Landscape Management and Maintenance Plan (LMMP) and Biodiversity Enhancement Layout (BEL)

Land North of Little Potters, Cowfold

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LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date.

This report provides a snap shot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated only dominant species maybe recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 Introduction

1.1 The Ecology Partnership was commissioned by Devine Homes to produce a Landscape Management and Maintenance Plan (LMMP) and Biodiversity Enhancement Locations (BEL) in order to fulfil planning conditions 16 & 17 of planning permission DC/24/0982 on Land North of Little Potters, Potters Green, Station Road, Cowfold, West Sussex).

1.2 The site is located on Station Road, A272, west of the village of Cowfold and south-east of Horsham (TQ 20984 22677). The site covers an area of *c.* 5.47 hectares and consists of two fields of sheep-grazed grassland in the north and south, separated by a line of mature trees. An area of woodland is present in the west of the site, and contains a large pond. A second larger area of woodland is present in the south of the site. An active allotment is present in the east of the site. Other than the wooded areas, all other boundaries of the site were bordered by mature treelines, with a hedgerow separating the site from Station Road to the north. The surrounding area comprises pasture to the north-south and west, and low density residential areas to the east.

1.3 The approximate red line boundary for the site is shown below in Figure 1.



Figure 1: Site application boundary (red line).

1.4 The proposals for the site include the construction of up to 35 new residential dwellings including associated access, parking and private gardens within the northern section of the site, with school parking, a substation and nine new allotments in the north-east of the southern field. This application (DC/24/0982) was recommended for approval by Horsham District Council in February 2025. Conditions 16 and 17 of the approved planning permission state:

16. Pre-Occupation Condition*: No part of the development hereby permitted shall be occupied until a landscape management and maintenance plan (including long term design objectives, management responsibilities, a description of landscape components and specifications, management prescriptions, timetable for implementation, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas has been submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.*

17. Pre-Occupation Condition *- No part of the development hereby permitted shall be occupied until a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Ecological Impact Assessment (The Ecology Partnership, January 2025) has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following: a) detailed designs or product descriptions for biodiversity enhancements; and b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.*
The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

2.0 Baseline Information

2.1 The site comprised two sheep-grazed fields bordered by mature trees and scrub in the east, two woodland blocks in the south and west respectively and a hedgerow in the north. A large pond was located in the western area of woodland, whilst a string of ephemeral pools were present at the south of the larger south-western woodland.

Aims and Objectives for Proposed Works

2.2 The aims, objectives and use of this document are to provide detailed information regarding the ecological management required for the scheme. This will include the

planting of trees, scrub and grassland and long-term (30 years) maintenance of their condition. Figure 2 below shows the proposed habitats:



Figure 2. Proposed habitats

Responsibilities

2.3 All land to be utilised as part of the development is owned by Agriculture Investments Ltd. The delivery of the planting and any associated management will be undertaken and appropriately reported by Agriculture Investments Ltd. Monitoring will be undertaken by an external ecological consultancy, such as The Ecology Partnership. All habitat creation, management and monitoring will be funded by Agriculture Investments Ltd.

Geology, topography, hydrology and drainage

2.4 The underlying geology was inferred from https://geologyviewer.bgs.ac.uk and comprises *c.*100% London Clay Formation with superficial deports of sand, silt and clay.

2.5 The topography of the site shows the site to be largely flat.

2.6 Data inferred from www.landis.org.uk/soilscapes/ indicates a free draining slightly acid loamy soil.

3.0 Landscape Management & Maintenance Plan (LMMP)

Land use summary

3.1 The grassland is currently managed through sheep grazing intermittently throughout the year. The allotments are managed by the local residents and the woodland appears unmanaged.

3.2 The proposed site will be mainly used for residential purposes in the north, with amenity use around the perimeters. The south will be used for carparking, and amenity purposes but with a greater emphasis on biodiversity. Grassland areas will be managed through mowing, with different frequency and mow heights for amenity areas within the residential extent of the site and the biodiversity areas along the boundaries and within the south of the site. Trees, shrubs and herbaceous planting within the main body of the residential area will be managed for aesthetics and amenity value, whilst native shrub and hedgerow planting around the perimeters will be managed for biodiversity, with less frequent management. Woodland and pond areas will continue to be subject to minimal management, with litter picking and safety being the main concerns.

Baseline Environmental Information

3.3 Detailed baseline environmental for the site is presented in the accompanying EcIA.

Summary of planned management activities

3.4 The overall aim for the management of the site is to protect and maintain the ecological value of retained features such as woodland, ponds, scrub, mature trees and hedgerows, and ensure that newly created habitats successfully establish and achieve their target condition within a set timeframe. It will also ensure that specific wildlife features, such as bird and bat boxes remain functional throughout the 30 year timeframe of the LMMP.

Habitats and condition targets

3.5 Table 4 on page 10 presents a summary of what will be delivered based on the biodiversity metric. These habitat condition targets form the basis of what the management plan is setting out to achieve throughout a period of 30 years. The specific management to achieve these targets is detailed for each habitat on Tables 5 to 11, with a collated table of management prescriptions on Table 12. It should be noted that this excludes habitats with a 0 value such as buildings and road, as well as habitat within private ownership such as vegetated gardens, and ornamental/non-native shrub/herbaceous planting.

Habitats retention

3.6 The retained trees and woodland have been protected through the design of the scheme, avoiding root protection areas where possible and using protective measures where unavoidable. Information on this can be found within the tree protection plan produced by David Archer Associates. Furthermore, a 1.2m post and rail fence is to be established along the edge of the retained areas of woodland in the south west and west of the site, to deter residents from entering the woodlands. Retained scrub is mature dense and thorny and not considered of risk of damage.

Risk register and remedial measures

3.7 Site-wide risk register associated with establishing and managing each habitat type is detailed in Table 2 below.

Table 2: Risk Register

Habitat	RISK (Trigger)	Remedial Measure
Mixed scrub	Failure of greater than 15% of planted species establishing in first five years, owing to drought or lack of appropriate management	Identify the cause of failure, and replant in the autumn with native shrub species better adapted to overcome the previous cause of failure. Sufficient watering will be required after planting.
	Bramble exceeds 70% coverage	Where feasible, bramble to be carefully cut back to ground level, taking care not to significantly damage other shrub species. This should be done in September after the nest bird season and before the bramble goes into its dormant winter stage.
Individual trees	Failure of one or more trees, owing to drought , disease, or lack of appropriate management	Identify the cause of failure, and replant in the following planting season 1:1 basis with appropriate species better adapted to overcome the previous cause of failure. Sufficient watering will be required after planting
Other neutral grassland	80% of flowering species from original seed mix are no longer recorded in grassland areas.	Identify the cause of diversity loss then, cut, collect, harrow and reseed in the autumn. If problems with nutrient enrichment, increase frequency of cuts in this area.
Species-rich native hedgerow	Failure resulting in gaps in the hedgerow exceeding 5m within first ten years, owing to drought or lack of appropriate management	Identify the cause of failure, and replant in the autumn with appropriate species better adapted to overcome the previous cause of failure. Sufficient watering will be required after planting

Monitoring

3.8 The general proposal for monitoring is for assessments of each habitat on site in the first year following completion, then again in years 2 and 5 and then a single visit every five years thereafter, as well as a final monitoring visit on year 30. It will be the responsibility of Devine Homes or any future owner and management contractor of the site to submit these monitoring reports to the local planning authority and it will be the responsibility of the Ecology Partnership (or another appointed ecological consultancy) to undertake the monitoring, review the current management and prepare each report. All habitats will be monitored by an ecologist following the methodology below, and results will be submitted to the local planning authority after each monitoring survey.

Monitoring strategy, methods and intervals and adaptive management

3.9 The tables below provide the monitoring methods, timings, intervals and measures of adaptive management.

Table 3: Monitoring Measures

Habitat Type	Monitoring Methods	Monitoring Interval and Timing	Reports Production
Mixed scrub	Length of scrub walked by ecologist and visually inspected, with an approximate percentage cover of each species present recorded. A condition assessment will be carried out.	First visit one year after creation, second visit in year two then year five and then once every five years thereafter. Surveys to be completed between May and August	Ecologist / Biodiversity Officer provision of reporting Report on results of scrub Management
Individual trees	All planted trees visually inspected by ecologist or arboriculturist Ensure all trees are present and without significant damage or disease.		Ecologist / Arboriculturist / Tree Officer provision of reporting Report on results of tree Management
Other neutral grassland	All grassland areas to be subject to a condition assessment by an ecologist using at least five quadrat per distinct area of grassland.		Ecologist / Biodiversity Officer provision of reporting Report on results of grassland Management
Species-rich native hedgerows	All planted hedgerows visually inspected and subject to a condition assessment by the ecologist Ensure hedgerow is without significant damage or disease.		
Allotments	Ensure allotments are in use and are free of invasive species.		
Modified grassland & Introduced shrub	Ensure habitat still present and not significantly damaged.		
Adaptive Management			
Establishment – monitoring needed to ensure suitable establishment – feedback into management plan after year 1-5, where additional planting will occur if triggered. **Management** – ongoing surveys through years 5– 30 will monitor management strategy. If species diversity drops, replacement planting will be required.			

