

12674: Premier Inn, Old Waitrose Site, Littlehampton

Cumming Group

Landscape and Ecological Management Plan

Version	Created By	Reviewed By	Date
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1. Introduction

- 1.1. Ecology Solutions was commissioned in December 2025 by Cumming Group to complete a Landscape and Ecological Management Plan (LEMP) for the site known as 'Premier Inn, Old Waitrose Site, Littlehampton' (see Plan ECO1), hereafter referred to as the 'site'.
- 1.2. This LEMP has been created for the site, in part, to address Criterion LE 05 of the Building Research Establishment Environmental Assessment Method (BREEAM) UK New Construction 2018.
- 1.3. This LEMP sets out the management of features of ecological interest due to be retained and established within the site and describes the mitigation strategies to be implemented during the first five years after project completion. It has been written in accordance with BS 42020:2013 Section 11.1, with reference to published guidance from the Chartered Institute of Ecology and Environmental Management (CIEEM)¹ and in accordance with Natural England guidelines for protected species.
- 1.4. It addresses the enhancement and mitigation measures originally recommended in the Ecological Assessment produced by Ecology Solutions in July 2025² and should be read in conjunction with this report.
- 1.5. This document is set out as follows:
 - Ecological baseline and evaluation of important features within the site, including any trends and constraints that might influence management;
 - Objectives of the LEMP in order to maximise the ecological potential of features due to be retained and established within the site;
 - Management prescriptions in order to achieve objectives. These include any monitoring and remedial requirements;
 - Details of the body or organisation responsible for implementation of the plan; and
 - The work schedule.

¹ CIEEM (2018). *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine*. Version 1.1 – Updated September 2019. Chartered Institute of Ecology and Environmental Management, Winchester

² Ecology Solutions (July 2025) *Ecological Assessment*. Document reference: EcoAss.12674.v3

2. Ecological Baseline and Evaluation

- 2.1. The site was subject to an initial habitat survey by Ecology Solutions in February 2025. For this, a detailed walkover of the site was undertaken to ascertain the general ecological value of the site and to identify the main habitats and associated plant species.
- 2.2. The site was surveyed based on the UK Habitat Classification (UKHab)³ methodology as recommended by Natural England. UKHab is a comprehensive system for mapping and recording habitats, designed to provide a simple and robust approach to survey and monitoring, and replaces the Phase 1 survey methods. UKHab comprises of a principal hierarchy ranging from level 1 (ecosystems) to level 5 (defined habitats including Annex 1 habitats) when classifying habitats, for this survey, all primary habitats were recorded to level 4 minimum. Secondary habitats are also used to provide further information on a main primary habitat where appropriate.
- 2.3. Using the above method, the site was classified into areas of similar botanical community types, with a representative species list compiled for each habitat identified.
- 2.4. The relative abundance of plant species was assessed according to the DAFOR scale (D=Dominant, A=Abundant, F=Frequent, O=Occasional and R=Rare). The Braun-Blaque scale expresses an abundance score of presence (D=76-100%, A=51-75%, F=26-50%, O=6-25% and R=>1-5%).
- 2.5. It is important to note that all the species that occur in each habitat would not necessarily be detectable during survey work carried out at any given time of the year, since different species are apparent at different seasons.
- 2.6. The UKHab survey was undertaken in suitable weather conditions and a robust botanical inventory has been collated allowing for a robust identification and classification on the habitats present.
- 2.7. In addition, the survey included an assessment for protected, notable and invasive species. This included an assessment of the potential suitability of the on-site habitats and landscape setting to support these species.
- 2.8. Full details of the survey methodology and findings are located within the Ecological Assessment produced by Ecology Solutions and are referenced herein where necessary.

Ecological Features

- 2.9. The site is approximately 0.56ha in size located in Littlehampton, approximately 10km west of Worthing. The site consists primarily of Hand standing and a former retail unit. With the only vegetation present being a large ornamental planter located in the west of the site.
- 2.10. The site does not fall within and is not adjacent to any statutory designated sites (see Plan ECO1). The closest statutory designated sites are West Beach LNR and Climping Beach SSSI, located approximately 570m south of the site. The closest non-statutory site

³ UKHab Ltd (2023) *UK Habitat Classification Version 2.0* (at <https://ukhab.org>)

is Littlehampton Golf Course & Atherington Beach LWS which is located approximately 530m south of the site. The proposed development, given its scale, nature and distance, is not considered to have any significant impact on these designated sites.

Wildlife Constraints

Badger

- 2.11. No active Badger setts or tracks were recorded on the site during the initial habitat survey. A lack of nearby background records for this species contribute to the unlikelihood of Badgers being present on site.

