



LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

19 Farncombe Road, Worthing

Basement Proposals

On behalf of: Hassocks Farley Properties

Client:	Hassocks Farley Properties			
Project:	19 Farncombe Road, Worthing			
Reference:	LLD3647-ECO-REP-002-00-LEMP			
Revision:	Date:	Author	Proof	Approved
00	24/10/2025	Luke Davenport BSc (Hons)	Sam Hall BSc (Hons) MSc	Sam Hall BSc (Hons) MSc

Disclaimer:

The information provided within this report has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

This report is intended for the sole use of the Client and their agents in accordance with the agreement under which our services were performed. Unauthorised communication, reproduction or usage of this report by any party other than the aforementioned is prohibited. No liability is accepted by Lizard Landscape Design and Ecology for any use of this report, other than for the purposes for which it was originally prepared and provided. This report does not constitute legal advice. No warranty, express or implied, is made as to the advice in this report or any other service provided by us.

Validity:

This report is valid for 18 months from the date of the site visit. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified ecologist to assess any changes in the habitats present on site, and to inform a review of the conclusions and recommendations made.



Contents

	Page No.
1.0 Introduction	01
2.0 Site Context	03
3.0 Baseline Ecological Conditions	04
4.0 Aims and Objectives	05
5.0 Habitat Creation Measures	06
6.0 Management Prescriptions	07
7.0 Long-term Management and Monitoring	10
8.0 Maintenance and Monitoring Schedules	11



1.0 INTRODUCTION

1.1 Lizard Landscape Design and Ecology (LLDE) has been commissioned by Hassocks Farley Properties to provide a Landscape and Ecological Management Plan (LEMP) for 19 Farncombe Road, Worthing (*Grid Reference: TQ 15532 02978 – hereafter referred to as ‘the site’*).

1.1 Worthing Borough Council (WBC) granted planning permission for proposals on the 20th May 2025 (Ref: AWD/1522/24) pursuant to the discharge of planning conditions, including condition no. 06, for which it is the purpose of this report to address. The condition is provided below for reference:

“The development shall not commence until a Landscape and Ecological Management Plan has been submitted to and agreed in writing by the Local Planning Authority which shall include management and monitoring to maintain habitat in accordance with the Biodiversity Gain Plan for a minimum period of 30 years from the completion of the development.

Reason: To ensure that the proposed habitats are delivered and target conditions are achieved and maintained for at least 30 years.”

1.3 This report has been produced based on the following data and surveys:

- Ecological Impact Assessment (LLDE, 2024)
- Biodiversity Net Gain (BNG) Report (LLDE, 2024)
- Pre Development Habitat Plan (LLDE, 2025)
- Post-Development Habitat Plan (LLDE, 2025)
- Proposed As-Amended Site Plan for Planning Submission (Broe Architecture Ltd., 2024)

1.4 This report has been based on data from these previous surveys and reports and should be read in conjunction with the above.

- 1.5 Maintenance prescriptions have been formulated to maximise the biodiversity value of the site and ensure healthy plant growth. It is anticipated that the initial landscape contractor as appointed by the main contractor will be responsible for any defects identified within 12 months of implementation. After this 12-month period all management as detailed within this report will be undertaken by a suitable management company as appointed by the contractor.

2.0 SITE CONTEXT

Site Description

- 2.1 The site covers c. 0.03 hectares (Ha) and consists of a rectangular shaped plot. The front of the site is paved and acts as a parking area. There is a building (B01) on site, with an associated garden to the west. The garden is dominated by well-maintained species-poor lawn with overgrown introduced shrub around the perimeter of the site, with a single individual tree noted at the southeast corner of the site.

Surrounding Landscape

- 2.2 The site is located in Worthing, in a residential area, adjacent to a large park. The site is c. 0.5km from the coast of Sussex Bay.

Development Proposals

- 2.3 It is understood that the development proposals include a two-storey rear extension with first floor terrace to the existing office (use class E), basement extension with front and rear lightwells, alterations to front boundary treatment and new rooflight to office building.

3.0 BASELINE ECOLOGICAL CONDITIONS

3.1 Habitats

3.1.1 Habitats on site consist of the following:

- Developed land; sealed surface
- Individual tree
- Modified grassland
- Introduced shrub

3.2 Protected species

3.2.1 Low value potentially suitable habitat was identified on site for small mammals, reptiles, invertebrates, and breeding birds. Risk avoidance measures were considered sufficient to avoid significant to those species and are detailed within the associated EcIA (LLDE, 2024).

3.3 Roles & Responsibilities

3.3.1 The appointed landscape contractors will be responsible for implementing the LEMP through contractual agreements with the developer. It will be the responsibility of the appointed project manager to ensure that the contractors understand and abide by the LEMP, and to monitor and record any breaches in the site logbook. Upon completion of the development, site management will be the responsibility of the landowner or a landscape contractor appointed by the landowner.

