



Ecological Mitigation Strategy – Condition 15

Land at Burndell Road,
Yapton

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LIABILITIES:

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

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

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

1.0 Introduction

Background

- 1.1 The Ecology Partnership was commissioned by Bovis Homes to carry out a walkover survey and review of previous ecology work on off Burndell Road, Yapton. A review of the site and the works conducted has been included in section 2 of this report.
- 1.2 The site is situated along the eastern boundary of the West Sussex village of Yapton. The site is set within a semi-rural/suburban landscape surrounded by agricultural land as well as commuter towns and villages. The immediate surroundings consist of residential dwellings to the west, land to be developed to the north and arable fields with hedgerows to the south and east. The site is currently dominated by arable land, which at the time of the original survey, was covered by bare ground. The central grid reference number is SU9802 3181.
- 1.3 Outline planning permission has been granted for the development under reference APP/C3810/V/16/3158261, with condition 15 pertinent to ecology:

“Prior to the commencement of construction works on each phase of the development of any preparatory works, a detailed ecological enhancement scheme (which shall include the installation of bat boxes throughout the site) shall be submitted to the local planning authority for approval and shall be based on the recommendations within the supporting ecological statement. All approved details shall then be implemented in full and in accordance with the agreed timings and details.



Figure 1: Approximate location of the red line boundary

Purpose and Objectives

- 1.4 This document is designed to discharge condition 15 of the outline planning permission and to ensure that adequate mitigation for protected species is incorporated into the design of the scheme.
- 1.5 The aims, objectives and use of this document are to provide detailed information regarding the ecological mitigation and enhancements required. This describes the checking and monitoring that would be implemented to ensure works are being undertaken in accordance with requirements, together with measures to ensure that appropriate corrective actions or mitigation measures are taken. Details regarding enhancements and habitat creation are also included with a view to significantly increase the biodiversity on site post-development.

2.0 Site Review

- 2.1 The first preliminary ecological appraisal (PEA) and Phase 1 habitat survey of the site was carried out in 2014. The site was identified as supporting tree line / scrub line with tall ruderal vegetation and rough semi improved grassland edges. During the initial assessment the field was ploughed.
- 2.2 An update PEA was undertaken by The Ecology Partnership in 2015. The site was dominated by a corn field, with ruderal and rough semi improved grassland edges. The site was surrounded by trees and scrub edges and dry ditches encroached by dense scrub. The access track to the field was dominated by Japanese knotweed.



Figure 2: Broad based habitats 2015 PEA

- 2.3 A terrestrial survey of the site for reptiles (presence or absence) was carried out at the site between the 6th August and the 3rd September 2015. Prior to the commencement of the survey, the site was set up with artificial refugia (roofing-felt mats) for reptiles on 1st

August 2015. The peak count of 10 adult female and male slow worms, with juvenile slow worms also present. Juvenile slow worms are not counted for a population estimate, however, even so, the population of slow worms present on site would be considered 'good'. No other reptiles were found on site. The location of the reptiles is shown in figure 3 below.



Figure 3: Location of the slow worms found during the surveys. They are restricted to the very edges of the site where the suitable habitat is found.

- 2.4 The site is not considered to be constrained by other protected species or groups of species. The site did not support habitats which would support protected species such as dormice, no evidence of badgers using the site was recorded.
- 2.5 The habitats on site were largely sub optimal for bats due to the lack of complex habitats and the domination of the arable field, however the trees and dense scrub edges were

considered to be suitable for foraging bats and would be considered of local interest. There were three large oak trees present on the borders of the site which were considered to have 'low' potential to support roosting bats. It is understood that these trees are to be retained within the scheme.

- 2.6 There were no ponds on site and no ponds on adjacent land. A single pond is located 172m from the red line boundary. This was assessed using the HSI survey method and was considered to be 'below average' suitability. The site was considered to have limited potential to support terrestrial habitat for GCNs, albeit the edges of the site were considered to be of some value.
- 2.7 The recommendations for the site, included the retention of the habitat edges, including the mature trees and scrub, as these were the most diverse in terms of habitats. The management of diverse grassland buffers, the planting or gapping up of edge habitats and the use of bird and bat boxes were also recommended.

3.0 Roles and Responsibilities

Ecologists

- 3.1 The Ecology Partnership will be on site when appropriate to monitor work so that no wildlife comes to harm and also to provide advice to site workers about best practices. The Ecology Partnership's duties include, but are not limited to:
- Monitoring site works;
 - Providing status reports and updates as necessary;
 - Providing advice and liaising with workers on site as necessary;
 - Identifying environmental risks and developing appropriate environmental controls;
 - Delivering environmental training for site personnel and sub-contractors;
 - Liaising with client.