Table 4. Habitat and condition targets summary

Target Habitat Type	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Modified grassland	Poor	1	Assumed criteria A will fail, limiting condition to poor. Passes for criteria C, D, F & G anticipated	Areas of shorter grassland not seeded with wildflowers
Other neutral grassland	Moderate	5	Passes for criteria A, C, D minimum Passes for criteria B, E and F desirable	New areas of wildflower-rich grassland along the western edge of the development and within the southern field.
Other neutral grassland	Moderate	5	Passes for criteria A, C, D minimum Passes for criteria B, E and F desirable	SUDS basin seeded with wildflower grassland
Native hedgerow	Moderate	5	Passes for criteria A, C, D minimum	Areas of new native hedges to be created throughout the development.
Mixed scrub	Good	10	Passes for all five criteria	Area of mixed native shrubs with sheltered pathways in the east oft the northern field.
Allotments	Moderate	1	Passes for criteria B and C	New allotments
Rural tree	Moderate	27	Passes for criteria A, B, and F only	New native tree planting on site
Rural tree	Poor	10	Passes for criteria B and F only	New non-native tree planting on site

Table 5. Management and condition targets – Modified grassland

Modified grassland - Condition Assessment Criteria		Targeted	Creation/ enhancement Approach	Management Approach
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs. **Note - this criterion is essential for achieving Moderate or Good condition.**	No	n/a	n/a
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	n/a	n/a
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	**Yes**	n/a	Modified grassland will be mowed to a height of 30-40 mm twice a month between March and October.
D	Physical damage is evident in less than 5% of total grassland area Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	**Yes**	n/a	Damaged areas will be scarified and reseeded in the autumn
E	Cover of bare ground between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens.)	No	n/a	n/a
F	Cover of bracken Pteridium aquilinum less than 20%.	**Yes**	n/a	Modified grassland will be mowed to a height of 30-40 mm twice a month between March and October.
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA).	**Yes**	n/a	Visual inspection prior to cutting. If any are identified, a specialist contractor will be employed to safely kill or legally dispose of it

Table 6. Management and condition targets – Other neutral grassland (not SUDS)

Other neutral grassland (not SUDS) Condition Assessment Criteria		Targeted	Creation/ enhancement Approach	Management Approach
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	Graze/cut existing grass to ground level (and remove cuttings) in autumn. Scarify the ground and seed with EM2 seedmix at 4g/m$^{2.}$ And gently roll the area.	Starting the following March cut to *c.*30mm and collect and remove cuttings. Repeat this process in August, September and October. On all subsequent years the sward will be cut to *c.*30mm three times annually: once in March, August, and October. Ensuring a core flowering period of April to end of July. Arisings will be removed immediately after each cut. The exception is the August cut, in which cut material will be left to dry for 3-5 days to allow seed to fall before being collected.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	No *Desirable*	n/a	In addition to the above management, at least 20% of the area will continue to be cut on a monthly basis throughout May, June and July, in the form of pathways or verges. Outside of these months, a buffer of at least 20% of the total grassland area along the edge scrub/woodland habitats surrounding the grassland will be left unmown.
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Yes	n/a	After each spring cut, the ground will be scarified to ensure between 1 and 5% of the area comprises bare ground.
D	Cover of bracken *Pteridium aquilinum* less than 20% and cover of scrub (including bramble) less than 5%.	Yes	n/a	The management described for A&B will ensure bracken and scrub remain below these thresholds.
E	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging activities) accounts for less than 5% of total area. If any invasive non-native species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	No	n/a	The above management will help supress certain undesirable species.
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type.	No	The proposed seed mix, includes at least 14 different species.	The above management will help maintain species-richness., although it may not be possible for all areas to maintain above a species richness of 10 species/m^2.

Table 7. Management and condition targets – Other neutral grassland (SUDS)

Other neutral grassland (SUDS) Condition Assessment Criteria		Targeted	Creation/ enhancement Approach	Management Approach
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	Seed SUDS basin with EM8 seedmix at 2g/m^2 and gently roll the area.	Starting the following August cut to *c.*30mm and collect and remove cuttings, where possible. Repeat this process in September and October. On all subsequent years the sward will be cut to *c.*30mm once in March, and again in September. Arisings will be removed immediately after each cut. The exception is the September cut, in which cut material will be left to dry for 3-5 days to allow seed to fall before being collected.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	No	n/a	n/a
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Yes	n/a	After each spring cut, the bottom of the SUDS basin will be scraped to ensure between 1 and 5% of the basin comprises bare ground.
D	Cover of bracken *Pteridium aquilinum* less than 20% and cover of scrub (including bramble) less than 5%.	Yes	n/a	The management described for A&B will ensure bracken and scrub remain below these thresholds.
E	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging activities) accounts for less than 5% of total area. If any invasive non-native species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	No	n/a	The above management will help supress certain undesirable species.
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type. **Note – this criterion is essential for achieving Good condition for non-acid grassland types only.**	No	The proposed seed mix, includes at least 17 different species.	The above management will help maintain species-richness., although it may not be possible to maintain above a species richness of 10 species/m^2.

Table 8. Management and condition targets – Native hedgerows

Native hedgerows Condition Assessment Criteria		Targeted	Creation/ enhancement Approach	Management Approach
A1	Height >1.5m average along length.	Yes	Hedges will be planted as whips 0.8-1m in height, and protected by tree guards.	Once established the hedgerows will be trimmed to a height of between 1-5-1.8m along the street boundary and 1.2-1.5m around the allotments. This must be done in Feb.
A2	Width >1.5m average along length.	Yes	Whips will be planted in two offset parallel lines at least 1m apart	Once established the hedgerows will be trimmed to a width of no thinner than 1.5m in Feb.
B1	Gap – hedge base Gap between ground and base of canopy <0.5m for >90% of length.	Yes	n/a	If a gap of at the base of the hedge develops to an extent which causes this condition to fail, the hedgerow will be subject to a hedge laying process by a sufficiently experienced contractor.
B2	Gap – hedgerow canopy continuity Gaps make up <10% of total length; and no canopy gaps >5m.	Yes	Whips will be planted at 1m intervals to ensure a continuous and dense hedge can develop	If gaps form in the hedge due to failed shrubs, these will be removed and new whips planted, and protected with tree guards.
C1	Undisturbed ground and perennial vegetation >1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: measured from outer edge of hedgerow, and is present on one side of the hedge (at least)	No	n/a	n/a
C2	Nutrient-enriched perennial vegetation Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	No	n/a	n/a
D1	Invasive and neophyte species >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.	Yes	Prior to planting the planting area will be inspected for invasive species , . If any are identified, a specialist contractor will be employed to safely kill or legally dispose of it	Visual inspection annually during mid-summer. If any are identified, a specialist contractor will be employed to safely kill or legally dispose of it
D2	Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Yes	n/a	Areas of hedgerow that become significantly damaged will be removed (if necessary) and replanted.

Table 9. Management and condition targets – Mixed scrub

Mixed scrub Condition Assessment Criteria		Targeted	Creation/ enhancement Approach	Management Approach
A	The parcel represents a good example of its habitat type – the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, No single species comprising more than 75% of the cover (except hazel *Corylus avellana,* common juniper *Juniperus communis,* sea buckthorn *Hippophae rhamnoides* or box *Buxus sempervirens,* which can be up to 100% cover).	Yes	All scrub planting will incorporate seven different native species, planted at 1.5m intervals.	Until establishment scrub will be watered as required to ensure success.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Yes	n/a	For the larger areas of scrub, every 10 years 30% of the scrub area will be coppiced to ground level in Jan/Feb to allow opportunities for new seedlings to emerge and create a variety of age classes in the long term.
C	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	Yes	Prior to planting the area will be stripped of existing turf and a mulch applied around the whips to supress weed growth.	Undesirable species will be controlled as required to ensure they do not exceed 5% of ground cover. Herbicides should be avoided as a treatment however.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Yes	n/a	The management for other neutral grassland will ensure this criteria is passed, for all scrub targeting medium and good condition.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Yes	n/a	The scrub in the eastern part of the site, which is targeting a good condition has a grass pathway running through it that will be managed through monthly cuts throughout the year as previously detailed. This will ensure a ride is maintained.

Table 10. Management and condition targets – Allotments

Allotments Condition Assessment Criteria		Targeted	Creation/ enhancement Approach	Management Approach
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Yes	The allotment area will comprise a mix of earth plots surrounded by short grass.	There will naturally be a variety of habitat within the area including short grass, vegetables, ornamental flowers, fruit trees and shrubs, as well as less managed plots colonised by native species.
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	No	n/a	It is likely this will occur naturally, however, cannot by guaranteed.
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of total vegetated area.	Yes	n/a	The allotments will be monitored for presence of invasive species. If any are identified, the user of the plot will be contacted and a specialist contractor will be employed to safely kill or legally dispose of it.

Table 11. Management and condition targets – Urban trees

Urban trees Condition Assessment Criteria		Targeted	Creation/ enhancement Approach	Management Approach
A	The tree is a native species (or more than 70% within the block are native species).	Yes	35 new trees are non-native and therefore will fail this criteria, however the remaining 54 will be native species and will pass	n/a
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	n/a	n/a
C	The tree is mature (or more than 50% within the block are mature).	No	n/a	n/a
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	No	n/a	n/a.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	n/a	n/a
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	All trees are planted within soft landscaped areas	n/a

Table 12. Management prescriptions and timings

Note: The nesting bird season ranges from start of March through to end of August. As such, the timing of management of all bird boxes and vegetation that could support nesting birds is scheduled below to fall outside of this period and as such should be strictly adhered to in order to avoid an offence in relation to nesting birds

