newts and reptiles) by the removal of exisiting habitats and to ensure adherance to the management objectives, a precautionary approach will take place during the clearance of vegetation (described below).

5.2.11 Ground-level vegetation shall initially be cut to a height of no less than 15 cm during the active period for reptiles (April to late September / October), in suitable weather conditions (dry and mild). This cut shall be undertaken in a systematic and methodical manner, working outwards from the site towards the site boundary, using low impact machinery.

5.2.12 The subsequent day, all vegetation will be cut down to ground level, working in the same systematic manner. The aim of this method is to encourage reptiles, should they be present, to move out of the development footprint of their own accord, thereby avoiding potential harm.

5.2.13 These works will be supervised by a suitably qualified and experience ecologist who will check all vegetation and suitable habitat for the presence of common reptiles prior to removal. Any reptile encounters will be caught and relocated to an adjacent area of suitable habitat.

5.2.14 Prior to the commencement of works all contractors will be given a toolbox talk, which will highlight the potential presence of reptiles and ensure that all are familiar with the methodology of the works.

5.2.15 The adoption of the above measures will ensure that the proposed development will not cause harm to herpetofauna species, should they be present within the site.

6 ECOLOGICAL MITIGATION DURING CONSTRUCTION

6.1 Introduction

6.1.1 This section describes the ecology measures that should be undertaken during construction. Construction is considered to include all landscape planting and habitat creation, or enhancement works, which should be undertaken or commenced as soon as practicable and where it can be confirmed that on-going construction work would not present a risk of damage to plants or new habitat.

6.2 Good Practice Measures

Toolbox Talks

6.2.1 Site induction and toolbox talks provided to all contractors prior to the commencement of works on site should include all measures detailed in this document. The project ecologist / ECoW should provide targeted talks as considered necessary.

Airborne / Dust Pollutants

6.2.2 Any potentially detrimental effects of dust contamination on vegetation would be mitigated through standard industry best practice measures, such as damping down.

Waterborne Pollutants

6.2.3 A stream is present within the ancient woodland to the north and along the eastern boundary. Therefore, best practice methods (e.g., including the Environmental Agency's Pollution Prevention Guidelines (PPG5): 'Works and maintenance in or near water) and effective engineering solutions should be adhered to, to be agreed with the Local Planning Authority prior to the commencement of construction. Specifically, measures should be employed to ensure that contaminated run-off is prevented from entering the nearby watercourses.

Excavations and Large Pipes

6.2.4 Throughout the construction phase, measures should be set in place to prevent animals from becoming trapped overnight in deep excavations (i.e., > 0.5 m deep). Measures could include re-profiling excavations to incorporate a gently sloping wall that would enable animals to walk out of the excavation, or the provision of a 'ladder' or ramp, which could consist of a roughened plank of wood leant against a wall of the excavation. This would be particularly important in areas where the trench could fill with water.

6.2.5 Deep excavations should be inspected each morning so that any animals that might have become trapped can be captured and relocated by the ECoW to suitable habitat located outside of the construction site.

6.2.6 Large diameter pipes should be capped at the end of each working day to reduce the potential for [redacted]other animals to become trapped in them over night.

Lighting

6.2.7 Should construction lighting be required, this should follow best practice guidelines produced by the Bat Conservation Trust and the Institution of Lighting Professionals (2023) to manage light spill.

6.2.8 Light fittings should be directional to enable lighting to be turned towards the construction site and away from retained and proposed vegetation (i.e., areas of hedgerows, scrub, trees and areas of rough grass), particularly associated with site boundaries, and other features of ecological value, (i.e., bird nest or bat roost boxes, installed around site boundaries).

6.2.9 Lighting specific issues have been addressed separately and in more detail within the RPS report produced to discharge Condition 25 (report reference 794-ENV-ECO-21584-Lighting Memo rev2).

Disposal of Timber and Arisings

6.2.10 Felled timber should be dealt within in accordance with latest best practice biosecurity guidelines. Any timber from ash showing signs of dieback disease *Chalara fraxinea* should be dealt with in accordance with a site-specific ash dieback risk assessment that should take fully into account up-to-date guidelines recommended by the Department for Environment, Food and Rural Affairs (DEFRA).