- 3.2 If an occasion arises which requires advice about a wildlife issue, then The Ecology Partnership's office can be contacted on [REDACTED]

Site Workers

- 3.3 It is expected that all site workers will act responsibly whilst on the development site and adhere to the wildlife protection zones. All site workers will be briefed on ecological issues with regards to fence lines, protection zones and timings. All site workers will receive a toolbox talk (TBT) with relation to reptiles and breeding/nesting birds that may be found on site.
- 3.4 All site workers are expected to:
- Dispose of litter in the litter bins provided;
 - Report fence damage immediately;
 - Report any protected species found within the construction work areas.
- 3.5 Under NO circumstances must site workers:
- Clear any hedgerows, scrub or trees before being checked for nesting birds by a suitably qualified person;
 - Dump material in uncleared areas and 'wildlife protection zones';
 - Move or damage fences;
 - Enter fenced off areas ('wildlife protection zones');
 - Have fires or store materials in areas not previously agreed;
 - Handle or catch animals (unless the animal is in immediate danger);
 - Remove or disturb wildlife boxes.
- 3.6 If any site worker is unsure of any of the above points, then they must refer to the site manager.

Timing of Works

- 3.7 Recommended timings for specific works are referred to throughout this report, particularly with regards to mitigation and reasonable avoidance measures. However, a detailed programme is outlined in Appendix 3.

4.0 Method of Works Pre-Construction

Reptile Translocation

- 4.1 Before any works can take place on site, the areas of suitable reptile habitat which are to be affected by the development need to be cleared of reptiles. A receptor area will need to be prepared before this takes place and it is recommended that an area in the northeast corner of the site be used, located on the edge of the site and linked to the wider landscape through a network of scrub and ditches. The area of suitable reptile habitats is shown in figure 4 in orange, with the receptor site, also suitable habitats, identified in purple hatching. As such some of the suitable reptile habitat is to be maintained and will be enhanced on the north eastern edge.
- 4.2 Enhancements to this area, largely through the provision of log piles, will need to be carried out before the reptiles are translocated.
- 4.3 Recommended enhancements for this area include the fencing off the receptor site itself (and not fencing the whole of the development site). The grassland edges, which is tussocky in places around the receptor area, can be supplemented with some wildflower seeding.



Figure 4: Location of suitable reptile habitat (orange hatching) and area of reptile receptor site (purple). This area has been fenced off with reptile fencing and enhanced with four log piles. The grassland is maintained as tussocky

- 4.4 At least four log and brash piles should be created within the receptor area to provide refugia for the translocated reptiles. They are also beneficial for amphibians, small mammals and saprophytic insects. They should consist of varying log shapes and sizes (Figure 5).

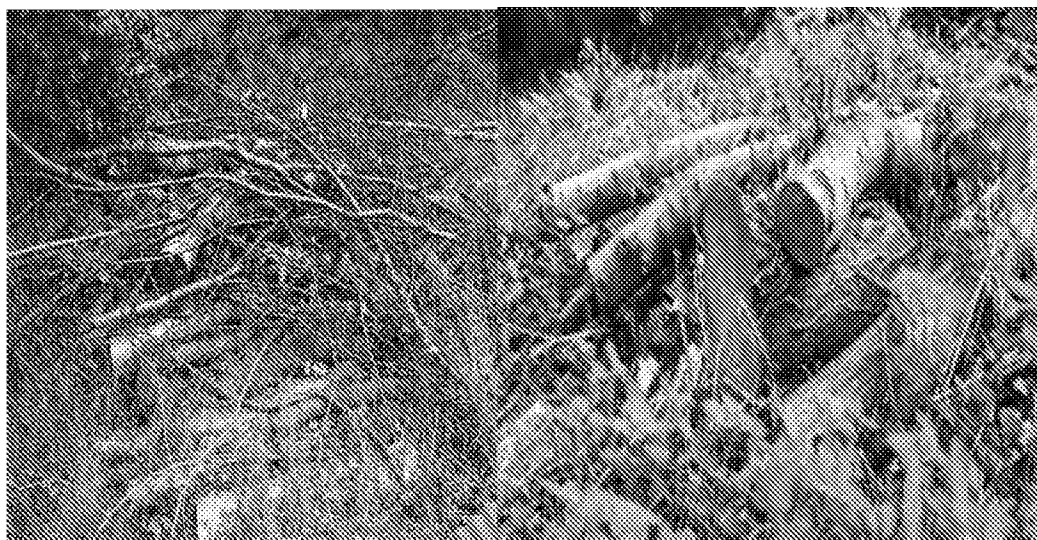


Figure 5: Examples of log and brush piles

- 4.5 These enhancements have been completed in order to allow the habitats to develop before the reptile translocation. The grass should be maintained as long and tussocky by the time of the translocation so that there is enough vegetation to provide foraging opportunities as well as cover from predators.
- 4.6 Once the receptor area is ready and prior to works commencing, reptile fencing will be set up around the reptile receptor habitat following the standard below (Figure 6). The receptor site will be protected by the reptile fence line during the construction process and act as a holding area for the reptiles. Once the development has been completed, the fence line can be removed and reptiles allowed to access all suitable habitats post development.
- 4.7 These areas of suitable reptile habitat (see figure 4) will be trapped using artificial refugia until there are 5 consecutive days of no catches. This should be done between April and September/October (in suitable weather conditions). Any reptiles found will be moved to the reptile receptor area.
- 4.8 Once the trapping has been completed, or that there are 5 no catch days, the grassland will then be strimmed to 150mm, checked, and then finally strimmed down to ground level. This will be undertaken under ecological supervision. The arisings can be placed in several

compost heaps within the retained habitat and added to hibernacula in the receptor area, providing good habitat for breeding slow worms and grass snakes.