Bats

- 2.12. A preliminary roost assessment (PRA) was conducted within the site in February 2024 wherein the existing retail unit was considered to provide high potential for roosting bats.
- 2.13. A suite of emergence surveys, with the assistance of night vision aids, were subsequently conducted in May, June and July 2025 under suitable weather conditions following the Bat Conservation Trust's Best Practice Guidelines.
- 2.14. Over the course of the three emergence surveys no bats were seen to be emerging from the building. While the survey was being conducted levels of bat activity in the local area was also recorded, however this was limited to a small number of common and widespread species solely Noctules *Nyctalus noctule* and Common Pipistrelles *Pipistrellus pipistrellus*.
- 2.15. There is extremely limited suitable habitat on-site for foraging bats, with no grassland woodland or linear features such hedgerows. The PRA and three further targeted emergence surveys have ruled out bats using building B1 at the time of surveying.

Birds

- 2.16. It was considered that the flat roof of the retail unit is subject to minimal disturbance and therefore provides a suitable location for gulls to nest, as they have done in previous years. Herring gulls *Larus argentatus* were recorded using the roof on the initial site visit in February 2025.
- 2.17. The only other suitable habitat for nesting birds within the site is the individual trees within the raised planter along the western boundary.

Hedgehog

- 2.18. No evidence of Hedgehog *Erinaceus europaeus* was recorded on-site in February 2025 and there are no hibernacula features or suitable habitat present to facilitate hibernation of this species on-site. No habitat is present within the site for the foraging and dispersal of Hedgehogs.

Reptiles

- 2.19. No suitable habitat is present for reptiles within the site and it is therefore not considered that this group would be present within the site.

2.20. Invertebrates

- 2.21. It is expected that a limited assemblage of common invertebrate species utilise the little on-site habitats, although there is no reason to suspect the likely presence of any scarce or notable invertebrate species.
- 2.22. The site was not considered to offer any suitable habitat for other protected or notable species. Therefore, no further survey work or recommendations regarding protected species were deemed necessary.

3. Aims and Objectives of Management

- 3.1. The aim of the LEMP is to provide a long-term (i.e. five-year) management plan for the site to ensure the new and retained features of ecological interest are managed and maintained for biodiversity.
- 3.2. Defining a set of objectives is central to the effectiveness of the aim, given that it is intended to provide a framework that will safeguard existing nature conservation interest and provide guidance on enhancement and future management.
- 3.3. Specific objectives for the conservation of particular species or groups and particular habitats of nature conservation interest are set out in the relevant sections to follow. The nature of these objectives has been guided by the principles set out in UK and European wildlife legislation, notably the Wildlife & Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017. Furthermore, the formulation of these objectives has also been influenced by national and local biodiversity and conservation targets, as set out in the UK Post-2010 Biodiversity Framework and the London Biodiversity Action Plans (BAPs).
- 3.4. The overarching objectives for nature conservation are as follows:
 - Objective 1: Maintain and enhance retained and newly created habitats within the site.
 - Objective 2: Maintain populations of protected species identified within the site area at a favourable conservation status; and
 - Objective 3: Increase biodiversity by maximising opportunities for flora and fauna.
- 3.5. The LEMP, and the various measures described in the following sections, are illustrated on Plan ECO2 and on the Landscaping Masterplan provided by Indigo Landscape Architects (Appendix 1).

4. Management Measures

- 4.1. Management prescriptions and monitoring requirements have been described below, in relation to each of the three objectives.

Objective 1: Maintain and Enhance Retained and Newly Created Habitats

Retained Habitats

Ornamental Planter

- 4.2. A raised ornamental planting bed is present along the western boundary, to the west of building B1. The planting is sparse with some bare soil. Species recorded in the planting bed consist of: Himalayan birch *Betula utilis* var. *jacquemontii*, red robin *Photinia* sp, Ivy *Hedera helix*, climbing hydrangea *hydrangea anomala* spp, *petolaris*, Buddleia *Buddleia davidii* and Cherry *Prunus* sp.
- 4.3. This habitat is to be retained as part of the development and enhanced through additional shrub planting. Species included within this additional enhancement planting is shown in Table 4.1 below.

Table 4.1 Mixed shrub planting mix proposed to enhance existing ornamental planter and for new areas of planting.

Mixed Shrub Planting Species
<i>Prunus laurocerasus</i> 'Otto Luyken'
<i>Rosmarinus officinalis</i> 'Prostratus'
<i>Viburnum davidii</i>

- 4.4. This additional planting should be undertaken during the autumn, winter or spring, with subsequent monitoring required to identify any potential gaps where plants have not survived
- 4.5. Shrubs will be inspected every six months to ensure that they are healthy, not diseased or damaged, or dead. After the first two years, the plants can be inspected annually if found to be establishing well.
- 4.6. Shrubs will be subject to regular pruning every six months, where considered necessary (after three to five years of growth), to encourage an even and healthy growth and develop a dense understorey for wildlife use. Without pruning, most shrubs revert to trees or lose their dense structure and their wildlife value.

