



Canmoor Developments Ltd

Dunham Bush Site, Downley Road, Havant

APPENDIX D - BIODIVERSITY NET GAIN REPORT

November 2025

FPCR Environment and Design Ltd

Registered Office: Lockington Hall, Lockington, Derby DE74 2RH

Company No. 07128076. [T] 01509 672772 [E] mail@fpcr.co.uk [W] www.fpcr.co.uk

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1.0 INTRODUCTION

- 1.1 The following report has been prepared by FPCR Environment and Design Ltd on behalf of Canmoor Developments, for land off Downley Road, Havant (central OS Grid Reference SU 72822 07640) here after referred to as the 'Site'.
- 1.2 This report has been updated in November 2025 to reflect minor changes to landscaping and accompanies the updated Metric (dated 17.11.25).

Site Context

- 1.1 The Site is approximately 1.70ha in size and is located on the northeastern extent of Havant, Portsmouth. The habitats comprise built development-sealed surface (hard-standing ground and buildings), in addition to small areas of modified grassland and ruderal/ ephemeral along the fence lines. Five cherry sp. *Prunus sp.* trees are scattered across the site.
- 1.2 Large expanses of industrial units and residential housing bound the Site on all sides. Just beyond the residential area to the east arable fields and woodland blocks dominate the landscape. The wider landscape beyond this includes the A27 which lies approximately 1.3 km south of the Site and the urban sprawl of Havant.

Development Proposals

- 1.3 Outline planning application for demolition and replacement of existing warehouse and office units including structural planting, landscaping, and vehicular access points, at Dunham Bush Site, Downley Road, Havant.

Aims and Objectives

- 1.4 This Biodiversity Net Gain Report is based on the Chartered Institute of Ecology and Environmental Management (CIEEM) guidance¹. The scope and objectives of this report are to:
- Summarise the results of the baseline UKHab Survey undertaken on the site and present the results of habitat condition assessment surveys following The Statutory Biodiversity Metric User Guide;
 - Provide an overview of the proposed habitats following completion of the scheme;
 - Present the results of Defra's Statutory Biodiversity Metric assessment completed for the proposals;
 - Assess the feasibility of the proposals to achieve a net gain in biodiversity through the Statutory Biodiversity metric;
 - Recommendations for the proposals to maximise their biodiversity potential.
- 1.3 This report has been prepared to support the FPCR Ecological Appraisal (June, 2024) prepared for the Site, which provides a detailed description of the habitats present and should be read in conjunction with this report.

¹ CIEEM (2021) Biodiversity Net Gain Report and Audit Templates Chartered institute of Ecology and Environmental Management, Winchester, UK.

2.0 LEGISLATIVE AND POLICY CONTEXT

- 2.1 The proposals are subject to Biodiversity Net Gain regulations as the site does not fall into any of the exemptions as set out on the government website²
- 2.2 The UK Government, as signatory to the Rio Convention on Biological Diversity, is committed to conserving and enhancing biodiversity. This commitment is further enforced in the Natural Environment and Rural Communities Act (NERC) 2006 and the Natural Environment White Paper (June 2011).
- 2.3 DEFRA's 25 Year Environment Plan (2018) seeks to embed a 'net environmental gain' principle for development to deliver environmental improvements locally and nationally. A measurable net gain of 10% became mandatory on 12th February 2024. The National Planning Policy Framework (NPPF, 2023) seeks to ensure that the planning system contributes to and enhances the natural and local environment, protect and enhance biodiversity and geodiversity by:

"180. d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

175. b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity."

The Environment Act 2021

- 2.4 Schedule 14 of the Environment Act states that:

"The biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity attribute to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage.

...The relevant percentage is 10%"

Measurable Net Gain

- 2.5 Biodiversity net gain seeks measurable improvements for biodiversity, by enhancing habitats or creating better ones. Defra's Statutory Metric is used to measure changes in biodiversity, by assigning habitats a 'unit value' according to their relative value for biodiversity.

Biodiversity Gain Hierarchy Framework

- 2.6 The Biodiversity Gain Hierarchy sets out a list of priority actions. These state that first, adverse effects to onsite habitats which are of medium, high or very high distinctiveness should be avoided. If they cannot be avoided the effects should be mitigated for. Onsite habitats which are to be adversely effected by the development should be compensated for, where possible, in the following order:
- The enhancement of existing onsite habitats,
 - Creation of new onsite habitats,
 - Allocation of registered offsite gains,

² Biodiversity net gain: exempt developments 2023. Available at <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments> [Accessed 13.02.24]

- Purchase of biodiversity credits.

3.0 METHODOLOGY

Baseline Habitat Assessment

- 3.1 This report accompanies the Ecological Appraisal (FPCR, June 2024) for the Site which has been undertaken to inform the development proposals and to provide recommendations for mitigation and enhancement (of which measurable biodiversity net gain will form a part).
- 3.2 A walkover survey of the Site was carried out on 15th December 2023, and the habitats were classified using the Phase 1 Habitat Survey methodology (JNCC, 2010)³. The survey also included a UKHab habitat classifications survey, completed by Senior Ecologist Laura Maynard, with over ten years' experience in ecological consultancy and is experienced in botanical surveys, being a level 3 FISC surveyor. The survey broadly followed UKHab Survey technique as recommended by Natural England and the Chartered Institute of Ecology and Environmental Management. Habitat Conditions Assessments in accordance with the Natural England's Statutory Biodiversity Metric (v4.0) Technical Annex 1, were also carried out at the same time.
- 3.3 A desktop study was undertaken by consulting Hampshire Biodiversity Information Centre (HBIC); and the Multi-Agency Geographic Information for the Countryside (MAGIC) website.
- 3.4 Full details of the survey methodologies employed during the above surveys are provided in the Ecological Appraisal (FPCR, June 2024).

