



Landscape & Ecological Management Plan

Land North of Water Lane, Angmering

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Report	Landscape & Ecological Management Plan (Schedule 4 of the Planning Obligation Agreement of outline consent A/40/18/OUT as amended by A/248/21/PL)
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Client	CALA Homes Ltd
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Revision 1	4 th April 2025 – To update boxes and the enhancement plan to be in line with Condition 11 report
Revision 2	27 th August 2025 – To update boxes and enhancement plan with retrofit boxes rather than integrated
Revision 3	15 th October 2025 – To update construction phasing plan
Status	Final



EXECUTIVE SUMMARY

Ecosupport Ltd were commissioned by Cala (South Home Counties) Ltd to produce a Landscape and Ecological Management Plan (LEMP), as required by Schedule 4 of the Planning Obligation Agreement of the outline consent (planning ref. A/40/18/OUT and amended by A/248/21/PL) for the development at 'Land North of Water Lane' in Angmering, West Sussex. A Reserved Matters (RM) application (A256/21/RES) has also been granted for the site relating to the outline application.

A previous LEMP was produced by Huskisson Brown Associates in 2022 (updated in August 2024) to discharge the Schedule 4 requirements as part of applications A/209/22/AOO and A/115/24/AOO. Details from the previous LEMP have been incorporated into this LEMP with changes made to address comments received by the council and this LEMP supersedes the previous document.

The baseline ecological information has been informed by the Ecological Assessment (Ethos Environmental Planning, 2021). Further, this report has been produced to be in line with the above Ecological Assessment report and the Condition 11 Schedule of Works report (Ethos Environmental Planning, 2022).

This management strategy covers the prescription management of the habitats within the site post-development for a period of 30 years, in accordance with the associated landscape plans.

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1.0 INTRODUCTION

1.1 Aim

The aim of this report is to provide a prescription of the management of habitats and ecological enhancement measures for a period of 30 years within the site called 'Lane North of Water Lane' in Angmering, West Sussex and use them to inform a site-wide Landscape Ecological Management Plan. This will ensure the creation and management of habitats is suitable and beneficial to biodiversity within the site and all features of ecological importance are protected.

This LEMP is submitted as required by Schedule 4 of the Planning Obligation Agreement of the outline consent for a LEMP and Green Infrastructure Space Specification (planning ref. A/40/18/OUT and amended by A/248/21/PL) for the development at 'Land North of Water Lane, Angmering, West Sussex'. A Reserved Matters (RM) application (A256/21/RES) has also been granted for the site relating to the outline application.

A previous LEMP was produced by Huskisson Brown Associates in 2022 (updated in August 2024) as part of applications A/209/22/AOO and A/115/24/AOO but these applications were not granted due to outstanding issues. Many details from the previous LEMP have been incorporated into this LEMP, with changes made to address comments received by the council and this LEMP supersedes the previous document.

The baseline ecological information has been informed by the Ecological Assessment (Ethos Environmental Planning, 2021). Further, this report has been produced to be in line with the above Ecological Assessment report and the Condition 11 Schedule of Works report (Ethos Environmental Planning, 2022).

The management outlined within this report includes the following:

- Provision of species-specific enhancement features including bat bricks/boxes, bird bricks/boxes, invertebrate bricks/features and gaps within garden fencing for hedgehog connectivity
- Creation and management of native woodland
- Creation and management of native woodland edge/buffer and ground flora planting including a 'thorny mix' scrub edge to deter entry to sensitive habitats
- Protection and management of existing mature trees
- Creation and management of new trees
- Creation and management of hedgerows, including 'gap up' planting
- Creation and management of ornamental hedges and herbaceous planting
- Creation and management of willow tunnel
- Creation/restoration and management of species-rich neutral grassland/meadow
- Creation and management of pictorial meadow turf
- Creation and management of amenity grass
- Creation and management of proposed ponds/attenuation basins, swales and existing ditches

- Management of hard landscape features
- Creation and management of other landscaping amenity features such as pictorial meadow turf, amenity grass, and species-rich lawn.
- Management of hard landscape features such as gravel surfacing, play areas, public space furniture (such as benches, bins, lighting etc.), bridleway surfacing, boundary fences, railing and gates.

1.2 Objectives

The following objectives are considered for this report in order to protect and enhance the ecology on site:

1. To preserve existing habitat and create and manage new habitats to provide the greatest benefit to biodiversity.
2. To ensure the created and enhanced habitats within the site fulfil their ecological function and remain in a good condition to provide a benefit to biodiversity.
3. To protect trees, hedgerows and shrub planting and provide suitable planting compensation as necessary.
4. To create and maintain new habitat features for wildlife species.
5. To manage the soft landscape in a way that will strengthen the local landscape character.
6. To detail management responsibilities and practices, including ongoing monitoring and remedial measures.

It is intended that this LEMP will provide a base for a working document for the management agents responsible for the site and an adaptive management approach will be undertaken with updates or additions included (subject to prior approval by the local planning authority) to address any future requirements if identified. All changes will be documented in the annual management report/statement.

1.3 Responsibility

Following completion of the works, it is expected the overall obligations and works specified by the LEMP will be the responsibility of a private management organisation (PMO) to be appointed by Cala (South Home Counties) Ltd. However, initially until each phase of development is completed and occupied, the works shall be the responsibility of the implementing contractor(s). It is therefore expected that the majority of the inclusions of the LEMP will become active post-installation after completion of the development.

After the PMO is set up, funding will be secured by annual estate management fees payable in advance by each property freehold owner, secured by means of covenants on each property. The management fees will be paid towards the costs of on-site works as outlined within this LEMP and associated professional fees such as those of an ecologist or arborist. It will be the responsibility of the PMO to appoint or contract suitably qualified and experienced contractors and specialists as required by the details of this LEMP. All contractors and sub-contractors carrying out work for the PMO will be required to adhere to the LEMP as well as any relevant planning and wildlife legislation.

1.4 Site Description

The site comprises an area of approximately 32.9ha off Water Lane, Angmering, West Sussex (centred on grid reference TQ 07568 05276) (**Fig 1**), composed of various parcels including several agricultural fields, a motor racing circuit and car park, and open grassland. The A27 is present along the northern boundary of the site, a 7ha ancient woodland (Groom's Copse) is present to the east of site, Water Lane is present to the south and to the west of site is largely residential developed area along with some industrial units. In the wider area the site lies to the north-east of the village of Angmering. While it is outside the boundary of the South Downs National Park, it lies adjacent the park to the north of the A27 and on the eastern boundary.

Figure 1. Aerial image of the site with approximate redline boundary provided (Google Satellite, 2025).



1.5 Proposed Development

The proposed development comprises 525 dwellings with associated parking, landscaping, play areas and public open space (**Fig 2**).

Figure 2. Site layout for the approved RM application (A/256/21/RES)

1.6 Green Infrastructure Space Specification

The following documents form the Green Infrastructure Space Specification, which are the approved documents for the RM application (A/256/21/RES):

- Illustrative Landscape Masterplan (HBA-875-001 Rev K)
- Hard Landscape Plan (HBA-875 to 100 Rev J)
- Hard Landscape Plans (HBA 875-101 to 138 Rev B)

- Soft Landscape Plans (HBA-875-201 to 238 Rev B)
- Front Garden Planting (HBA-875-240 to 2104)
- Play Provision plans (HBA-875-301 to 311)
- Illustrative Landscape Sections (HBA-875-401 to 407)
- Planting Schedules and Planting Notes for Planning (Huskisson Brown Associates, 2022)

This LEMP is based off the specifications within the above documents.

2.0 ECOLOGICAL BASELINE

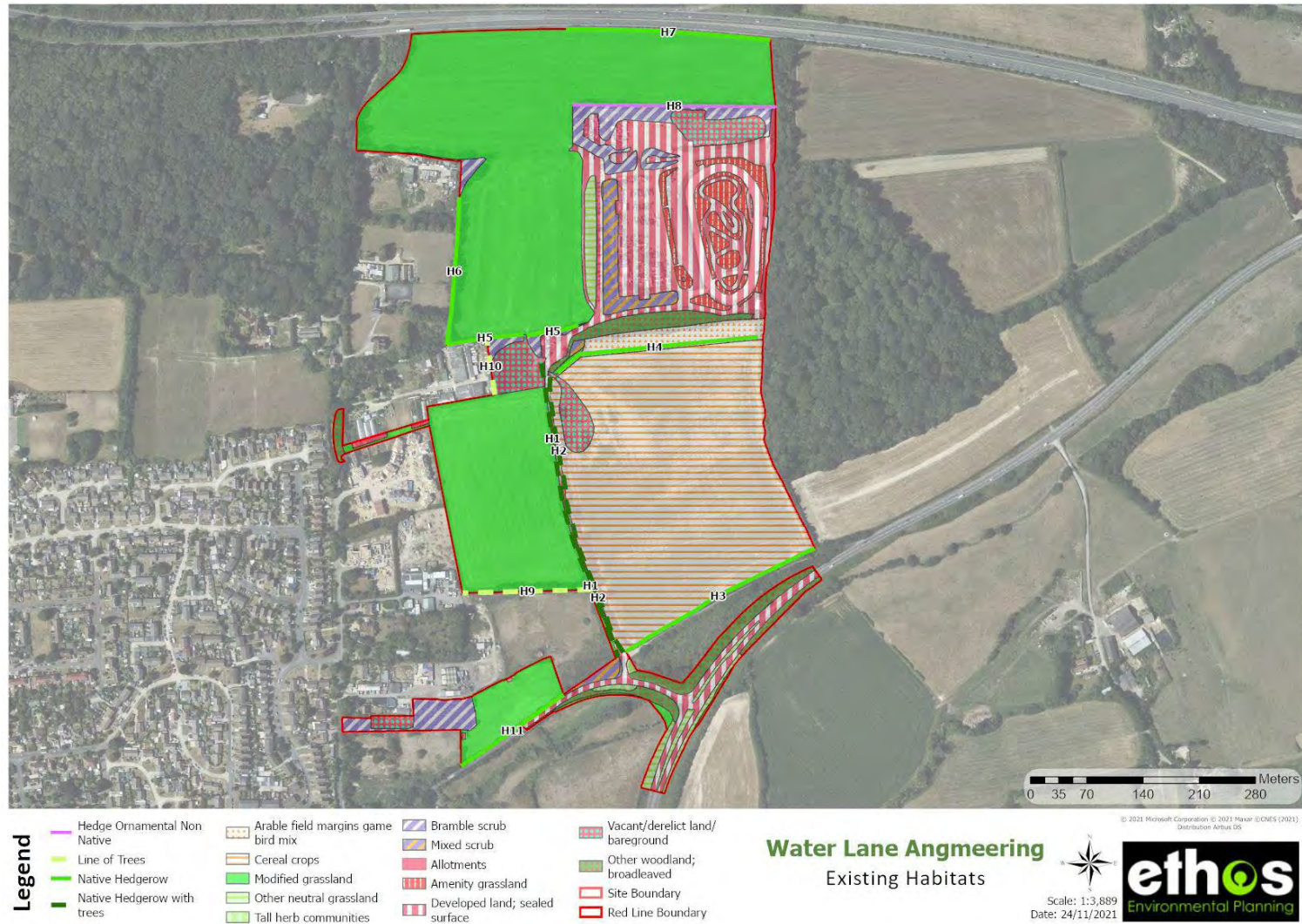
The below sections summarise the results of the ecological constraints identified as part of the Ecological Assessment (Ethos Environmental Planning, 2021).

2.1 Habitats

The following habitats were identified on site (habitat map in **Fig 3**):

- Modified grassland
- Other neutral grassland
- Woodland-mixed deciduous
- Mixed scrub
- Bramble scrub
- Amenity grassland
- Developed land; sealed surface
- Arable field margins (game bird mix)
- Arable cereal crops
- Pond (non-priority habitat)
- Allotment
- Bare ground, Vacant, Derelict
- Tall herb communities
- Buildings
- Hedgerows (including line of trees, hedge with trees, native hedge, and ornamental non-native hedge)

The key habitats were assessed to be the hedgerows, mixed scrub and a woodland belt located within the centre of the site. A 7 hectare ancient semi-natural woodland was located on the eastern boundary of the site (Groom's Copse).