- 4.7. As with the other habitats above, any shrub management will be undertaken outside of the bird nesting season (which is March to August inclusive) to avoid any potential offence, or after a suitably qualified ecologist has undertaken checks to ensure no nesting birds are present.

Individual Trees

- 4.8. Two individual trees are present within the ornamental planter and are to be retained as part of the development.
- 4.9. The retained trees and ornamental planter will be protected by provision of a physical separation from the construction operations. This will include fencing where appropriate to ensure no impact occurs during construction. Fences will remain in place until construction work is complete within the vicinity of these habitats. In addition, no activity, storage of materials/liquids of any sort will be permitted within the protective fencing at any time.
- 4.10. Works will be carried out in accordance with British Standard BS5837:2012 or similar, which relates to the protection of retained trees during development.
- 4.11. Standard engineering practice in respect of pollution control, as part of the development proposals will negate any potentially detrimental effects through dust contamination and contaminated run-off during construction will be mitigated through standard industry best practice measures. Where mitigation measures rely on water, it is expected that only sufficient water will be applied to damp down the material.
- 4.12. Avoidance of potentially dust-generating activities during periods when wind direction may carry dust into sensitive areas will be undertaken. The storage of any loose materials that may be susceptible to wind will also be covered or screened and located away from the sensitive habitats if possible.
- 4.13. Any arboricultural tree works (including felling) will be undertaken by an appropriately qualified tree surgeon and completed outside the bird nesting season (March – August inclusive) to avoid any potential offence under the legislation, or after a suitably qualified ecologist has undertaken checks to ensure no nesting birds are present.

Created Habitats

New Mixed Shrub Planting

- 4.14. New areas of mixed shrub planting will be created within the site in association with the new hotel building. The species included within this planting mix will be the same used to enhance the retained ornamental planter and can be seen above in Table 4.1.
- 4.15. Likewise, recommendations regarding the planting, management and maintenance of new planting within the retained ornamental planter apply to the newly created areas of mixed shrub planting.
- 4.16. The newly planted areas of mixed shrub will provide new opportunities for wildlife such as invertebrates and birds.

New Tree Planting

- 4.17. A total of 10 new trees will be provided as part of the development and will be planted within the newly created areas of mixed shrub planting. The species proposed for new tree planting can be seen below in Table 4.2.

Table 4.2 New tree planting species and quantity.

Trees Species	Quantity
<i>Carpinus betulus</i> 'Fastigiata'	4
<i>Betula pendula</i>	6

- 4.18. Planting of the new trees will be undertaken during the autumn, winter or spring, with subsequent monitoring required to identify if the tree saplings have not survived. Planting will be completed in accordance with plans and specifications provided by Indigo Landscape Architects.
- 4.19. Tree guards and stakes should be used to protect the planted trees from damage and increase the survival rate. These shall be removed in May when this initial support is no longer required, typically after three to five years following planting.
- 4.20. A weed-free ring (500 mm) will be maintained around each tree planted for the first five years to reduce competition from weed-species for light and nutrients. This can be achieved by maintaining a layer of mulch around the base of each tree.
- 4.21. The new trees will be inspected every six months for the first two years to ensure that they are healthy, not diseased or damaged, or dead. After the first two years, trees can be inspected annually if found to be establishing well.
- 4.22. The young trees should be watered in drought conditions within the first five years following planting to ensure satisfactory establishment and then only when necessary to avoid death.
- 4.23. Any newly planted specimen which dies should be replaced in the following season with the same species to the same specification and quality.
- 4.24. Any arboricultural tree works (including felling) will be undertaken by an appropriately qualified tree surgeon and completed outside the bird nesting season (March – August inclusive) to avoid any potential offence under the legislation, or after a suitably qualified ecologist has undertaken checks to ensure no nesting birds are present.
- 4.25. The trees will offer foraging opportunities for birds and invertebrates, as well as new nesting opportunities for birds
- 4.26. **Objective 2: Maintain Populations of Protected Species Identified within the Site Area at a Favourable Conservation Status**
- 4.27. Habitat creation and the introduction of a management regime will provide new opportunities for wildlife within the site. This will be of benefit to key species, such as bats, birds and invertebrates.

Bats

- 4.28. The landscaped habitats existing within the site provide negligible to limited opportunities for roosting, foraging and commuting bats. New tree and shrub planting will enhance invertebrate diversity on-site and offer foraging opportunities for bats.