Natural England's Biodiversity Metric (v4.0)

- 3.5 Natural England's published biodiversity net gain metric is an MS Excel spreadsheet that is used to quantify the predicted net-change in biodiversity value ("biodiversity units") of a proposed development site before and after development. It treats the habitats, linear features and watercourses separately, and is based on pre-determined values, along with published written guidance, set by a Natural England-led team of experts. The latest version of this metric is the Statutory Biodiversity Metric v4.0, published in November 2023.
- 3.6 To facilitate this, the Site has been mapped and digitised using QGIS, with the existing habitats identified and areas automatically generated. In accordance with the 4.1 Metric User Guide, habitats have been defined under UK Habitat Classification. The detailed landscaping proposals for the Site were then uploaded into QGIS, and the proposed habitats mapped and digitised to generate areas for each of the habitats proposed for creation.
- 3.7 These pre- and post-development habitat areas were then inputted into the Statutory Biodiversity Metric Calculation tool. Pre-development habitats were grouped into their habitat type and condition based on the results of the UKHab and condition assessment surveys, while post-developments were classified into their UKHab type as identified through the proposed habitats within the landscaping plans and their target condition. The metric assigns a habitat distinctiveness score for each of the baseline and proposed habitats which are pre-assigned scores based on the habitat type.

³ JNCC. (1990). Handbook for Phase 1 habitat survey – a technique for environmental audit. Peterborough: JNCC

- 3.8 The strategic significance of the habitats was also assessed for both the pre-and post-development habitats based on the location of the Site, its proximity to existing areas of biodiversity interest and its setting within wider habitat corridors.
- 3.9 The metric then assigns a range of pre-assigned factors to each of the proposed habitats. These have been advised by subject knowledge experts and are universal multipliers generated by the metric itself for the following variables relevant to habitat creation, enhancement or restoration proposals:
- Difficulty of creating or restoring/enhancing a habitat: This pre-assigned score is based on how difficult a particular habitat type is to create or restore/enhance.
 - Temporal risk: This is the 'time to target condition' for any particular habitat and determines how long a particular habitat type is likely to take to reach the condition score that the desired condition score assigned to it.
 - Spatial Risk: This score is based on the distance between the Site of habitat loss and any habitats creation or enhancement proposals at any offsite offsetting solutions.
- 3.10 Full details of the calculation methodology used is provided in the Statutory Biodiversity Metric (v4.1) – User Guide⁴.

Limitations

- 3.11 Data provided by third party sources collated during the desktop study is generally made up from a wide range of sources including (but not limited to) those submitted by ecological consultancies, wildlife conservation organisations and volunteers. As such, this data is typically focused on areas of known nature conservation, is reliant upon formal surveys having been undertaken within an area or the presence of an expert within the locality (particularly for invertebrate records) and as such this data can never be fully relied upon as a complete ecological dataset for any given area. Rather, this data is used as a guide to likely presence of notable ecological features and can never be relied upon for likely absence.
- 3.12 The UKHab map has been reproduced from detailed field notes and informed by aerial imagery, OS mapping and site maps provided by the client. The accuracy of this figure is therefore ultimately guided by the accuracy of these sources and can only be relied upon to a certain degree of resolution.
- 3.13 The UKHab survey and BNG Conditions Assessments were carried out in December 2023, outside of the optimal survey season. The habitats are limited in extent, comprising predominately hard standing and buildings and given the urban location the assessment of the habitats is considered sufficient for determining potential impacts.

⁴ DEFRA Statutory Biodiversity Metric) Available at:

https://assets.publishing.service.gov.uk/media/65673fee750074000d1dee31/The_Statutory_Biodiversity_Metric_-_Draft_User_Guide.pdf

4.0 BASELINE CONDITIONS

Strategic Significance

- 4.1 The site does not fall within any Biodiversity Opportunity Areas. The site is not located adjacent to any protected sites and there is no connectivity to priority habitats, it is therefore considered that the site is of Low Strategic Significance.

Biodiversity Units

Habitats

- 4.2 The habitats present within the Site comprise predominately developed land-sealed surface. Small areas of low and medium distinctiveness habitat types including modified grassland, scattered trees and bramble scrub are present. The species present comprise common and widespread species which can easily be replaced and improved with the inclusion of native species in the landscaping scheme.
- 4.3 Eight trees of varying age classes were present across the Site. Trees are classed as medium distinctiveness habitats and are therefore of high value in terms of biodiversity net gain. Six of these trees are to be removed, as recommended in the Tree Survey (BEA Landscape Design Ltd, 2024) due to ill health. The remaining trees within the Site will be retained and protected within the landscaping scheme. During construction works, all retained trees will need to be protected through the implementation of appropriate measures including root protection areas and protective fencing in accordance with BS 5837 (2012) Trees in Relation to Design, as indicated by the Arboricultural Survey and Impact Assessment (BEA Landscape Design Ltd, 2024).
- 4.4 The baseline biodiversity units for each habitat type on the Site have been calculated and the cumulative units are presented in *Table 1*. A brief description of the habitats and their baseline conditions are also detailed within this table, along with an illustration provided in *Figure 1*.

Table 1: Summary of On-Site Baseline Habitats

Habitat	Description	Area (ha)	Condition	Distinctiveness	Biodiversity Units
Developed land; sealed surface	The Site was dominated by hard standing which surrounded the onsite buildings on all sides, running up to Downley Road and the adjacent railway line. Two built structures were identified building B1 and B2 connected by a flat roof extension were formerly in use as a warehouse and offices.	1.5729	N/A	Very Low	0.00
Modified grassland	Four small compartments of modified grassland were present within the Site, running along the boundary of Downley Road. Grass species content included perennial ryegrass <i>Lolium perenne</i> and creeping bent <i>Agrostis stolonifera</i>. Herbaceous composition included ribwort plantain <i>Plantago lanceolata</i>, creeping buttercup <i>Ranunculus repens</i>, herb robert <i>Geranium robertianum</i> and selfheal <i>Prunella vulgaris</i>. Modified grassland is a low distinctiveness habitat and the compartments were assessed as being in Poor condition, due to being species-poor, having a uniform short sward, and having <1% bare ground and presence of schedule 9 species.	0.1154	Poor	Low	0.23
Introduced shrub	Small pockets of introduced shrubs were present along the western edge of the site, dominated by <i>cotoneaster</i> sp. And rhododendron.	0.0037	N/A	Low	0.01
Urban trees	Eight trees of varying age classes were present across the site frontage. The trees are a medium distinctiveness habitat and were assessed as being in good and moderate condition, due to passing most criteria other than being native species and covering oversailing vegetation.	0.040715	Good and Moderate	Medium	0.44
Bramble scrub	A small area of bramble <i>Rubus fruticosus</i> agg. scrub within the boundary of the Site was located in the northeastern corner of the Site. The scrub is a medium distinctiveness habitat, assessed as being in Poor condition due to comprising only bramble species.	0.0059	N/A	Medium	0.01
Total On-Site Baseline Habitat Units					0.70

Please note there may be minor discrepancies (rounding errors) between the columns and the totals, however, the numbers duplicate those presented within the matrix calculator.