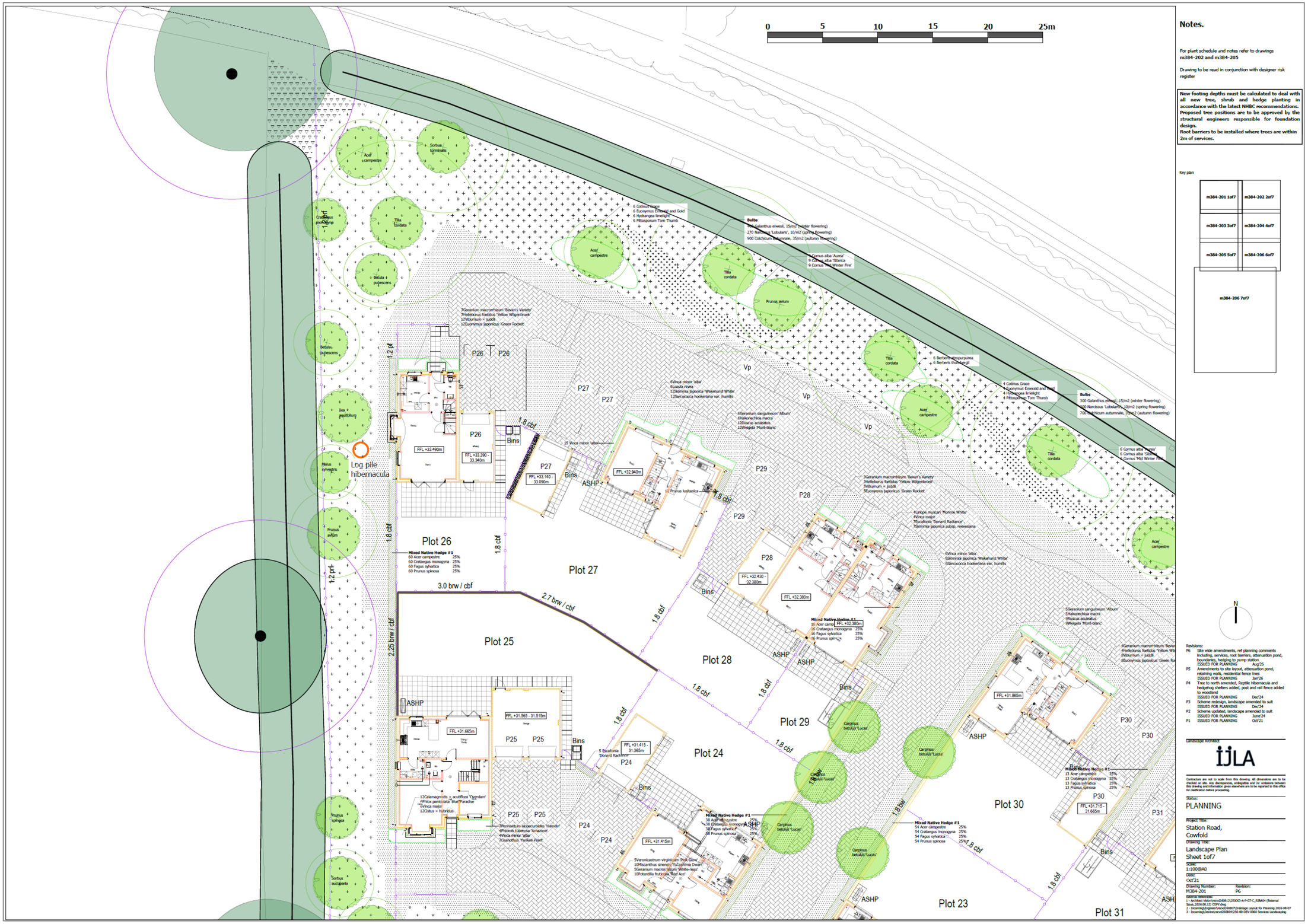
Habitat	Management action/prescription	Timing
Modified grassland	Mow to a height of 30-40 mm twice a month	Monthly March -October
	Scarify and reseed damaged areas once annually	September/October
	Visual inspection for invasive non-native species prior to cutting. If any are identified, a specialist contractor will be employed to safely kill or legally dispose of it	Monthly March -October
Other neutral grassland (excluding SUDS)	Graze/cut existing grass to ground level (and remove cuttings) in autumn. Scarify the ground and seed with EM2 seedmix at 4g/$m^{2.}$ And gently roll the area.	September/October ***First year only***
	Cut 80% of grassland to *c.*30-40mm and collect and remove cuttings	Once a month: March, August, October
	Cut remaining 20% of grassland to *c.*30-40mm and collect and remove cuttings	Once a month: May, June, July
	After each spring cut, the ground will be scarified to ensure between 1 and 5% of the area comprises bare ground.	April
Other neutral grassland (SUDS)	Seed SUDS basin with EM8 seedmix at 2g/$m^{2.}$ and gently roll the area.	First September after creation only
	Cut to a height of 30-40mm and collect and remove cuttings, where possible	Second year: Monthly August, September, October Subsequent years: Monthly March and September
	After each spring cut, the bottom of the SUDS basin will be scraped to ensure between 1 and 5% of the basin comprises bare ground.	March

Native hedgerows	**Plant whips in double staggered rows at 1m intervals**	**First autumn only**
	Trim established hedgerows to a height of between 1-5-1.8m along the street boundary and 1.2-1.5m around the allotments and width of at least 1.5m	Once annually Nov-Feb,
	If a gap of at the base of the hedge develops to an extent which causes this condition to fail, the hedgerow will be subject to a hedge laying process by a sufficiently experienced contractor.	Only if required: Nov-Feb
	If gaps form in the hedge due to failed shrubs, these will be removed and new whips planted, and protected with tree guards.	Only if required: Autumn or spring
	Visual inspection for invasive non-native species. If any are identified, a specialist contractor will be employed to safely kill or legally dispose of it	Annually summer months
Scrub	Prior to planting the area will be stripped of existing turf and a mulch applied. Whips planted at 1.5m intervals	First spring or autumn only
	For the larger areas of scrub, every 10 years 30% of the scrub area will be coppiced to ground level	Every 10 years: Feb
	Control undesirable species to ensure they make up less than 5% of ground cover.	As required
Allotments	The allotments will be monitored for presence of invasive species. If any are identified, the user of the plot will be contacted and a specialist contractor will be employed to safely kill or legally dispose of it.	Annually summer months
Young urban/rural trees	Plant heavy and extra-heavy standards, secure with guards/stakes and ties and apply mulch to bases. Leaving a gap of 150mm between the trunk and mulch to avoid rot.	First spring or autumn only
	Stakes, ties and guards must be removed upon successful establishment or after 4 years of planting, whichever is sooner	As required
	Any necessary pruning of young trees	As required during Jan/Feb
Mature/semi-mature trees	Inspect trees within publicly accessible areas for any potentially dangerous defects. If identified, an ecologist must first be consulted to assess the trees for bats, which may lead to the need for a mitigation licence prior to removal of the limb. For more extensive defects, monolithing may be pursued.	Annual Monitoring: May/June Pruning if required: Oct-Feb

Ornamental shrubs and hedgerows	Prune winter flowering shrubs taking care to confirm absence of nesting birds in denser shrubs	Annually in spring
	Prune shrubs flowering between March and July taking care to confirm absence of nesting birds in denser shrubs	Annually immediately after flowering period.
	Prune shrubs flowering between July and October back to old wood	Annually in winter
	Prune roses	Annually in early spring
	Trim ornamental hedges to 1m height and width, avoiding cutting old woody growth	Once annually in September
Climbing plants	Remove excess growth, to ensure that signs, light fittings, doors and windows are kept clear at all times. taking care to confirm absence of nesting birds prior to cutting	Once annually in August
	Attach insecure growth to supporting wires or structures using 1 mm diameter black plastics coated steel wire, checking and repairing supporting structures if necessary	As required.
All trees and shrub	Water to saturation of ground at base of shrub/tree	Weekly June-August in first three years, and as required outside of this (e.g. weekly in times of drought)
	Monitor health of trees/shrub and replace where necessary	Annually: summer months
	Carry out formative pruning of young trees (excluding feathered/whips). Crown prune by removing dead branches and reducing selected side branches by one third to preserve a well balanced head and ensure the development of a single strong leader Remove duplicated branches and potentially weak or tight forks. In each case cut back to live wood.	Annually autumn
Flowerbeds (Annuals)	Remove previous season's bedding, including all bulbs, litter and debris and dig over beds using a spade or handheld mechanical cultivator, burying annual weeds and digging our perennial weeds. Plant new bulbs as and annuals as per the planting plan/schedule.	Annually in early spring
Flowerbeds	Apply organic fertiliser to manufacturers recommendation	Annually in spring and autumn

	Water flowerbeds	As required during dry periods
	Replant failed plants and water to saturation	As required (spring/autumn)
	Trim heads of older flowering stems, remove debris/arisings, fork over soil and apply compost	Annually in autumn
	Deadhead flowers , remove undesirable weeds and clip grass edges	As required throughout growing season
Hardscape	Remove weeds	As required during growing season
	Remove mud, silt and debris from surface gutters and empty drainage gully traps and flush clean	As required after periods of heavy rain
	Rake over gravel	As required
	Inspect and repair fencing	As required
	Inspect and maintain play equipment safety, hard surface materials, fence and gates in original installed conditions	Monthly
	Clean play equipment and remove graffiti	Quarterly
	Inspection of play equipment by independent body (such as ROSPA)	Annually
All habitats	Identify and remove litter	Monthly
	Rake leaves (excluding woodland areas) and compost	Monthly November-January
Bird boxes	Clean out old nests and other material from bird boxes with stiff brush, to remove potential parasites.	Annually Sep-Feb
Bird and bat boxes	Confirm they are still attached and in good condition. If broken, they should be replaced by a comparable model. An ecologist should be consulted prior to removal of bat boxes.	Annually Oct to Feb

Note: For planting Schedule see Sheet 2 of 7 of the Landscape plan produced by ijLA (M384-202) on the next pages. Planting prescriptions and intial aftercareis also detailed on Sheet 5 of 6. All sheets of the Landscape Plan are also provided in full in the following pages. For higher resolution plans, please see the separate plans individually submitted as part of the application.