3.3.2 Discretion is given to the appointed landscape contractor to deliver the management of the site in line with the aim and objective of the plan as provided herein. If, at any point over the course of management, there is uncertainty regarding the correct prescription of the methods outlined herein, clarification should be sought from a suitably qualified ecologist or landscape architect.

4.0 AIMS AND OBJECTIVES

4.1 Aims

4.1.1 The aim of the Landscape and Ecological Management Plan (LEMP) has been to:

- Ensure the successful establishment of new ecological features;
- Ensure sensitive management of new features to maximise their biodiversity value;
- Provide an annual work and monitoring plan capable of being rolled forward over the required 30 year period.

4.2 Objectives of the Proposals

4.2.1 To ensure the ecological value of the site is maximised for a range of native wildlife, targeted habitat boxes will be provided in suitable locations across the site as well as wildlife friendly planting within the soft landscaping.

4.2.2 Wildlife friendly planting will be achieved through new native trees and ornamental species to include species of known wildlife value such as those on the RHS Plants for Pollinators lists. To ensure that the ecological value of the proposed habitats on site is maximised, specific enhancement and management methods have been provided.

5.0 HABITAT CREATION MEASURES

- 5.1 The following features are proposed as compensation and enhancement measures. For location of planting areas please refer to the Post-development Site Habitat Plan (LLDE, 2024) and the Proposed As-Amended Site Plan for Planning Submission (Broe Architecture Ltd., 2024).

Introduced Shrub

- 5.2 Proposals are for the provision of 2no. soft landscaping areas consisting of introduced shrubs, with a focus on species of known wildlife value.

Individual Trees

- 5.3 Proposals are for the provision of 6no. small individual trees. Species shall include the following (or equal and agreed):

- 2no. potted, a viburnum species
- 2no. potted, Portuguese laurel *Prunus lusitanica*
- 1no. planted, holly *Ilex aquifolium*
- 1no. species, wild cherry *Prunus avium*

Non-Native and Ornamental Hedgerow

- 5.4 Proposals are for the creation of a non-native ornamental hedgerow along the eastern boundary of the site. The hedgerow shall be planted behind the eastern boundary wall, and consists of a spindle tree species, *Euonymus sp.*

Bird Box

- 5.5 There is 1no. Vivaro Pro Seville 32mm Woodstone Nest Box (or equal and agreed) to be installed on the existing tree in the southeast corner of the site. The bird box should be installed at least 2.0m from the ground on the north aspect of the tree.

Insect Box

- 5.6 There is 1no. Woodstone Insect Block (or equal and agreed) to be installed on the existing tree in the southeast corner of the site. The insect block should be installed in a sunny but sheltered location.

6.0 MANAGEMENT PRESCRIPTIONS

- 6.1 In order to ensure the long-term viability and maximum ecological value of the scheme, detailed prescriptions for initial establishment and long-term management are provided within this section.

6.2 Introduced Shrub Areas

Planting

- 6.2.1 Planting pits shall be excavated to a depth and size that contains the shrub's root system and allows the collar of the plant (*the mark on the plant where it has been growing above ground*) to be level with the top of the soil. The soil shall be carefully backfilled in layers, ensuring the plant is held upright, and each layer should be carefully firmed down. If appropriate, a cane or timber stakes with ties will be used to support the plant and ensure upright stable growth.

Watering

- 6.2.2 All plants shall be watered as may be required to maintain healthy growth following planting, during the maintenance period and subsequently in cases of extreme drought (Shrubs 1Ltr each, herbaceous planting 5Ltr/m²). Watering to commence following 10 consecutive days of no rainfall, during the months of June to August. Any failures due to drought shall be replaced during the next optimal planting season.

Top Dressing

- 6.2.3 All planted areas shall be given an application of an approved top dressing at the rate of 40 gm per sq. metre in May. This should be in slow-release form and should be worked lightly into the soil, without disturbing the roots. Unless specific nutritional deficiencies are identified, no fertiliser shall be applied to newly planted areas in the first season. If visual inspection points to nutrient deficiency further investigation of causes will be necessary. Remedial action may, in addition to fertiliser application, include pH testing, assessment of organic content and levels of compaction.

Pruning

- 6.2.4 Shrubs should be checked bi-annually for shape, form and size, and pruned accordingly whilst they are still in leaf. Once established, any support canes shall be removed from the shrubs. Trailing and climbing material shall be assisted in its growth by securing growing leaders where necessary.

Mulch

- 6.2.5 The bark mulch should be provided and maintained at an even spread, 75mm deep, to ensure that it is effective as a weed suppressant and moisture conserver. Following any maintenance operations and on a bi-annual basis, the mulch shall be supplemented to allow for any material which may have been lost.

6.3 Trees

Planting

- 6.3.1 Planting pits shall be excavated to a depth and size that contains the tree's root system and allows the collar of the plant (*the mark on the plant where it has been growing above ground*) to be level with the top of the soil. The soil shall be carefully backfilled in layers, ensuring the plant is held upright, and each layer should be carefully firmed down. Plants are to be supported by stakes and ties as appropriate. All tree ties are to be checked twice yearly or following bad weather for their soundness and effectiveness. Any defective ties or stakes are to be removed and replaced as appropriate.