6.2.11 Healthy cuttings and timber that are not to be retained on site as habitat features (see below) should be taken off site, disposed of at a Local Planning Authority approved composting facility, chipped on site, or temporarily relocated to a location more than 5 m from the construction site to help ensure the protection of any birds or other species which might nest or shelter in the vegetation pile prior to or during construction.

6.3 Habitat Creation and Enhancement

6.3.1 Habitat creation and enhancement should be undertaken as briefly described below. Landscaping plans have been completed (drawing references RCo226.101 – RCo226.108, produced by Ramsey and Co Landscape Architecture).

6.3.2 In order to reduce the impact of habitat loss during construction and/or the time between habitat loss or disturbance and the establishment of new or enhanced habitat, planting and habitat creation and enhancement should be undertaken as soon as practicable, where it can be confirmed that on-going construction would not present a risk of damage.

6.3.3 Planting and habitat management should be undertaken during an appropriate time of year and suitable weather conditions (i.e., avoiding periods of prolonged or heavy rain and extreme temperatures, when soils could be waterlogged or exceptionally dry, and the risk of erosion and/or compaction would be enhanced).

6.3.4 The landscape contractors should make themselves aware of all service locations prior to commencing planting operations.

6.3.5 All planting should be carried out in accordance with BS4428 'Code of Practice for General Landscape Operations'.

6.3.6 Where appropriate, all retained trees should be protected using barriers and/or ground protection. These protection measures should be installed in accordance with BS5837:2012. The fencing should be positioned where feasible at the distance equivalent to the tree's Root Protection Area (RPA) and should remain in place for the duration of the construction phase.

Grassland Planting

Wildflower meadow grassland

6.3.7 Wildflower grassland Mix 'EM10- Tussock Mixture' is to be overseed following the infill exercise, and will be overseeded as per the manufacturer's instructions. This seed mix is generally best planted in autumn or spring.

6.3.8 These grassland areas created should predominantly comprise species-rich meadow grassland.

Site Preparation and sowing

6.3.9 The required ground shall be levelled following the infill exercise. Once a seed bed is prepared, the seed shall be surface sown and broadcast by hand or machine. The seed shall not be incorporated or covered to any depth but rolled to firm and obtain good soil/seed contact. Sowing rates shall follow the supplier's recommendation.

6.3.10 The time for sowing must be assessed on site and determined by the soil conditions. Ideally sowing shall take place in autumn or spring but can occur at other times if there is sufficient moisture and warmth – advice shall be sought from the Project Ecologist or Landscape Architect.

6.3.11 Cutting operations of neutral grasslands in their first year shall comprise:

- Approximately 6 to 8 cuts shall be undertaken when the soil is relatively dry between April to August;
- Cutting bar shall be set to approximately 150mm above ground level;
- Litter, debris and stones and earth clods larger than 50mm in any dimension shall be removed prior to each cut;
- Arisings shall be removed from site or located within an appropriate area as designated by the Contracts Manager.

6.3.12 Management actions for Year 2 onwards are provided in Section 7 (Management Actions).

Native Tree Planting

6.3.13 In addition to landscape and biodiversity benefits, tree planting aims to enhance the green corridors across the site and habitat connectivity between the site and habitats within adjacent areas.

6.3.14 Native tree planting will be around all aspects of the development site, although particularly along the boundaries of the scheme. The planting list is as follows:

- English Oak *Quercus robur;*
- Field Maple *Acer campestre;*

- Alder *Alnus glutinosa;*
- Hornbeam *Carpinus betulus;*
- Hawthorn *Crataegus monogyna;*
- Silver birch *Betula pendula;* and
- Goat willow *Salix caprea;*

Planting

6.3.15 Tree planting should be carried out between October/November and March inclusive, when plants are in their dormant phase and soils are re-wetted after the summer season.

6.3.16 Planting should take place during suitable weather conditions, avoiding periods of heavy and prolonged rainfall and temperature extremes. Native species are to be planted in accordance with BS 8545 (2014) as they are expected to contribute to the overall biodiversity of the site.

6.3.17 Exact tree planting regime, sizes, species and tree pit construction are detailed within the landscaping drawings, prepared by Ramsey and Co Landscape Architecture.

6.3.18 As considered necessary, trees will be protected against grazing damage using tree guards suitable for rabbit or deer. Guards will be secured with stakes and ties as advised by the manufacturer.

Native Shrub Planting

6.3.19 In addition to aesthetic benefits, native shrub can enhance biodiversity value by creating habitat for invertebrates, birds and commuting corridors for bats.