Figure 3. Habitat map (Ethos Environmental Planning, 2021)

2.2 Protected Species

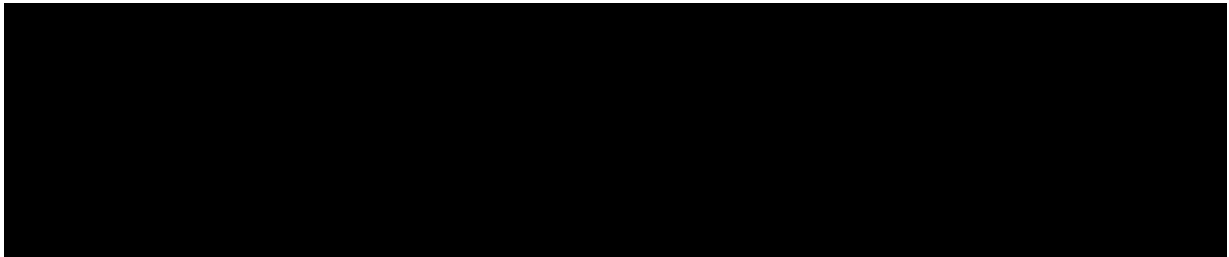


Figure 4. Plan showing badger evidence on site (Ethos Environmental Planning, 2021)



2.2.2 Dormice

A range of habitats on-site were considered suitable for dormice and the habitat on site was considered to provide high ecological connectivity. Hazel dormouse nests and individuals were identified in the majority of the hedgerows and scrub within the northern section of the site (**Fig 5**) and assumed to be present throughout most of the arboreal habitats on site. A dormouse mitigation licence has since been granted from Natural England and mitigation work carried out under the licence by Ecosupport Ltd.

Figure 5. Plan showing confirmed dormouse evidence on site (Ethos Environmental Planning, 2021)

2.2.3 Bats

The site was originally assessed as having moderate potential for foraging and commuting bats. All buildings were assessed as negligible potential for roosting bats and two trees were assessed as having bat roost potential (**Fig 6**).

Activity surveys were undertaken in 2020 (with previous surveys in 2015 and 2017). Low levels of bat activity were recorded during surveys on site with 5 species recorded during transect surveys. The woodland edge habitat was identified as the key habitat for bats on site. During static detector surveys 12 species of bats were recorded including 23 passes by *Barbastelle*. Overall activity was considered to be relatively low.

In 2022, updating bat surveys were carried out by Urban Edge Environmental Consulting (2022). A small building at the south of site was identified as a confirmed roost due to bat droppings found which were indicative of long-eared bats although DNA analysis was unable to confirm species. Bat emergence surveys in 2022 did not record any roosting bats and it was considered bats were likely absent in the 2022. However, due to the droppings a mitigation strategy including a Bat Mitigation Licence was specified for demolition.

Figure 6. Plan showing trees with bat roost potential on site (Ethos Environmental Planning, 2021)

2.2.4 Riparian Mammals

There was a section of riparian habitat (series of ponds) at the south of site adjacent Water Lane, which is connected to a brook south of Water Lane and therefore the site was assessed to hold some potential for Water Vole and Otter at the south.

2.2.5 Birds

The site was assessed as containing abundant potential nesting habitat for birds but only common species were confirmed as breeding on site and nine species of farmland bird recorded. A total of eleven Red/Amber listed Birds of Conservation Concern were recorded on site with no breeding recorded. Highest activity was located around hedgerow boundaries.

2.2.6 Other species

The site was assessed as having potential to be used by hedgehog and polecat.

It was considered unlikely that the habitats on site would support reptiles.

Three ponds were identified on site and a fourth nearby the site to the southwest (confirmed as a fishing lake). The three on-site ponds were subject to an HSI assessment and two ponds to eDNA which identified likely absence of GCN.

Potential habitat was invertebrates was assessed as being mostly limited to habitats planned to be retained with poor habitat quality in the area of impact.

3.0 SPECIES-SPECIFIC ENHANCEMENTS

The chapter addresses the relevant enhancement features required to provide additional opportunities to species found within the site, and ensure the development results in a net gain for ecology. Measures relating to habitat creation and management are addressed in **Section 4.0**. This section has been created based on recommendations in the Ecological Assessment (Ethos Environmental Planning, 2021) and in line with the Condition 11 Schedule of Works report (Ethos Environmental Planning, 2022) submitted as part of the granted RM application (A256/21/RES) although some specifications have been changed to retrofit boxes rather than integrated due to construction already ongoing.

The locations of all species-specific enhancements are shown in the Species-Specific Enhancement Plans appended to this report. All enhancement features will be reviewed on an annual basis and included in the annual management report/statement. Any boxes/features requiring replacing will be replaced as soon as possible and documented in the report.

3.1 Bats

3.1.1 Lighting & Ecological Corridors

A lighting plan was required to limit the impacts of excessive lighting on key features which were identified as being suitable for bats. This will include ensuring that the ASNW edge, the new planting in the north, and the 15m radius of the trees with bat potential will have estimated light levels <0.5luxs

NB a detailed lighting impact assessment was produced by DFL (2021) which included the sensitive lighting for bats and other sensitive ecological receptors.

3.1.2 Enhancement Bat Boxes

Construction is already ongoing without integrated bat boxes previously specified and therefore all boxes will be retrofit to the buildings. 50no. of the newly built dwellings will have bat boxes externally mounted to the walls. The Beaumaris woodstone bat box will be used, which provides a suitable crevice roost for bats such as Pipistrelles. It is constructed of woodstone for long-lasting use and provides good insulation and is available in black or light grey (**Fig 7**).

They should ideally be placed high on the wall on an elevation which will benefit from some degree of sunlight exposure and be located away from windows and artificial lighting. If the specified box is unavailable, an alternative may be used only if approved by the ecologist.

Figure 7. Beaumaris Woodstone bat box to be installed on buildings



In addition to the integrated bat boxes, 20 no. woodcrete tree-mounted bat boxes will also be erected on suitable retained trees around the vegetated boundaries on-site. The 2F Schwegler bat boxes (**Fig 8**) are recommended but alternatives may be specified by a qualified ecologist. These will be installed between 3-6m in a sunny, sheltered position.

Figure 8. 2F Schwegler bat boxes, 20no. to be installed on mature trees on vegetated boundaries



3.2 Hazel Dormouse

3.2.1 Dormouse boxes

A minimum of 50no. dormouse boxes were specified in the Condition 11 Schedule of Works report (Ethos Environmental Planning, 2022) and will be erected on site (**Fig 9**). As some additional boxes have already been installed in other locations on site for the dormouse mitigation licence, additional boxes have been specified to ensure locations match with both the Condition 11 locations and the licence figures. Therefore a total of 69no. boxes will be erected to ensure all locations are covered.

These will be wood boxes and placed at approximately 1.5m height on healthy vegetation with the hole facing inwards.

Figure 9. Dormouse box installed on tree



3.3 Breeding and nesting birds

3.3.1 Bird boxes

Habitat management on site (see **Section 4.0**) will compensate and increase opportunities for birds within the site. Additionally, to act as biodiversity enhancement, the erection of boxes in buildings and trees will provide further enhancements. Using nest boxes of varying designs would maximise the species complement attracted to the site, and where possible these could be tailored to provide opportunities for red listed/BAP species known from the local area. The following boxes will be installed on site:

- 50no. externally-mounted swift bricks
- 10no. tree-mounted open-fronted bird boxes
- 10no. tree-mounted circle-entrance bird boxes including 5no. 28mm and 5no. 32mm holes

For the swift boxes, the Vivara Pro Woodstone swift façade box will be installed (**Fig 10**), although if unavailable an alternative model may be used if first approved by the ecologist. The swift bricks will be located at minimum height of 5m (as high on the eaves as possible), in a protected area away from winds and with a clear flight path.

Figure 10. Vivara Pro Woodstone swift box, 50no. to be externally mounted on buildings



For the tree-mounted bird boxes, the CJ Wildlife Vivara Pro box types are suitable options (**Fig 11**). These are woodstone boxes intended for long-lasting use. They should be located in a protected area (ideally away from locations where they may be sensitive to cat predation) and at a height of approximately 1.5-3m.

Figure 11. Vivara Pro open-fronted box (left) and the circular-hole box (right)



3.3.2 Barn Owl Boxes

Two barn owl boxes will be installed on site on retained mature trees at the northern end of site, facing towards meadow grassland. The Barn Owl Trust Nest box for a tree (**Fig 12**) is considered an ideal option as it is designed for adverse weather and includes a hanging kit for trees. The box will be installed under advice by an ecologist and will be located at a minimum height of 3m on an ideal tree. An ideal tree is one which is large, mature and has minimal branches in the area of the box so that the access hole can be seen by passing owls even while in full leaf.

Figure 12. Barn Owl Trust nest box – 2no. to be installed on suitable trees



3.4 Hedgehogs

3.4.1 Gaps in Garden Fencing

The garden fences within the site will ensure at least 1 gap is present within non-permeable fencing to allow for movement of Hedgehogs between gardens and into the wider area. The gaps should be at least 15 cm high by 15 cm wide with permeability for small mammals.

Small signage could be installed at these points to ensure they remain open upon completion of the development and new residents understand their purpose. The People's Trust for Endangered Species provide such signage, the purchase of which also supports conservation efforts, or a simple template can be used (**Fig 13**).

Figure 13. Example of Hedgehog Highway signage (left) or templates (right) to be placed at fence gaps



3.5 Invertebrates

3.5.1 Integrated bee bricks

50no. Schwegler Insect Nesting Aids (**Fig 14**) will be installed on new buildings within the site. The features should be installed in a warm sunny south-facing location on the building at approximately 1m height from the ground. These may benefit from nearby flowering plants although vegetation should not shade or block the holes. These features are constructed of wood-concrete and long-lasting to provide long-term enhancement.

Fig 14. Schwegler Insect Nesting Aid, 50no. to be installed on buildings on site



3.5.2 Minibeast HQ / Large invertebrate structures

3no. large invertebrate structures will be installed on site within the north of the site. These can be made from a variety of materials based on Buglife instructions (e.g. pallets, bricks, plant pots, logs, pine cones, straw, etc.) or a ready-made product such as the Minibeast HQ (**Fig 15**) can be purchased and installed. The Minibeast HQ is a wooden structure containing a variety of chambers already full of various materials. Different species will use the structures/materials depending on its location and therefore it is recommended that the three structures are installed in varying conditions (e.g. at least one in a warm sunny spot and at least one in a damp shaded spot).