0 5 10 15 20 25m
Plot 23
Plot 24
Plot 25
Plot 26
Plot 27
Plot 28
Plot 29
Plot 30
Plot 31
Log pile hibernacula
Bins
ASHP
1.8 cbf
2.7 brw / cbf
3.0 brw / cbf
2.25 brw / cbf
1.2 cbf
Mixed Native Hedge #1
60 Acer campestre 25%
60 Crataegus monogyna 25%
60 Fagus sylvatica 25%
60 Prunus spinosa 25%
Notes.
For plant schedule and notes refer to drawings m384-202 and m384-205
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m384-201 1of7
m384-202 2of7
m384-203 3of7
m384-204 4of7
m384-205 5of7
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m384-206 7of7
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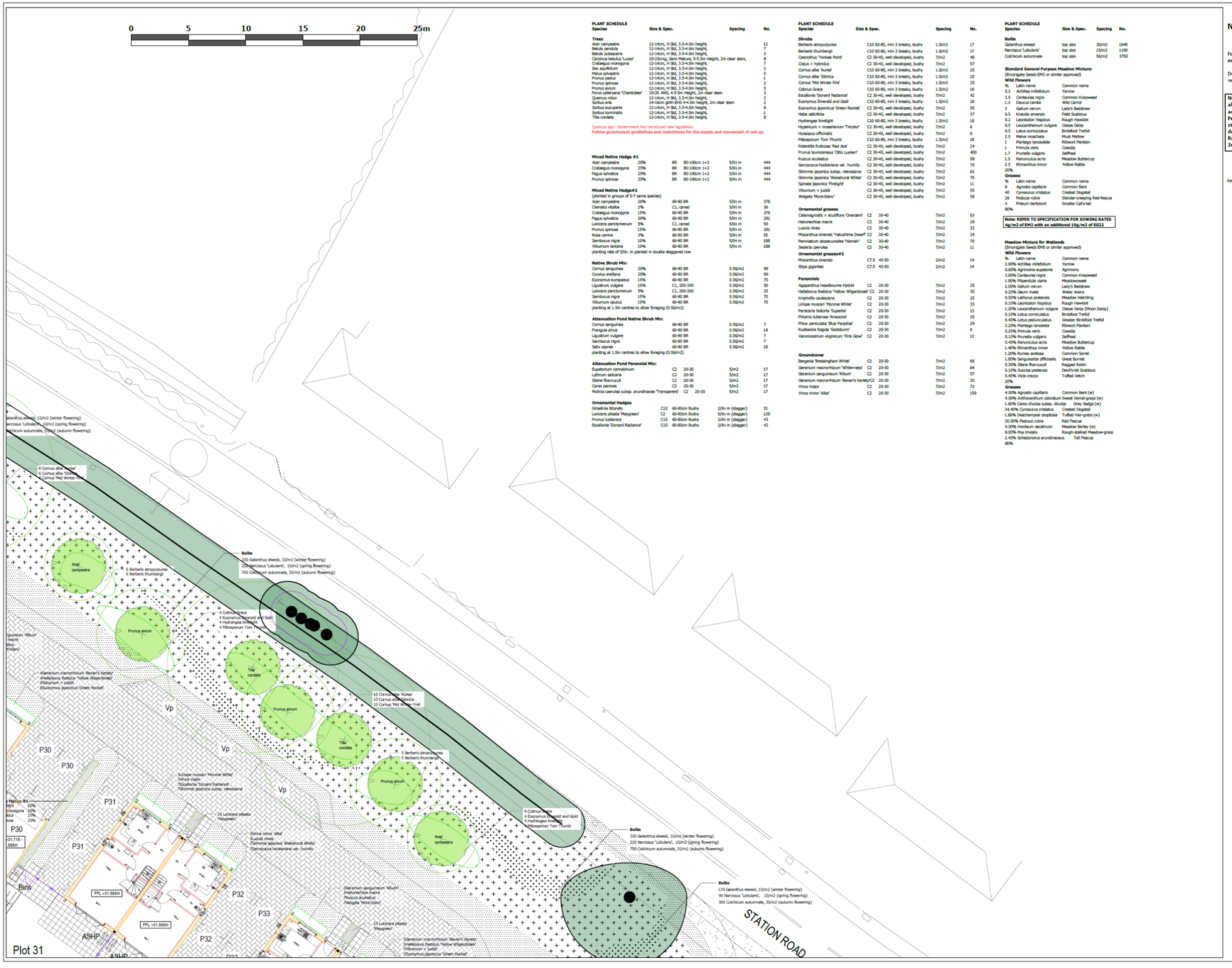
Landscape Architect
IJLA
Status:
PLANNING
Project Title:
Station Road, Cowfold
Drawing Title:
Landscape Plan Sheet 1of7
Scale:
1:100@A0
Date:
Oct'21
Drawing Number: M384-201
Revision: P6



PLANT SCHEDULE

Species	Size & Spec.	Spacing	No.
Trees			
Acer campestre	12-14cm, H Std, 3.5-4.0m height,		12
Betula pendula	12-14cm, H Std, 3.5-4.0m height,		7
Betula pubescens	12-14cm, H Std, 3.5-4.0m height,		3
Carpinus betulus 'Lucas'	20-25cmg, Semi Mature, 5-5.5m Height, 2m clear stem,		8
Crataegus monogyna	12-14cm, H Std, 3.5-4.0m height,		7
Ilex aquifolium	12-14cm, H Std, 3.5-4.0m height,		3
Malus sylvestris	12-14cm, H Std, 3.5-4.0m height,		5
Prunus padus	12-14cm, H Std, 3.5-4.0m height,		1
Prunus spinosa	12-14cm, H Std, 3.5-4.0m height,		2
Prunus avium	12-14cm, H Std, 3.5-4.0m height,		5
Pyrus calleryana 'Chanticleer'	18-20 ANS, 4.5-5m Height, 2m clear stem		3
Quercus robur	12-14cm, H Std, 3.5-4.0m height,		3
Sorbus aria	14-16cm girth EHS 4-4.5m height, 2m clear stem		2
Sorbus aucuparia	12-14cm, H Std, 3.5-4.0m height,		8
Sorbus torminalis	12-14cm, H Std, 3.5-4.0m height,		1
Tilia cordata	12-14cm, H Std, 3.5-4.0m height,		8
Mixed Native Hedge #1			
Acer campestre	25%	BR 80-100cm 1+2	5/lin m 444
Crataegus monogyna	25%	BR 80-100cm 1+2	5/lin m 444
Fagus sylvatica	25%	BR 80-100cm 1+2	5/lin m 444
Prunus spinosa	25%	BR 80-100cm 1+2	5/lin m 444
Mixed Native Hedge#2			
(planted in groups of 5-7 same species)			
Acer campestre	20%	60-90 BR	5/lin m 376
Clematis vitalba	2%	CI, caned	5/lin m 36
Crataegus monogyna	15%	60-90 BR	5/lin m 376
Fagus sylvatica	20%	60-90 BR	5/lin m 281
Lonicera periclymenum	5%	CI, caned	5/lin m 93
Prunus spinosa	15%	60-90 BR	5/lin m 281
Rosa canina	3%	60-90 BR	5/lin m 55
Sambucus nigra	10%	60-90 BR	5/lin m 188
Viburnum lantana	10%	60-90 BR	5/lin m 188
planting rate of 5/lin. m planted in double staggered row			
Native Shrub Mix:			
Cornus sanguinea	20%	60-90 BR	0.56/m2 99
Corylus avellana	20%	60-90 BR	0.56/m2 99
Euonymus europaeus	15%	60-90 BR	0.56/m2 75
Ligustrum vulgare	10%	C1, 200-300	0.56/m2 50
Lonicera periclymenum	5%	C1, 200-300	0.56/m2 25
Sambucus nigra	15%	60-90 BR	0.56/m2 75
Viburnum opulus	15%	60-90 BR	0.56/m2 75
planting at 1.5m centres to allow foraging (0.56/m2)			
Attenuation Pond Native Shrub Mix:			
Cornus sanguinea		60-90 BR	0.56/m2 7
Frangula alnus		60-90 BR	0.56/m2 18
Ligustrum vulgare		60-90 BR	0.56/m2 7
Sambucus nigra		60-90 BR	0.56/m2 7
Salix caprea		60-90 BR	0.56/m2 18
planting at 1.5m centres to allow foraging (0.56/m2)			
Attenuation Pond Perennial Mix:			
Eupatorium cannabinum	C2	20-30	5/m2 17
Lythrum salicaria	C2	20-30	5/m2 17
Silene flos-cuculi	C2	20-30	5/m2 17
Carex panicea	C2	20-30	5/m2 17
Molinia caerulea subsp. arundinacea 'Transparent'	C2	20-30	5/m2 17
Ornamental Hedges			
Griselinia littoralis	C10	60-80cm Bushy	2/lin m (stagger) 51
Lonicera pileata 'Maygreen'	C2	60-80cm Bushy	5/lin m (stagger) 138
Prunus lusitanica	C10	60-80cm Bushy	2/lin m (stagger) 43
Escallonia 'Donard Radiance'	C10	60-80cm Bushy	2/lin m (stagger) 42