6.3.20 Planting of the native shrub on development site is to include the following species contributing to the overall biodiversity of the site:

- Field Maple *Acer campestre;*
- Alder *Alnus glutinosa;*
- Hornbeam *Carpinus betulus;*
- Hawthorn *Crataegus monogyna;*
- Common Hazel *Corylus avellana;*
- Beech *Fagus sylvatica;*
- Common Dogwood *Cornus sanguinea;*
- Hawthorn *Crataegus monogyna;*
- Holly *Ilex aquifolium;*
- Dog Rose *Rosa canina;* and
- Goat Willow *Salix caprea.*

Site Preparation and planting

6.3.21 The site will be prepared in accordance with good horticultural and arboricultural practice guidelines for shrub planting.

6.3.22 Scrub planting will be carried out between October and March inclusive, when plants are in their dormant phase and soils are re-wetted after the summer season.

6.3.23 Planting will take place during suitable weather conditions, avoiding periods of heavy and prolonged rainfall and temperature extremes.

6.3.24 A 120 mm collar should be left free of mulch around stems to prevent rotting.

6.3.25 As considered necessary, plants will be protected against grazing damage using tree and shrub guards suitable for rabbit or deer. Guards will be secured with stakes and ties as advised by the manufacturer.

Native Mixed Species Hedgerow

6.3.26 In addition to aesthetic benefits, native hedgerows enhance biodiversity value by creating habitat for invertebrates, birds, hedgehogs and providing commuting corridors for bats.

6.3.27 Planting of the native mixed species hedge will include the following species:

- Field maple *Acer campestre;*
- Hornbeam *Carpinus betulus;*
- Hazel *Corylus avellana;*
- Hawthorn *Crataegus monogyna;* and
- Holly *Ilex aquifolium*.

Planting

6.3.28 Hedgerow planting will be carried out between October to March inclusive, when plants are in their dormant phase and soils are re-wetted after the summer.

6.3.29 Planting will take place during suitable weather conditions, avoiding periods of heavy or prolonged rainfall and temperature extremes.

6.3.30 A 120 mm collar should be left free of mulch around stems to prevent rotting.

6.3.31 Hedgerow planting will be undertaken in double rows where practicable and plants will be protected using tree and shrub guards suitable for rabbit and / or deer as necessary. Guards will be secured with stakes and ties as advised by the manufacturer. Detailed specifications for the planting of hedgerows are provided below.

7 MANAGEMENT ACTIONS

7.1 Habitats and Landscape Features

Exisiting Vegetation

7.1.1 Protect, conserve, and enhance existing trees and boundary habitats (notably the adjacent ancient woodland and retained trees) to maintain a mature green infrastructure for the development.

7.1.2 Continual tree and hedgerow lines provide important wildlife corridors which shall be enhanced wherever possible to support the movement and feeding for birds, mammals, and insects.

7.1.3 Vegetation shall be maintained in a sympathetic manner to ensure species replicate their natural form including imperfections and local characteristics.

7.1.4 Annual inspections shall be carried out to ensure the structural integrity, health and vigour of trees and hedgerows and any remedial works carried out as required.

Grassland

General Good Practice

7.1.5 Grassland areas should be managed during suitable weather conditions (i.e., avoiding periods of prolonged or heavy rain and temperature extremes).

Wildflower meadow

7.1.6 Wildflower meadow areas should be managed under an annual cutting regime, i.e. one cut between August and September (to prevent a significant disturbance risk to breeding birds).

7.1.7 Ideally, not all areas would be cut at the same time each year, with some areas being cut during the latter part of the hay cut period, or if all areas are to be cut at the same time each year, then dates for cutting should be changed each year, to include later season cuts in some years to enable more plants to set seed before being cut.

7.1.8 Although late in the season, contractors should be aware of the potential risk of ground nesting birds being present.

7.1.9 During the second year/growing season of the establishment phase, as required, the following should be undertaken:

- A spring cut or grazing could be taken in order to create a more competitive environment at the start of the growing season (March/April), to a sward height of no less than 50 mm;
- A late hay cut could be taken between late July and September to a height of 75 mm; and
- Arisings should be left on the ground for 2 days to allow seed heads to fall to the ground, before removing arisings are then removed from the site to compost at an LPA approved site.