Fig 15. Minibeast HQ



4.0 HABITAT CREATION, ENHANCEMENT & MANAGEMENT

4.1 Introduction

As part of the proposed development, extensive habitat creation, enhancement and management will be undertaken within the site. This section includes details on how habitat creation works will be carried out, managed, and monitored for long-term biodiversity improvement. The following habitat creation and management works will be undertaken:

- Creation and management of native woodland
- Creation and management of native woodland edge/buffer and ground flora planting including a 'thorny mix' scrub edge to deter entry to sensitive habitats
- Protection and management of existing mature trees
- Creation and management of new trees
- Creation and management of hedgerows, including 'gap up' planting
- Creation and management of ornamental hedges and herbaceous planting
- Creation and management of willow tunnel
- Creation/restoration and management of species-rich neutral grassland/meadow
- Creation and management of pictorial meadow turf
- Creation and management of amenity grass
- Creation and management of proposed ponds/attenuation basins, swales and existing ditches
- Management of hard landscape features

4.1.1 General Management

The following general management advice relates to all of the below sections:

- A period of drought is defined as a period of time without rain or below the seasonal average rainfall.
- All pruning, trimming, removal or vegetation works to any trees, shrubs, hedges etc will take place outside of the bird nesting season (March to August inclusive) wherever possible. If this is not possible, works will be preceded by a nesting survey by a qualified ecologist and any active nests will be retained in situ until they are determined to be inactive
- Removal of any mature trees (or pruning of large branches) will be preceded by a survey to check for the potential for roosting bats. This must be carried out by a suitably experienced/licensed bat worker, who may recommend further survey work or mitigation if required. This will be carried out in full prior to removal of the relevant tree.
- A qualified arboricultural consultant will be contracted to carry out a tree survey to advise on tree removal, and any remedial works to ensure trees within the site remain in healthy condition
- Operatives carrying out management works must be suitably qualified and hold valid relevant certificates to carry out the work

- Any plant listed in Schedule Nine Part II of the Wildlife and Countryside Act 1981 (invasive species) must be controlled to prevent their spread. If necessary, a specialist invasive species consultant will be contracted to ensure proper control.
- All landowners will be provided with a leaflet or information above the key landscape and ecological features on site to inform them of constraints and sensitivity of features/restriction of access. In particular, this will include the ancient woodland and buffer, new created habitats such as the woodland/woodland edge, species-rich grasslands, SUDs/pond features and species features such as bat boxes/bricks located around the site. This will also provide advice about how residents can help promote wildlife-friendly features and biodiversity in their private gardens.

4.2 Native woodland

A section of woodland planting specifically created for compensating Dormouse habitat connecting into the wider area will be created along the northern area of the site. This will link be adjacent the public open space to the south and the A27 corridor to the north. Further, this section will help with providing screening to the A27. Along the southern edge of this woodland, a strip of native thorny species will be planted to deter public access into this area (detailed in Section 4.3).

The management objectives for this area will be to:

- Create and maintain a structurally and species-diverse woodland aimed to benefit Dormice by providing foraging opportunities, and vertical and horizontal connectivity by encouraging a diverse understory, retaining deadwood and ensuring healthy growth of the woodland
- To provide screening along the northern site boundary
- To remove invasive or non-desirable vegetation

4.2.1 Proposed Planting

A Dormouse planting mix has been specified in the planting schedule:

Dormouse Mix

Number	Species	Height	Mix %	Specification	Density
206	<i>Acer campestre</i>	60-80cm	10%	12.5m	2Ctr
43	<i>Betula pendula</i>	250-300cm	2%	14m	2Ctr
64	<i>Betula pendula</i>	125-150cm	3%	14m	2Ctr
511	<i>Corylus avellana</i>	60-80cm	25%	8m	2Ctr
105	<i>Crataegus monogyna</i>	40-60cm	5%	8m	2Ctr
43	<i>Ligustrum vulgare</i>	60-80cm	2%		2Ctr
23	<i>Malus sylvestris</i>	250-300cm	1%	9m	2Ctr
43	<i>Malus sylvestris</i>	60-80cm	2%	9m	2Ctr
511	<i>Quercus robur</i>	60-80cm	25%	20m	2Ctr
511	<i>Quercus robur</i>	150-175cm	25%	20m	2Ctr

This mix includes a diverse range of species and includes species at different sizes to aim to create diverse age structure in the woodland. All trees and shrubs will be planted between November and March with container grown trees planted ideally in Autumn or Winter (when

there is no frost or when the soil is not extremely wet or dry). Where necessary, plants will be protected with rabbit fence and/or individual rabbit guard securely fixed to timber stakes.

4.2.2 Years 1-5 Management

The newly planted shrubs and trees will require management to ensure they remain in good condition and develop correctly and will be replaced as necessary. During the first five years the following prescriptions will be carried out:

- Years 1 to 5 - All new trees and shrubs will be watered a minimum of 10 times throughout each growing session with additional visits during periods of drought (defined as a period of time without rain or below the seasonal average rainfall).
- Years 1 to 5 – All trees will be inspected annually and dead or dying trees will be replaced in the next planting season (Nov – March).
- Years 1 to 5 – The stability of all trees, shrubs, stakes and ties will be checked at least annually, and particularly after strong winds. Any weed growth within the guards will be removed by hand and weeds will be removed around each tree within a 1m radius.
- Years 1 to 5 – Any invasive / noxious weeds in the woodland will be removed through hand pulling or mechanical means. For non-native invasive species (such as Rhododendron), particular care will be carried out and specialists will be consulted if required to ensure its suitable removal and limit of spread.
- Years 1 to 5 – The composition and condition of ground flora will be assessed and if necessary, additional native woodland ground flora species will be planted as agreed with the ecologist.
- Years 1 to 5 – Annually, rubbish and debris will be removed from the woodland with any incidents of vandalism, theft or damage reported.
- Years 1 & 3 - New whips and trees will be pruned to promote growth.
- Year 5 – All stakes, ties, rabbit guards secured to the trees will be removed and disposed of properly.
- Years 1 to 5 – An annual management report will be produced including details on the condition of the woodland and recommended remedial measures where relevant. Any trees requiring replacing will be recorded in detail so that monitoring officers can ensure adequate replanting takes place. Where required, specialist input from an arborist and/or ecologist will be included.

4.2.3 Years 6-30 Management

Following suitable establishment of the woodland, the following ongoing prescriptions will be carried out to ensure the woodland continues to establish in healthy condition. The aim is that

the woodland will initially develop into a thicket and eventually into young secondary woodland for 10-15 years as it matures. By Year 30 the aim is to have a mature tree density of 10-15 trees per hectare with 10-15 younger standards allowed to develop. Light should be permitted to access the understory to promote a dense coverage. The following prescriptions will be carried out:

- Years 6 to 30 – Any invasive / noxious weeds in the woodland will be removed through hand pulling or mechanical means. For non-native invasive species (such as Rhododendron), particular care will be carried out and specialists will be consulted if required to ensure its suitable removal and limit of spread.
- Years 6 to 30 – Annually, rubbish and debris will be removed from the woodland with any incidents of vandalism, theft or damage reported.
- Years 6 to 30 – The composition and condition of ground flora will be assessed and if necessary, additional native woodland ground flora species will be planted as agreed with the ecologist.
- Years 10, 15, 20, 25 & 30 – Selective thinning of canopy (see details in Section 4.2.3.1) to maintain optimal canopy target of 75% cover
- Years 10 & 15 – If required, gaps may be filled with additional native planting as per the Dormouse mix specification.
- Years 6, 9, 12, 15, 18, 21, 24, 27, 30 – Hazel will be coppiced on rotation to promote regrowth and provide mixed age (see details in Section 4.2.3.2).
- Years 6 to 30 – An annual management report will be produced including details on the condition of the woodland and recommended remedial measures where relevant. Where required, specialist input from an arborist and/or ecologist will be included.

4.2.3.1 Selective Canopy Thinning

Once the newly planted trees / shrubs are established (expected by year 10), selective thinning of retained or established trees will be conducted to promote regeneration and a vigorous, dense regrowth. Such work must be undertaken during the period December – February to avoid the breeding bird season and active dormouse season. It is considered likely a botanical survey will identify areas of highest botanical value and this will influence the location of thinning, conducted by a suitably qualified botanist. Meanwhile the woodland will be thinned (i.e. trees removed) to benefit retained trees and promote regeneration. The optimal canopy target is 75% cover, which allows greater development of the understory to create a more diverse woodland. Selective thinning will be carried out **every 5 years** to maintain a canopy target of 75% cover.

The target trees to be removed are those showing signs of disease or poor growth; The specific target trees and areas of woodland will be determined by the supervising ecologist or arborist.

It is considered likely a botanical survey will identify areas of highest botanical value and this will influence the location of thinning. In addition, all mature trees to be removed or topped will require an inspection by an ecologist prior to removal to search for potential roost features (PRFs) for bats. It is recommended any trees containing PRFs are retained where safe to do so. The recommended botanical survey should be undertaken during the optimum survey season during the first year of woodland management to identify areas of botanical interest. It is recommended this is repeated every five years. Where practical to do so, as determined by the arborist, some potential selected trees may be cut at 3-5m height and the stumps will be left in situ to rot as habitat for saprophytic invertebrates. Additionally, logs of removed trees can be used to create habitat piles to benefit various species.

4.2.3.2 Coppicing

Occasional rotational coppicing may be required of the newly planted or retained trees on site to prevent overcrowding and promote natural new growth. All Hazel present on site will be managed on a rotational coppicing scheme. This involves cutting young trees down to a low level to promote new growth and prevent over-shading. This will be rotationally implemented, with only a small portion approximately 30% of Hazel coppiced **every 3 years** during winter months (Dec to Feb), but only once the Hazel has grown to a size that will be beneficial and appropriate.

Coppice management is best carried out on a rotation of approximately **every 6-10 years** for each tree, with timing staggered for plants to ensure there is continued connectivity at any given time. Retain some of the dead wood. Include some larger horizontal trunks and limbs as well as log piles and discarded brash. Leave wood piles in shady areas.

4.3 Woodland Edge / Buffer

New native woodland edge and woodland floor planting is proposed within green infrastructure areas throughout site to protect and enhance existing retained trees/wooded areas, to replace areas of vegetation lost to the development and to create connecting corridors of vegetated habitat. Locations where this habitat is proposed include:

- A thorny woodland edge mix along the periphery of the northern open space (adjacent the new woodland planting in Section 4.2)
- Within the central east-west spin of open space
- Along the southern section of the wooded lane to augment existing retained trees
- Within the ancient woodland buffer to Grooms Copse on the eastern boundary

Several of these areas have the dual purpose of providing a transitional structure into woodland habitats as well as deterring residents from entering sensitive areas. Therefore the management objectives are:

- To maintain a healthy and structurally diverse native woodland edge that helps reinforce existing or created woodland
- To provide value to wildlife, habitat connectivity, landscape screening and help contribute to the wooded landscape character within the local area

- To protect sensitive species and/or habitats from disturbance by deterring local residents and/or pets

4.3.1 Proposed Planting

Various planting mixes have been specified for different locations, including a Thorny Mix, a Woodland Buffer Mix, a Woodland Edge Mix and a Woodland Floor Mix. Please refer to the various soft landscaping plans for exact locations of each mix.

Thorny Mix

A Thorny Mix will be planted in locations where the aim is to deter residents/pets from sensitive habitats. This includes the northern woodland dormouse compensation habitat, within the ancient woodland buffer at the east of site and around the existing Badger sett and buffer. The Thorny Mix comprises:

Thorny Mix

Number	Species	Height	Mix %	Pot Size	Specification	Density
3249	<i>Crataegus monogyna</i>	40-60cm	45%		1+1 :BR	3/m ²
1231	<i>Ilex aquifolium</i>	60-80cm	17%	3L	Bushy :C	3/m ²
222	<i>Ligustrum vulgare</i>	60-80cm	3%		0/1 :Branched :BR	3/m ²
1085	<i>Prunus spinosa</i>	60-80cm	15%		1+1 :BR	3/m ²
725	<i>Rosa canina</i>	60-80cm	10%		1+1 :BR	3/m ²
725	<i>Ulex europaeus</i>	40-60cm	10%		1+1 :BR	3/m ²

Woodland Buffer Mix

The Woodland buffer mix will be planted specifically along the eastern boundary within the buffer to the existing ancient woodland at Grooms Copse to reinforce the buffer habitat in this area:

Woodland Buffer Mix

Number	Species	Height	Mix %	Pot Size	Specification	Density
55	<i>Acer campestre</i>	60-80cm	5%		12.5m	2Ctr
106	<i>Acer campestre</i>	125-150cm	10%		12.5m	2Ctr
469	<i>Crataegus monogyna</i>	40-60cm	45%			2Ctr
13	<i>Ilex aquifolium</i>	60-80cm	1%	3L		2Ctr
23	<i>Ligustrum vulgare</i>	60-80cm	2%			2Ctr
23	<i>Lonicera periclymenum</i>	20-40cm	2%	2L		2Ctr
13	<i>Malus sylvestris</i>	60-80cm	1%		9m	2Ctr
23	<i>Prunus avium</i>	250-300cm	2%		17m	2Ctr
23	<i>Prunus padus</i>	125-150cm	2%		8m	2Ctr
261	<i>Prunus spinosa</i>	60-80cm	25%			2Ctr
33	<i>Viburnum lanata</i>	60-80cm	3%		4m	2Ctr
23	<i>Viburnum opulus</i>	60-80cm	2%		6m	2Ctr

Woodland Edge Mix

The Woodland Edge Mix will be planted mainly within the central woodland corridor and provides a mix of tree and shrub sizes.