5.0 PROPOSED DESIGN

- 5.1 The proposed habitats are shown in *Figure 2*, with habitat retention illustrated in *Figure 3*; based on the Landscape Planting Plan by BEA Landscape and Design Ltd (ref: BEA 25-063-06 August 2025) A summary of the proposed habitats and proposed hedgerow creation is provided in *Table 2 and Table 3*.
- 5.2 A brief outline of the management required to achieve the target condition for each habitat type is given, however, the accompanying Landscape Environment Management Plan provides detailed landscape information, management and monitoring.

Habitats

Habitat Retention/Loss (*Figure 3*)

- 5.3 The small areas of modified grassland, bramble scrub, tall herb and eight standard trees will be lost to the development proposals. This will be compensated through habitat creation, of similar medium distinctiveness habitats and habitats that aren't currently present on site.
- 5.4 The majority of the broadleaved trees on the eastern boundary will be retained and adequately buffered according to the root protection areas (RPA). Those trees being lost have been assessed as categories B and C and within the Arboricultural survey (BEA Landscape Design, 2025).
- 5.5 The proposals include the planting of an additional 44 small trees across the Site. The trees will mainly be comprised of native species.

Table 2: Summary of Proposed Habitat Creation

Habitat (UKHab Type)	Targets for Creation/Management	Area (ha)	Target Condition	Distinctiveness	Biodiversity Units
Developed land; sealed surface	The main body of the site, the existing hard-standing and buildings will be replaced with the new proposed warehouse buildings and offices.	1.5564	N/A	Very low	0.00
Modified grassland	Small areas of modified grassland will be created at the northern and southern site boundaries. To be seeded with Emorsgate Seeds 'Flowering Lawn Mixture EL1' or similar. These will be managed for their amenity value and frequently mown, these areas will target poor condition.	0.0183	Poor	Low	0.04
Other Neutral Grassland (ONG)	ONG will be created along the eastern boundary of the Site. These areas will include species mixes such as or similar to 'Standard General Purpose Meadow Mixture' Emorsgate EM2. This area will have a more informal character and will be managed to have a varied sward height and should be kept free from invasive non-native species.	0.0532	Poor	Medium	0.20
Mixed scrub	An area of native scrub planting will be implemented along the eastern boundary of the railway line. This area will target poor conditions and will contain a mixture of species such as dogwood <i>Cornus sanguinea</i> , wild privet <i>Ligustrum vulgare</i> , elder <i>Sambucus nigra</i> and spindle <i>Euonymus europaeus</i> . This habitat should be managed through pruning and coppicing to allow a good age range of plants to develop. These areas should also be kept free from invasive non-native species.	0.0435	Moderate	Medium	0.29
Introduced shrub	Small areas of ornamental planting will be implemented around the carparking areas.	0.0195	N/A	Low	0.04
Urban Trees	Small urban trees are included within the developable area, along the frontage of the Site. These will be a variety of native and non native species, such as whitebeam, cherry laurel and hornbeam.	0.1791 46179	Poor	Medium	0.50
Total Habitat Units Delivered					1.06

Table 3: Summary of Proposed Hedgerow Creation

Habitat (UKHab Type)	Targets for Creation/Management	Length (km)	Target Condition	Distinctiveness	Biodiversity Units
Native species-rich hedgerow	91m of species-rich hedgerow will be planted along the site frontage on the Downley Road boundary. The hedgerow will target Poor condition.	0.091	Poor	Medium	0.35
Native species-rich hedgerow	25m of species-rich hedgerow will be planted along the edge of the northern boundary. The hedgerow will target Poor condition.	0.025	Poor	Medium	0.10
Total Hedgerow Units Delivered					1.45

6.0 BIODIVERSITY NET GAIN METRIC

- 6.1 The habitat retention, enhancement and creation proposals highlighted within this report have all been inputted into the Statutory Biodiversity Metric v4.0. *Table 7* provides a summary of the headline results of the assessment completed for the proposals. The full metric has been provided in *Appendix B*.

Table 7: Biodiversity Metric 4.0 Headline Results

On-Site		
Baseline	Habitat Units	0.70
	Hedgerow Units	0.00
Post-Intervention	Habitat Units	1.31
	Hedgerow Units	0.45
Total Net Unit Change	Habitat Units	+0.61
	Hedgerow Units	+0.45
Total Net Percentage Change	Habitat Units	+86.51%
	Hedgerow Units	N/A (can't calculate % as baseline is 0)

Habitat Trading

Trading Summary

- 6.2 The majority of habitat to be lost across the Site comprised of developed land-sealed surface contributing to the loss of 0.00 habitat units. The low distinctiveness habitat which will be lost as part of the proposals is modified grassland in Poor condition, introduced shrub and bramble scrub. The medium distinctiveness habitat that will be lost as part of the proposals is six urban trees in good or moderate condition. Low distinctiveness habitats that will be created include modified grassland in poor condition and introduced shrub within the carpark. Medium distinctiveness habitats that will be created include other neutral grassland in poor condition, individual trees in poor condition and mixed scrub in poor condition.
- 6.3 The proposals provide sufficient amounts of on-site habitat creation and enhancement to offset impacts to medium distinctiveness habitats through habitat creation and enhancement.
- 6.4 *Table 8* summarises the habitat trading summaries across the Site.

Table 8: Habitat Trading Summary

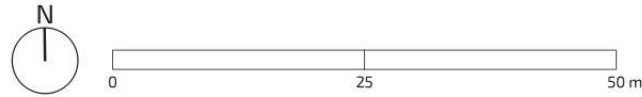
Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Bespoke compensation likely to be required	N/A
High	Same habitat required	N/A
Medium	Same broad habitat or a higher distinctiveness habitat required	Yes
Low	Same distinctiveness or better habitat required	Yes

Additional Faunal Enhancements

- 6.5 The Ecological Appraisal (FPCR, June 2024) also recommends that nest boxes for birds be incorporated into the scheme. The Habitat Management and Monitoring Plan or similar, which may be conditioned as part of this application, may also include the final Ecological Mitigation and Enhancement Plan that shows the location of wildlife boxes and other proposed features.