7.1.10 If growth is sufficient to mean that cuttings could create mats and smother the establishing sward, arisings should be removed from site.

7.1.11 No chemical pesticides, fertilisers or herbicides including glyphosate should be applied at any time due to the impacts on existing ecological features and adjacent areas.

7.1.12 During the third year of establishment, if grassland has established well, one cut should be taken between late July and September and an additional spring cut or graze could be taken as required to create more competitive short sward (50 mm) at the start of the growing season. Arisings should be dealt with as described above.

7.1.13 If sowing fails and considerable areas remain unvegetated, these should be made good during the establishment period, i.e., additional seed should be spread following the scarification of soils as necessary.

7.1.14 Grass erosion should be monitored on an annual basis and damaged or worn areas should be reinstated using the original specification seed mix and areas should be protected with temporary fencing until sufficiently established for intended use.

Tussock Grassland

7.1.15 These areas require little maintenance, but unwanted species (docks and thistles) should be controlled to avoid spreading or dominating. Tussocky areas should also be cut every 2-3 years to control scrub and bramble (if present). To ensure no detriment to the wildlife benefits of this habitat cutting management should be rotational, ensuring no more than half of the vegetation is cut in a year, leaving areas undisturbed as refuge.

Indicators of success

7.1.16 Monitoring should commence during the second year of establishment and be undertaken in June/July until the final year of establishment. Monitoring should cover the following indicators of success.

- By the end of year 2: bare ground cover should be no more than 5%, so as to minimise soil erosion and prevent undesirable and/or more competitive species from becoming dominant;
- By the end of year 3: at least 2-3 of the rarer floral species should be present at least occasionally;
- By the end of year 5: the cover of undesirable / weed species should be rare or absent and wildflower cover should be 20 - 90%; and
- Scrub encroachment should be rare or absent.

Tree Planting

New tree planting

7.1.17 New tree planting will be managed to ensure that stock establishes and thrives.

7.1.18 New planting will be watered as fortnightly in May, June, July, August and September for the first year. 25 litres should be applied to each tree at each watering visit to maintain the health and

continued vigour of the trees until fully established. Subsequent watering to be undertaken during prolonged dry spells as required. Water usage shall always be controlled and monitored to avoid waste.

7.1.19 A 120 mm collar around tree stems will be left free of mulch to prevent rotting.

7.1.20 Individual trees planted as specimens or in groups include native species. At year 3, they shall have established a single leader or multi-stemmed habit where intended. They shall retain their lower branches unless a clear stem is required to avoid encroachment upon footpaths or carriageways.

7.1.21 Stakes, ties, and guards will be checked regularly throughout the establishment phase and if damaged or ineffective, replacements will be provided. These will be collected and removed 3-5 years following successful establishment.

7.1.22 They shall be maintained thereafter to develop and retain a well-balanced and healthy crown, with the shape and character typical of the species with any crossing or rubbing branches removed, including the removal and/or treatment of any dead, dying, or diseased timbers. Replacement trees are to be of the same specification and size as the original plants.

Native Shrub Planting

7.1.23 During the first year of establishment, sufficient water will be applied to all new plants to maintain a healthy vigorous growth. Planting will be regularly monitored for signs of drought and watering schedules adjusted accordingly.

7.1.24 A 120 mm collar around plant stem will be left free of mulch to prevent rotting.

7.1.25 Following planting, measures will be undertaken to prevent weeds from out-competing establishing scrub. Mulches will be maintained to approximately 75 mm depth, by topping up twice a year as necessary. Weeds will be uprooted with minimum disturbance to soils and plants, and composted at an LPA approved / licenced composting site.

7.1.26 Stakes, ties, and guards will be checked regularly throughout the establishment phase and if damaged or ineffective, replacements will be provided. These will be collected and removed 3-5 years following successful establishment.

7.1.27 Dead, dying, or diseased plants will be replaced like for like during the next available planting season to prevent a significant gap in the canopy. If planting fails to establish, any underlying problems will be identified and remedied where possible and appropriate. If underlying problems persist (e.g. recurrence of diseases), alternative species may be required. Replacement planting will be undertaken during the next planting season in accordance with the planting schedule.

7.1.28 Pruning will be completed in accordance with good horticultural and arboricultural practice, with the aim of:

- Removing any dead, dying or diseased wood;
- Developing a satisfactory shape and extent of growth; and
- Removing suckers or other unwanted growth.