PLANT SCHEDULE

Species	Size & Spec.	Spacing	No.
Shrubs			
Berberis atropurpurea	C10 60-80, min 3 breaks, bushy	1.5/m2	17
Berberis thumbergii	C10 60-80, min 3 breaks, bushy	1.5/m2	17
Ceanothus 'Yankee Point'	C2 30-40, well developed, bushy	7/m2	46
Cistus × hybridus	C2 30-40, well developed, bushy	7/m2	57
Cornus alba 'Aurea'	C10 60-80, min 3 breaks, bushy	1.5/m2	25
Cornus alba 'Sibirica	C10 60-80, min 3 breaks, bushy	1.5/m2	25
Cornus 'Mid Winter Fire'	C10 60-80, min 3 breaks, bushy	1.5/m2	25
Cotinus Grace	C10 60-80, min 3 breaks, bushy	1.5/m2	18
Escallonia 'Donard Radiance'	C2 30-40, well developed, bushy	7/m2	42
Euonymus Emerald and Gold	C10 60-80, min 3 breaks, bushy	1.5/m2	18
Euonymus japonicus 'Green Rocket'	C2 30-40, well developed, bushy	7/m2	55
Hebe salicifolia	C2 30-40, well developed, bushy	7/m2	37
Hydrangea limelight	C10 60-80, min 3 breaks, bushy	1.5/m2	18
Hypericum × moserianum 'Tricolor'	C2 30-40, well developed, bushy	7/m2	6
Hyssopus officinalis	C2 30-40, well developed, bushy	7/m2	6
Pittosporum Tom Thumb	C10 60-80, min 3 breaks, bushy	1.5/m2	18
Potentilla fruticosa 'Red Ace'	C2 30-40, well developed, bushy	7/m2	24
Prunus laurocerasus 'Otto Luyken'	C2 30-40, well developed, bushy	7/m2	400
Ruscus aculeatus	C2 30-40, well developed, bushy	7/m2	58
Sarcococca hookeriana var. humilis	C2 30-40, well developed, bushy	7/m2	75
Skimmia japonica subsp. reevesiana	C2 30-40, well developed, bushy	7/m2	62
Skimmia japonica 'Wakehurst White'	C2 30-40, well developed, bushy	7/m2	75
Spiraea japonica 'Firelight'	C2 30-40, well developed, bushy	7/m2	11
Viburnum × juddii	C2 30-40, well developed, bushy	7/m2	55
Weigela 'Mont-blanc'	C2 30-40, well developed, bushy	7/m2	58
Ornamental grasses			
Calamagrostis × acutiflora 'Overdam'	C2 30-40	7/m2	63
Hakonechloa macra	C2 30-40	7/m2	29
Luzula nivea	C2 30-40	7/m2	32
Miscanthus sinensis 'Yakushima Dwarf'	C2 30-40	7/m2	24
Pennisetum alopecuroides 'Hameln'	C2 30-40	7/m2	70
Sesleria caerulea	C2 30-40	7/m2	11
Ornamental grasses#2			
Miscanthus sinensis	C7.5 40-50	2/m2	14
Stipa gigantea	C7.5 40-50	2/m2	14
Perennials			
Agapanthus Headbourne Hybrid	C2 20-30	7/m2	25
Helleborus foetidus 'Yellow Wilgenbroek'	C2 20-30	7/m2	30
Knikophofa caulescens	C2 20-30	7/m2	25
Liriope muscari 'Monroe White'	C2 20-30	7/m2	33
Persicaria bistorta 'Superba'	C2 20-30	7/m2	13
Phlomis tuberosa 'Amazone'	C2 20-30	7/m2	25
Phlox paniculata 'Blue Paradise'	C2 20-30	7/m2	29
Rudbeckia fulgida 'Goldsturm'	C2 20-30	7/m2	6
Veronicastrum virginicum 'Pink Glow'	C2 20-30	7/m2	13
Groundcover			
Bergenia 'Bressingham White'	C2 20-30	7/m2	66
Geranium macrorrhizum 'White-nest'	C2 20-30	7/m2	84
Geranium sanguineum 'Album'	C2 20-30	7/m2	57
Geranium macrorrhizum 'Bevan's Variety'	C2 20-30	7/m2	30
Vinca major	C2 20-30	7/m2	72
Vinca minor 'alba'	C2 20-30	7/m2	159

PLANT SCHEDULE

Species	Size & Spec.	Spacing	No.
Bulbs			
Galanthus elwesii	top size	20/m2	1640
Narcissus 'Lobularis'	top size	15/m2	1100
Colchicum autumnale	top size	50/m2	3750

Standard General Purpose Meadow Mixture:
(Emorsgate Seeds EM2 or similar approved)

Wild Flowers

%	Latin name	Common name
0.3	Achillea millefolium	Yarrow
3.5	Centaurea nigra	Common Knapweed
1.3	Daucus carota	Wild Carrot
3	Galium verum	Lady's Bedstraw
0.5	Knautia arvensis	Field Scabious
0.2	Leontodon hispidus	Rough Hawkbit
0.5	Leucanthemum vulgare	Oxeye Daisy
0.5	Lotus corniculatus	Birdsfoot Trefoil
2.5	Malva moschata	Musk Mallow
1	Plantago lanceolata	Ribwort Plantain
1	Primula veris	Cowslip
1.7	Prunella vulgaris	Selfheal
1.5	Ranunculus acris	Meadow Buttercup
2.5	Rhinanthus minor	Yellow Rattle
20%		

Grasses

%	Latin name	Common name
8	Agrostis capillaris	Common Bent
40	Cynosurus cristatus	Crested Dogstail
28	Festuca rubra	Slender-creeping Red-fescue
4	Phleum bertolonii	Smaller Cat's-tail
80%		

Note: REFER TO SPECIFICATION FOR SOWING RATES 4g/m2 of EM2 with an additional 10g/m2 of EG22

Meadow Mixture for Wetlands
(Emorsgate Seeds EM8 or similar approved)

Wild Flowers

%	Latin name	Common name
2.00%	Achillea millefolium	Yarrow
0.60%	Agrimonia eupatoria	Agrimony
3.60%	Centaurea nigra	Common Knapweed
1.00%	Filipendula ularia	Meadowsweet
2.00%	Galium verum	Lady's Bedstraw
0.20%	Geum rivale	Water Avens
0.50%	Lathyrus pratensis	Meadow Vetchling
0.10%	Leontodon hispidus	Rough Hawkbit
1.20%	Leucanthemum vulgare	Oxeye Daisy (Moon Daisy)
0.10%	Lotus corniculatus	Birdsfoot Trefoil
0.40%	Lotus pedunculatus	Greater Birdsfoot Trefoil
3.20%	Plantago lanceolata	Ribwort Plantain
0.20%	Primula veris	Cowslip
0.10%	Prunella vulgaris	Selfheal
0.40%	Ranunculus acris	Meadow Buttercup
1.40%	Rhinanthus minor	Yellow Rattle
1.20%	Rumex acetosa	Common Sorrel
1.00%	Sanguisorba officinalis	Great Burnet
0.30%	Silene flos-cuculi	Ragged Robin
0.10%	Succisa pratensis	Devil's-bit Scabious
0.40%	Vicia cracca	Tufted Vetch
20%		

Grasses

%	Latin name	Common name
4.00%	Agrostis capillaris	Common Bent (w)
4.00%	Anthoxanthum odoratum	Sweet Vernal-grass (w)
1.60%	Carex divulsa subsp. divulsa	Grey Sedge (w)
34.40%	Cynosurus cristatus	Crested Dogstail
1.60%	Deschampsia cespitosa	Tufted Hair-grass (w)
20.00%	Festuca rubra	Red Fescue
4.00%	Hordeum secalinum	Meadow Barley (w)
8.00%	Poa trivialis	Rough-stalked Meadow-grass
2.40%	Schedonorus arundinaceus	Tall Fescue
80%		

Notes.

For plant schedule and notes refer to drawings m384-202 and m384-205

Drawing to be read in conjunction with designer risk register

New footing depths must be calculated to deal with all new tree, shrub and hedge planting in accordance with the latest NHBC recommendations. Proposed tree positions are to be approved by the structural engineers responsible for foundation design.
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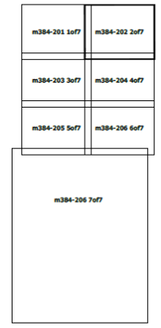
Key plan



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P2 Scheme updated, landscape amended to suit ISSUED FOR PLANNING June'24
P1 ISSUED FOR PLANNING Oct'21

Landscape Architect:
ijLA

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Status:
PLANNING

Project title:
Station Road, Cowfold

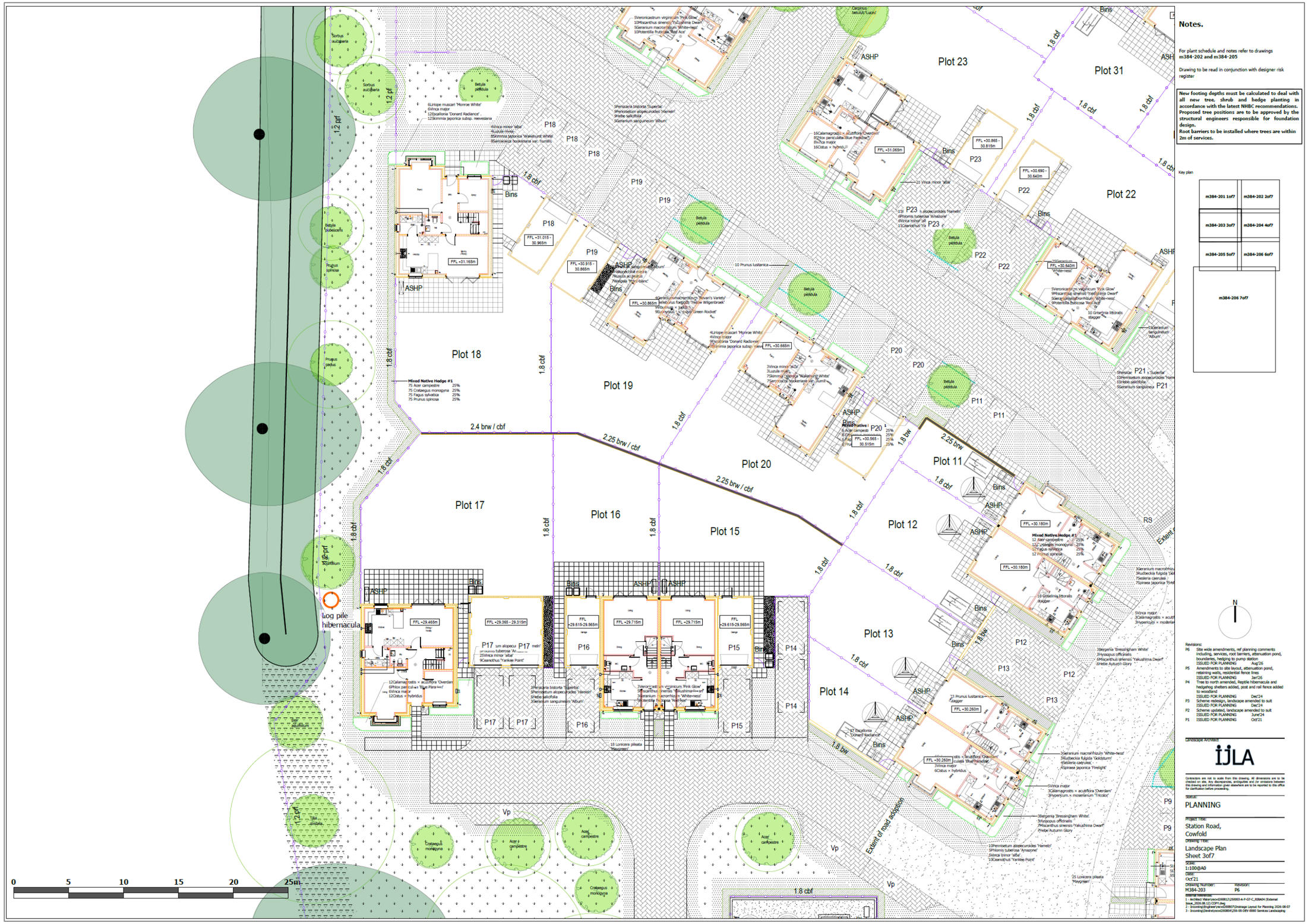
Drawing title:
Landscape Plan Sheet 2of7