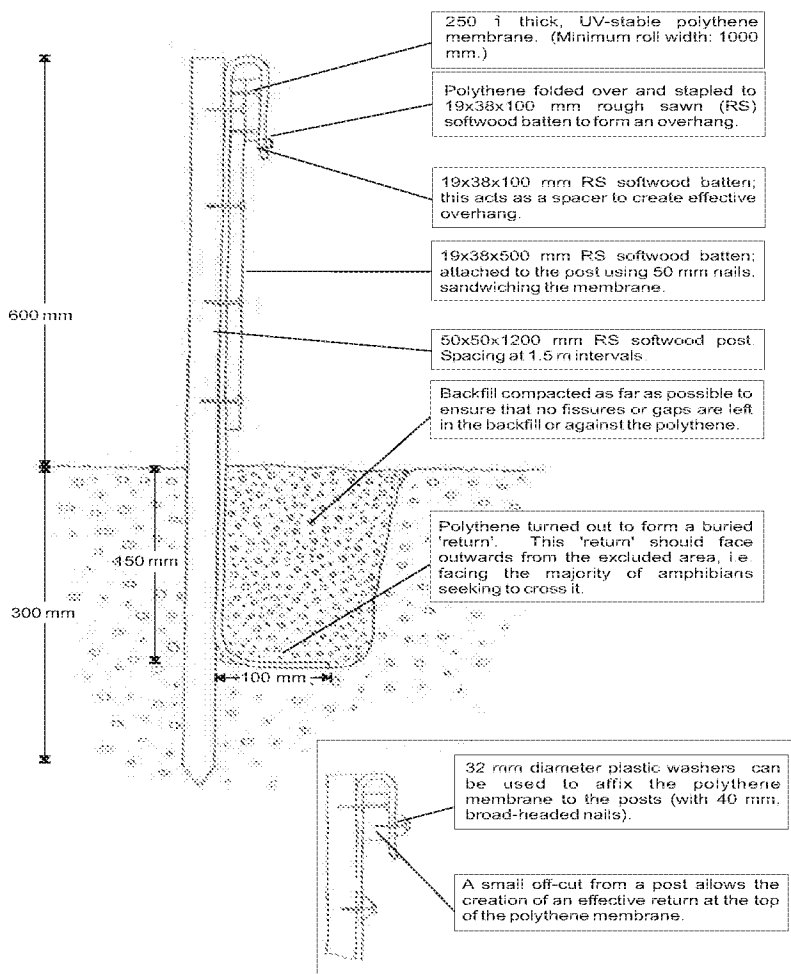


Figure 6: Fence line standards

- 4.9 Following strimming, the soil will need to be sensitively removed under ecological watching brief. A finger tip search will be carried out and then the soil can be slowly raked through with a toothed bucket. Any reptiles found will be caught and moved before the soil can then be completely removed.
- 4.10 For the final stage of the translocation process, any natural reptile refugia will need to be dismantled by hand or using sensitive machine work under close supervision of an ecologist.

- 4.11 Once the translocation is complete, the reptile fence around the receptor area should be retained until construction has finished to prevent the translocated reptiles venturing on to site. This will also aid in preventing machinery and works from entering the receptor area. Therefore, the fencing should be maintained to a high standard and will be periodically checked by an ecologist or site manager until it is ready to be removed. It is recommended that the site manager checks the fence line once per week. It is also recommended that an ecologist or suitably qualified person check the state of the fence line once per month. Signs can be used to inform site workers (Appendix 2).

Vegetation Removal

- 4.12 Breeding birds are likely to use the trees, hedgerows and scrub on site. It is recommended that as many trees as possible be retained and the boundary features should be left in situ. Any vegetation removal which needs to be carried out should be done outside of the breeding bird season (March-September inclusive) or immediately after a nesting bird check by a suitably qualified ecologist. If active nests are identified, works in the vicinity of the nest must cease until the birds have fledged the nest.
- 4.13 If there are plans to remove sections of trees or hedgerows over the summer months a nesting bird check will need to be carried out by a suitably qualified ecologist 24 hours before the removal to ensure that there are no nesting birds to be affected. If an active nest is found, a buffer zone will be set up around the tree or part of the hedge to allow other vegetation removal to continue. Once the chicks have fledged from the nest, then the tree/hedgerow can be removed.
- 4.14 If summer removal is to occur then trees and hedgerows will be removed in a two-stage cut so as to take into account the grassland and understorey vegetation which may contain reptiles. The initial cut can be made to 1ft above the ground, protecting the bases of the trees/hedges. The cut vegetation will then be lifted and removed from the area. Cuttings can be used to create log and brash piles in the receptor area. The understorey vegetation

should then be fingertip searched by the supervising ecologist before cutting the rest of the vegetation to ground level. This will be done in one direction to discourage any wildlife to disperse naturally.

- 4.15 The remaining grassland habitats, particularly the field margins, can be cleared once the reptile translocation has been completed. This will involve a sensitive strim under ecological supervision before sensitive soil removal.