7.1.29 Pests and diseases will be treated as necessary/appropriate and in accordance with latest best practice guidelines produced by the Forestry Commission, Defra and Natural England.

7.1.30 If guards and stakes are used, once scrub plants have established sufficiently, are root firm, and have reached a height to no longer be at risk from damage by deer or rabbits, guards and stakes will be removed.

Native Mixed Species Hedgerow

Newly Planted Hedgerows

7.1.31 Establishment and maintenance of new hedgerow planting, including any infill planting of gaps in retained hedgerows, will be required for the first 3 years after establishment to ensure rapid early growth.

7.1.32 Regular visits to be undertaken to ensure that the following maintenance requirements are satisfactorily undertaken:

- Watering as required to ensure healthy growth;
- A 120 mm collar around plant stem free of mulch will be maintaned to prevent rotting;
- Plants that have become lifted up or are out of the ground to be set upright and re-firmed by treading;
- Weed control may be minimised through the use of mulching in planting areas. Mulch to be regularly topped up to 75mm, ensuring that the lower branches and foliage of plants are not smothered. Mulch to be kept off adjacent grassland, etc.;
- General pruning to be carried out between November and February to trim laterals, remove straggling stems, over-vigorous shoots and suckers and dead, misshapen, broken or otherwise unhealthy branches;
- Leading shoots to be left untrimmed during establishment until the hedge has reached the desired height; and
- All arisings to be removed from the site and the site to be left clean and tidy.

7.1.33 Any losses to planted plants, whether by natural means, wear and tear or vandalism, and any other plants that have failed to thrive, will be replaced in the planting season following the loss.

Retained Hedgerows

7.1.34 Hedgerow management will be undertaken between November and February to avoid impacts to nesting birds.

7.1.35 A 120 mm collar around plant stem will be left free of mulch to prevent rotting.

7.1.36 Mixed native hedgerows/shrubs shall be cut on a 3-year rotation with alternate sides cut in Year 1 and topped in year 3 to maintain an even shape and dense screen. Cutting shall only be carried out in the autumn and maintained at between 1.2 - 1.8 m in height depending on location.

7.1.37 Where necessary, and where any gaps are established in the hedgerow, gaps will be filled using suitable native species present within the site hedgerows in March after the pruning operations.

Tree and Scrub Guards

7.1.38 Tree and scrub stakes, ties, and guards will be checked regularly throughout the establishment phase and if damaged or ineffective, replacements will be provided. Guards, stakes, and ties will be removed and collected 3-5 years following successful establishment.

Lighting

7.1.39 The lighting of the development site post development will be in line with the recommendations set out in Blue Coats Sports Expansion – Bat Lighting Strategy (RPS, 2024). The technical note reviews the proposed lighting plans, with consideration to Institute of Lighting Professionals Guidance Note 08: Bats and Artificial Lighting at Night (2023), to ensure that the development does not have a detrimental impact to local bat activity, and follows avoidance, mitigation and enhancement measures outlined in the Ecological Assessment (Ecology Solutions, 2021) undertaken of the site.

7.1.40 Monitoring should include ensuring floodlights are not illuminated outside the hours of 16:00 till 21:00 weekdays and Saturday, and 16:00 till 18:30 on Sundays and holidays.

Litter

7.1.41 Routine monitoring and removal of litter and other debris and/or fly tipping from all areas of hard and soft landscaping would be undertaken fortnightly. After each litter control visit, all hard and soft landscaped area to be completely litter free.

Leaf fall

7.1.42 At regular intervals during the autumn/winter months, fallen leaves will be removed from grass and paved areas. Fallen leaves in planting areas will be retained to form a natural mulch and humus layer and only remove if they are likely to smother smaller plants.

Rainfall

7.1.43 Rainfall levels on site should be monitored. Where possible, rainfall harvesting containers should be installed adjacent to buildings on site. Any areas of ground that retain puddles for up to 24 hours after rainfall should be monitored and reported to the landscape and/or site managers. In areas where puddles form regularly, an additional rain garden should be built in that location, if possible, to assist with drainage on the site.

General plant nutrition

7.1.44 No fertiliser will be applied to meadow/wildflower areas. Plant nutrients/fertiliser will only be applied to other planting if poor growth and signs of deficiency appear subject to soil/leaf analysis and further advice. The use of any fertilisers shall be in strict accordance with the manufacturer's recommendations.

