

Lee's Yard

Ecology Enhancement Plan

December 2021



COMMISSIONED BY
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On Behalf of Southern Home Ownership
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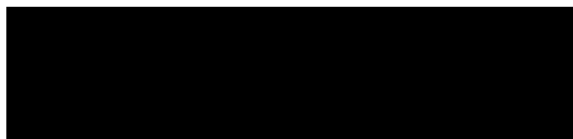
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December 2021

Report Ref: DFA21089

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1 INTRODUCTION

1.1 Background

- 1.1.1 Derek Finnie Associates has been commissioned by Thakeham Partnerships Ltd on behalf of Southern Home Ownership (The Applicant) to provide ecological advice in relation to a residential development at Lee's Yard, Woodgate, herein referred to as the 'Site'. The Site benefits from Outline Planning Permission for 38 new dwellings, with associated works. The outline permission was granted by Arun District Council on 30th October 2002 (Ref: AL/21/20/OUT) subject to certain conditions. Condition 4 of the permission states:

Condition 4

The development must be carried out in accordance with the mitigation measures and enhancement specified within the Ecological Impact Assessment (Rev 01, 06/02/20). The enhancement and mitigation measures shall be implemented in full and permanently retained and thereafter maintained as fit for purpose.

- 1.1.2 Although there is no specific requirement within the Condition to submit a formal Ecology Enhancement Plan, the following report has been prepared to demonstrate that the Condition has been considered and adhered to throughout the detailed design of the scheme.

2 PROPOSED ENHANCEMENTS

2.1 Outline Permission Proposals.

2.1.1 Within the submitted Ecological Impact Assessment (Lizard Landscape and Ecology, Ref: LLD1798, March 2020) the following enhancements were recommended:

- The seeding of leftover areas of the site and open spaces with a wildflower mix appropriate to the local soil and hydrology;
- The use of flowering shrubs as listed within the RHS 'Perfect for Pollinators' plant list to provide year-round interest for invertebrates;
- Incorporation of native trees and shrubs within the development proposals which reflect the trees and habitats found in the surrounding area, and provide a foraging resource for birds, bats and invertebrates;
- Reinforcement of existing native hedgerows with native species, and reinforcement or replacement of coniferous species with those of greater ecological value;
- Incorporation of bird boxes within retained trees or buildings themselves, to provide nesting opportunities for birds. Species present locally which might be considered include swifts (*Apus apus*); house sparrow (*Passer domesticus*); wren (*Troglodytes troglodytes*);
- Incorporation of bats boxes to buildings and trees, to provide potential roosting habitat for bats;
- Incorporation of green spaces beneficial to wildlife within the development, which could include wetland spaces due to the damp nature of parts of the site. This could provide new local habitat for invertebrates, amphibians, and birds such as reed bunting (*Emberiza schoeniclus*) and warblers (*Phylloscopus* spp.).

2.1.2 Section 3 of the following report describes how the above enhancements have been integrated into the detailed design of the scheme to ensure a long-term biodiversity gain is achieved as a result of the development. It should be read in conjunction with Landscape Strategy plan produced by CSA (CSA Drawing No: CSA/5748/100, reproduced as Appendix 1).

3 IMPLEMENTATION

3.1 Enhancements

- 3.1.1 Each of the enhancements proposed within the Ecology Impact Assessment has been carefully considered throughout the detailed design of the scheme, with the specific requirements being tailored to fit into the scheme layout. Each of the elements raised within the recommendations section of the Ecology Impact Assessment is discussed in turn below.

Seeding with wildflower mixes

- 3.1.2 As can be seen from the Landscape Strategy drawing, wildflower mix will be sown within the open spaces wherever appropriate. These comprise large areas to the east of the play area and around the SuDs feature in the southeast of the Site, as well around the periphery of the wider development. IN the drier area, a mix such as Emorsgate EM4, or similar, will be used, whilst tin the wetter areas around the SUDs basin, EM8, or similar will be sown.

Use of Pollinators plants

- 3.1.3 As well as the wildflower areas described above, which will provide a valuable pollen source, additional species contained within the RHS 'Perfect for Pollinators' plant list will also be planted, including:

- Field maple;
- Cheery plum;
- Laurustinus cultivar;
- Sweet box;
- Oregon grape;
- Hebe cultivar;
- Bugle; and
- Common bistort.

Native tree planting

- 3.1.4 Again, as can be seen from the Landscape Strategy, numerous native trees will be incorporated throughout the development. Species to be used will included Scot's pine, hornbeam, field maple and dogwood. Around the SuDs within the southeast corner of the Site, species more suited t damp conditions will be planted, such as aspen, downy birch, crack willow and goat willow.