5.0 Ecological Enhancements

- 5.1 Recommendations for the site will help to compensate for the loss of some of the species poor semi improved grassland habitats on site as well as provide opportunities for a range of species including badgers, reptiles, bats, birds and invertebrates.

Planting Scheme

- 5.2 The aims of the planting scheme are to:
- Provide for the 'gapping up' of the hedgerow edges;
 - To provide new tree cover within the site, both as street trees and within the open space;
 - To provide new grassland habitat of higher ecological interest, through the use of wildflower mixtures;
 - The use of wildflower mixtures for SUDs schemes to provide a new wet meadow habitat;
 - Create biodiversity interest within gardens and amenity areas.

Hedgerows and Trees

- 5.3 The tree and scrub edges are to be maintained along the edges of the site. New hedgerow planting will occur across the site and 'gapping up' of existing edge features will also occur. This will help to improve wildlife corridors around the site for species such as

badgers, bats, reptiles, amphibians, small mammals and birds. It is recommended that native species be used including:

- Hazel (*Corylus avellana*)
- Hawthorn (*Crataegus monogyna*);
- Dogwood (*Cornus sanguinea*)
- Spindle (*Euonymus europaeus*)
- Field maple (*Acer campestre*);
- Holly (*Ilex aquifolium*);
- Elder (*Sambucus nigra*);
- Privet (*Ligustrum vulgare*);
- Dog rose (*Rosa canina*);
- Honeysuckle (*Lonicera periclymenum*).

5.4 Any new tree planting within gardens and along the street should use native species of value to wildlife, including:

- Oak (*Quercus robur*)
- Hazel (*Corylus avellana*)
- Beech (*Fagus sylvatica*)
- Cherry (*Prunus sp.*)
- Hornbeam (*Carpinus betulus*)
- Rowan (*Sorbus aucuparia*)
- Wild service tree (*Sorbus torminalis*)
- Alder (*Alnus glutinosa*)

Wildflower Areas

5.5 The wildflower areas will be located along the north western hedgerow and adjacent to the woodland habitat.

5.6 Planting the bases of hedgerows with herbaceous plants and bulbs will attract bees, butterflies and other insects as well as providing ground cover for smaller animals. Seeds

that are tolerant of semi-shade should also be used. Appropriate seed mixes can be purchased from native species stockists but usually include the following species:

- Yarrow (*Achillea millefolium*)
- Agrimony (*Agrimonia eupatoria*)
- Garlic mustard (*Alliaria petiolata*)
- Meadow buttercup (*Ranunculus acris*)
- Foxglove (*Digitalis purpurea*)
- Common knapweed (*Centurea nigra*)
- Wild basil (*Clinopodium vulgare*)
- Hedge bedstraw (*Galium album*)
- Wood avens (*Geum urbanum*)
- Oxeye daisy (*Leucanthemum vulgare*)
- Ribwort plantain (*Plantago lanceolata*)
- Cowslip (*Primula veris*)
- Selfheal (*Prunella vulgaris*)
- Red campion (*Silene dioica*)
- Hedge woundwort (*Stachys sylvatica*)
- Upright hedge parsley (*Torilis japonica*)
- Tufted vetch (*Vicia cracca*)
- Great mullein (*Verbascum thapsus*)
- Wild Angelica (*Angelica sylvestris*)

- 5.7 Log piles (see details below) will be included within the wildflower edges and under hedgerows area to provide new features of interest for local wildlife.

Attenuation Basin

- 5.10 The attenuation basin is located in the north eastern corner of the site. This will hold water during the course of the year. This pond can be planted with native species of aquatic and emergent vegetation. Desired species composition will differ depending on pond size, for example great reedmace (*Typha latifolia*), even though a native species, is considered

unsuitable as it can quickly overrun small ponds. Typical species zones that they occupy, are indicated in the diagram below (See figure 7).