Scale:
1:100@A0

Date:
Oct'21

Drawing Number: m384-202 Revision: P6

External References:
1 - Architect XRefs\projects\2018\12\250003 A-P-02-C_828d4 (External base_2026.08.12) COPY.dwg
2 - Incoming\Engineers\nov\250807\Drainage Layout for Planning 2026-08-07
3 - Incoming\Zweitwisyow\250804\256-00-DEV-0060 Services Landscaping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m384-203 3of7
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m384-206 6of7
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Plot 18
Plot 19
Plot 20
Plot 17
Plot 16
Plot 15
Plot 23
Plot 31
Plot 22
Plot 11
Plot 12
Plot 13
Plot 14
Mixed Native Hedge #1
75 Acer campestre 25%
75 Crataegus monogyna 25%
75 Fagus sylvatica 25%
75 Prunus spinosa 25%
2.4 brw / cbf
2.25 brw / cbf
1.8 cbf
1.2 pf
ASHP
Bins
Log pile hibernacula
Extent of road adoption
0 5 10 15 20 25m
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Revision:
P6


STATION ROAD
Plot 1
Plot 2
Plot 3
Plot 4
Plot 5
Plot 6
Plot 7
Plot 8
Plot 9
Plot 21
Plot 22
Plot 31
Plot 32
Plot 33
Plot 34
Plot 35
Log pile hibernacula
Log pile hibernacula
Extent of road adoption
Mixed Native Hedge #1
Mixed Native Hedge #2
Native Shrub Mix:
Bulbs
Notes.
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Drawing Title:
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Oct'21
Drawing Number:
M384-204
Revision:
P6
External References:
1 - Architect Visitor/recv/D30812\250003-A-P-07-C_R3BA04 (External Issue_2026.08.12) COPY.dwg
2 - Incoming\Engineer\recv\D30807\Drainage Layout for Planning 2026-08-07
3 - Incoming\Dewhirst\recv\D30804\256-00-DEV-0060 Services Landscaping
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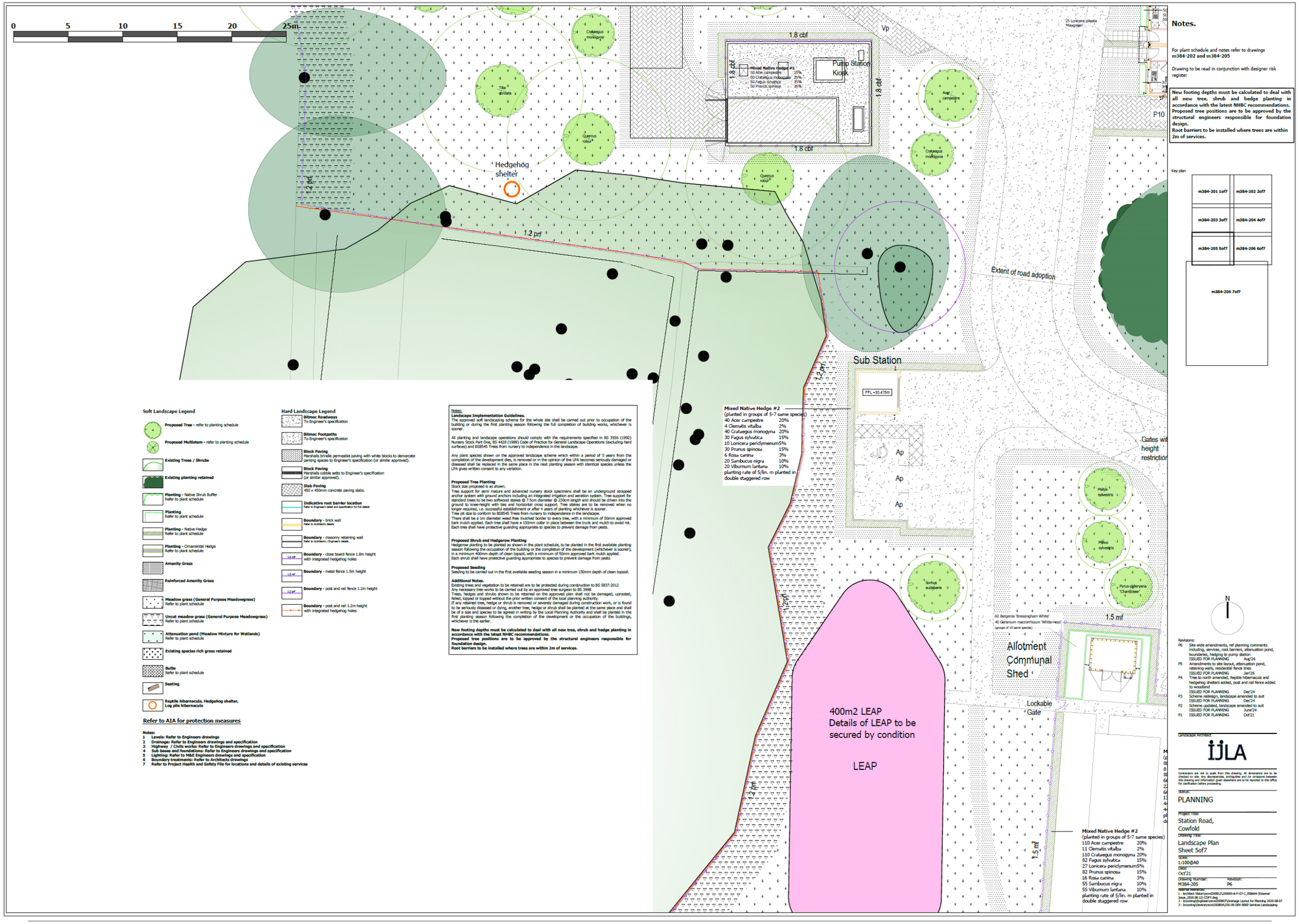
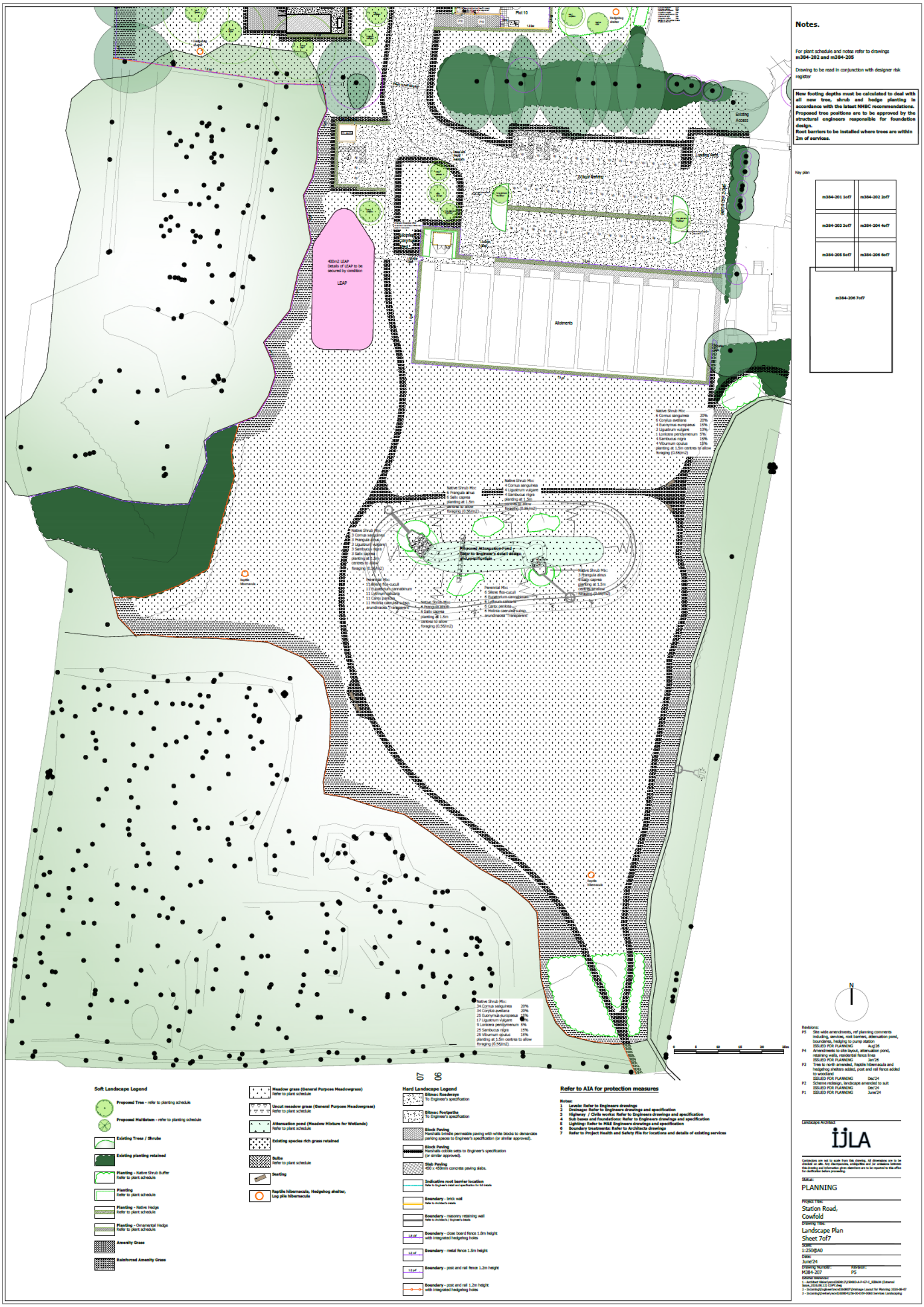