Hedgerow planting and re-enforcement

- 3.1.5 As well as re-enforcing the existing hedges that will be retained around the majority of the Site boundary, new hedges will also be planted, as depicted on the Landscape Strategy. Species used will include blackthorn, crab apple, hazel, elder, hawthorn, field maple and dogwood.

Bird and Bat boxes

- 3.1.6 Birds and bat boxes will be installed on suitable locations on retained trees around the periphery of the Site. Given the Site's proximity to areas of open countryside, it has been assessed the boxes in the location are likely to be more successful compared with boxes installed on dwellings within the actual development.

3.1.7 The boxes will comprise:

Bird Boxes

- Three Schwegler¹ 1B boxes
- Two Schwegler wren boxes
- Two Schwegler starling boxes

Bat Boxes

- Two Schwegler 1FF
- Three Schwegler 2FN

3.1.8 Indicative Locations of the boxes is shown Figure 1, with the exact location being determined on Site by the Project Ecologist.

Green Spaces

3.1.9 As can be seen from the Landscape Strategy (Appendix 1) there are several green spaces incorporated into the development.

3.2 Long-term Management

3.2.1 Long term management of the Site, including those areas created specifically for biodiversity improvements, will be managed in the long term by Southern Home Ownership Ltd or an appointed Management Company.

¹ Or similar



4 SUMMARY

- 4.1.1 The habitat improvements detailed in this Ecology Enhancement Plan will ensure that Condition 4 is implemented in an appropriate manner, resulting in an improvement to the biodiversity value of the Site.

Legend:

Bird Boxes

- ★ Schwegler* 1B
- ★ Schwegler wren
- ★ Schwegler starling

Bat Boxes

- ✦ Schwegler 1FF
- ✦ Schwegler 2FN

* - or similar

Do not scale



Drawing No: Figure 1

Title: Bird and Bat Boxes

Date: December 2021

Project: Lee's Yard

Client: Thakeham

Derek Finnie Associates®
CONSULTANT ECOLOGISTS

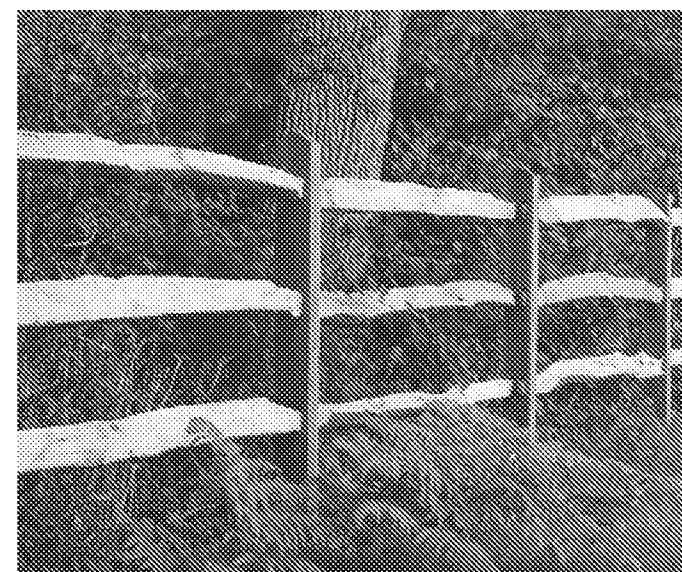
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1. Site Entrance

Access into the Site has been retained in its existing location, allowing for minimal impact to existing vegetation. Entrance feature planting benefits from the retention of the existing weeping willow, and will provide a sense of arrival with new ornamental planting, together with new hedgerow and tree planting to augment the boundary vegetation along Lidsey Road in this location. This will be complemented by further new planting and play provision to the east of the access road.



Large, semi-mature street trees to soften access road

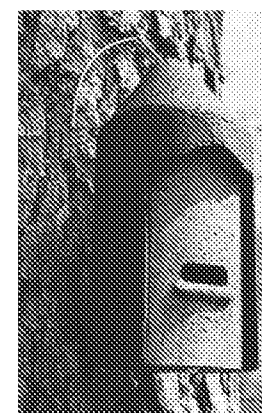
Scope for rear garden trees to break up roofline

4. Lidsey Road Frontage

The majority of the existing vegetation along the Lidsey Road frontage will be retained, with the exception of one tree which has been assessed as unsuitable for retention, and the section of hedgerow trees at the north of the boundary which are being removed to allow for the enhanced Site access. As well as the enhancement provided at the Site entrance described in box 1, there will be extensive new planting to augment this boundary, using appropriate native species to create a robust buffer between the road and the Site.