Woodland Edge Mix

Number	Species	Height	Mix %	Pot Size	Specification	Density
81	Acer campestre	60-80cm	5%		12.5m	2Ctr
160	Acer campestre	125-150cm	10%		12.5m	2Ctr
704	Crataegus monogyna	40-60cm	45%			2Ctr
18	Ilex aquifolium	60-80cm	1%	3L		2Ctr
35	Ligustrum vulgare	60-80cm	2%			2Ctr
35	Lonicera periclymenum	20-40cm	2%	2L		2Ctr
18	Malus sylvestris	60-80cm	1%		9m	2Ctr
35	Prunus avium	250-300cm	2%		17m	2Ctr
35	Prunus padus	125-150cm	2%		8m	2Ctr
315	Prunus spinosa	60-80cm	20%			2Ctr
81	Quercus robur	150-175cm	5%		20m	2Ctr
49	Viburnum lantana	60-80cm	3%		4m	2Ctr
35	Viburnum opulus	60-80cm	2%		6m	2Ctr

Woodland Floor Mix

Finally, the woodland floor mix is proposed at various locations around site to complement existing mature trees. Its aim is to provide a supporting understory/ground structure:

Woodland Floor Mix

Number	Species	Height	Mix %	Pot Size	Specification	Density
192	Anemone nemorosa		10%	2L	C :Full Pot	2/m ²
192	Corylus avellana	60-80cm	10%		1+1 :BR	2/m ²
192	Crataegus monogyna	40-60cm	10%		1+1 :BR	2/m ²
192	Ilex aquifolium	60-80cm	10%	3L	Bushy :C	2/m ²
97	Ligustrum vulgare	60-80cm	5%		0/1 :Branched :BR	2/m ²
381	Lonicera periclymenum	20-40cm	20%	2L	Branched :CG	2/m ²
192	Primula vulgaris		10%	2L	C :Full Pot	2/m ²
286	Prunus spinosa	60-80cm	15%		1+1 :BR	2/m ²
192	Viburnum opulus	60-80cm	10%		1+1 :BR	2/m ²

All trees and shrubs will be planted between November and March with container grown trees planted ideally in Autumn or Winter (when there is no frost or when the soil is not extremely wet or dry). Where necessary, plants will be protected with rabbit fence and/or individual rabbit guard securely fixed to timber stakes.

4.3.2 Years 1-5 Management

The newly planted shrubs and trees will require management to ensure they remain in good condition and develop correctly and will be replaced as necessary. During the first five years the following prescriptions will be carried out:

- Years 1 to 5 - All new trees and shrubs will be watered a minimum of 10 times throughout each growing session with additional visits during periods of drought
- Years 1 to 5 – All trees will be inspected annually and dead or dying trees will be replaced in the next planting season (Nov – March).
- Years 1 to 5 – The stability of all trees, shrubs, stakes and ties will be checked at least annually, and particularly after strong winds. Any weed growth within the guards will be removed by hand and weeds will be removed around each tree within a 1m radius.

- Years 1 to 5 – Any invasive / noxious weeds and perennial grassland growth will be removed through hand pulling or mechanical means (i.e. strimming). For non-native invasive species (such as Rhododendron), particular care will be carried out and specialists will be consulted if required to ensure its suitable removal and limit of spread.
- Years 1 to 5 – The composition and condition of ground flora will be assessed and if necessary, additional native woodland ground flora species will be planted as agreed with the ecologist.
- Years 1 to 5 – Annually, rubbish and debris will be removed from the woodland with any incidents of vandalism, theft or damage reported.
- Years 1 & 3 - New whips and trees will be pruned to promote growth.
- Years 3 to 5 – Once plants have established, if necessary, woodland edge will be selectively strimmed to ensure scrub is controlled to prevent it encroaching other areas of habitat and to create a scalloped edge to the woodland
- Year 5 – All stakes, ties, rabbit guards secured to the trees will be removed and disposed of properly.
- Years 1 to 5 – An annual management report will be produced including details on the condition of the habitats and recommended remedial measures where relevant. Any trees requiring replacing will be recorded in detail so that monitoring officers can ensure adequate replanting takes place. Where required, specialist input from an arborist and/or ecologist will be included.

4.3.3 Years 6-30 Management

Following suitable establishment of the woodland edges, the following ongoing prescriptions will be carried out to ensure the habitat continues to establish in healthy condition. The aim is that the woodland edges will develop as a dense scrub/thicket with select trees and complement the adjacent woodland/mature tree habitats. The following prescriptions will be carried out:

- Years 6 to 30 – Any invasive / noxious weeds in the woodland will be removed through hand pulling or mechanical means. For non-native invasive species (such as Rhododendron), particular care will be carried out and specialists will be consulted if required to ensure its suitable removal and limit of spread.
- Years 6 to 30 – Annually, rubbish and debris will be removed from the woodland edge habitats with any incidents of vandalism, theft or damage reported.

- Years 6 to 30 – Remedial pruning will be carried out as necessary to maintain the healthy growth of trees.
- Years 6 to 30 – The woodland edge will be selectively strimmed to ensure scrub is controlled to prevent it encroaching other areas of habitat and to create a scalloped edge to the woodland. Where the thorny mix is present, ensure the thorny species continue to provide a barrier to the sensitive habitat areas.
- Years 6 to 10 – Selectively thin the woodland edge planting/scrub to control canopy growth and encourage a diverse understory shrub and flora layer. 10% of tree species will be removed annually with the expectation to retain approximately 60-70% of the original numbers.
- Years 10 & 15 – If required, gaps may be filled with additional native planting as per the original species specification.
- Years 6, 9, 12, 15, 18, 21, 24, 27, 30 – Once established, Hazel will be coppiced on rotation to promote regrowth and provide mixed age (follow details in Section 4.2.3.2).
- Years 6 to 30 – An annual management report will be produced including details on the condition of the woodland edges and recommended remedial measures where relevant. Where required, specialist input from an arborist and/or ecologist will be included.

Any deadwood cut during vegetation clearance will be retained on site to create habitat piles in suitable locations within the site.

4.4 Retained Mature Trees

There are a number of existing mature trees that will be retained throughout the site. These are located along the wooded lane that was the former access to the Oval Raceway, along former field boundaries and within the central part of the site that will be maintained as an ecological corridor.

The management objectives for this habitat are to:

- Ensure the protection and health of existing trees on site
- To retain and enhance their function as tree features in the landscape setting and their function for screening
- To maximise benefit for wildlife.

4.4.1 Protection during construction work

Existing mature trees will be protected during construction works. This will be based on the recommendations set out in the Arboricultural Assessment and Method Statement produced by Barrell Tree Care which follows BS 5837:2012 best practice guidelines. Following completion of all construction works, tree protection fencing can be removed.

4.4.2 Management

It is expected that management works will be limited to these existing trees although the following prescriptions will be carried out:

- Years 1 to 5 – Trees will be inspected annually to ensure they remain stable and upright (particularly after significant weather events) and that there are no signs of ill health. These inspections will be taken by a qualified arborist / arboricultural consultant.
- Years 1 to 5 – Where signs of disease (such as Ash Dieback) are present, the arboricultural consultant may recommend removal if necessary.
- Years 1 to 5 – Remedial pruning may be recommended by the arboricultural consultant to maintain the trees in healthy condition or for other reasons within the development such as reducing shade/shadows affecting adjacent dwellings or street lighting or to maintain visibility at required limits for roads.
- Years 1 to 5 - Any trees recommended for felling or significant pruning will be checked for their potential to support roosting bats or active bird nests by a qualified ecologist prior to works commencing with any further survey work / mitigation carried out as recommended by the ecologist. The two trees already identified as having bat roost potential (**Fig 6**) will be retained in situ as far as possible and if any works are required to these trees for safety reasons, they will be re-evaluated and further survey work will likely be required.
- Years 1 to 5 – An annual management report will be produced including details on the condition of the retained trees and recommended remedial measures where relevant. Where required, specialist input from an arborist and/or ecologist will be included.

4.5 New Tree Planting

A number of trees will be planted along streets within the soft landscape verges as part of the development as well as within public open spaces and green corridors. The management objectives for these trees are to:

- Maintain trees in a healthy condition and ensure they grow into the desired shape and form
- Ensure public safety for the highway and pedestrians is maintained
- Ensure trees contribute to the green landscape character with a strong tree pattern

A variety of tree species are recommended for planting, as per the planting schedule and soft landscape plans. These have been selected by the landscapes based on specific requirements for each location including root barriers, drainage, space etc.

The trees will be planted between November – March, with container grown trees planted ideally in Autumn or Winter (when there is no frost or when the soil is not extremely wet or dry). For trees planted in grass, the grassland will be cut to a maximum height of 75mm prior to planting.

4.5.1 Management

The newly planted trees will require additional management to ensure that they remain in good condition and develop correctly. New trees will be managed for a minimum period of 5 years, after which it is expected the trees will largely be established. The following management prescriptions will be carried out on the trees.

- Years 1 to 5 – Trees will be thoroughly water during any periods of drought to ensure health
- Years 1 to 5 - Weeding will be undertaken around the base of the trees in all years. Mulch will be maintained at 7.5cm depth to suppress weed growth around the base of the scattered trees.
- Years 1 to 5 – Trees will be inspected annually to ensure they remain stable and upright (particularly after significant weather events) and that there are no signs of ill health. These inspections will be taken by a qualified arborist / arboricultural consultant.
- Years 1 to 5 – Remedial pruning may be recommended by the arboricultural consultant to maintain the trees in healthy condition or for other reasons within the development such as reducing shade/shadows affecting adjacent dwellings or street lighting or to maintain visibility at required limits for roads. Trees that are fruiting will not be cut to ensure the formation of fruiting bodies. Removal of sucker growth may be carried out where necessary.
- Years 1 to 5 – Any trees that fail will be replaced in the next planting season (Nov to March)
- Years 1 to 5 – Details of inspection and management works will be detailed in an annual management report/statement. This will include details of any trees requiring replacement and any changes / remediation recommended to ensure the objectives are achieved.

4.6 Native Hedgerows

There are a number of existing native hedgerows proposed to be retained throughout the site. Where required, these will also be enhanced with planting in gaps to create a continuous hedgerow. In addition, there will be new hedgerows created throughout the site.