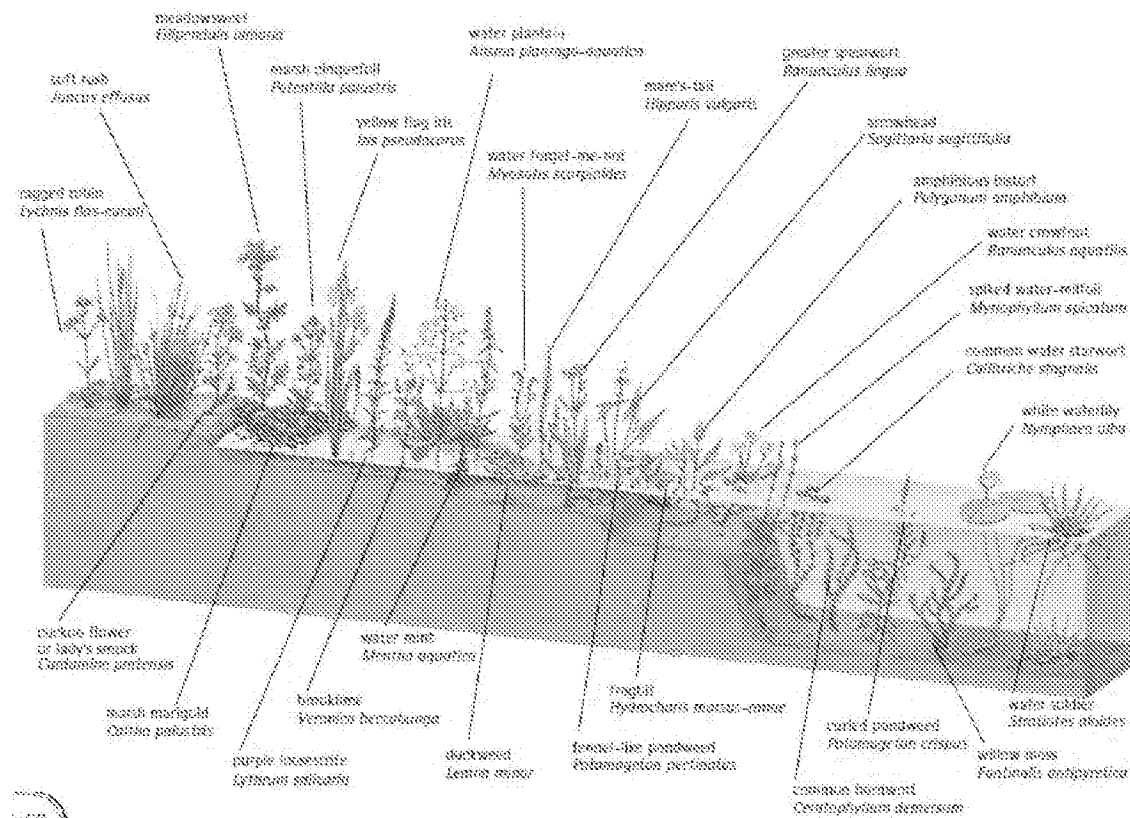


Figure 7: Native marginal and aquatic species suitable for wildlife ponds.

Amenity Grassland / Gardens

- 5.11 Newly formed areas of amenity grassland, such as those along the street and within gardens, should be supplemented by integrating a variety of native plant species. Wildflower seed mixes should be bought from native species stockists and can be tailored according to soil type and shading. These should be sown in areas where mowing is less frequent such as the edges of the gardens and areas in front of the house. Species-rich turf can be sourced to increase the botanical diversity of the gardens. These usually consist of a range of grass species as well as low-growing herbs which are more tolerant of regular mowing.

5.12 Additional habitat can be created for species such as birds and insects in the form of green walls. Climbing plants can be grown onto trellis along the fence line dividing the two gardens. Species which can be planted include:

- Honeysuckle (*Lonicera japonica*; *L. fragrantissima*; *L. standishii*);
- Clematis (*Clematis vitalba*, *C. armandii*, *C. alpina*, *C. montana*, *C. tangutica*);
- Ivy (*Hedera helix*);
- Climbing hydrangea (*Hydrangea petiolaris*);
- Dog rose (*Rosa canina*).

5.13 New gardens will be created as part of the scheme and these should be planted with species of value to wildlife. Shrubs species which are recommended include those which produce flowers and berries such as:

- Box (e.g. dwarf sweet box *Sarcococca hookeriana*);
- Bilberry (*Vaccinium myrtillus*);
- Wayfaring tree (*Viburnum lantana*);
- Sweet briar (*Rosa rubiginosa*);
- Wild privet (*Ligustrum vulgare*);
- Buckthorn (*Rhamnus cathartica*);
- Yew (*Taxus baccata*);
- Various hebes.

5.14 Herbs should include species which provide nectar opportunities for invertebrates such as lavender, jasmine, chamomile, fennel, oregano, evening primrose, thyme, mint and heather.

Wildlife Boxes

5.15 The use of bird boxes on trees within the development will provide new nesting opportunities on site. A combination of the following should be erected:

- Schwegler 1B Nest Box – This box will attract a wide range of garden birds and is made from Woodcrete to ensure that it lasts for decades. Different entrance hole sizes

can cater for different species. A total of 3 should be used and are to be located on garages within the scheme see appendix 1)

- Schwegler 2M Nest Box – This box is similar to the 1B nest box but differs in that it can be freely suspended which protects against predators e.g. cats. A total of 3 should be used and are to be located on garages within the scheme see appendix 1)
- House Sparrow boxes – a variety can be used, including the Eco Sparrow Tower or the Schwegler Sparrow Terrace 1SP. The advantage of the Sparrow Terrace is that it can be incorporated into the wall of the building. A total of ten of these features are to be installed within the red line boundary, largely concentrated on the eastern boundary of the site.

5.16 To enhance the local bat population and provide roosting opportunities within the new development, it is recommended that integrated bat boxes/tubes be incorporated into the structure of the new buildings (Figure 6). The bat tubes should be inserted as high up as possible in the brickwork. Habitat, in association with the Bat Conservation Trust, provide a range of boxes which are unfaced for render or designed to match the brickwork of the building (Figure 8). It is recommended that these are inserted in to 6 structures located on the southern or eastern edge of the site. These are recommended to be included within the flats within the southwestern corner of the site (93 – 98), unit 36 and on the western façade on unit 30. See appendix 1 for landscape plans.