Pesticides

7.1.45 No pesticides shall be used except with the prior written approval of the client (or the management company). In such cases all pesticides shall be selected from the current list of

approved chemicals and applied in strict accordance with the Control of Pesticide Regulations 1986 and other related Acts and Regulations.

Hard surfaces and furniture

7.1.46 Where it is considered necessary to manage the spread of weeds that are dominating hard surfaces only, spot spraying the area with glyphosate could be used, under suitable weather conditions and as recommended by the supplier. No spray should be used within 10 m of an existing waterbody.

7.1.47 All street furniture including litter bins, fences, and gates are to be regularly checked and if necessary repaired/replaced immediately. All areas of hard surface will be kept free of litter, leaf, and silt deposits, swept monthly and maintained free of grass, weed, moss or algal growth.

7.1.48 Any unauthorised use of the areas or vandalism/graffiti/bike scrambling/ encampments or other abuse, will be reported immediately to the police for further action and/or removed/repaired as soon as possible, as appropriate.

8 PROTECTED AND/OR NOTABLE SPECIES

8.1 Bats

8.1.1 The provision of bat roosting opportunities would be achieved through the placement of six bat boxes on mature trees and buildings around the application boundary.

8.1.2 Two suitable roost box designs are listed below. Ideally 50% of the boxes should be one design and 50% should be the other. However, if one of the bat box designs is unavailable, it can be substituted for the other model listed.

- 2F Schwegler Universal Bat Box : general purpose box, ideal for smaller bat species;
- Vincent Pro Bat Box: suitable to support the roosting of at least 7 species Barbastelle, Leisler's, Common pipistrelle, Soprano pipistrelle, Brown long-eared, Natterer's and Whiskered (confirmed) and possibly Brandt's.

8.1.3 Boxes should be installed by or under the instruction of an appropriately experienced ecologist. Each box should be sited and take into account the following requirements:

- at least 15 m from working areas;
- at a height of at least approximately 5-6 m;
- facing south-west or south-east in order to capture sunlight for part of the day;
- sheltered from strong winds; and
- free from obstacles beneath the box, such as branches, that could obstruct potential entry routes.

8.1.4 The boxes should be checked annually after installation, for evidence of their use, either by searching for bat droppings in the box (during the winter months) or by observing the box at dusk (during the summer months) for emerging bats. If a box has not been used by Year 3, it should be re-sited.

8.1.5 If a bird nest is found in the bat box, it should not be disturbed until a suitably qualified ecologist has confirmed that the box is no longer in use. The nest can then be removed.

8.1.6 All bat roosts are legally protected from damage and disturbance. Therefore, once in use, a bat box should only be checked by a suitably licenced ecologist.

8.1.7 Bat boxes will be repaired/replaced under supervision of ECoW ecologist where damaged or missing.

8.1.8 The above approach should be agreed with Natural England, as appropriate mitigation for the loss of the common pipistrelle day roosts within T2 and T3.

8.2 Birds

8.2.1 Post-construction management of trees, hedgerows and shrubs will be undertaken outside of the bird nesting season (i.e., works to be undertaken between November and February inclusive). Where works outside of this time cannot be avoided, affected vegetation would be subject to an

inspection by a suitably qualified ecologist. If evidence of any nesting activity was identified, works in that area would be delayed until the ecologist confirmed that nesting had finished.

8.2.2 To mitigate the loss of nesting sites (due to vegetation clearance or disturbance during construction or operational phase), ten long-lasting bird nest boxes should be installed post construction.

8.2.3 The following designs would be suitable for a diversity of bird species. Where possible, nest boxes should be constructed from a long-lasting material (e.g. woodcrete) The final nest box designs will be dependent on availability at the time. These may include:

- 1B Schwegler 32 mm diameter entrance – suitable for small species e.g. great, blue, marsh, coal and crested tit, redstart, nuthatch, collared and pied flycatcher, wryneck, tree and house sparrow;
- 1N Schwegler 27 mm diameter entrance – suitable for species such as redstarts and black redstarts, spotted flycatchers, pied wagtail, robins and wrens, tits, tree and house sparrows.

8.2.4 All nest boxes should be installed by or under the instruction of an appropriately experienced ecologist.

8.2.5 Bird boxes will be the responsibility of the management company and are designed to require zero maintenance. Boxes will be repaired/replaced where damaged or missing.