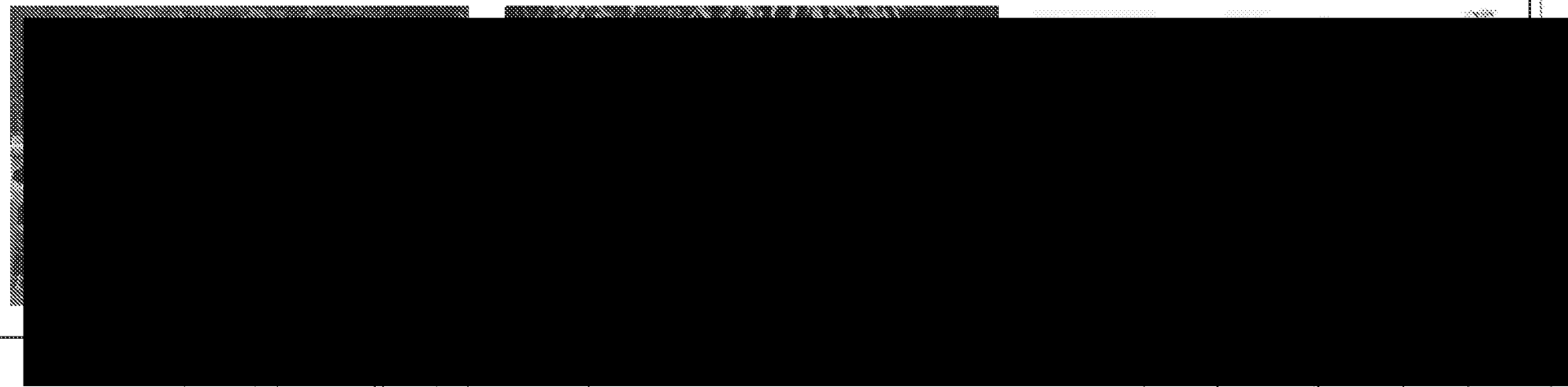
Ecological Enhancements

A range of ecological enhancements will be incorporated within the proposals, as outlined in the approved Ecological Impact Assessment. This will include the use of native plants and plants on the RHS 'Plants for Pollinators' list as described in box 6, wildflower and meadow grass seeding. It will also include the installation of bird boxes, bat boxes and hedgehog holes in solid fencing in suitable locations throughout the scheme.



2. Play Strategy

A new Local Equipped Area for Play (LEAP), at 460 meters squared, will be provided at the north of the site. Naturalistic timber play equipment will provide a variety of experiences generally aimed at younger children aged 5-12 years, together with grassed areas providing a more informal run around space. The play area will be enclosed by a fence and planting, which will be designed to enhance the play experience. The play area will also benefit from opportunities of natural surveillance from nearby housing.



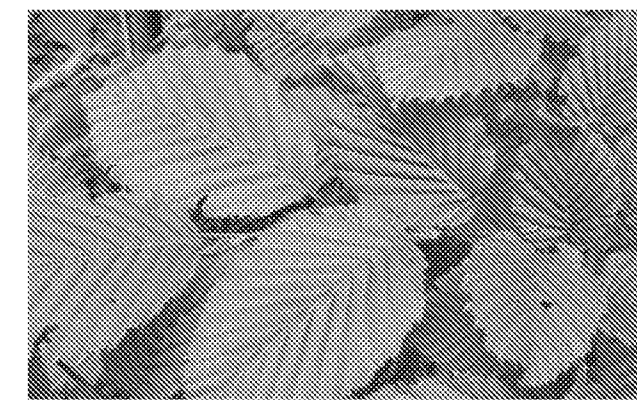
Margins of the Site sown with wildflower grassland

Strong clipped hedge enclosure

3. Retained Vegetation and Landscape Framework

A good proportion of the existing trees and vegetation will be retained on the Site, providing an established landscape framework which will then be enhanced by new planting. New tree, thicket, hedgerow and structural shrub planting will be incorporated into the design of the open space and street scene, reinforcing the Site boundaries where possible. This will provide a successional landscape framework, as well as a amenity value. Additionally, this planting will improve biodiversity on the Site, including providing a foraging resource for birds.