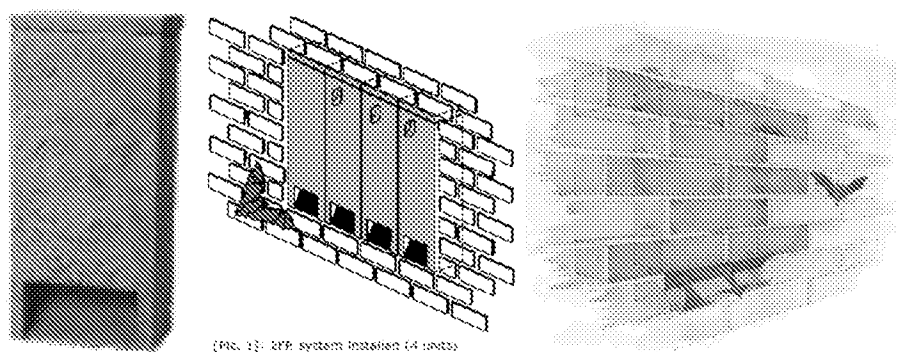


Figure 8: Bat tubes incorporated into the wall of a building to provide roosting space

5.17 Additional roosting opportunities can be provided by hanging bat boxes on retained mature trees around the site (these are largely located on the southern and eastern aspect of the site, see appendix 1):

- Schwegler 2F Bat Box – This box is attractive to small bats such as pipistrelles and long-eared bats (Figure 9). Three of these should be used within the scheme.
- Schwegler 1FD Bat Box – This box has been designed specifically for smaller bats and provides opportunities as a maternity roost (Figure 9). Three of these should be used within the scheme.

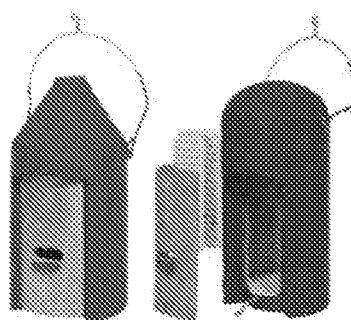


Figure 9: Schwegler 2F (left) and 1FD (right) bat boxes

5.18 A booklet should be created for future home owners informing them what the different type of boxes are for and the legal protection surrounding bat roosting sites. The recommended locations for these boxes have been highlighted in Appendix 1.

Log piles

5.19 Log and brash piles have been recommended for the site to provide refugia and hibernacula for reptiles, amphibians and small mammals. They are also important for saprophytic bryophytes and saprophytic insects. At least three have been recommended for the site (see Appendix 1). They should be placed in a variety of locations (damp and sunny spots) and next to existing vegetation, such as the hedgerows / scrub edges, so that there is cover immediately adjacent. They should contain a mixture of log piles and shapes with some small diameter material to create a diverse structure.

Hedgehogs

5.20 This species has suffered substantial decline in recent decades for a variety of reasons, one of which is a decline in suitable habitat and connectivity around developments. Hedgehogs make use of natural log and brash piles in woodland to hibernate in the winter months and so supplementary log piles are to be established around the edges of the site and within the orchard.

5.21 It is recommended that fence lines within the site are 'hedgehog friendly' allowing the gardens to be permeable to hedgehogs, see figure 10 below.

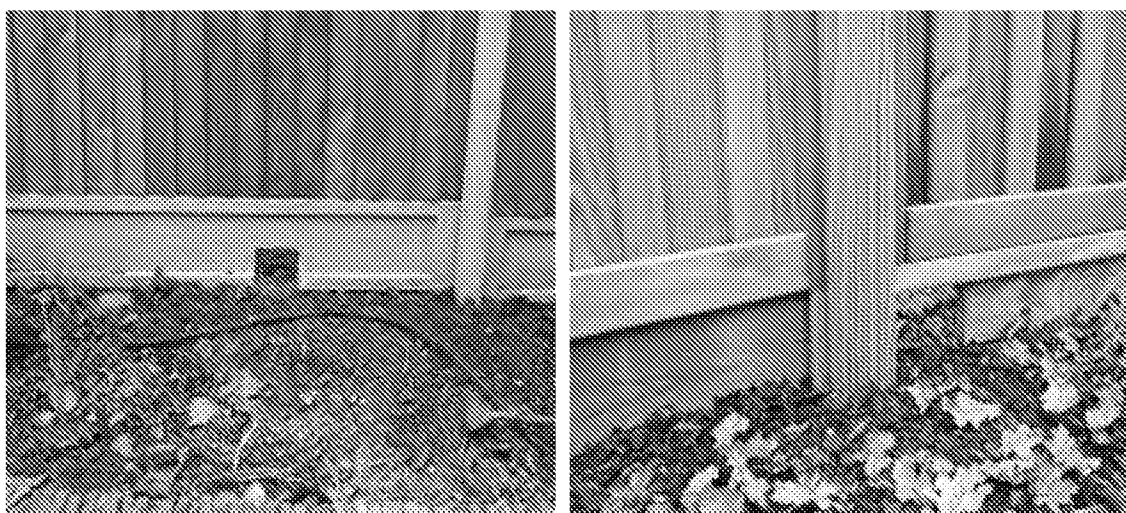


Figure 10: Hedgehog friendly garden fences

6.0 Method of Works During Construction

Badgers

6.1 Whilst no evidence of badgers were recorded using the site, it is also recommended that best practice guidelines should be followed to ensure that if badgers are present in the wider landscape that they are not harmed by the construction process;