0 5 10 15 20 25m
Hedgehog shelter
1.2 prf
1.8 cbf
Pump Station Kiosk
Sub Station
FFL +30.475m
Extent of road adoption
P10
Ap
Ap
400m2 LEAP
Details of LEAP to be secured by condition
LEAP
Allotment
Communal
Shed
Lockable Gate
1.5 mf
Gates with height restriction
Mixed Native Hedge #2
(planted in groups of 5-7 same species)
110 Acer campestre 20%
11 Clematis vitalba 2%
110 Crataegus monogyna 20%
82 Fagus sylvatica 15%
27 Lonicera periclymenum 5%
82 Prunus spinosa 15%
16 Rosa canina 3%
55 Sambucus nigra 10%
55 Viburnum lantana 10%
planting rate of 5/lin. m planted in double staggered row
60 Bergenia 'Bressingham White'
40 Geranium macrorrhizum 'White-ness'
(groups of 10 same species)
Soft Landscape Legend
Proposed Tree - refer to planting schedule
Proposed Multistem - refer to planting schedule
Existing Trees / Shrubs
Existing planting retained
Planting - Native Shrub Buffer
Refer to plant schedule
Planting
Refer to plant schedule
Planting - Native Hedge
Refer to plant schedule
Planting - Ornamental Hedge
Refer to plant schedule
Amenity Grass
Reinforced Amenity Grass
Meadow grass (General Purpose Meadowgrass)
Refer to plant schedule
Uncut meadow grass (General Purpose Meadowgrass)
Refer to plant schedule
Attenuation pond (Meadow Mixture for Wetlands)
Refer to plant schedule
Existing species rich grass retained
Bulbs
Refer to plant schedule
Seating
Reptile hibernacula, Hedgehog shelter, Log pile hibernacula
Hard Landscape Legend
Bitmac Roadways
To Engineer's specification
Bitmac Footpaths
To Engineer's specification
Block Paving
Marshalls brindle permeable paving with white blocks to demarcate parking spaces to Engineer's specification (or similar approved).
Block Paving
Marshalls cobble setts to Engineer's specification (or similar approved).
Slab Paving
450 x 450mm concrete paving slabs.
Indicative root barrier location
Refer to Engineer's detail and specification for full details
Boundary - brick wall
Refer to Architect's details
Boundary - masonry retaining wall
Refer to Architects / Engineer's details
Boundary - close board fence 1.8m height with integrated hedgehog holes
Boundary - metal fence 1.5m height
Boundary - post and rail fence 1.2m height
Boundary - post and rail 1.2m height with integrated hedgehog holes
Refer to AIA for protection measures
Notes:
1 Levels: Refer to Engineers drawings
2 Drainage: Refer to Engineers drawings and specification
3 Highway / Civils works: Refer to Engineers drawings and specification
4 Sub bases and foundations: Refer to Engineers drawings and specification
5 Lighting: Refer to M&E Engineers drawings and specification
6 Boundary treatments: Refer to Architects drawings
7 Refer to Project Health and Safety File for locations and details of existing services
Notes:
Landscape Implementation Guidelines.
The approved soft landscaping scheme for the whole site shall be carried out prior to occupation of the building or during the first planting season following the full completion of building works, whichever is sooner.
All planting and landscape operations should comply with the requirements specified in BS 3936 (1992) Nursery Stock Part One, BS 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces) and BSB545 Trees from nursery to independence in the landscape.
Any plant species shown on the approved landscape scheme which within a period of 5 years from the completion of the development dies, is removed or in the opinion of the LPA becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with identical species unless the LPA gives written consent to any variation.
Proposed Tree Planting
Stock size proposed is as shown.
Tree support for semi mature and advanced nursery stock specimens shall be an underground strapped anchor system with ground anchors including an integrated irrigation and aeration system. Tree support for standard trees to be two softwood stakes @ 7.5cm diameter @ 230cm length and should be driven into the ground to knee-height with ties and horizontal cross support. Tree stakes are to be removed when no longer required, i.e. successful establishment or after 4 years of planting whichever is sooner.
Tree pit size to conform to BSB545 Trees from nursery to independence in the landscape.
There shall be a 1m diameter weed free mulched border to every tree, with a minimum of 50mm approved bark mulch applied. Each tree shall have a 150mm collar in place between the trunk and mulch to avoid rot. Each tree shall have protective guarding appropriate to species to prevent damage from pests.
Proposed Shrub and Hedgerow Planting
Hedgerow planting to be planted as shown in the plant schedule, to be planted in the first available planting season following the occupation of the building or the completion of the development (whichever is sooner), in a minimum 400mm depth of clean topsoil, with a minimum of 50mm approved bark mulch applied. Each shrub shall have protective guarding appropriate to species to prevent damage from pests.
Proposed Seeding
Seeding to be carried out in the first available seeding season in a minimum 150mm depth of clean topsoil.
Additional Notes.
Existing trees and vegetation to be retained are to be protected during construction to BS 5837:2012
Any necessary tree works to be carried out by an approved tree surgeon to BS 3998.
Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the local planning authority.
If any retained tree, hedge or shrub is removed or severely damaged during construction work, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.
New footing depths must be calculated to deal with all new tree, shrub and hedge planting in accordance with the latest NHBC recommendations.
Proposed tree positions are to be approved by the structural engineers responsible for foundation design.
Root barriers to be installed where trees are within 2m of services.
Notes.
For plant schedule and notes refer to drawings m384-202 and m384-205
Drawing to be read in conjunction with designer risk register
New footing depths must be calculated to deal with all new tree, shrub and hedge planting in accordance with the latest NHBC recommendations. Proposed tree positions are to be approved by the structural engineers responsible for foundation design.
Root barriers to be installed where trees are within 2m of services.
Key plan
m384-201 1of7
m384-202 2of7
m384-203 3of7
m384-204 4of7
m384-205 5of7
m384-206 6of7
m384-206 7of7
N
Revisions:
P6 Site wide amendments, ref planning comments including, services, root barriers, attenuation pond, boundaries, hedging to pump station ISSUED FOR PLANNING Aug'26
P5 Amendments to site layout, attenuation pond, retaining walls, residential fence lines ISSUED FOR PLANNING Jan'26
P4 Tree to north amended, Reptile hibernacula and hedgehog shelters added, post and rail fence added to woodland ISSUED FOR PLANNING Dec'24
P3 Scheme redesign, landscape amended to suit ISSUED FOR PLANNING Dec'24
P2 Scheme updated, landscape amended to suit ISSUED FOR PLANNING June'24
P1 ISSUED FOR PLANNING Oct'21
Landscape Architect:
ijLA
Contractors are not to scale from this drawing. All dimensions are to be checked on site. Any discrepancies, ambiguities and /or omissions between this drawing and information given elsewhere are to be reported to this office for clarification before proceeding.
Status:
PLANNING
Project Title:
Station Road, Cowfold
Drawing Title:
Landscape Plan Sheet 5of7
Scale:
1:100@A0
Date:
Oct'21
Drawing Number: M384-205
Revision: P6
External References:
1 - Architect Water\revit\260812\250803-A-P-03-C_R20A04 (External Issue_2026.08.12) COPY.dwg
2 - Incoming\Engineer\revit\260807\Drainage Layout for Planning 2026-08-07
3 - Incoming\Zenith\revit\260804\256-00-DEV-0060 Services Landscaping