Birds

- 4.29. The two existing individual trees offer some limited nesting and foraging opportunities for birds. These trees are to be retained as part of the development and, as discussed above, any arboriculture works should take place outside of the nesting bird season (which is March to August inclusive), or after a suitably qualified ecologist has undertaken checks to ensure no nesting birds are present.
- 4.30. While birds were previously recorded nesting on the roof of the retail unit, it is not considered that birds within the local area would be dependant on this feature for nesting. In any case, the new hotel building will provide a replacement for the temporary loss of this nesting habitat.
- 4.31. The new tree and shrub planting within the site shall offer new foraging and nesting opportunities for common and widespread bird species.

Invertebrates

- 4.32. Resources for invertebrates will be provided in the form of new native and non-native shrub planning in addition to tree planting. Despite some of these species not being native, they have been largely selected for their value to invertebrates and pollinators.

Objective 3: Increase Biodiversity by Maximising Opportunities for Flora and Fauna.

- 4.33. The establishment of new trees and shrubs will provide an increase in habitats within the site and with suitable management, will maximise opportunities for a range of faunal species given the limited space for planting within the site.
- 4.34. Integrated bat and bird boxes/bricks will be installed to provide new opportunities for these species groups, presenting ecological enhancements for the site over the existing situation (see Plan ECO2).
- 4.35. A total of three integrated bat boxes/bricks will be incorporated into the new hotel building to enhance roosting opportunities for bats. Suitable examples of these are shown on Appendix 2.
- 4.36. A total of six integrated Swift Bricks are to be incorporated into the new hotel building further enhance nesting opportunities for birds. Suitable examples of these are shown on Appendix 3.
- 4.37. Bird and bat boxes will be checked periodically (once per year in February) for the first five years following installation, by a suitably experienced ecologist to ensure that they are still in situ and are not damaged. Bat boxes will only be checked by a licenced bat worker. Boxes will be replaced if found to be damaged.

5. Implementations and Responsibilities

- 5.1. Cumming Group has ultimate responsibility for implementation of the measures detailed in this LEMP.
- 5.2. It is the responsibility of Cumming Group to instruct appropriate experienced contractors to establish the various features and habitats proposed, and to instruct appropriate experienced ecologists and/or landscape contractors to check the work as set out in this management plan, where necessary.
- 5.3. It is the responsibility of the appointed individual to instruct appropriate experienced landscaping contractors to establish the various features and habitats proposed, and to instruct appropriate experienced ecologists and / or landscape contractors to check the work as set out in this management plan.
- 5.4. The contractors will be provided with the landscape plans and specifications produced by Indigo Landscape Architects to ensure the planting lists are adhered to.
- 5.5. The site owners will assign a management company to manage and maintain the areas of new planting within the site.
- 5.6. Clear channels between these parties and their associates on the ground will be in operation at all times, by email and telephone as appropriate.
- 5.7. The Landlord Entity will manage and maintain the development and landscaping.

Contractor Responsibilities

- 5.8. All materials used during the development of the site, as well as any operations, will be in accordance with British Standards, Codes of Practice and legislation.
- 5.9. An ecologist should be appointed to undertake the following monitoring:
 - Biannual monitoring of species populations during the operational phase;
 - Biannual monitoring of habitats and their management; and
 - Biannual checks of species provisions to ensure they are fit for purpose.
- 5.10. A review and update of the LEMP will be undertaken after five years and discussions with the management team and assigned ecologist will be undertaken to determine its success and to support the maintenance of the ecological value of the site. Findings of the above monitoring will be considered and, where necessary, appropriate remedial actions to the management plan will be undertaken, such as replacement or additional planting and improvements to the management of the habitats if required.

6. Schedule of Landscape and Ecological Works

Objective	Receptor	Management Prescription	Timing of Works
1. Maintain newly created habitats within the site	New Tree Planting	Planting of new trees in the areas of landscaping in accordance with BS8545:2014	Prior to or within 12 months of the completion of the development during suitable planting season (autumn, winter or spring).
		Regular health checks of the trees will be undertaken.	Maintenance visits will take place once monthly between October and March and twice monthly between April and September. Then, annually up to five years after planting.
		Tree pruning undertaken outside of the main nesting bird season (which is March to August inclusive).	To be undertaken annually as necessary.
	New Mixed Shrub Planting	Planting of ornamental mixed shrubs.	Prior to or within 12 months of the completion of the development during suitable planting season (autumn, winter or spring).
		Regular health checks of the shrubs will be undertaken.	Every six months for the first two years after planting. Then, annually up to five years after planting.
		Shrub pruning and other management to be undertaken outside of the main nesting bird season (which is March to August inclusive).	To be undertaken six months as necessary.