- Any trenches or excavations on site should be either covered over at night or a plank of wood placed in so as to allow any mammals to escape if the badgers were to accidentally fall in.
- Any open pipes or conduits laid should be blocked off each night to prevent badgers from entering them.
- Construction work should only take place between dawn and dusk with no late evening work. This will reduce possible disturbance to badgers as they emerge to forage and also reduce the risk of traffic casualties from late working site traffic.
- Construction work should be undertaken so as to minimise the time required to work within 30m of the badger setts and therefore keep the length of disturbance to a minimum.

Other Mammals

- 6.2 Burrows may be present along the boundaries of the site under areas of scrub. The burrows should remain unaffected; however, some burrows may need to be removed to make way for the new access roads / construction. Where clearance is required, the ecologist will be present to ensure this is undertaken in a sensitive manner. These burrows will need to be excavated by hand rather than using mechanical equipment. This is because the Wild Mammals Protection Act 1996 states that it is an offence to crush or cause asphyxiation to mammals.

New Planting

- 6.3 New planting will occur throughout the site, reference ACD Environmental Ltd schemes and associated drawings. Recommendations for new planting and habitat creation use native species have been developed in line with ecological recommendations.

7.0 Post-Construction

Fence line removal

- 7.1 Once habitat creation and enhancements have been completed to the south of the site and around the edges of the site and allowed to grow sufficiently, the fence surrounding the reptile receptor area can be removed. This will allow the reptiles translocated here pre-construction to disperse naturally into the surrounding area and beyond.
- 7.2 The protective heras fencing around retained trees and hedgerows can also be removed once the arboriculturalist is happy with the fence line removal.

Management and Monitoring

- 7.3 A management plan has been provided by ACD Environmental Ltd to ensure that the new habitats created continue to be appropriately managed for wildlife. Activities will include maintaining and enhancing the hedgerows and tree lines, additional planting where required. This should be read in conjunction with the landscape management plan.
- 7.4 A reptile survey can also be carried out two years after completion of the enhancement works to monitor the reptile population on site and to inform future management.
- 7.5 Bird and bat boxes have been chosen as these are maintenance free. Bird boxes can be cleaned out outside nesting bird season, however, bat boxes can only be checked by a licenced bat worker.

8.0 Conclusions

- 8.1 The site has been subject to various ecological surveys to ensure that protected species and local wildlife have been considered as part of the scheme.

8.2 Enhancements have been included within the design and are; new tree planting to provide landscape planting , the use of log piles, and bat and bird boxes. All of these have been considered in terms of local wildlife.

8.3 It is considered that this report is sufficient to discharge condition 15.

9.0 References

Edgar, P., Foster, J. and Baker, J. (2010) *Reptile Habitat Management Handbook*. Amphibian and Reptile Conservation, Bournemouth.