7.0 CONCLUSION

- 7.1 The approach to habitat creation and enhancement has aimed to maximise the future biodiversity value on the Site through the creation of areas of wildflower grassland, mixed scrub, and the planting of additional tree and native hedgerows through a considered landscape and planting scheme. Faunal enhancements, such as the provision of woodstone (or similar) bird boxes will also be integrated into the buildings to support the restoration of the Site for wildlife.
- 7.2 Biodiversity Net Gain has been used to inform the habitat creation and enhancement proposals for the scheme and the resulting habitats will provide a betterment for local wildlife.
- 7.3 The results of the assessment demonstrate that the proposal will lead to an overall gain of 0.48 biodiversity habitat units; an increase of 86.51%, and 0.45 hedgerow units; which is an increase, but a % can't be calculated, as the baseline is 0.
- 7.4 The proposals have demonstrated the ability for the Site to lead to the delivery of a net gain for habitats and linear features.



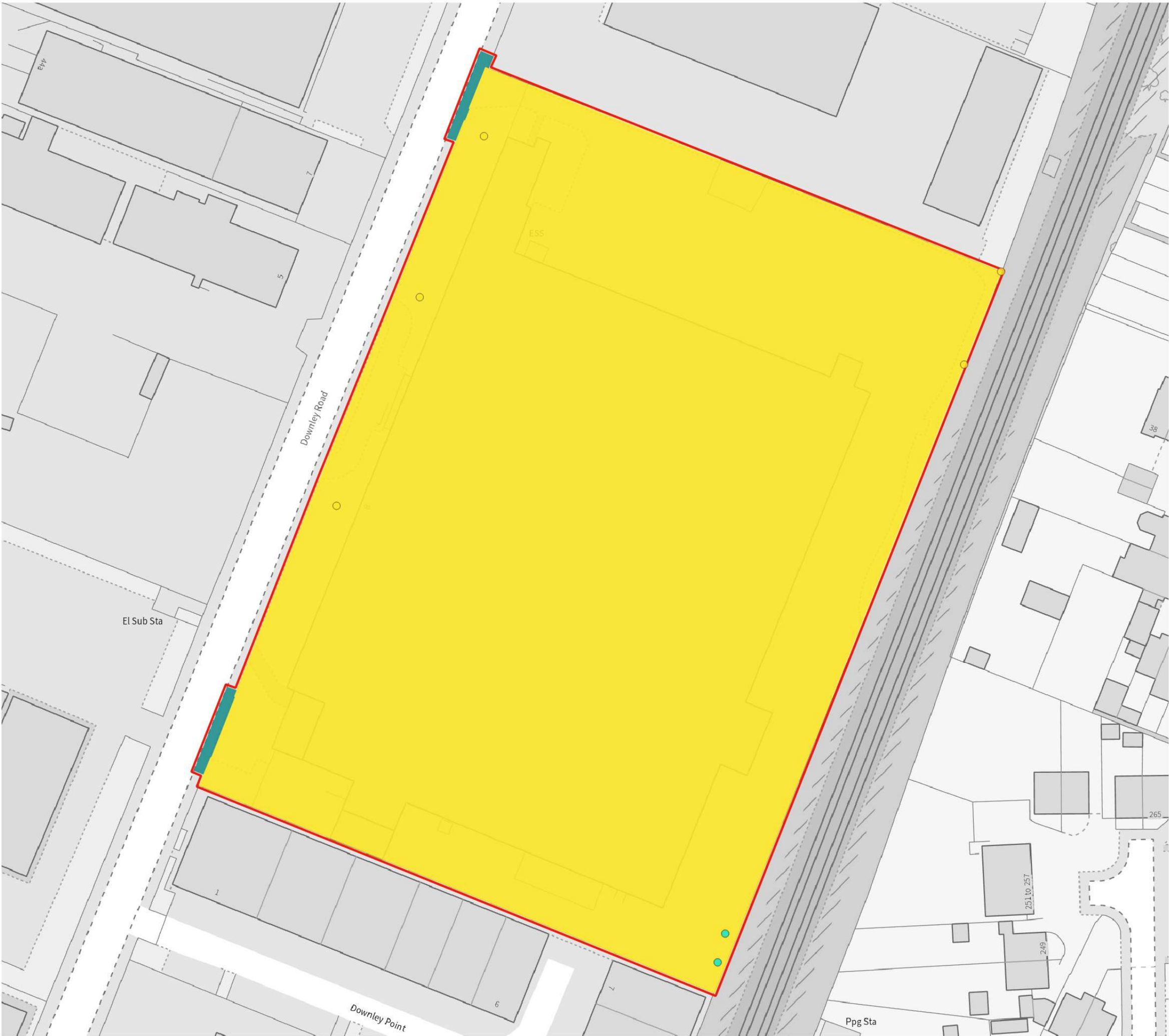
- Red Line Boundary
- Baseline Habitats
 - Bramble scrub
 - Developed land; sealed surface
 - Introduced shrub
 - Modified grassland
- Baseline Individual Trees
 - Existing medium urban tree
 - Existing small urban tree

date	24/11/25	drwn/chkd	JDS/AVU
client	Canmoor		
project	Downley Road, Havant		
title	BASELINE HABITAT PLAN	scale	1:750 @ A3
number	FIGURE 1	rev	-



- Red Line Boundary
- Proposed Habitats
 - Developed land; sealed surface
 - Introduced shrub
 - Mixed scrub
 - Modified grassland
 - Other neutral grassland
- Proposed Hedgerows
 - Species-rich native hedgerow
- Proposed Individual Trees
 - Proposed small urban tree

date	24/11/25	drwn/chkd	JDS/AVU
client	Canmoor		
project	Downley Road, Havant		
title	PROPOSED HABITAT PLAN	scale	1:750 @ A3
number	FIGURE 2	rev	-