8.3 Other species

8.3.1 No specific management for other species (including amphibians) is required. Works are designed and scheduled to minimise potential disturbance to these species.

9 RESPONSIBILITES, SUPERVISION AND MONITORING

9.1 Responsibilities and Key Personnel

9.1.1 Responsibilities in respect of landscape and ecology are as follows:

- Christ's Hospital School maintenance team will be responsible to implement all maintenance and management work within the public areas during the post-construction phase; and
- Christ's Hospital School will appoint landscape, ecological and arboricultural specialists to undertake required inspections and provide advice, where necessary.

9.1.2 The key responsibilities and personnel (where known) are set out in Table 9.1 below.

Table 9.1: Key personnel and responsibilities

Name	Responsibility	Comments
Christ's Hospital School Maintenance Team	Project Manager	Responsible for for all management actions
Christ's Hospital School Maintenance Team	Site Manager	Responsible for all management actions (once appointed)
TBC	Landscape Architect	Provision of landscape advice, as required
TBC	Ecologist	Provision of landscape ecological advice, as required

9.1.3 The management company and all contractors shall refer to the site's Health and Safety File for residual risks and ensure strict compliance with any health and safety measures set out.

9.1.4 All maintenance operations shall only be carried out with due consideration to the welfare of the landscape maintenance operatives and members of the public. Contractors shall carry out their own risk assessment(s) as necessary to assess current conditions at the time of operation, including compliance when making use of any subcontractors to carry out specialist areas of works.

9.2 Management and Delivery

9.2.1 It is expected that the Management Plan will commence following successful completion of the landscape works, at which point management responsibility will lie with the appointed

Management Company. For the duration of the construction period the maintenance liability of all areas will lie with Christ's Hospital School.

9.2.2 Throughout this period, the specifications for the management of existing retained trees and hedgerows and the provisions of the maintenance set out in the relevant sections above, should be adopted by the contractor.

9.2.3 In accordance with BS 4428: 1989 'Code of practice for general landscape operations' all maintenance and management of soft landscape areas within shared estate and public open spaces will be undertaken by a suitably qualified landscape management contractor on behalf of Christ's Hospital School following the end of the establishment period and satisfactory completion of any landscape defects or necessary reinstatement works.

9.3 Supervision, monitoring and reporting

9.3.1 The maintenance works shall be monitored and supervised by an independent, suitably qualified person; to whom will be responsible for the establishment and completion of the maintenance works. The appointed supervisor shall be a Chartered Member of the Landscape Institute (CMLI). Periodically the landscape maintenance works shall be reviewed by a suitably qualified and experienced person to ensure that the landscape management operations are being completed in accordance with the approved report. During the first 2 years of establishment, the works shall be inspected three times (during the growing season) and thereafter the works shall be inspected annually. An annual programme of operations can be found in Appendix B.

9.3.2 Specialist supervision will be undertaken at the request of Christ's Hospital School Maintance Team and/or the Management Company identified in this plan. This will include ecological supervision/inspection where required, for example, where safety works on retained trees are proposed which could impact on bats or nesting birds; and

9.3.3 At the end of each year, the maintenance team will provide a letter detailing, where appropriate, a photographic record of habitat establishment and set out the results of monitoring, where monitoring identifies that site conditions are not in line with the objectives the LEMP, what contingencies and/or remedial action have been undertaken or are proposed. Where actions are outstanding, a timeframe for implementation will be provided.

9.4 Variations

9.4.1 Where variations to the proposed management actions are required as a result of site monitoring or other unforeseen circumstances, these would be reviewed by the Maintenance Team and relevant technical specialists, prior to consultation. All amendments would be agreed in writing prior to implementation.

9.5 Plan review

9.5.1 The LEMP will be reviewed by the management company at the end of the five-year management period and an updated Plan produced, which will be submitted to the LPA for approval prior to implementation.

REFERENCES

Bat Conservation Trust (2023). *Guidance Note 08/23: Bats and Artificial Lighting at Night.* ILP, London.

Ecology Soultions (2021). Bluecoat Sports Centre, Christ's Hospital School, Horsham Ecological Assessment. Ecology Solutions.

Ecology Soultions (2021). Bluecoat Sports Centre, Christ's Hospital School, Horsham Ecological Assessment Addendum. Ecology Solutions.