Watering

- 6.3.2 All plants shall be watered as may be required to maintain healthy growth following planting, during the maintenance period and subsequently in cases of extreme drought (Trees 5Ltr each, Shrubs 1Ltr each). Watering to commence following 10 consecutive days of no rainfall, during the months of June to August.

Pruning / Trimming – Ongoing

- 6.3.3 Pruning and trimming of trees should be carried out outside of the bird breeding season (*nesting season: March – August inclusive*). Trees should be checked bi-annually for shape, form and size, and pruned, shaped and trained accordingly. Hedges should be cut in alternate years if possible to allow species to flower and fruit on the previous year's growth. Pruning of hedgerows should be carried out in such a way to achieve a dense hedgerow.

Weeding

- 6.3.4 Areas around the new plants should be kept clear of weeds to allow the plants to establish by weeding twice a year in the Spring and Autumn. Any litter or debris should be removed as soon as it is found.

6.5 Wildlife boxes

- 6.5.1 The proposed boxes require no maintenance or cleaning; however, cleaning the bird box may encourage future use and reduce parasites. Cleaning should not take place until October and only when not occupied by any birds. Any persistent deposits can be scraped out. Cleaning with hot water rather than chemicals is recommended. A visual inspection should be carried out annually to ensure the boxes remain in good condition and securely affixed to the tree.

7.0 LONG-TERM MANAGEMENT AND MONITORING

- 7.1 The initial habitat creation plan outlined herein will be appointed to a suitably qualified and experienced landscape contractor to undertake, whose responsibility it will be to deliver the habitat specifications in line with details provided herein. If there is any uncertainty regarding specific elements, or elements which their discretion think should be amended or improved upon, contact will be made with the ecologist to discuss this aspect and resolve the most appropriate approach.

7.2 Shrubs / Herbaceous Planting

Thinning, Dividing and Plant Replacement

- 7.2.1 Shrubs should be checked bi-annually for shape, form and size, and pruned accordingly whilst they are still in leaf. On a 5-year cycle areas of ornamental shrub planting and herbaceous planting should be reviewed for size and spacing and any requirement for removal and thinning should be assessed. Herbaceous plant material should be divided and managed on a routine basis in order to maintain vigour. Any leggy, failed, or defective plant material should be replaced within the soft landscape planting scheme. A review of the soft landscape scheme should be undertaken in years 1-3, 5, 7, 10 and each 5 years thereafter to advise of any removal or replacements required.

7.3 Trees and Hedgerows

Thinning, Pruning, and Plant Replacement

- 7.3.1 Pruning and trimming of trees and hedgerows should be carried out outside of the bird breeding season (nesting season: March – August inclusive). Trees should be checked bi-annually for shape, form and size, and pruned as appropriate to the species whilst they are still in leaf. Trees are also to be inspected following periods of high winds, for signs of poor health or defects; remedial action will be taken where required. Hedgerow cuts should be undertaken on alternate sides of the hedgerow on alternate years to maximise opportunities for biodiversity, so that one side of the hedgerow is always left grown out over winter.

8.0 MAINTENANCE AND MONITORING SCHEDULE

- 8.1 In order to ensure the habitats are maintained successfully an annual maintenance schedule has been created, as outlined in the table below:

Table No. 01 – Annual Maintenance Summary

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
SHRUBS / HERBACEOUS												
Watering (as required)				X	X	X	X	X	X	X		
Top Dressing					X							
Replace Losses											X	
Mulching										X		
Pruning			X							X		
TREES / HEDGEROW												
Watering (as required)				X	X	X	X	X	X	X		
Pruning			X									
Check Ties / Stakes (1st yr.)				X						X		
Replace Losses											X	
Maintain 500mm dia. clear base				X		X		X				
Weeding					X				X			
WILDLIFE BOXES												
Monitoring										X		
Cleaning										X		

- 8.2 An updated walkover survey of the site shall be conducted once a year in May in years 1, 2, 5, 10, 20 and 30 as this would be the optimal month to review both the shrubs and trees, as outlined in the table below:

Table No. 02 – Monitoring Plan

	Y 1	Y 2	Y5	Y10	Y20	Y30
SHRUBS / HERBACEOUS						
Thinning and Dividing	X	X	X	X	X	X
Review of Condition of Soft Landscape Overall	X	X	X	X	X	X
Replacement of Defective Planting	X	X	X	X	X	X
TREES & HEDGING						
Tree Pruning / Thinning	X	X	X	X	X	X
Review of Tree Planting Overall	X	X	X	X	X	X
Replacement of Defective Planting	X	X	X	X	X	X
WILDLIFE BOXES						
Integrity check	X	X	X	X	X	X

- 8.3 The checks shall be undertaken by a suitably qualified ecologist or landscape architect during the active growing season, to check on the progress of the planting and to identify any remedial measures required to ensure the habitats meet the vision and specifications of the *Landscape and Ecological Management Plan*. In year 5 this plan will be reviewed