The management objectives for existing and created native hedgerows are to:

- Manage hedgerows so that they are dense, continuous and healthy and at a good height for wildlife and screening
- Maintain habitat and increase foraging opportunities for wildlife species such as nesting birds, mammals, bats, and invertebrates and providing connecting wildlife corridors into the wider landscape
- Enhance existing species-poor hedgerows by diversifying the native species mix
- To provide vegetative screening for the development site boundaries to tie in with the local landscape

4.6.1 Proposed Planting

Where new hedgerows will be planted, it is recommended that the ground is prepared by digging a strip approximately 60 – 90 cm in width. All weeds present in the soil are to be

removed during soil preparation. Hedgerows will be planted in double staggered rows at a density of 4 plants per metre. The mix of species will be spread diversely throughout the hedgerows to create a diverse multi-species hedge to provide various foraging opportunities at different times. For new hedgerows, the Hedgerow Mix will be used:

Hedgerow Mix

Number	Species	Height	Mix %	Pot Size	Specification	Density
363	<i>Acer campestre</i>	125-150cm	5%		Feather :3 brks :BR	4/m
714	<i>Acer campestre</i>	60-80cm	10%		1+1 :BR	4/m
3240	<i>Crataegus monogyna</i>	40-60cm	46%		1+1 :BR	4/m
83	<i>Ilex aquifolium</i>	60-80cm	1%	3L	Bushy :C	4/m
154	<i>Ligustrum vulgare</i>	60-80cm	2%		0/1 :Branched :BR	4/m
83	<i>Malus sylvestris</i>	60-80cm	1%		1+1 :BR	4/m
154	<i>Prunus avium</i>	125-150cm	2%		Feather :3 brks :BR	4/m
154	<i>Prunus padus</i>	60-80cm	2%		1+1 :BR	4/m
1767	<i>Prunus spinosa</i>	60-80cm	25%		1+1 :BR	4/m
223	<i>Viburnum lantana</i>	60-80cm	3%		1+1 :BR	4/m
223	<i>Viburnum opulus</i>	60-80cm	3%		1+1 :BR	4/m

Where gaps are present (particularly along the western boundary), the existing hedgerows will be gapped up with the Hedgerow Screening Mix to help increase connectivity and screening:

Hedgerow Gaps (Screening) Mix

Number	Species	Height	Mix %	Pot Size	Specification
5	<i>Acer campestre</i>	250-300cm	5%		Standard :RB
10	<i>Acer campestre</i>	60-80cm	10%		1+1 :BR
35	<i>Crataegus monogyna</i>	40-60cm	35%		1+1 :BR
15	<i>Ilex aquifolium</i>	60-80cm	15%	3L	Bushy :C
10	<i>Ligustrum vulgare</i>	60-80cm	10%		0/1 :Branched :BR
1	<i>Malus sylvestris</i>	60-80cm	1%		1+1 :BR
2	<i>Prunus avium</i>	250-300cm	2%		Standard :RB
10	<i>Prunus padus</i>	60-80cm	10%		1+1 :BR
10	<i>Prunus spinosa</i>	60-80cm	10%		1+1 :BR
2	<i>Viburnum opulus</i>	60-80cm	2%		1+1 :BR

4.6.2 Hedgerow Management

To enable a successful outcome, future management of the retained, enhanced and planted hedgerows will require on going management works. This will include monitoring, prescriptive tasks and implementation of necessary works. The Hedgerow Management and Wildlife (Barr et al., undated) document outlines three important factors in how hedgerows are managed that affect resident mammal population (and have therefore formed the basis of the recommendations in this section):

1. The type and amount of food available within the hedgerow. Favourable conditions being a large invertebrate population or prolific annual seed and berry crop.
2. The vegetation structure and composition of the hedgerow. For instance, a dense, herb- rich basal layer or a continuous line of hedgerow trees is preferred by several species.

3. The continuity and connectivity of the hedge within the landscape. For instance, a hedgerow that connects patches of small farm woodlands will have greater value as a corridor for the dispersal of mammals.

The more favourable approach to managing hedgerows for the benefits of small mammals is to encourage minimal interference and ensure when there is any cutting, it does so after autumn fruiting (so late winter is preferable).

The following management prescriptions will be carried out on **existing hedgerows**:

- Years 1 to 5 - Where existing species-poor hedgerows are present, the hedgerow will be coppiced in sections on rotation to encourage regrowth and additional species from the Screening mix will be planted in the gaps after coppicing to increase species diversity.
- Years 1 to 5 – Invasive / noxious weeds will be controlled by hand pulling or mechanical means annually
- Years 1 to 5 – Any rubbish or debris will be removed from the hedges at minimum annually and any vandalism or damage will be reported
- Years 1 to 5 – Hedgerows will be managed on a 3-year rotation. In the first year one side will be cut, the second year the other side will be cut and in the third year the hedgerow will be left, or the top may be cut if required. Cutting will take place in January / February outside of fruit production and bird nesting season and active dormouse season
- Years 1 to 5 – Annual inspections will be carried out and if any gaps are identified, hedge laying or coppicing may be used or further gap planting using the screening mix may be used. Hedgerow laying will be carried out by a specialist contractor. Based on the inspections an annual management report or statement will be created which will identify any remedial measures or planting required to be implemented in the next season.
- The aim is to maintain boundary hedgerows at 3-4 metres height and 1.8 metres width while hedgerows in public open spaces will be cut to approximately 1.5m height for aesthetic reasons.
- Select individual tree plants in hedgerows will be allowed to grow to form occasional hedgerow trees which benefit the hedgerows.

The following management prescriptions will be carried out on **new hedgerow planting**:

- Years 1 to 5 – New hedgerows / plants will be thoroughly watered during periods of drought to ensure they remain in healthy condition
- Years 1 to 5 – Hedge plants will be inspected annually to ensure they remain stable and upright (particularly after significant weather events) and that there are no signs of ill health.
- Years 1 to 5 – Invasive / noxious weeds will be controlled by hand pulling or mechanical means annually. Mulch will be maintained at 7.5cm depth to suppress weed growth around the base of the hedge and replenished as necessary.

- Years 1 to 5 – Any rubbish or debris will be removed from the hedges at minimum annually and any vandalism or damage will be reported
- Year 5 – If any stakes, supports or protective spirals are used to protect the new plants during the first years, they will be removed in Year 5 to ensure they do not restrict growth.
- Years 3 to 5 – Remedial pruning may be recommended by the arboricultural consultant to maintain the trees in healthy condition or for other reasons within the development such as reducing shade/shadows affecting adjacent dwellings or street lighting or to maintain visibility at required limits for roads. Trees that are fruiting will not be cut to ensure the formation of fruiting bodies. Removal of sucker growth may be carried out where necessary.
- Years 1 to 5 – Annual inspections will be carried out of all hedges. Any plants that fail will be replaced in the next planting season (Nov to March)
- Once established (not expected until Year 4-5), the hedgerows will be managed on a 3-year rotation as above.
- Years 1 to 5 - Based on the inspections an annual management report or statement will be created which will identify any remedial measures, changes in prescriptions or planting required to be implemented in the next season.
- The aim is to maintain boundary hedgerows at 3-4 metres height and 1.8 metres width while hedgerows in public open spaces will be cut to approximately 1.5m height for aesthetic reasons.
- Select individual tree plants in hedgerows will be allowed to grow to form occasional hedgerow trees which benefit the hedgerows.

4.7 Ornamental Hedge

An ornamental hedge is proposed on the west boundary of the village green/play area. The management objectives are to:

- Ensure effective establishment and good health of the hedge
- To demarcate the boundary of the play area and provide a vegetative barrier to the swale
- To provide pollen/nectar-rich flowers for wildlife benefit and aesthetic value

The ornamental hedge will be planted as per the planting schedule and soft landscape plan.

The management prescriptions are:

- Years 1 to 5 – New hedgerows will be thoroughly watered during periods of drought to ensure they remain in healthy condition.
- Years 1 to 5 – Invasive / noxious weeds will be controlled by hand pulling or mechanical means annually. Mulch will be maintained at 7.5cm depth to suppress weed growth around the base of the hedge and replenished as necessary.
- Years 1 to 5 – Any rubbish or debris will be removed from the hedges at minimum annually and any vandalism or damage will be reported
- Years 1 to 5 – Pruning will be carried out annually in accordance with good horticultural practice and the hedge will be pruned into a pyramid shape to allow sunlight to reach all leaves. Pruning will occur immediately following flowering in late summer. Arisings will be removed from site.

- Years 1 to 5 –Any plants that fail will be replaced in the next planting season (Nov to March)
- Years 1 to 5 - An annual management report or statement will be created which will identify any changes in prescriptions or planting required to be implemented in the next season.

4.8 Ornamental shrubs and herbaceous plants

Ornamental shrubs and herbaceous planting are proposed in public open spaces, on street margins and around car parks in the development area of site. Management objectives are to:

- Ensure effective establishment of planting and good health of plants
- To provide year-round amenity value to the site
- To provide pollen/nectar-rich flowering plants for aesthetic and wildlife value

Management prescriptions will be carried out annually for the 5-year management period and include:

- Plants will be weeded as required and mulch should be maintained at a 7.5cm layer to prevent weed growth
- Plants will be thoroughly watered during drought periods to ensure they remain in good health
- Any failed plants will be replaced in the next planting period, either like-for-like or as close to the original specification as possible
- Fertilizers will be applied as recommended by the manufacturer
- Perennial shrubs will have dead growth cut back in February to March to promote new growth and ornamental shrubs will be pruned in accordance with good horticultural and arboricultural practice.
- All arisings (including grass cuttings, tree roots, shrub and tree prunings) will be removed and taken to a suitable compost facility
- Any rubbish or debris will be removed and any vandalism or damage will be reported
- An annual management report or statement will be created which will identify any changes in prescriptions or planting required to be implemented in the next season.

4.9 Willow Tunnel

A willow tunnel is proposed as part of the play trail in the northern open space. The management objectives are to ensure effective establishment and retain a tunnel shape as a living structure as an aesthetic feature. The following prescriptions will be carried out annually during the 5-year management period:

- Weeding will take place around the base of the tunnel to maintain it free of weeds
- During establishment, the willow will be trimmed annually in summer to encourage new lower growth and to prevent it from becoming untidy. New shoots will be weaved into the structure to reinforce the tunnel
- Once the tunnel has established, willow will be cut back annually in winter (outside the bird nesting season) to maintain the tunnel structure/shape
- Any willow rods cut in autumn can be replanted into the base of the structure directly in the ground to strengthen the tunnel.

- An annual management report or statement will be created which will identify any changes in prescriptions or remedial work required to be implemented in the next season.

4.10 Species-Rich Neutral Grassland and Pictorial Meadow Turf

Sections of neutral grassland will be enhanced/restored in several locations including in the northern open space, within the buffer to Groom's Copse at the east and at several various locations on site. These will be maintained as species-rich meadow grassland. Management objectives of this habitat include to:

- Enhance the ecological value of the grassland for the benefit of wildlife and biodiversity
- Restore identified areas of valuable grassland habitat of importance
- Manage the meadow for aesthetic and biodiversity value.

A pollinator-rich short grassland will also be created along the entrance to the site. This includes low to medium-height species with flowers across a long season and provides an aesthetic look and foraging opportunities for pollinating species. The management objectives of this habitat are to:

- Manage the grassland for aesthetic and biodiversity value
- Create an attractive, flower-rich area

Both habitat types have been included in one section despite having slightly different objectives as they will largely be managed the same way. The meadow turf at the entrance will have higher aesthetic value however and therefore management will aim to prioritise aesthetics here compared to the neutral grassland.

4.10.1 Proposed Planting

The neutral grassland areas will be seeded with Emorsgate EM1 General Purpose Meadow Mixture. The sowing of these seeds will be completed either during the spring or the autumn or spring when the temperatures are warm, and the ground is dry. The seed must be surface sown at an even distribution throughout the entire landscaped area. Preparation of the ground before seeding will follow manufacturer's instructions.

The Pictorial Meadow turf will be sown with the 'Bee Happy' meadow mixture. Preparation of the ground and sowing will follow manufacturer's instructions to ensure proper establishment.