Red Line Boundary

Habitats

Retained

Lost

Individual Trees

Retained

Lost

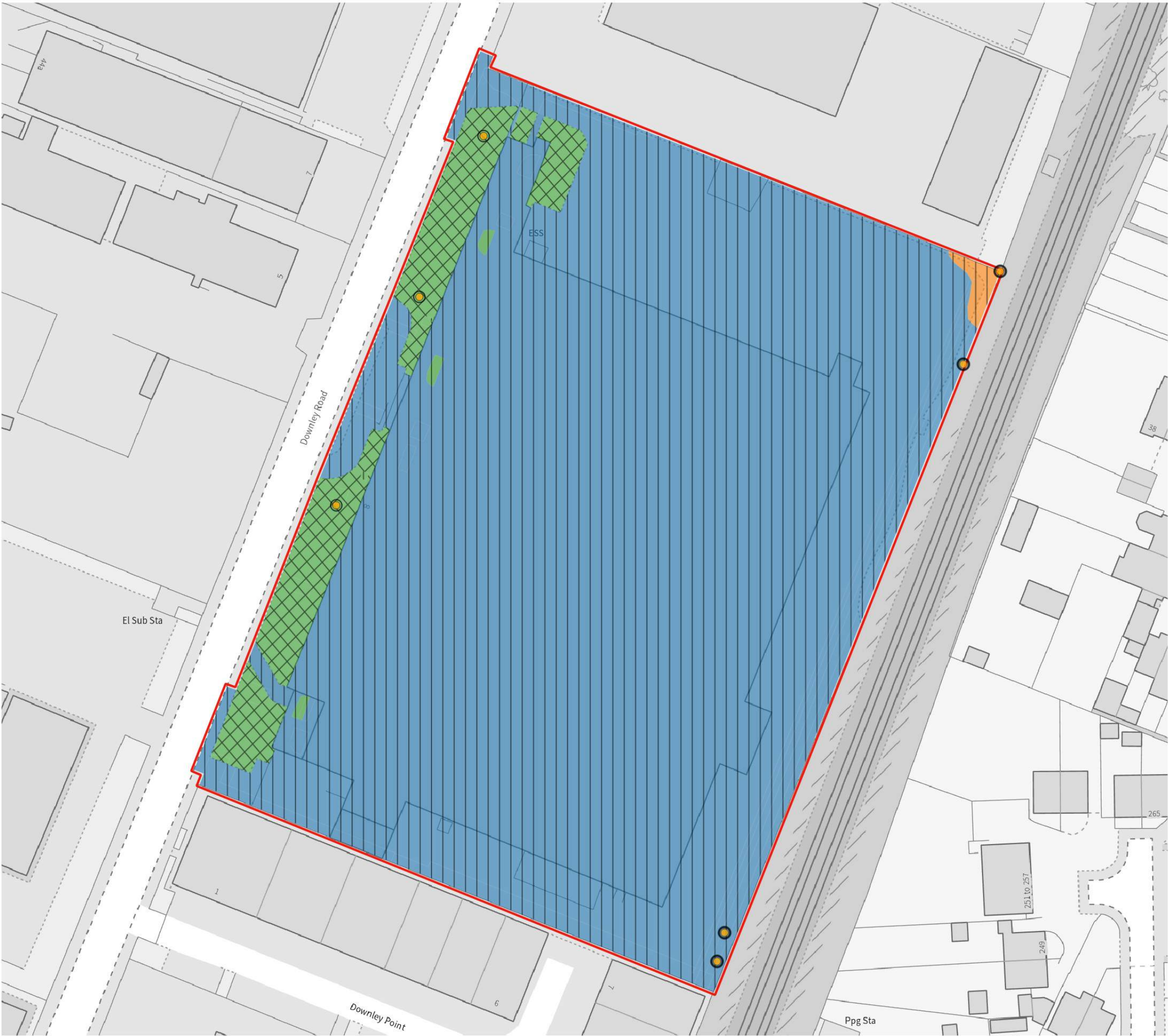
date 24/11/25 drwn/chkd JDS/AVU

client Canmoor
project Downley Road, Havant

title HABITAT RETENTION PLAN scale 1:750 @ A3

number FIGURE 3 rev -

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N

0

25

50 m

Red Line Boundary

Baseline Habitat Condition

Poor

Condition Assessment N/A

Baseline Habitat Distinctiveness

Medium

Low

V.Low

Baseline Individual Tree Condition

Moderate

Good

Baseline Individual Tree Distinctiveness

Medium

date	24/11/25	drwn/chkd	JDS/AVU
client	Canmoor		
project	Downley Road, Havant		
title	BASELINE HABITAT CONDITION AND DISTINCTIVENESS PLAN		scale 1:750 @ A3
number	FIGURE 4		rev -

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N

0

25

50 m

Red Line Boundary

Proposed Habitat Condition

Moderate

Poor

Condition Assessment N/A

Proposed Habitat Distinctiveness

Medium

Low

V.Low

Proposed Hedgerow Condition

Poor

Proposed Hedgerow Distinctiveness

Medium

Proposed Individual Tree Distinctiveness

Medium

date

24/11/25

drwn/chkd

JDS/AVU

client

Canmoor

project

Downley Road,
Havant

title

PROPOSED HABITAT CONDITION
AND DISTINCTIVENESS PLAN

scale

1:750 @ A3

number

FIGURE 5

rev

-

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Appendix A: Landscape Plan, BEA Landscape Design

 GROUND COVER: evergreen & deciduous ground cover planting.

NATIVE HEDGE: native species rich hedge maintained at 1.5m height with clipped sides

 FLOWERING LAWN: areas to be seeded with Emorsgate Seeds 'Flowering Lawn Mixture' EL1.

 WILDFLOWER GRASSLAND: areas to be seeded with Emorsgate Seeds 'Standard General Purpose Meadow