2. Maintain populations of protected species identified within the site area at a favourable conservation status.	Bats	New tree and shrub planting will provide new foraging and dispersal opportunities.	Prior to or within 12 months of the completion of the development during suitable planting season (autumn, winter or spring).
	Birds	New tree and shrub planting will provide new nesting, foraging and dispersal opportunities.	Prior to or within 12 months of the completion of the development during suitable planting season (autumn, winter or spring).
	Invertebrates	New mixed shrub planting to include species of benefit to pollinators, providing additional opportunities for invertebrates.	Prior to or within 12 months of the completion of the development during suitable planting season (autumn, winter or spring).
3. Increase biodiversity by maximising opportunities for flora and fauna	Tree and Shrub Planting	Planting of new trees and mixed shrub to enhance floristic diversity and opportunities for various fauna, including bats, birds and invertebrates.	Prior to or within 12 months of the completion of the development during suitable planting season (autumn, winter or spring).
	Birds	Swift bricks installed onto the building to increase opportunities for nesting birds.	Prior to or within 12 months of the completion of the development.
	Bats	Bat roost boxes/bricks installed onto the building to increase opportunities for roosting bats.	Prior to or within 12 months of the completion of the development.
	Invertebrates	Incorporation of flowering shrubs of benefit to pollinators into mixed shrub planting.	Prior to or within 12 months of the completion of the development.

7. Monitoring Programme

- 7.1. An annual walkover survey followed by the production of a monitoring report in November will be produced for the first five years after completion of the landscaping works. The walkover survey will be the responsibility of the management company, with input from the appointed project ecologist and landscape architect and will include an inspection of the habitats on-site by a qualified ecologist.
- 7.2. The report will detail the findings of this monitoring work, to be judged against the habitats' expected conditions and based against Natural England's Condition Criteria Assessment Sheets published alongside the BREEAM UK New Construction 2018. The degree of success observed concerning habitat establishment and management will be recorded with any habitats that have failed to establish successfully, or where the suggested management is proving ineffective, documented. All remedial work undertaken will be set out within the report alongside revised objectives for the proceeding year to allow for any issues to be promptly addressed and ensure the expected habitat conditions are reached.
- 7.3. During these annual checks, the ecologist will also check to ensure the absence of invasive species. Should any be observed on-site this will be reported to the site manager and appropriate action will be taken.
- 7.4. Monitoring visits and subsequent amendments to the management plan are to be continued for the first five years. At the end of this five-year period there will be a review of this plan and any amendments required to it whether it be removal or addition of any operations or changing of the frequency or details of an operation, by the contractor, landscape architect, management company and, if required, the local planning authority.
- 7.5. Should any issues with any of the habitats present on-site arise and are left unchecked resulting in permanent damage or degradation of these habitats this will be corrected at the expense of the contractor.

8. Summary and Conclusions

- 8.1. Ecology Solutions was commissioned in December 2025 by Cumming Group to produce a LEMP for the site known as Premier Inn, Old Waitrose Site, Littlehampton, to address Criterion LE 05 of BREEAM.
- 8.2. This LEMP addresses the implementation of the ecological enhancements referenced in the Ecological Assessment produced by Ecology Solutions in July 2025. It sets out new habitats to be established as part of the development and the specific provisions for protected species to be implemented.
- 8.3. New habitats to be established and managed with wildlife in mind include native and non-native trees, shrubs, ferns and grasses.
- 8.4. It is considered that the creation of new habitats will provide increased opportunities for wildlife over the existing situation.
- 8.5. According to the BREEAM change in ecological value calculator, there will be a significant net gain in the site's ecological value post development.
- 8.6. Specific provisions, including bird and bat boxes/bricks integrated into the new building and pollinator friendly planting, will provide gains for specific groups of wildlife within the site.
- 8.7. Overall, it is considered that by following the management, mitigation and enhancement recommendations in this report, the proposed development will deliver significant ecological enhancements.

PLANS

PLAN ECO1

Site Location



KEY:

— Site Boundary

Ecological Sites

▨ Sites of Special Scientific Interest

▨ Local Nature Reserves

■ Local Wildlife Sites



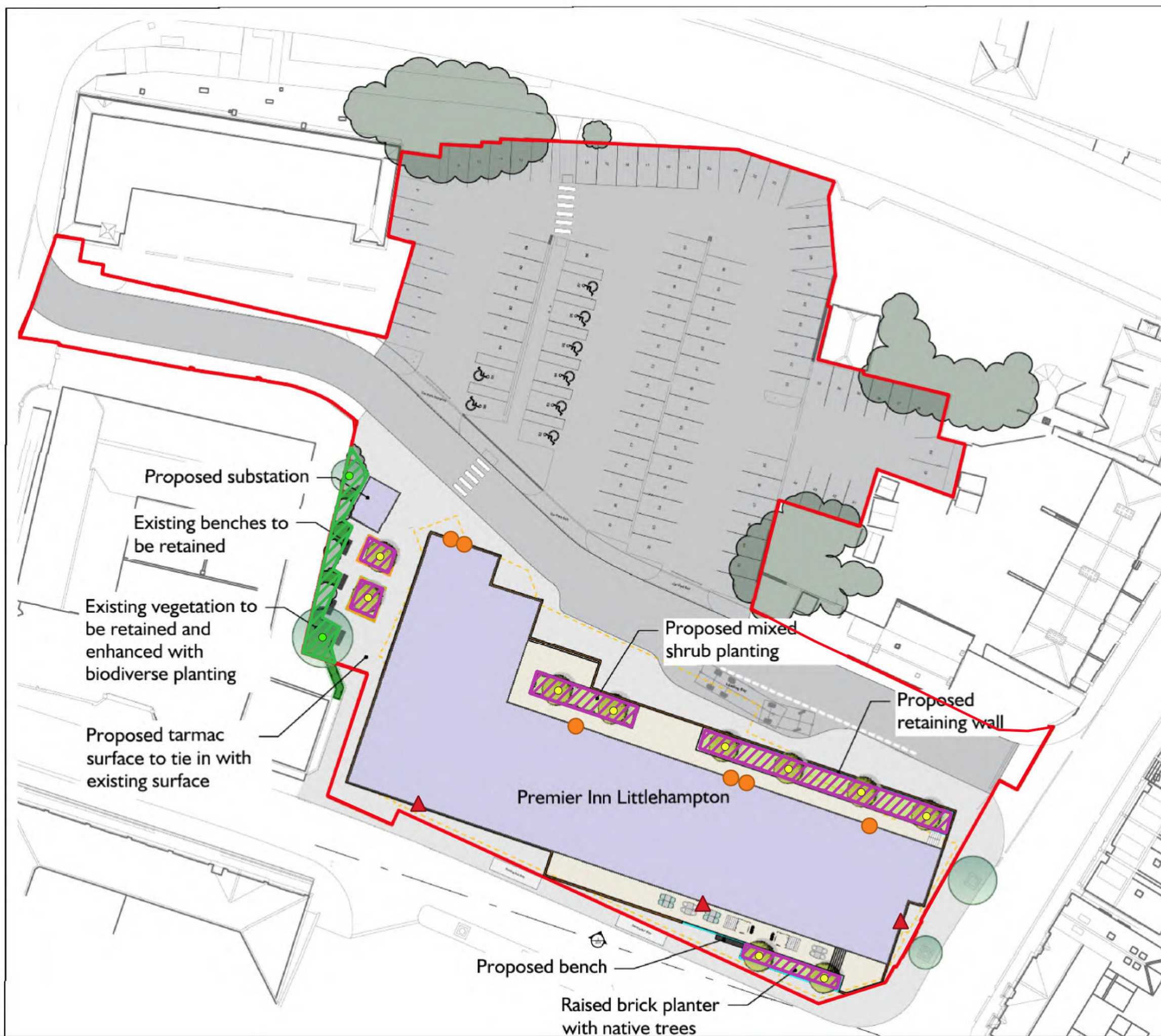
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Worcestershire, WR12 7LJ
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12674: Old Waitrose Site, Littlehampton

ECO 1: Site Location and Ecological Designations	Rev: A April 2025
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PLAN ECO₂

Landscape and Ecological Management and
Enhancements



KEY:

- SITE BOUNDARY
- RETAINED AND ENHANCED ORNAMENTAL PLANTER
- NEW MIXED SHRUB PLANTING
- RETAINED TREE
- NEW TREE PLANTING
- ▲ INDICATIVE LOCATION FOR INTEGRATED BAT BOX
- INDICATIVE LOCATION FOR INTEGRATED SWIFT BRICKS