4.10.2 Management

Wildflower areas do not require any additional watering or fertilizer. Cutting a meadow and removing the clippings retains low nutrient levels in the soil and suppresses coarse grasses which would otherwise out-compete the wildflowers. It is recommended the wildflower grassland undergoes two annual cuts. The growth should be cut back to a height of 50-75mm. The cut grass should be dried on site. Cuttings should be left in situ for approximately one week, after this the arisings are to be removed from site or can be moved to a suitable compost location on site such as near retained log piles. Taking the above into account, management prescriptions include:

- Year 1 - Perennial species take at least a full year to establish. For newly sown areas the first summer will be dominated by annual weeds arising from the soil seed bank and by grass growth. This should be controlled by mowing throughout the first year to minimise competition and weed seed production.
- Years 2 to 5 – Where re-seeded areas fail to germinate or have failed, reseeding may be carried out in either spring or autumn if required.
- Years 2 to 30 - The grassland will be left to flower and will be cut in summer/early autumn from between late- June to September. It is recommended the timing is varied in sections to create greater diversity and ensure there is always habitat available and give wildlife a chance to move. Each section should have the timing varied year-to-year so that different species can seed. At least 30% of the grassland will be retained during each cut to ensure there are safe refuges for wildlife.
- Years 2 to 30 – Where informal pathways must be maintained for the public, a strip of maximum 1m will be cut more frequently with all surrounding areas maintained as above.
- Years 2 to 30 - A second annual cut should be undertaken during late Autumn or early Spring.
- Years 2 to 30 – The Pictorial Meadow Turf may be cut more frequently between autumn and spring, if required, to maintain aesthetic value. However, cutting should be avoided during the flowering season to allow the flowers to establish and seed.
- Years 1 to 30 – Any rubbish or debris will be removed and any vandalism or damage will be reported
- Years 1 to 30 – An annual management report / statement will be created with any remedial work or changes to management identified and implemented in the next season.

4.11 Amenity Grassland

Amenity grassland will be sown on site such as in play areas. The management objectives will be to maintain an attractive full turf structure that appears aesthetically maintained. Management prescriptions include:

- Cut amenity grass areas regularly to maintain a height of 25-50mm. Neatly trim around obstructions and leave a well-defined edge. The cutting season comprises March to October.
- Clear all arisings from adjacent hard landscaping areas
- Any rubbish or debris will be removed and any vandalism or damage will be reported
- In Years 1 to 5, the amenity grassland condition will be included in the annual management report/statement with any remedial work identified and carried out as soon as possible.

4.12 Species-rich Lawn

Many other grass areas such as road verges will be maintained as species-rich lawn. Management objectives include to:

- Manage a lawn for aesthetic and biodiversity value
- Maintain a good species diversity balance between grass species and wildflowers to provide floral interest

- Maintain an attractive full turn that appears aesthetically maintained.

4.12.1 Proposed Planting

Lawns throughout the site will be created through the sowing of EL1 Flowering Lawn Seed Mixture. The seed mixture comprises of Yarrow (*Achillea millefolium*), Kidney Vetch (*Anthyllis vulneraria*), Betony (*Betonica officinalis*), Common Knapweed (*Centurea nigra*), Hedge Bedstraw (*Galium album*), Lady's Bedstraw (*Galium verum*), Field Scabious (*Knautia arvensis*), Rough Hawkbit (*Leontodon hispidus*), Oxeye Daisy (*Leucanthemum vulgare*), Black Medick (*Medicago lupulina*), Ribwort Plantain (*Plantago lanceolata*), Hoary Plantain (*Plantago media*), Cowslip (*Primula veris*), Selfheal (*Prunella vulgaris*), Meadow Buttercup (*Ranunculus acris*), Bulbous Buttercup (*Ranunculus bulbosus*), White Clover (*Trifolium repens*), Common Bent (*Agrostis capillaris*), Crested Dogstail (*Cynosurus cristatus*), Red Fescue (*Festuca rubra*), Smaller Cat's-tail (*Phleum bertolonii*), and Smooth-stalked Meadow-grass (*Poa pratensis*).

The sowing of these seeds will be completed either during the spring or the autumn when the temperatures are warm, and the ground is dry. The seed must be surface sown at an even distribution throughout the entire landscaped area.

4.12.2 Management

The following management prescriptions will be carried out:

- Year 1 - Lawn must be regularly maintained to a height of 40-60mm every 3-4 weeks during the growing season to prevent the establishment of weeds. All arisings must be taken from site to prevent the addition of too many nutrients into the soil (can be composted in designated areas on site such as near log piles).
- Years 2 to 30 - A management regime will be adopted to allow the flowering of herbaceous species to provide maximum benefit to local wildlife. Mowing is to be relaxed from late June for 4 – 8 weeks (cut when untidy) as the longer period left the more flower species may establish. However, regular mowing is expected within this habitat area the rest of the year, cutting no lower than 25-50mm. All arisings should be collected and moved from the site.
- Years 2 to 30 – If any undesirable species establish or become dominant, these may be removed by hand as needed.
- Years 2 to 5 - Should any areas of bare ground occur, these will be resown using the same seed mix.
- Clear all arisings from adjacent hard landscaping areas after cutting.
- Any rubbish or debris will be removed and any vandalism or damage will be reported
- In Years 1 to 5, the species-rich lawn condition will be included in the annual management report/statement with any remedial work identified and carried out as soon as possible.

4.13 Pond / SUDs

An attenuation basin will be created at the south of the site with a holding pond created in the centre of site and south of the community hub. In addition, multiple swales will be incorporated as part of the SUDs throughout the site and existing ditches will be incorporated into the site.

Along the southern site boundary there are also a number of underground drainage crates being installed. It is specified that no tree planting will be permitted above the crates.

The management objectives of these features are to:

- Ensure suitable drainage and correct functioning of the SUDs
- Ensure effective establishment of planting and maintain amenity value of the site
- Manage the swales and pond/basins for biodiversity
- Ensure safety of the public

The creation of the features has not been included here as they have already been specified and the below sections focus on establishing and managing the planting/features once created.

4.13.2 Proposed Planting

The pond/attenuation basin and the swales throughout the site will be seeded with the Emorsgate EM8 wetland meadow seed mix. In addition, a SUDs Edge Mix including a mix of grasses, damp-loving shrubs and marginal plants is proposed to be planted at locations along the edge of these features.

The sowing of the seed mix should take place in late summer or spring once the land has drained to enable the plans to grow to maturity to withstand any future flooding. The seed must be surface sown, evenly through hand or machine. The seed can be sown in overlapping sections to ensure growth. Following this, the seeds will be watered regularly while they establish. The Edge mix are recommended to be planted outside of summer when the ground is sufficiently moist. The ground will be prepared as per manufacturer's instructions.

4.13.3 Management

The management of the swales and pond/basin meadow edges will be as follows:

- Year 1 – In the first year the newly seeded areas will be cut regularly to prevent the establishment of weeds. All arisings must be taken from site to prevent the addition of too many nutrients into the soil (can be composted in designated areas on site such as near log piles).
- Years 2 to 30 – The wetland meadow will be managed as a traditional meadow. The grass will be left to flower and will be cut in summer/early autumn from between late-June to September. It is recommended the timing is varied in sections to create greater diversity and ensure there is always habitat available and give wildlife a chance to move. Each section should have the timing varied year-to-year so that different species can seed. If the area is too wet to mow, grasses will be strimmed by hand.
- Years 2 to 30 - A second annual cut should be undertaken during late Autumn or early Spring.

The areas of open water/marginal vegetation will be managed as follows:

- Areas of open water should be left to colonise naturally with aquatic plant species. New ponds can provide key habitat for certain species such and therefore not planting can allow natural colonisation.
- In the early years, blanket weed could cover ponds and SUDs. This should be pulled out carefully. Once the pond has settled blanket weed will usually be kept in check by pond animals.
- Any plant that starts to dominate should be thinned out and further thinning can help create variation in structure. Only one third of a pond should be cleared per year, with each section managed every 2-3 years in rotation. Once cleared, plants or debris should be left along the edge for a few days to allow any trapped wildlife to return to the water. This should take place in late October when amphibians will be least affected
- Use of herbicides are only recommended where an extreme infestation/ invasive species is present and require approval of the Environment Agency and should therefore be avoided where possible.
- Ensure lifebuoys/rings (if required) are present and in good working order. Replace as needed.

All SUDs/pond areas will include the following management prescriptions:

- Years 1 to 5 - The conditions of the SUDs and vegetated margins will be reviewed as part of the annual management report/statement with any remedial works or changes to management recorded.
- Bi-annual formal inspections of all drainage elements is required with any checks for pollution or blockages. Any pollution incidents will be reported to the Environment Agency. Remedial work will be carried out as needed.

4.14 Hard Landscape Features

A number of hard landscape features will be maintained/managed as part of the LEMP. This includes bound gravel surfacing, deckboard crossings, play provision areas, public furniture (e.g. bins, benches, lighting etc.), public bridleway and boundary fences, walls, gates etc. The management objectives are to:

- Ensure materials are properly maintained for aesthetics and longevity
- Ensure adequate health and safety on-site
- To maintain accessibility throughout the site
- To ensure the landscape character is retained

Management of hard landscape features are outside the scope of this report. All maintenance will refer back to best practice guidance and manufacturer's instructions. General management is prescribed as the following:

- All hard landscape features will be inspected at least annually or more often where required by guidance/insurance.
- All features will be maintained in a well-kept and tidy manner.
- Any irregularities or disrepair will be repaired as quickly as possible
- Where health and safety is at risk, this area may be prevented from use until such a time as it is deemed safe

- Play Provision features will be regularly inspected and maintained as per standard BS EN1176-7 guidance and manufacturer's instructions
- Any features requiring replacement will be replaced as soon as possible by the same or similar feature to fit into the landscape.
- The bridleway will be maintained as required for safe use by pedestrians, cyclists and equestrians.
- The condition of all hard landscape features will be reviewed on a minimum annual basis and included in the annual management report/statement. Any remedial works required or carried out will be documented and reviewed as soon as possible.

5.0 PHASING PLAN

A construction phasing plan is appended to this report which details the expected completion of different aspects of the site which ranges from 2023 to 2029. In general it is expected that soft landscape creation will be last following construction of built area and hard landscaping. The majority of POS is specified to be created between 2026 and 2029. Therefore, there will be a range of when habitat sections are created and when management begins on each section.

Due to the variation in habitat creation, Year 1 of the management prescriptions in this LEMP will be considered the first year after the habitat is created. This may be different for different aspects of the site, even within the same habitat types. Therefore, each parcel specified in the phasing plan will be treated as separate management parcels.

Each management parcel will be recorded separately in the annual management reports to ensure each parcel is managed for the required management timeline. As the last section of site should be constructed in 2029, it is expected that the final parcels will begin Year 1 management in 2030.

6.0 IMPLEMENTATION PLAN SUMMARY

Schedule of monitoring and management from Year 1 with outlined elements (for 30+ years) for all habitats / ecological enhancements.