RPS (2024). Blue Coats Sports Expansion – Bat Lighting Strategy. RPS

APPENDICES

Appendix A
Relevant Legislation

Birds

All birds, their nests and eggs are afforded protection under the Wildlife and Countryside Act 1981, as updated by the Countryside and Rights of Way Act 2000. It is an offence to:

- intentionally kill, injure or take any wild bird;
- intentionally take, damage or destroy the nest of any wild bird while it is in use or being built; and
- intentionally take or destroy the egg of any wild bird.

Schedule 1 birds cannot be intentionally or recklessly disturbed when nesting and there are increased penalties for doing so. Licences can be issued to visit the nests of such birds for conservation, scientific or photographic purposes but not to allow disturbance during a development even in circumstances where that development is fully authorised by consents such as a valid planning permission.

Bats

All British bat species are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981, as updated by the Countryside and Rights of Way Act 2000. All British bats are also included on Schedule 2 of The Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations 2019 as European Protected Species. It is an offence to:

- intentionally or recklessly kill, injure or capture bats;
- deliberately or recklessly disturb bats (whether in a roost or not); and
- damage, destroy or obstruct access to bat roosts

A roost is defined as 'any structure or place which [a bat] uses for shelter or protection'. As bats tend to reuse the same roosts, legal opinion is that a roost is protected whether or not bats are present at the time of survey.

A licence will therefore be required by those who carry out any operation that would otherwise result in offences being committed.

The following bat species are listed as being of principal importance for the conservation of biodiversity in England, (commonly referred to as UKBAP Priority species): Barbastelle, Bechstein's, Noctule, Soprano Pipistrelle, Brown Long-eared, Greater Horseshoe, and Lesser Horseshoe.

Appendix B
Annual programme of Operations

ACTIVITY	J		F		M		A		M		J		J		A		S		O		N		D	
GRASS & MEADOW AREAS:																								
Mow amenity grass																								
Flail meadow																								
Weed control																								
SHRUB AND HEDGE PLANTING:																								
Maintain mulch																								
Weed control																								
Selective pruning																								
Hedge Clipping																								
Trim groundcover & climbers																								
Coppice (if required)																								
Watering (until establishment)																								
INDIVIDUAL TREES:																								
Check and adjust support																								
Formative pruning																								
Remedial pruning																								
LITTER CONTROL:																								
Collect litter																								
LEAF FALL:																								
Clear fallen leaves																								
PLANT NUTRITION:																								
Apply fertiliser																								
PEST AND DISEASE CONTROL																								
Physical / Mechanical means																								
MONITORING AND INSPECTION:																								
Generally																								
TIMING OF OPERATIONS:																								
Avoid nesting birds																								

Appendix C
Landscape Plans


KEY
CHRISTS HOSPITAL ROAD
Existing hedgerow to be retained
PLANTING AREA 09
Proposed avenue tree planting to new access road
PLANTING AREA 06
PLANTING AREA 52
PLANTING AREA 08
Proposed hedgerow and tree specimens to new access link
New Road Access Link
New parkland style fencing
PLANTING AREA 10
PLANTING AREA 11
Existing tree specimens to be retained
PLANTING AREA 33
Excavated spoil to be reseeded with native sorghum grazing grass seed mix.
PLANTING AREA 01
PLANTING AREA 02
PLANTING AREA 03
PLANTING AREA 31
PLANTING AREA 30
PLANTING AREA 27
Proposed tree specimens reinforcing existing tree group
EXISTING SPORTS CENTRE HALL
PLANTING AREA 28
Proposed hedgerow and hedgerow trees
PLANTING AREA 20
PLANTING AREA 21
Proposed ornamental shrub planting and hedgerow
PLANTING AREA 22
Proposed hedgerow and tree specimens
PLANTING AREA 24
PLANTING AREA 25
PLANTING AREA 26
PLANTING AREA 17
Proposed gated access to new parking area
PLANTING AREA 29
10m
25m
50m
N
Ramsay & Co
Landscape Architecture
Project Title
Sports Hall Extension: Christ's Hospital School, Horsham
Christ's Hospital Foundation
Drawing Title
Soft Landscape Layout
Construction
Scale
1:500@A0
Drawn
AB
Date
21-03-24
Drawing Number
RCA 230 / 131
Revision
00