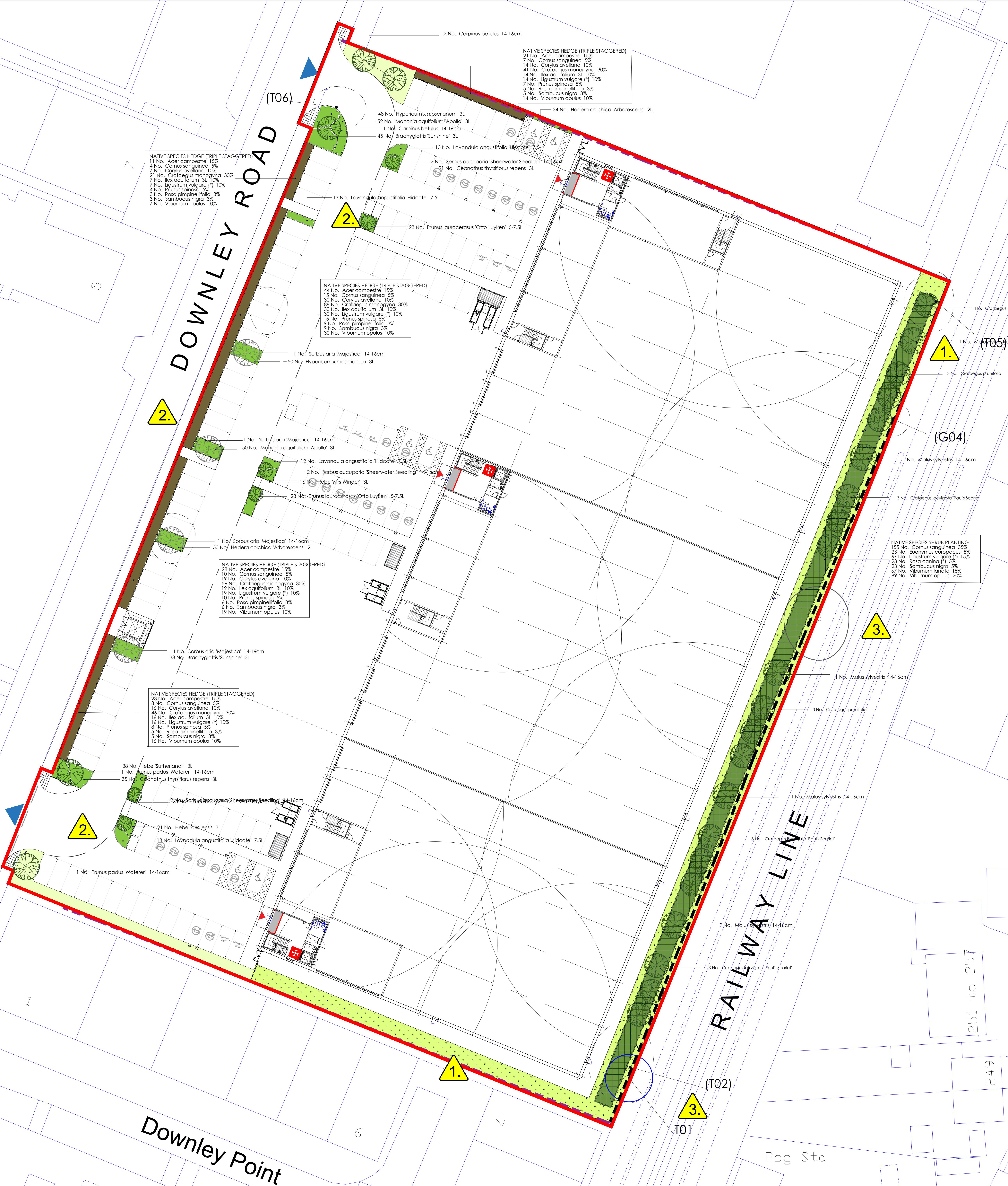
 **SCRUB PLANTING:** native shrub planting at 1 metre centres as detailed.



TREE PLANTING: standard tree planting with NHBC radii. Tree Canopy spread illustrated at 25 years growth. Topsoil volume to be in accordance with GBU guidelines. Root barriers to be used as specified in notes.

EXISTING TREES: to be retained in accordance with BS 5837 'Trees in relation to Construction' 2012.

TREES TO BE REMOVED



SOLIS: Subgrade (to be) prepared in accordance with MS 8001/23 and MS 4428/180 and scarified or ripped to 300mm depth (excluding not protection areas of retained trees refer to Tree Protection and Retention) and compacted to 95% of maximum dry density. The subgrade shall be compacted to be in accordance with MS 3882-2015 (Multipurpose) Grade with minimum soil organic matter contents (1%) greater than the minima value for (as approved). Imported topsoil (and as saved if requested) is to be used to replace the subgrade to a depth of 150mm. The subgrade shall be compacted to 95% of maximum dry density within Table 1 of MS 3882-2015 specification. Willflower areas to be unpaved topsoil or topsoil topped to MS 3882-2015. Grass areas to be a minimum depth of 150mm. Shrub beds, hedged areas, and lawn areas to be a minimum depth of 150mm. Areas of 150mm or less will require a minimum depth of 600mm topsoil (rather than 450mm or 150mm) will be necessary to ensure appropriate topsoil volume for tree growth. Refer to Greenhouse Library 'Soil Volume Guide' for specific trees. Any new trees to be planted to a minimum depth of 150mm removing weeds and rubbish / stores greater than 20mm soil depth. Subgrade proprietary not peak compost to PAS 105 to 50mm depth evenly worked into soil surface during construction.

3. **PLANT STOCK:** Unrads agreed otherwise all trees and shrubs are to be of UK provenance where plants have been propagated and/or grown on for a minimum of 5 years in the UK for trees and 2 years for shrubs. All plants are to comply with the requirements of all current British Standards including BS3903 'Specifications for Nursery Stock' and BS5854 'Trees from nursery to independence in the landscape' and be supplied in accordance with the Plant Schedule. Should planting be required outside of the planting season (November - March) any bare root or rootballed stock specified is to be replaced with containerised stock, an appropriate or similar specification to the approval of the landscape architect prior to ordering.

respect to access, control and safety, retained trees shall be protected from damage by erection of 2.3m wide mesh fencing on a scaffold framework in accordance BS 5837:2012 Figure 2. These barriers shall be maintained in position and in good condition until works are complete. Fencing to be located in accordance with Table D.1 at a radius of 12 times the stem diameter (single stem trees) or based on the combined stem diameter for multistem trees (trees with more than one stem arising below 1.5m above ground level) refer to Clause 4.6. Further precautions are to be taken as detailed within BS 5837:2012 6.2.4.

6. **TREE PLANTING** – All trees to be in accordance with BS 3635, BS5455 and The National Plant Species Register. Rootbales to meet recommendations. Trees to be planted in accordance with BS 4230:1989 double standard (10–12cm - 14–16cm girth trees) laid and braced with flexible webbing/loopbails and spacers/cable/ropes (NB not with a timber cross brace) in prepared pits. Tree pits in open fields / un-compacted soils to be excavated to a depth of 400 mm below the rootbale. Trees to be planted in a hole to be excavated to a depth of 100 mm to be based on the planting depth of the tree (distance from root flare to un-compacted rootball) in accordance with BS 8545:2012. Topsoils and subsoils to be excavated and stored separately for use. Trees to be backfilled with stored subsoil and topsoil at depths to replace the existing soil horizon (see Appendix 1). Trees to be planted according to 40% of peak tree root spread (see Appendix 1). Professional mycorrhizal fungi granules (RGPro as supplied by Ectomycor) and Sierstam N Root Pre-plant Fertiliser in accordance with manufacturers recommendations. Rootbales to be encased in Root Plant Fertiliser or similar organic liquid. Wet water after planting. The base of trees to be planted in grass areas are to be covered with a 100mm layer of straw or similar material (see Appendix 1) for similar application by the landscape architect) to 1 metre diameter and kept weed free.