General Activity	Year	Specific Activity	Dates / Timing	Description
Species-Specific Enhancements (Section 3.0)				
Bats	During construction	Installation of Bat Boxes on Buildings (Section 3.1.2)	During construction, as each phase completed	At least 50 No. bat boxes will be installed onto the new dwellings.
	Year 1	Installation of Boxes on Trees (Section 3.1.2)	Anytime, as each phase completed	At least 20 No. bat boxes installed on trees around site
	Year 2, then once Annually	Bat Box Integrity Checks	Winter	- All ecological enhancements will be checked to ensure they do not require replacement. - Any remedial measures/replacement will be documented in the management report
Birds	During Construction	Swift Boxes (Section 3.3.1)	During construction, as each phase completed	At least 50 No swift boxes will be externally mounted on the new dwellings.
	1	Bird Boxes (Section 3.3)	Prior to the commencement of works (bird boxes on trees)	- At least 20 No bird boxes will be erected within mature trees on site comprising: 10 No. open-fronted boxes 5 No. 28mm circle-entrance boxes 5 No. 32mm circle-entrance boxes - At least 2 No. barn owl boxes will be installed on site under the advice/supervision of an ecologist
	Year 2, then once Annually	Bird Box Integrity Checks	Winter	- All ecological enhancements will be checked to ensure they do not require replacement. - Any remedial measures/replacement will be documented in the management report

General Activity	Year	Specific Activity	Dates / Timing	Description
Dormice	Prior to Construction	Dormouse boxes (Section 3.2)	Installed as part of Dormouse licence prior to vegetation clearance	69 No. dormouse boxes to be installed on site in suitable retained vegetation
	Year 1, then once Annually	Dormouse Box Integrity Checks	Winter	- All ecological enhancements will be checked to ensure they do not require replacement. - Any remedial measures/replacement will be documented in the management report
Invertebrates	During construction	Installation of Bee Nest Aids (Section 3.5.1)	During construction, as each phase completed	At least 50 No. insect nesting aids will be retrofit onto the new dwellings.
	Year 1	Installation of Minibeast HQ / Large invertebrate structures (Section 3.5.2)	Anytime as part of habitat creation works in the POS parcels	3 No. large invertebrate structures to be installed, located in varying conditions with at least one in full sun and one in shade.
	Year 2, then once Annually	Invertebrate Feature Integrity Checks	Winter	- All ecological enhancements will be checked to ensure they do not require replacement. - Any remedial measures/replacement will be documented in the management report

General Activity	Year	Specific Activity	Dates / Timing	Description
Habitat Creation, Enhancement & Management (Section 4.0)				
Native woodland (dormouse compensation habitat) (Section 4.2)	As per construction phasing	Planting of woodland	Ideally Autumn or Spring	Dormouse planting mix will be planted in a diverse structure
	1 to 5	Management during establishment	Various	- Habitat watered a minimum of 10 times each growing season and during periods of drought - The stability of trees, shrubs, stakes and ties will be checked at least annually. Any dead or dying trees will be replaced in the next planting season (Nov – March). - Weeds will be removed around each individual tree in a 1m radius and any invasive / noxious weeds in the woodland will be removed. Non-native species may require specialist consultation - Composition and condition of ground flora will be assessed and if necessary additional ground flora species will be planted (agreed with ecologist) - An annual management report will be produced including details on habitat condition and recommended remedial measures, which will be carried out in the next planting season - Specialist input from an arborist and/or ecologist will be sought as needed
	1 & 3	Pruning	Late autumn or early spring	New whips and trees will be pruned to promote growth
	5	Removal of guards	Anytime	In Year 5 all stakes, ties and rabbit guards secured to the trees will be removed
	6 - 30	General ongoing management	Annually	Any invasive / noxious weeds will be removed by hand pulling or mechanical means. Non-native species may require specialist consultation

General Activity	Year	Specific Activity	Dates / Timing	Description
				- Rubbish and debris will be removed with any incidents of vandalism, theft or damage reported - Composition and condition of ground flora will be assessed and if necessary additional ground flora species will be planted (agreed with ecologist) - An annual management report will be produced including details on habitat condition and recommended remedial measures - Specialist input from an arborist and/or ecologist will be sought as needed
	10, 15, 20, 25, 30	Thinning	December to February	- It is recommended a botanical survey and arboricultural survey are carried out to recommend target areas for thinning - Trees selected for thinning will be inspected for roosting bats by a qualified ecologist - Select trees will be removed with selected trees cut at 3-5m height and retained in situ - Removed trees/logs may be used to create habitat piles on site
	10 & 15	Additional planting (if required)	November to March	If areas of planting have failed, additional planting as per the Dormouse Mix specification may be used to fill in gaps
	6, 9, 12, 15, 18, 21, 24, 27, 30	Coppice Hazel	December to February	- All Hazel will be coppiced on rotation with approximately 30% of plants coppiced every 3 years (aim for 6-10 year rotation) - Some deadwood may be retained to create habitat piles in the woodland
Woodland Edge / Buffer (Section 4.3)	As per construction phasing	Planting	Ideally Autumn or Spring	Sections of habitat will be planted during phases of construction as completed. This includes the Thorny scrub mix, Woodland Buffer mix, Woodland edge mix, and Woodland Floor mix

General Activity	Year	Specific Activity	Dates / Timing	Description
	1 to 5	Management during Establishment	Various	- Habitat watered a minimum of 10 times each growing season and during periods of drought - The stability of trees, shrubs, stakes and ties will be checked at least annually. Any dead or dying trees will be replaced in the next planting season (Nov – March). - Weeds will be removed around each individual tree in a 1m radius and any invasive / noxious weeds in the woodland will be removed. Non-native species may require specialist consultation - Composition and condition of ground flora will be assessed and if necessary additional ground flora species will be planted (agreed with ecologist) - An annual management report will be produced including details on habitat condition and recommended remedial measures, which will be carried out in the next planting season - Specialist input from an arborist and/or ecologist will be sought as needed
	1 & 3	Pruning	Late autumn or early spring	New whips and trees will be pruned to promote growth
	5 6 - 30	Removal of guards General ongoing management	Anytime Annually	In Year 5 all stakes, ties and rabbit guards secured to the trees will be removed - Any invasive / noxious weeds will be removed by hand pulling or mechanical means. Non-native species may require specialist consultation - Rubbish and debris will be removed with any incidents of vandalism, theft or damage reported - An annual management report will be produced including details on habitat condition and recommended remedial measures

General Activity	Year	Specific Activity	Dates / Timing	Description
	6 – 10	Thinning	Annually	Specialist input from an arborist and/or ecologist will be sought as needed Selectively thin 10% of tree species to encourage understory/ground flora growth with expectation of retaining 60-70% of original trees
	10 & 15	Additional planting (if required)	November to March	If areas of planting have failed, additional planting as per the original specifications may be used to fill in gaps
	6, 9, 12, 15, 18, 21, 24, 27, 30	Coppice Hazel	December to February	- All Hazel will be coppiced on rotation with approximately 30% of plants coppiced every 3 years (aim for 6-10 year rotation) - Some deadwood may be retained to create habitat piles on site
Retained Trees (Section 4.4)	Prior to commencement	Protection	Anytime	Tree protective fencing installed as set out in the Arboricultural Assessment and Method Statement
	1 – 5	General management	Various	- Trees inspected to ensure they remain stable and upright and in good health (carried out by qualified arborist). Where disease present, removal may be recommended - Remedial pruning may be recommended by the arboricultural consultant to maintain trees in healthy condition or to reduce impact on the development - Any proposed impacts (e.g. pruning) to retained trees will be preceded by a Ground Level Tree Assessment (GLTA) for bats by a qualified ecologist and if required further survey work or mitigation may be necessary. The two trees already identified as having bat roost potential will be retained in situ unless removal is required for safety (in which case updated survey will be required). - An annual management report will be produced including details on habitat condition and recommended remedial measures - Specialist input from an arborist and/or ecologist will be sought as needed

General Activity	Year	Specific Activity	Dates / Timing	Description
New Tree Planting (Section 4.5)	As per construction phasing 1 – 5	Planting General management	Ideally Autumn or Spring Various	- Trees will be planted as phases of development completed - Trees will be thoroughly watered during periods of drought - Base of trees will be weeded and mulch maintained at 7.5cm depth - Trees inspected to ensure they remain stable and upright and in good health (carried out by qualified arborist). Where disease present, removal may be recommended - Remedial pruning may be recommended by the arboricultural consultant to maintain trees in healthy condition or to reduce impact on the development - Any failed trees will be replaced in the next planting season (Nov to Mar) - An annual management report will be produced including details on habitat condition and recommended remedial measures - Specialist input from an arborist and/or ecologist will be sought as needed
Native hedgerows (Section 4.6)	As per construction phasing 1 – 5	Planting Existing hedgerow management	Ideally Autumn or Spring Cutting in Jan/Feb, rest anytime	- Hedgerows will be planted as each phase is scheduled - Hedgerows will be planted in double staggered rows at a density of 4 plants per metre using Hedgerow Mix - Gaps in existing hedgerows will be planted with the Hedgerow Screening Mix as needed - Species-poor hedgerows coppiced in sections on rotation and additional species from Screening mix planted in gaps - Hedgerows managed on 3-year rotation (Year 1 one side cut, Year 2 second side cut, Year 3 top cut only if required)

General Activity	Year	Specific Activity	Dates / Timing	Description
				- Any invasive / noxious weeds will be removed by hand pulling or mechanical means. - Rubbish and debris will be removed with any incidents of vandalism, theft or damage reported - Hedgerows will be annually inspected and remedial works identified - Where gaps are identified, hedge laying or coppicing may be used or further gap planting with the screening mix may be used - An annual management report will be produced including details on habitat condition and recommended remedial measures - Select trees will be allowed to grow up to form a hedgerow tree
	1 – 5	New hedgerow management	Cutting in Jan/Feb, rest anytime	- New hedgerows will be thoroughly watered during periods of drought - Hedgerows will be annually inspected to ensure they remain stable (especially after extreme weather events) and remedial works identified - Any invasive / noxious weeds will be removed by hand pulling or mechanical means. - Rubbish and debris will be removed with any incidents of vandalism, theft or damage reported - Remedial pruning may be recommended by the arboricultural consultant to maintain hedgerow trees in healthy condition or to reduce impact on the development - Any plants that fail will be replaced in the next planting season (Nov to Mar) - An annual management report will be produced including details on habitat condition and recommended remedial measures - Select trees will be allowed to grow up to form a hedgerow tree

General Activity		Year	Specific Activity	Dates / Timing	Description
Ornamental Hedge (Section 4.7)		As per construction phasing 1 – 5	Planting	Ideally Autumn or Spring	- Hedgerows will be planted as scheduled in the construction phase programme - New hedgerows will be thoroughly watered during periods of drought - Any invasive / noxious weeds will be removed by hand pulling or mechanical means. - Rubbish and debris will be removed with any incidents of vandalism, theft or damage reported - Pruning will be carried out in late summer as per good horticultural practice and hedge pruned into pyramid shape - Any plants that fail will be replaced in the next planting season (Nov to Mar) - An annual management report will be produced including details on habitat condition and recommended remedial measures
			Management	Various	
Ornamental Shrubs / Herbaceous plants (Section 4.8)		As per construction phasing	Planting	Ideally Autumn or Spring	Planting as construction completed in each phase
		Years 1-5	Management	As required	- Plants will be thoroughly watered during periods of drought - Plants will be weeded as required and mulch maintained at 7.5cm - Fertilizers will be applied as recommended by the manufacturer - Rubbish and debris will be removed with any incidents of vandalism, theft or damage reported - Perennial shrubs will have dead growth cut back in Feb to Mar and ornamental shrubs pruned - Any plants that fail will be replaced in the next planting season (Nov to Mar) and all arisings taken to a suitable compost facility for disposal - An annual management report will be produced including details on habitat condition and recommended remedial measures

General Activity	Year	Specific Activity	Dates / Timing	Description
Willow Tunnel (Section 4.9)	As per construction phasing Years 1-5	Planting	Ideally Autumn or Spring	Planting as construction completed in each phase
	Expected Years 4-5 (once established)	Management during establishment	As required	- The base will be weeded to maintain it weed-free - Willow will be trimmed annually in summer and new shoots will be weaved into the structure - Willow rods cut in autumn can be replanted into the base of the structure - An annual management report will be produced including details on habitat condition and recommended remedial measures
Species Rich Neutral Grassland and Meadow Turf (Section 4.10)	As per construction phasing	Planting	Ideally Autumn or Spring	- The ground will be prepared and firmed as per manufacturer's instructions - Neutral grassland areas will be seeded with Emorsgate EM1 in an even distribution - Pictorial Meadow turf will be sown with 'Bee Happy' meadow mixture
	1	Year 1 Management	Anytime	Newly sown areas will be regularly mown during the first year to minimise competition and weeds
	2-5	Remedial seeding	Ideally Autumn or Spring	Where seeded areas fail, reseeding may be carried out if needed
	2-30	Management – Two annual cuts	Summer to autumn	- Two annual cuts will be carried out on the meadow areas - First cut will be in late-June to Sept and timing will be varied in sections to ensure there is always habitat availability.