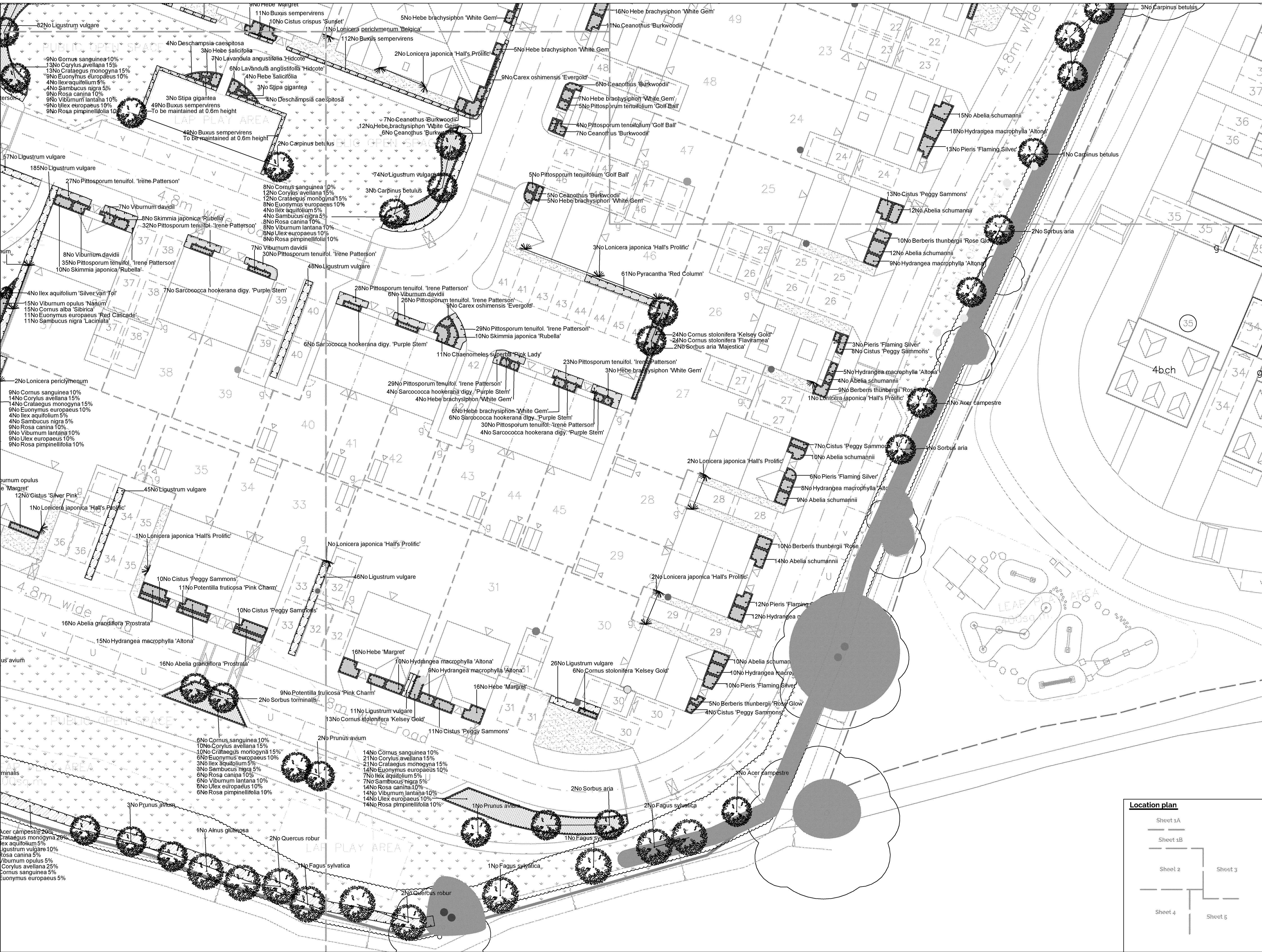
Gent, T. & Gibson, S. eds. (1998) *Herpetofauna Workers Manual*. Joint Nature Conservation Committee, Peterborough.

Jarvis, D. (2014) *Wildflower Meadow Creation and management in land regeneration*. *Best Practice Guidance Note 15*. Forest Research, Surrey.

Mitchell-Jones, A.J. (2004) *Bat Mitigation Guidelines*. English Nature, Peterborough.

Natural England (2011) *Badgers and Development: A guide to best practice and licensing*. Natural England, Bristol.

Appendix 1: Landscape Plans



SPECIFICATION
All works generally, to comply with the written Soft Landscape Specification.

NOTES:
DO NOT SCALE FROM DRAWING
NOT FOR CONSTRUCTION, FOR PLANNING PURPOSES ONLY

Legend

- Existing trees to be retained and protected during construction
- Proposed tree planting within soft landscape. See detail on sheet 1
- Proposed specimen shrub planting
- Proposed climbing plants to be trained up adjacent wall/ fence/pergola with galvanised wires and hook set 250mm apart with support canes removed prior to planting
- Proposed *Buxus* (box) hedge planting to be planted in a single row at 300mm centres. To be maintained at 0.6m height
- Proposed hedge planting to be planted in a double staggered row 300mm apart and at 500mm centres in each row. To be maintained at 1m height
- Proposed native hedge planting to be planted in a double staggered row 300mm apart and at 500mm centres in each row. To be maintained at 1m height and 1.8m height adjacent to site boundaries
- Proposed shrub planting to receive 75mm bark mulch after planting operations
- Proposed native mix shrub planting to be planted in groups of 5-7 no. of each species and as above
- Proposed grass areas to receive good quality amenity grass turves laid in line with good horticultural practices
- Proposed Open Space Areas, to be seeded with EL1 Flowering Lawn grass seed mix as supplied by Emorsgate and sown at 4 grams per msq, or similar and approved
- Proposed Open Space Areas with existing groundcover to be retained. Areas disturbed during construction to be seeded with EM2 Standard General Purpose meadow mix. Shaded areas to be seeded with EW1 Woodland Mixture as supplied by Emorsgate and sown at 4 grams per msq, or similar and approved
- Proposed Attenuation Pond, to be seeded with EM8 Meadow mixture for Wetlands as supplied by Emorsgate and sown at 4 grams per msq, or similar and approved
- Cut lines
- Approximate position of bird box, as described, available from Schwegler-nature.de, or similar and approved
- Approximate position of lighting columns. Refer to dwg 18-070-106 Street Lighting Plan (WIP) by Odyssey for more details
- For Play Areas Detail refer to dwg YAPT-LAP1-001, YAPT-LAP1-001 and YAPT-LEAP-001

Rev	Date	Details	Drawn

ACD ENVIRONMENTAL

HEAD OFFICE
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BOVIS HOMES

scheme: Land off Burndell Road Yapton

client: Bovis Homes

drawing: Soft Landscape Proposals

date: Nov. 2018

scale: 1:200@A1

drawing no: BOV22172 11 sheet 5

drawn: AE checked: DKM

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