Where trees are to be planted in heavily compacted ground, Small tree pits (Mature canopy 3m) should have a minimum soil volume of 4.24m³. Medium tree pits (Mature Canopy 5m) should have a minimum of 11.8m³. Large tree pits (Mature canopy 8m) should have a minimum of 24m³ (or to latest GreenBlue Urban Topsoil Volume Guidelines). Tree pits are to be excavated to achieve the above uncompacted growing volume with pits backfilled with excavated subsoil and topsoil (as described above) mixed with 160L of peat free tree planting compost. Tree pits in poorly draining soils are to be positively drained, connecting into the surface water drainage system to engineers details.

Generally all trees are to be planted as shown ensuring a minimum of 5 metres from buildings and 3 metres from drainage or services. Suitable foundations are to be provided to accommodate proposed tree planting and retained trees. In locations close to footpaths and roadways linear root barriers Greenblue Urban ReRoot or similar are to be installed in accordance with manufacturers instructions. Where proposed tree locations conflict with services, trees are to be relocated in accordance with the appropriate utilities guidance notes subject to client / local authority approval. Proprietary root barrier Greenblue Urban ReRoot or similar to be installed in accordance with manufacturers instructions where relocation is not considered appropriate.

7. **SHRUB PLANTING:** plants to be in accordance with BS 3306 and handled in accordance with NP 742 and Establishment guidelines and planted in accordance with BS 4428:1989. Nursery stock supplied to be approved by the Landscape Architect. All shrubs to have a minimum of three breaks, except *Hedera* with a minimum of two. Shrubs to be pit planted incorporating 'Rootgrow' professional mycorrhizal fungal product (RGPro) as supplied by Empathy. In accordance with manufacturers' recommendations, Agrobion 'Yellow' tablets evenly distributed around the plant at 200mm depth with 2 tablets for plants up to 10 litres, 3 tablets for plants up to 5 litres and 4 litres for plants up to 10 litres. Well water plants immediately after planting and prior to spreading of mulch. Planting areas to be covered with 75mm depth amenity grade bark mulch such as Melcourt 'Ornamental Bark Mulch' (or similar approved by the landscape architect) and kept in place for a minimum of 1.3 a biodegradable geotextile (e.g. Ecomat Weed Control Fabric) to be laid and securely pegged in place.

to be planted in double staggered rows 350mm apart at 450mm centres (or as scheduled) with the growing tip (top 100mm) of the hedge plant removed to encourage spreading growth. Bare root transplants to be root dipped with 'Broadleaf Root Dip' with 'Rootgrow' mycorrhizal fungi granules (RGro as supplied by Empathy) and Sierraerr N Maq Pre-plant Fertiliser sprinkled evenly into prepared planting pit. All plants to be planted randomly throughout the length of hedge. Wet water plants immediately after planting and prior to spreading of mulch. Planted areas to be covered with 75mm depth bark mulch and kept weed free. Where necessary plants to be protected from rabbits with rabbit fence and / or individual rabbit mesh guards securely sealed. Unless otherwise indicated on the drawing it is assumed that all hedges are to be maintained at a maximum height of 1.5m.

NATIVE SHRUB PLANTING: plants to be in accordance with BS 3336 and planted in accordance with BS 4246:1989. Transplants to be pit planted at 1 metre centres (or as scheduled) in random groupings 3-5 and 7-10 shrub species depending on numbers of plants. Bare root transplants to be root dipped with 'Broadleaf Root Dip' with 'Rootgrow' mycorrhizal fungi granules (RGPro as supplied by Empress) and watered in. Plants to be sprayed with fungicide (as recommended by the manufacturer) and mulched in accordance with manufacturers recommendations prior to planting. Well water plants immediately after planting and prior to spreading of mulch. Planting areas to be covered with 75mm depth armoyle grade bark mulch such as Melcourt 'Ornamental Bark Mulch' (or similar approved by the landscape architect) and kept weed free; slopes greater than 1:3 a biodegradable geotextile ie Ecomatt Weed Control Fabric to be laid and secured pegged in place. Plants to be protected from rabbits, with rabbit fences and 1 or individual mesh tree guards securely fixed to timber stake(s).

10. **WILDFLOWER SEEDING:** grass areas to be seeded in accordance with BS 4428:1989 during March/April or September. Unimproved or low fertility topsoil to be imported, cultivated and leveled to remove minor hollows or ridges as required with any debris or stones greater than 20mm diameter removed to provide a fine weed free silt. Do not apply fertiliser. Weeds to be eradicated by herbicide or repeated cultivation prior to sowing. Lightly rake areas after sowing and keep well watered. Areas to be kept free from unwanted plants and mown every 6 - 8 weeks during establishment year removing arisings. In subsequent years cut in early spring and autumn after setting seed (in accordance with manufacturers recommendations) removing arisings. A minimum 1.5 metre close mow margin is to be maintained about the perimeter of the area (i.e. 0.6 metres on each side). Seed mixers to be supplied by Emorsgate Seeds and include the following sown in accordance with suppliers recommendations.

EL1 'Flowering Lawn Mixture' (sown at 10/15g/m²).

11. **MAINTENANCE:** To be carried out in perpetuity, for the lifetime of the development at approximate monthly intervals (or as prescribed within a landscape management plan) including replacement of any tree, hedge, shrub or grassed area which die, has been damaged, vandalised or stolen within a period of five years from practical completion. Operations to include the following:

- Eradicate weeds by hand or appropriate chemical means.

- Ensure all shrubs and trees are firmed in, securely staked and tied with guards where applicable.
- Collect litter, sweep and tidy site.
- Apply suitable non-residual herbicides, pesticides and water as required.
- Carry out mowing to wildflower areas as per Emorsgate Seeds Ltd aftercare First Year Established seed guidance (2-3 cuts a year).
- Carry out mowing to flowering lawn grass areas when attained 100mm, cut to 40mm (50mm for shaded areas) approximately 2 week intervals during the growing season. To allow flowering related seed dispersal.

- h. All hedges to be maintained at a max height of 1.5m and clipped / trimmed to kerb / pavement edges.
- i. Native shrub planting areas to be maintained free from perennial weeds, self set shrub and tree species.
- j. At final visit apply granular fertiliser to all planted areas and top up bark mulch depth to 75mm.