General Activity	Year	Specific Activity	Dates / Timing	Description
				- Each section will have different timings each year to allow variation in species that go to seed and at least 30% of the grassland will be retained during each cut to ensure safe refuge for wildlife - Second cut will be carried out in late Autumn or early Spring - In the Pictorial Meadow Turf, additional cuttings for aesthetics may be carried out between autumn and early spring if required but should be avoided during the flowering season - Rubbish and debris will be removed with any incidents of vandalism, theft or damage reported - An annual management report will be produced including details on habitat condition and recommended remedial measures or changes to the management scheme
Amenity grassland (Section 4.11)	As per construction phasing	Planting	Ideally Autumn or Spring	Grassland will be created as each phase is completed
	1-5	Management	Cutting Mar – Oct	- Amenity grass will be regularly cut to 25-50mm height with a neat edge - All arisings from adjacent hard landscaping areas will be removed - Rubbish and debris will be removed with any incidents of vandalism, theft or damage reported - An annual management report will be produced including details on habitat condition and recommended remedial measures or changes to the management scheme
Species-rich Lawn (Section 4.12)	As per construction phasing	Planting	Ideally Autumn or Spring	Grassland will be seeded with Emorsgate EL1 flowering lawn seed mix
	1	Year 1 Management	Continuous	Grass will be regularly cut to 40-60mm every 3-4 weeks to prevent establishment of weeds

General Activity	Year	Specific Activity	Dates / Timing	Description
				All arisings will be removed from site (including from adjacent hard landscaping areas)
	2	Ongoing management	Mar – Oct	- Regular mowing is expected, cutting regularly to 25-50mm - Mowing will be relaxed for 4-8 weeks (only cut when untidy) from late-June each year to allow flowering - If any areas of bare ground occur, they will be resown in autumn or spring - Rubbish and debris will be removed with any incidents of vandalism, theft or damage reported - An annual management report will be produced including details on habitat condition and recommended remedial measures or changes to the management scheme
Pond / SUDs Features (Section 4.13)	During construction	Excavation of SUDs	Anytime	Pond, basins and SUDs will be created as per the phasing schedule and as specified
	1	Planting	Ideally spring or autumn	- Emorsgate EM8 wetland meadow seed mix will be seeded around the edges of all pond/attenuation basin and swales - Plants as per the SUDs Edge Mix will be planted in identified locations as suitable for each species
	1	Year 1 Management	Anytime	- Newly sown areas will be regularly mown during the first year to minimise competition and weeds - All arisings will be removed from grassland (can be composted on site in designated compost piles near log piles) - New areas of open water will be left to colonise naturally

General Activity	Year	Specific Activity	Dates / Timing	Description
	2-30	Management of wetland meadow	Late-June to Autumn	- Two annual cuts will be carried out on the meadow areas - First cut will be in late-June to Sept and timing will be varied in sections to ensure there is always habitat availability. - Each section will have different timings each year to allow variation in species that go to seed - Second cut will be carried out in late Autumn or early Spring - Rubbish and debris will be removed with any incidents of vandalism, theft or damage reported - An annual management report will be produced including details on habitat condition and recommended remedial measures or changes to the management scheme
	2 - 30	Removal of blanket weed	Late September and October in the early years	- In the early years, blanket weed can cover waterbodies. - Only one third of a waterbody should be cleared per year. - Once cleared, plants or debris will be left along the edge for a few days to allow any trapped wildlife to return to the water.
	2 - 30	General management & selective thinning	October	- Variation in structure can be achieved by cutting back short sections every 2-3 years in rotation. Dense areas of single-species may benefit from selective thinning. - Lifebuys/rings (if required) will be inspected and ensured they are in good working order and replaced as needed - An annual management report will be produced including details on habitat condition and recommended remedial measures or changes to the management scheme
	1-30	Formal inspection	Bi-annual	- A bi-annual formal inspection of all drainage elements is required with checks for pollution or blockages - Any pollution incidents will be reported to the Environment Agency

General Activity	Year	Specific Activity	Dates / Timing	Description
Hard Landscape Features (Fig 4.14)	During construction	Installation	Anytime	All hard landscaping features (bound gravel surfacing, deckboard crossings, play provision areas, public furniture, public bridleway and boundary fencing, walls, gates etc.) will be installed or constructed as per the hard landscaping plans
	1-30	Inspection and management	Annual inspection, remedial action anytime	- All hard landscape features will be inspected at least annually or more often where required by guidance/insurance. - All features will be maintained in a well-kept and tidy manner. - Any irregularities or disrepair will be repaired as quickly as possible - Where health and safety is at risk, this area may be prevented from use until such a time as it is deemed safe - Play Provision features will be regularly inspected and maintained as per standard BS EN1176-7 guidance and manufacturer's instructions - Any features requiring replacement will be replaced as soon as possible by the same or similar feature to fit into the landscape. - The bridleway will be maintained as required for safe use by pedestrians, cyclists and equestrians. - The condition of all hard landscape features will be reviewed on a minimum annual basis and included in the annual management report/statement. Any remedial works required or carried out will be documented and reviewed as soon as possible.
Management Report	1-30 (begins when the first parcel starts Year 1 and ends when the final parcel ends Year 30)	Management Report	Annually	- A report will be produced by the PMO to provide details on all management, assessment of habitats, remedial measures (if required) including replacement of plants, changes to management regimes and management to be carried out in the next phase and reporting on any delays. - All external specialist advice (ecologist, arborist, etc.) will be included in the report

General Activity	Year	Specific Activity	Dates / Timing	Description
				This will include all above sections within the annual management report
BNG Monitoring	5-30	Habitat Monitoring Report	Every 5 years	- As specified in the Condition 11 Report, a habitat condition monitoring assessment will be carried out every 5 years during the 30-year monitoring period. A suitably qualified ecologist will be contracted to carry this out. - All habitats will be assessed based on the Statutory Metric condition assessment guidance - Habitats will be compared to the target conditions and remedial work may be recommended as required to obtain target conditions - Recommendations will be provided to the PMO who will incorporate this into the management report above

7.0 CONCLUSION

The aim of this report is to provide a prescription of the management of Green Infrastructure including all soft and hard landscaping to fulfil the requirement for a Landscape and Ecological Management Plan (LEMP) as required by Schedule 4 of the Planning Obligation Agreement of the outline consent (planning ref. A/40/18/OUT and amended by A/248/21/PL) for the development at 'Land North of Water Lane' in Angmering, West Sussex. This LEMP covers a period of 30 years within the site with the aim to ensure the site provides excellent biodiversity enhancement for wildlife and a net gain for biodiversity.

8.0 REFERENCES

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APPENDICES

Appendix 1. Species Specific Enhancement Plans



Legend

- 28mm circle-fronted bird boxes (5no.) mounted on trees
- 32mm circle-fronted bird boxes (5no.) mounted on trees
- Open-fronted bird boxes (10no.) mounted on trees
- Woodstone external-mounted swift boxes (50no.)
- Barn owl boxes (2no.) - location to be selected by a qualified ecologist
- 2F Schwegler (or similar) bat boxes mounted on mature trees (20no.)
- Beaumaris woodstone bat boxes (50no.)
- ◆ Dormouse boxes (69no.)
- ▲ Large invertebrate structure (e.g. Mini Beast HQ) (3no.)
- ▲ Schwegler insect nesting aids (50no.)



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Map	Species-Specific Enhancement Plan 1
Site	Water Lane, Angmering
Client	Cala Homes
Date	27/08/2025

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Map	Species-Specific Enhancement Plan 2
Site	Water Lane, Angmering
Client	Cala Homes
Date	27/08/2025

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Map	Species-Specific Enhancement Plan 3
Site	Water Lane, Angmering
Client	Cala Homes
Date	27/08/2025

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Map	Species-Specific Enhancement Plan 4
Site	Water Lane, Angmering
Client	Cala Homes
Date	27/08/2025

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Map	Species-Specific Enhancement Plan 5
Site	Water Lane, Angmering
Client	Cala Homes
Date	27/08/2025

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Map	Species-Specific Enhancement Plan 6
Site	Water Lane, Angmering
Client	Cala Homes
Date	27/08/2025

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Map	Species-Specific Enhancement Plan 7
Site	Water Lane, Angmering
Client	Cala Homes
Date	27/08/2025

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Map	Species-Specific Enhancement Plan 8
Site	Water Lane, Angmering
Client	Cala Homes
Date	27/08/2025

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Map	Species-Specific Enhancement Plan 9
Site	Water Lane, Angmering
Client	Cala Homes
Date	27/08/2025

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Appendix 2. Construction Phasing Plan



REV. DATE REVISIONS: By A 10/12/21 Drawings added, roads to 4E types amended, paths to 4E & 4E amended. BH B 18/02/21 Railway site layout updated. HL C 05/02/21 Cala site layout updated. A.G.H. D 29/03/21 Revised following LA & consultants' comments. A.G.H. E 05/04/21 Minor alterations. A.G.H. F 14/04/21 Revised to tracking & added footway north of Water Lane. A.G.H. G 22/04/21 Central section of H&W increased to 4m & to junction with A.G.H. H 11/05/21 Minor amendments to resolve issues. A.G.H. J 16/05/21 Revised incorporating landscaping/trees. A.G.H.	REV. DATE REVISIONS: By A 10/12/21 Drawings added, roads to 4E types amended, paths to 4E & 4E amended. BH B 18/02/21 Railway site layout updated. HL C 05/02/21 Cala site layout updated. A.G.H. D 29/03/21 Revised following LA & consultants' comments. A.G.H. E 05/04/21 Minor alterations. A.G.H. F 14/04/21 Revised to tracking & added footway north of Water Lane. A.G.H. G 22/04/21 Central section of H&W increased to 4m & to junction with A.G.H. H 11/05/21 Minor amendments to resolve issues. A.G.H. J 16/05/21 Revised incorporating landscaping/trees. A.G.H.	REV. DATE REVISIONS: By A 10/12/21 Drawings added, roads to 4E types amended, paths to 4E & 4E amended. BH B 18/02/21 Railway site layout updated. HL C 05/02/21 Cala site layout updated. A.G.H. D 29/03/21 Revised following LA & consultants' comments. A.G.H. E 05/04/21 Minor alterations. A.G.H. F 14/04/21 Revised to tracking & added footway north of Water Lane. A.G.H. G 22/04/21 Central section of H&W increased to 4m & to junction with A.G.H. H 11/05/21 Minor amendments to resolve issues. A.G.H. J 16/05/21 Revised incorporating landscaping/trees. A.G.H.	REV. DATE REVISIONS: By A 10/12/21 Drawings added, roads to 4E types amended, paths to 4E & 4E amended. BH B 18/02/21 Railway site layout updated. HL C 05/02/21 Cala site layout updated. A.G.H. D 29/03/21 Revised following LA & consultants' comments. A.G.H. E 05/04/21 Minor alterations. A.G.H. F 14/04/21 Revised to tracking & added footway north of Water Lane. A.G.H. G 22/04/21 Central section of H&W increased to 4m & to junction with A.G.H. H 11/05/21 Minor amendments to resolve issues. A.G.H. J 16/05/21 Revised incorporating landscaping/trees. A.G.H.	STATUS: A 10/12/21 Drawings added, roads to 4E types amended, paths to 4E & 4E amended. BH B 18/02/21 Railway site layout updated. HL C 05/02/21 Cala site layout updated. A.G.H. D 29/03/21 Revised following LA & consultants' comments. A.G.H. E 05/04/21 Minor alterations. A.G.H. F 14/04/21 Revised to tracking & added footway north of Water Lane. A.G.H. G 22/04/21 Central section of H&W increased to 4m & to junction with A.G.H. H 11/05/21 Minor amendments to resolve issues. A.G.H. J 16/05/21 Revised incorporating landscaping/trees. A.G.H.	CLIENT: Cala Homes SCALE: 1:1000 (A0 ORIGINAL) DRAWN: BH DATE: May '21	PROJECT: Land North of Water Lane Angmering DRAWING: Site Layout Masterplan 19271 P101 J	architecture planning masterplanning Broadmeads House, Farnham Business Park, Weston Lane, Farnham, Surrey GU14 6ET info@osparchitecture.com www.osparchitecture.com Tel: 01252 267879
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