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**12674: PREMIER INN, OLD WAITROSE
SITE, LITTLEHAMPTON**

PLAN ECO2: LANDSCAPE AND ECOLOGICAL
MANAGEMENT AND ENHANCEMENTS

Rev: A
Dec 2025

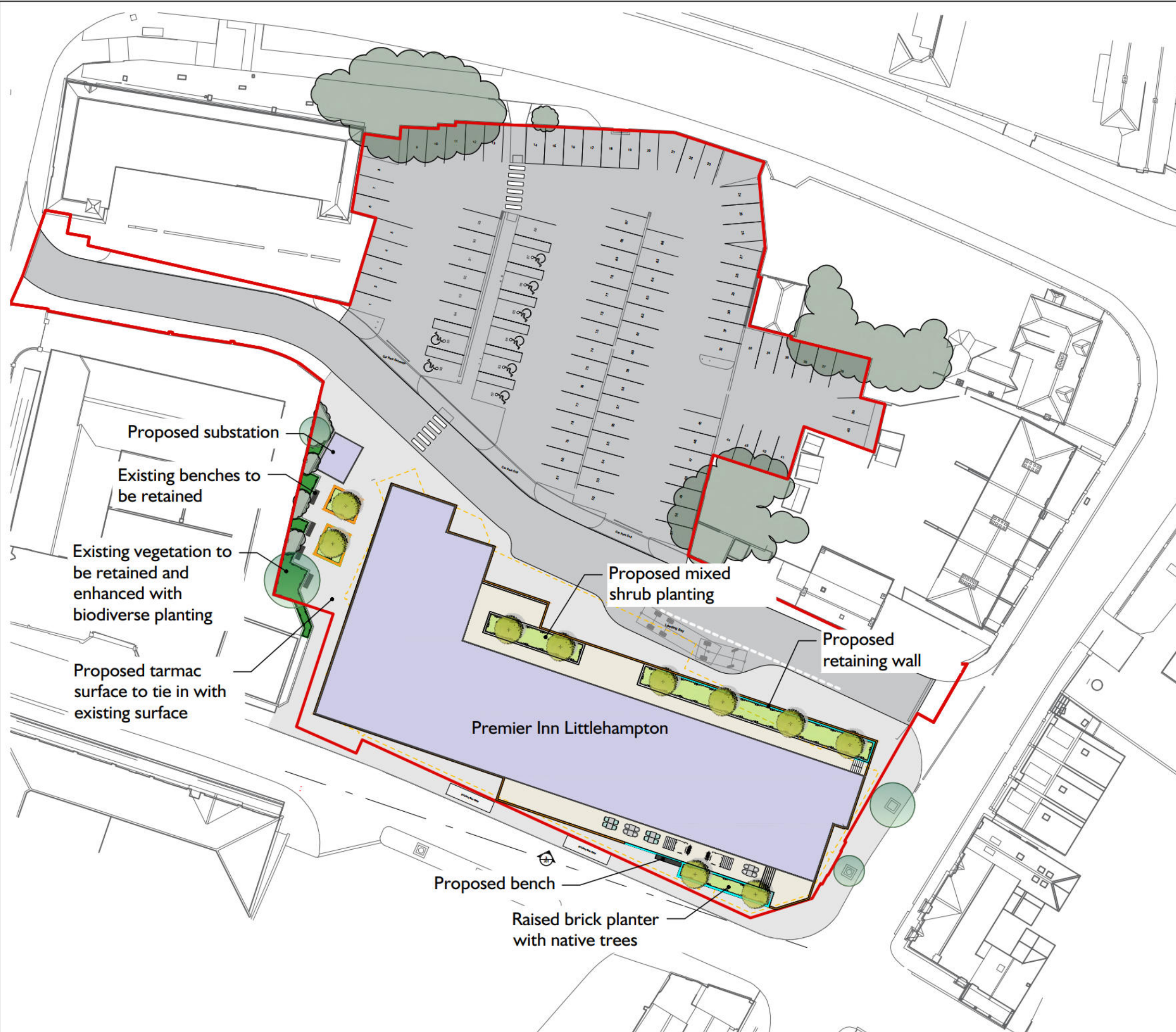
APPENDICES

APPENDIX 1

Landscape Plans

KEY

-  Existing tree to be retained
-  Other existing vegetation retained
-  Proposed building building
-  Existing car park and road
-  Proposed tarmac surface
-  Proposed paved surface
-  Proposed block banding
-  Proposed native tree
-  Proposed mixed shrub planting
-  Proposed enhancement to existing planting
-  Proposed walls



SCALE 1:500 @ A3
0 5 10 20 25m



rev	description	date	by	chk
-	First issue	2025-04-08	ES	ES

project
PI LITTLEHAMPTON AVON ROAD

client
WHITBREAD GROUP PLC

drawing title
MASTERPLAN

drawing number	revision	status	scale
1274-MP-01	-	PLANNING	1:500@A3

TEL 01722 340140 ENQUIRIES@INDIGOLANDSCAPE.CO.UK WWW.INDIGOLANDSCAPE.CO.UK
INDIGO LANDSCAPE ARCHITECTS LIMITED

GENERAL NOTES:
This drawing is to be read in conjunction with all other relevant disciplines drawings, schedules, specifications and supporting information. Any discrepancies are to be reported to Indigo Landscape Architects Limited and resolution sought prior to proceeding. This drawing is subject to copyright.