- New species will include:
- Scot's Pine – Pinus sylvestris
 - Hornbeam – Carpinus betulus
 - Field maple – Acer campestre
 - Dogwood – Cornus sanguinea



5. Community Growing Space



A Community Growing Space will be provided within the open space. This will be both a resource for residents and an opportunity for the community to come together and engage with the outdoor space. The design of the area will be minimal to allow for the community to develop a space which suits their needs. However, the ground will be prepared for planting and the area will be enclosed by a hedgerow which will include edible species for human and bird foraging such as:

- Blackthorn – Prunus spinosa
- Crab apple – Malus sylvestris
- Hazel – Corylus avellana
- Common elder – Sambucus nigra
- Hawthorn – Crataegus monogyna

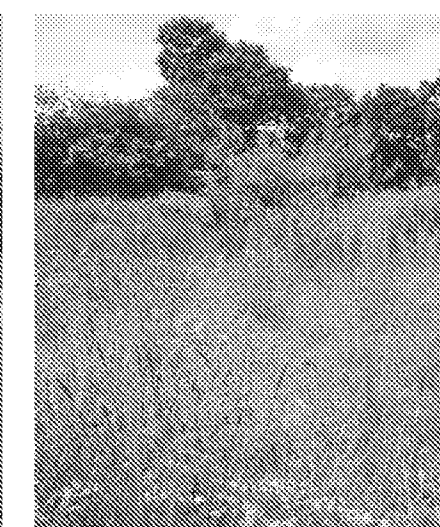
Hedging to screen pump station

7. Sustainable Drainage Systems (SuDS)

Sustainable drainage has been incorporated into the Site in order to retain water run off from the Site and allow it to be held temporarily in a detention basin before being released slowly into the existing watercourse south of the Site. The basin will be sown with a wildflower / grass mix and appropriate species which are tolerant of periodic wet conditions and will benefit local wildlife.

- Trees and Shrubs:
- Aspen – Populus tremula
 - Downy birch – Betula pubescens
 - Crack willow – Salix fragilis
 - Goat willow – Salix caprea

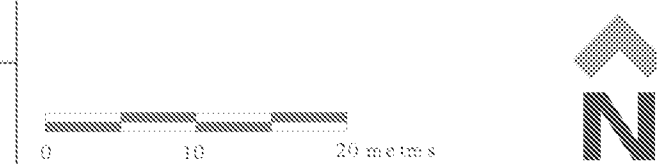
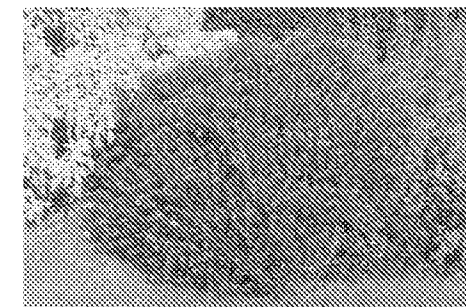
- Marginal Species:
- Ragged robin – Lychnis flos-cuculi
 - Meadow buttercup – Ranunculus acris



6. Plot Landscaping

The proposed planting will prioritise a diverse range of native species, native cultivars and non-native plants noted as RHS 'Plants for Pollinators' to maximise biodiversity on the Site. Additionally, this planting will create a vibrant character to the area and provide an attractive place to live. Proposed planting will be easily maintained and complement the setting of the new housing. Proposed species will include:

- Field maple cultivar – Acer campestre 'Elsrijk'
- Cherry plum – Prunus cerasifera
- Laurustinus cultivar – Viburnum tinus 'Eve Price'
- Sweet box – Sarcococca hookeriana var. digyna
- Oregon grape – Mahonia aquifolium
- Hebe cultivar – Veronica 'Silver Queen'
- Bugle – Ajuga reptans
- Common bistort – Persicaria bistorta



LEGEND

- Application boundary
- SOFTLANDSCAPE
- Existing trees and hedgerow
- Proposed native thicket planting
- Proposed trees
- Proposed clipped hedging
- Proposed ornamental shrub planting
- Proposed structural shrub planting
- Proposed wildflower and long meadow grassland
- Proposed seasonally wet meadow to SuDS
- Proposed SuDS planting
- Proposed bulb planting
- HARD LANDSCAPE
- Macadam roads and pavements
- Block paving to private drive and parking bays
- Rumble strip / transition
- Flag paving to front paths
- Brick flank walls
- Rustic post and rail fence

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A 08/12/21 LaG Client comments

Rev Date By Description

Drawing Status FOR PLANNING

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Project Land North of Lee's Yard, Lidsey Road, Woodgate

Drawing Name Landscape Strategy

Client Thakeham Homes

Scale of A1 1:500 Drawing No. CSA/5748/100

Date December 2021 Rev A

Drawn LaG Checked GC