12. **WATERING:** all plant material (including turf) to be watered in dry periods until established during April through to September with a fine rose until the water penetrates the topsoil to at least 5cm depth and achieves field capacity. Frequency of watering regime to be determined by weather conditions, soil conditions and underlying geology, all plant beds to be watered to ensure soil is consistently moist to promote successful establishment. During hot, dry periods, plants are to be watered every six to ten days. For individual trees a minimum of 18 watering visits per year are to be carried out commencing late March (prior to budburst) and utilising a minimum of 50 litres of water per tree. Soil probe to be used to determine soil saturation to full depth of root ball.

Plant Schedule						
Trails	Species Name	Specification	Diameter	Height	Pat Size	Density
10	Capriol tree	3 Extra Heavy Standard Chest Stem 175-200 cm DBH, RB 30-14-16cm	40-60cm	40-450cm		Counted
11	<i>Cratogeomys brevicauda</i> Pava's Acacia?	3 Extra Heavy Standard Chest Stem 175-200 cm DBH, RB 30-14-16cm	40-60cm	40-450cm		Counted
12	<i>Cratogeomys brevicauda</i> Pava's Acacia?	3 Extra Heavy Standard Chest Stem 175-200 cm DBH, RB 30-14-16cm	40-60cm	40-450cm		Counted
15	Molau usui	3 Extra Heavy Standard Chest Stem 175-200 cm DBH, RB 30-14-16cm	40-60cm	40-450cm		Counted
16	<i>Pinus patula</i> , Pinotifolia	3 Extra Heavy Standard Chest Stem 175-200 cm DBH, RB 30-14-16cm	40-60cm	40-450cm		Counted
17	<i>Pinus patula</i> , Pinotifolia	3 Extra Heavy Standard Chest Stem 175-200 cm DBH, RB 30-14-16cm	40-60cm	40-450cm		Counted
18	<i>Pinus patula</i> , Pinotifolia	3 Extra Heavy Standard Chest Stem 175-200 cm DBH, RB 30-14-16cm	40-60cm	40-450cm		Counted
19	Subaru octopus Sheerwater Seeding	3 Extra Heavy Standard Chest Stem 175-200 cm DBH, RB 30-14-16cm	40-60cm	40-450cm		Counted
Hedging	Species Name	Specification	Girth/Diameter	Pat Size	Density	
127	<i>Acacia longhorn</i>	1+1 Transplant B	20-80cm	0.45C	1Trs	Shagged at 0.45m
142	<i>Acacia longhorn</i>	1+1 Transplant B	20-80cm	0.45C	1Trs	Shagged at 0.45m
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265	<i>Acacia longhorn</i>	1+1 Transplant B	20-80cm	0.45C	1Trs	Shagged at 0.45m
266	<i>Acacia longhorn</i>	1+1 Transplant B	20-80cm	0.45C	1Trs	Shagged at 0.45m
267	<i>Acacia longhorn</i>	1+1 Transplant B	20-80cm	0.45C	1Trs	Shagged at 0.45m
268	<i>Acacia longhorn</i>	1+1 Transplant B	20-80cm	0.45C	1Trs	Shagged at 0.45m
269	<i>Acacia longhorn</i>	1+1 Transplant B	20-80cm	0.45C	1Trs	Shagged at 0.45m
270	<i>Acacia longhorn</i>	1+1 Transplant B	20-80cm	0.45C	1Trs	Shagged at 0.45m
271	<i>Acacia longhorn</i>	1+1 Transplant B	20-80cm	0.45C	1Trs	Shagged at 0.45m
272	<i>Acacia longhorn</i>	1+1 Transplant B	20-80cm	0.45C	1Trs	Shagged at 0.45m
273	<i>Acacia longhorn</i>	1+1 Transplant B	20-80cm	0.45C	1Trs	Shagged at 0.45m
274	<i>Acacia longhorn</i>	1+1 Transplant B	20-80cm	0.45C	1Trs	Shagged at 0.45m
275	<i>Acacia longhorn</i>	1+1 Transplant B	20-80cm	0.45C	1Trs	Shagged at 0.45m
276	<i>Acacia longhorn</i>	1+1 Transplant B	20-80cm	0.45C	1Trs	Shagged at 0.45m
277	<i>Acacia longhorn</i>	1+1 Transplant B	20-80cm	0.45C	1Trs	Shagged at 0.45m
278	<i>Acacia longhorn</i>	1+1 Transplant B	20-80cm	0.45C	1Trs	Shagged at 0.45m
279	<i>Acacia longhorn</i>	1+1 Transplant B	20-80cm	0.45C	1Trs	Shagged at 0.45m
280	<i>Acacia longhorn</i>	1+1 Transplant B	20-80cm	0.45C	1Trs	Shagged at 0.45m
281	<i>Acacia longhorn</i>	1+1 Transplant B	20-80cm	0.45C	1Trs	Shagged at 0.45m
282	<i>Acacia longhorn</i>	1+1 Transplant B	20-80cm	0.45C	1Trs	Shagged at 0.45m
283	<i>Acacia longhorn</i>	1+1 Transplant B	20-80cm	0.45C	1Trs	Shagged at 0.45m
284	<i>Acacia longhorn</i>	1+1 Transplant B	20-80cm	0.45C	1Trs	Shagged at 0.45m
285	<i>Acacia longhorn</i>	1+1 Transplant B	20-80cm	0.45C	1Trs	Shagged at 0.45m
286	<i>Acacia longhorn</i>	1+1 Transplant B	20-80cm	0.45		

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rev	date:	amendments:	alt:
C01	18/08/2025	Issued for Construction.	E.H
C02	17/11/2025	Layout amendments.	E.H
C03	24/11/2025	Hard paving amended.	E.H

cdm 2015; designers residual risk information

LEGEND: CDM RESIDUAL RISKS

1. LEVEL CHANGES: changes in level across the site including retaining walls, ramped access, steps, slopes or ditches, restricting access with risk of operatives falling from height.

 2. PEDESTRIAN & VEHICULAR TRAFFIC: car park, road and pavement within or adjacent to working areas; risk of collision with operatives, risk of harm to pedestrians

 3. RAILWAY LANE: existing railway line in close proximity to site boundary, Risk of collision with overhanging machinery / removed tree limbs.

It is assumed that works will be carried out by competent landscape subcontractor working, where appropriate to a risk assessment and method statement approved by the Principal Contractor.

Appendix B: Biodiversity Net Gain Metric – Downley Road, Havant