KEY

-  Existing tree to be retained
-  Other existing vegetation retained
-  Proposed building
-  Proposed native tree
-  Proposed mixed shrub planting
-  Proposed enhancement to existing planting

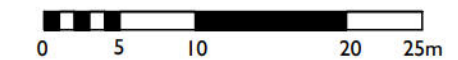
- 10 No. *Dryopteris filix-mas*
 22 No. *Dryopteris filix-mas*
 15 No. *Dryopteris filix-mas*
 79 No. *Dryopteris filix-mas*
- 2 No. *Carpinus betulus* 'Fastigiata'
 58 No. *Viburnum davidii*
 61 No. *Viburnum davidii*
- 12 No. *Liriope muscari*
 29 No. *Dryopteris filix-mas*
 17 No. *Liriope muscari*
 28 No. *Dryopteris filix-mas*
- 13 No. *Liriope muscari*
 2 No. *Betula pendula*
 73 No. *Prunus laurocerasus* 'Otto Luyken'
- 12 No. *Liriope muscari*
 29 No. *Dryopteris filix-mas*
 27 No. *Liriope muscari*
 175 No. *Prunus laurocerasus* 'Otto Luyken'
- 13 No. *Liriope muscari*
 9 No. *Rosmarinus officinalis* 'Prostratus'
- 19 No. *Geranium* 'Rozanne'
- 13 No. *Liriope muscari*
 9 No. *Rosmarinus officinalis* 'Prostratus'
- 6 No. *Miscanthus sinensis* 'Grosse Fontane'
- 37 No. *Dryopteris filix-mas*
 31 No. *Liriope muscari*
 38 No. *Dryopteris filix-mas*
 25 No. *Liriope muscari*
 28 No. *Dryopteris filix-mas*
 13 No. *Liriope muscari*
 4 No. *Betula pendula*
 12 No. *Liriope muscari*
 9 No. *Rosmarinus officinalis* 'Prostratus'
- 19 No. *Geranium* 'Rozanne'
- 2 No. *Carpinus betulus* 'Fastigiata'
- 13 No. *Liriope muscari*
 9 No. *Rosmarinus officinalis* 'Prostratus'

Refer to 1274-SW-02 for Plant
Schedule and Specification

SCALE

1:500 @ A3

NORTH



rev	description	date	by	chk
-	First issue	2026-01-05	SH	ES

project
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client
WHITBREAD GROUP PLC

drawing title
DETAILED LANDSCAPE PROPOSALS - 1 OF 2

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GENERAL NOTES:
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APPENDIX 2

Suitable Examples of Bat Boxes

Bat Boxes

Habibat Bat Box (Rendering)

The Habibat Bat Box is a large, solid box made of insulating concrete with an internal roost space, which can be incorporated into the fabric of a building as it is built or renovated. A variety of facings can be fitted to suit any existing brick, wood, stonework or rendered finish, rendering the box unobtrusive and aesthetically pleasing.

The Habibat box is suitable for species which are commonly found roosting in buildings in the UK.

Height: 440mm, Width: 215mm, Depth: 102mm, Weight: 8kg

Please note that the Habibat box should be located on southerly aspects and positioned ideally near the eaves or gable apex of the property with a minimum of 2m but preferably 5-7m above the ground. Placement above windows, doors and wall climbing plants should be avoided.



Habitat Bat Box 001

The Habitat Bat Box is a large, solid box made of insulating concrete with an internal roost space, which can be incorporated into the fabric of a building as it is built or renovated.

The Habitat box is suitable for species which are most commonly found roosting in buildings in the UK, such as Pipistrelle, Natterer's, Whiskered, and Brandt's bats.

Dimensions: 21.5 x 10.2 x 44 cm (L x W x H)



Ibstock Bat Box C

If you would like to accommodate crevice dwelling bats, like pipistrelles, in new builds then the Ibstock Enclosed Bat Box 'C' is a solution that can be integrated directly into the brickwork to produce a discrete but attractive home for bats.

215 x 215 mm / 215 x 290 mm

Please note that this box is designed to be installed flush with a wall.



Images and text adapted from manufacturer's websites:

www.ibstock.com/eco-products
www.habibat.co.uk

APPENDIX 3

Suitable Examples of Swift Bricks

Bird Boxes



Manthorpe Swift Nesting Brick

The Manthorpe Swift Brick has been developed in conjunction with major house builders and conservation experts to provide a safe, spacious and habitable area to allow swifts to nest within the well built construction of modern houses.

Size: 227x80mm
Opening: 29x65mm

Manthorpe Dual Swift Brick

The Manthorpe Dual Swift Brick has been developed in conjunction with major house builders and conservation experts to improve the biodiversity of the built environment, providing a safe, spacious and habitable area to allow swifts to nest within the construction of modern houses.

Size 445x85x150mm.
Opening Size: 29x65mm





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