Plot 9
Plot 10
1.8 cbf
1.8 bw
ASHP
Bins
P10
Hedgehog shelter
Existing Access
Loading Area
School Parking
DROP OFF ZONE
Gates with height restriction
Lockable Gates
Allotments
1.5 mf
Vp
Sp
Mixed Native Hedge #1
60 Acer campestre 25%
60 Crataegus monogyna 25%
60 Fagus sylvatica 25%
60 Prunus spinosa 25%
Mixed Native Hedge #2
(planted in groups of 5-7 same species)
88 Acer campestre 20%
8 Clematis vitalba 2%
88 Crataegus monogyna 20%
66 Fagus sylvatica 15%
22 Lonicera periclymenum 5%
66 Prunus spinosa 15%
13 Rosa canina 3%
44 Sambucus nigra 10%
44 Viburnum lantana 10%
planting rate of 5/lin. m planted in double staggered row
0 5 10 15 20 25m
N
Notes.
For plant schedule and notes refer to drawings m384-202 and m384-205
Drawing to be read in conjunction with designer risk register
New footing depths must be calculated to deal with all new tree, shrub and hedge planting in accordance with the latest NHBC recommendations. Proposed tree positions are to be approved by the structural engineers responsible for foundation design.
Root barriers to be installed where trees are within 2m of services.
Key plan
m384-201 1of7
m384-202 2of7
m384-203 3of7
m384-204 4of7
m384-205 5of7
m384-206 6of7
m384-206 7of7
Revisions:
P6 Site wide amendments, ref planning comments including, services, root barriers, attenuation pond, boundaries, hedging to pump station ISSUED FOR PLANNING Aug'26
P5 Amendments to site layout, attenuation pond, retaining walls, residential fence lines ISSUED FOR PLANNING Jan'26
P4 Tree to north amended, Reptile hibernacula and hedgehog shelters added, post and rail fence added to woodland ISSUED FOR PLANNING Dec'24
P3 Scheme redesign, landscape amended to suit ISSUED FOR PLANNING Dec'24
P2 Scheme updated, landscape amended to suit ISSUED FOR PLANNING June'24
P1 ISSUED FOR PLANNING Oct'21
Landscape Architect
ÍJLA
Contractors are not to scale from this drawing. All dimensions are to be checked on site. Any discrepancies, ambiguities and /or omissions between this drawing and information given elsewhere are to be reported to this office for clarification before proceeding.
Status: PLANNING
Project Title: Station Road, Cowfold
Drawing Title: Landscape Plan Sheet 6of7
Scale: 1:100@A0
Date: Oct'21
Drawing Number: M384-206
Revision: P6


Notes.
For plant schedule and notes refer to drawings m384-202 and m384-205
Drawing to be read in conjunction with designer risk register
New footing depths must be calculated to deal with all new tree, shrub and hedge planting in accordance with the latest NHBC recommendations. Proposed tree positions are to be approved by the structural engineers responsible for foundation design.
Root barriers to be installed where trees are within 2m of services.
Key plan
m384-201 1of7
m384-202 2of7
m384-203 3of7
m384-204 4of7
m384-205 5of7
m384-206 6of7
m384-206 7of7
Plot 10
Existing Access
Loading Area
School Parking
400m2 LEAP
Details of LEAP to be secured by condition
LEAP
Allotments
Native Shrub Mix:
6 Cornus sanguinea 20%
6 Corylus avellana 20%
4 Euonymus europaeus 15%
3 Ligustrum vulgare 10%
1 Lonicera periclymenum 5%
4 Sambucus nigra 15%
4 Viburnum opulus 15%
planting at 1.5m centres to allow foraging (0.56/m2)
Proposed Attenuation Pond - Refer to Engineer's detail design and specification
Native Shrub Mix:
3 Frangula alnus
3 Ligustrum vulgare
3 Sambucus nigra
3 Salix caprea
planting at 1.5m centres to allow foraging (0.56/m2)
Perennial Mix:
11 Silene flos-cuculi
11 Eupatorium cannabinum
11 Lythrum salicaria
11 Carex paniculata
11 Molinia caerulea subsp. arundinacea 'Transparent'
Native Shrub Mix:
3 Frangula alnus
4 Salix caprea
planting at 1.5m centres to allow foraging (0.44/m2)
Perennial Mix:
6 Silene flos-cuculi
6 Eupatorium cannabinum
3 Lythrum salicaria
6 Carex paniculata
6 Molinia caerulea subsp. arundinacea 'Transparent'
Native Shrub Mix:
3 Frangula alnus
4 Salix caprea
planting at 1.5m centres to allow foraging (0.44/m2)
Native Shrub Mix:
34 Cornus sanguinea 20%
34 Corylus avellana 20%
25 Euonymus europaeus 15%
17 Ligustrum vulgare 10%
9 Lonicera periclymenum 5%
25 Sambucus nigra 15%
25 Viburnum opulus 15%
planting at 1.5m centres to allow foraging (0.56/m2)
Soft Landscape Legend
Proposed Tree - refer to planting schedule
Proposed Multistem - refer to planting schedule
Existing Trees / Shrubs
Existing planting retained
Planting - Native Shrub Buffer Refer to plant schedule
Planting Refer to plant schedule
Planting - Native Hedge Refer to plant schedule
Planting - Ornamental Hedge Refer to plant schedule
Amenity Grass
Reinforced Amenity Grass
Meadow grass (General Purpose Meadowgrass) Refer to plant schedule
Uncut meadow grass (General Purpose Meadowgrass) Refer to plant schedule
Attenuation pond (Meadow Mixture for Wetlands) Refer to plant schedule
Existing species rich grass retained
Bulbs Refer to plant schedule
Seating
Reptile hibernacula, Hedgehog shelter, Log pile hibernacula
Hard Landscape Legend
Bitmac Roadways To Engineer's specification
Bitmac Footpaths To Engineer's specification
Block Paving Marshalls brindle permeable paving with white blocks to demarcate parking spaces to Engineer's specification (or similar approved).
Block Paving Marshalls cobble setts to Engineer's specification (or similar approved).
Slab Paving 450 x 450mm concrete paving slabs.
Indicative root barrier location
Boundary - brick wal
Boundary - masonry retaining wal
Boundary - close board fence 1.8m height with integrated hedgehog holes
Boundary - metal fence 1.5m height
Boundary - post and rail fence 1.2m height
Boundary - post and rail 1.2m height with integrated hedgehog holes
Refer to AIA for protection measures
Notes:
1 Levels: Refer to Engineers drawings
2 Drainage: Refer to Engineers drawings and specification
3 Highway / Civils works: Refer to Engineers drawings and specification
4 Sub bases and foundations: Refer to Engineers drawings and specification
5 Lighting: Refer to M&E Engineers drawings and specification
6 Boundary treatments: Refer to Architects drawings
7 Refer to Project Health and Safety File for locations and details of existing services
07
06
N
0 5 10 15 20 30m
Revisions:
P5 Site wide amendments, ref planning comments including, services, root barriers, attenuation pond, boundaries, hedging to pump station ISSUED FOR PLANNING Aug'26
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P2 Scheme redesign, landscape amended to suit ISSUED FOR PLANNING Dec'24
P1 ISSUED FOR PLANNING June'24
Landscape Architect
ĭJLA
Contractors are not to scale from this drawing. All dimensions are to be checked on site. Any discrepancies, ambiguities and /or omissions between this drawing and information given elsewhere are to be reported to this office for clarification before proceeding.
Status:
PLANNING
Project Title:
Station Road, Cowfold
Drawing Title:
Landscape Plan Sheet 7of7
Scale:
1:250@A0
Date:
June'24
Drawing Number: M384-207
Revision: P5

Management Company

3.10 The management organisation / landowner responsible for implementing the LMMP:

- Name: To be confirmed
- Organisation / company: To be confirmed
- Estimated start date: Spring 2026
- End date: Spring 2027
- Statement of Competency: The Ecology Partnership have provided the LMMP based on condition assessment surveys undertaken in the correct survey season and undertaken by a FISC level 4 qualified botanist. The management will be provided by experience land managers who manage the site currently for amenity/ recreational purposes and undertake the management prescriptions as detailed in the LMMP and work alongside The Ecology Partnership or another appointed ecological consultant to achieve the outcomes stated.

3.11 This LMMP provides the management details of the onsite habitats to support the site registration. A legal agreement with the local authority or a conservation covenant with a responsible body securing habitat enhancement and maintenance for at least 30 years will need to be secured in line with the LMMP.

Timetable for implementation

3.12 Landscaping works are estimated to start on *c.*mid September 2028 and be completed by mid-November 2028. Management and maintenance requirements will trigger immediately after planting of each habitat.

4.0 Biodiversity Enhancement Locations (BEL)

4.1 A number of ecological enhancements will be incorporated into the site including:

- 4 x Elisa Bat Box
- 3 x Vivara Pro Seville 32mm Woodstone Nest Box
- 3 x Vivara Pro Barcelona Woodstone Open Nest Box
- 2 x Hedgehog shelter
- 4 x Logpiles
- 2x reptile hibernacula

- Hedgehog access

Nest boxes

Nest/bat boxes will be installed in order to provide new nesting/roosting opportunities for birds, dormouse and bats and to achieve ecological enhancements in line with policies set out by the Local Planning Authority. The models outlined in Table 13 below are recommended as they are made of woodstone/woodcrete (except hedgehog shelter), and as such are longer lasting and have better thermoregulatory properties. However, if certain models are unavailable at the time of establishment, an ecologist should be contacted to recommend a suitable alternative make/model. Indicative location of boxes around the site is shown on Figure 3 overleaf.

Table 13 Wildlife box specifications

Recommended model	Quantity	Photo	Installation
Elisa Bat Box	4		Affixed to retained boundary trees at a height of at least 3m facing away from light sources but with clear flight path
Vivara Pro Seville 32mm Woodstone Nest Box	3		Affixed to retained boundary trees at a height of at least 3m facing south-east or south-west.
Vivara Pro Barcelona Woodstone Open Nest Box	2		Affixed to retained boundary trees at a height of at least 3m facing south-east or south-west.
HH7 Hogilo Hedgehog / Mammal House	2		Place in undergrowth and cover with brash.



Figure 3. Biodiversity Enhancement Locations



Figure 4. Management responsibility (Vision Architects, Drawing 250003-A-P-G7-12)

The Ecology Partnership

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Reviewed: Matt Pendry BSc (Hons) MCIEEM

Date: 31/10/2025

Amended 12/08/2026