

Biodiversity Enhancement Scheme

The Ridge, Haverhill Business Park

Presented to Trebor Developments

Issued: September 2020

Delta-Simons Project No. 19-0446.03

Issue No.	Status	Issue Date	Comments	Author	Technical Review	Authorised
1	Final	21 st September 2020	-	[Redacted]	[Redacted]	[Redacted]
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1.0 Context and Purpose

Delta-Simons Environmental Consultants Ltd was instructed by Trebor Developments ('the Client') to prepare a Biodiversity Enhancement Scheme (BES) for the proposed industrial development known as The Ridge at Haverhill Business Park, in Haverhill, Suffolk ('the Site').

Following the issue of the NPPF (2019), by the Ministry of Housing, Communities and Local Government, "Planning policies and decisions should contribute to and enhance the local environment by (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..."

The Site is proposed for the development of three units (Class B1, B2 and B8 use) with associated hard and soft landscaping. The Site benefits from outline consent (DC/15/2424/OUT) and reserved matters consent (DC/20/0094/RM).

The BES is required to satisfy Planning Condition 7 of reserved matters planning consent DC/20/0094/RM granted by West Suffolk Council in August 2020, which states:

"Prior to occupation details of biodiversity enhancement measures to be installed at the site, including details of the timescale for installation, shall be submitted to and approved in writing by the Local Planning Authority. Any such measures as may be agreed shall be installed in accordance with the agreed timescales and thereafter retained as so installed. There shall be no occupation unless and until details of the biodiversity enhancement measures to be installed have been agreed in writing by the Local Planning Authority."

The Site location is shown in Figure 1.

2.0 Baseline Information and Current Site Status

This Section provides the baseline conditions for the ecology of the Site to inform targeted enhancement proposals.

Baseline Information

The following reports were reviewed in order to provide the baseline information for the BES:

- ▲ Preliminary Ecological Appraisal (PEA), Haverhill Business park, Delta-Simons (19-0446.01) November 2019; and
- ▲ BREEAM UK New Construction 2014: Land Use and Ecology – Pre-Development Assessment, The Ridge, Haverhill Business Park, Delta-Simons (19-0446.02), November 2019.

The results of the data search undertaken as part of the PEA indicated that there are no internationally designated sites within 6 km of the Site, and one statutory designated site within 2 km of the Site centre, Haverhill Railway Walks Local Nature Reserve (LNR), which lies adjacent to the eastern boundary of the Site. There are six non-statutory designated sites (three County Wildlife Sites, (CWS); and three Local Wildlife Sites, (LWS) within 2 km of the Site centre, the closest being Bumpstead Road Grasslands CWS adjacent to the northern Site boundary.

Prior to development, the Site comprised a large expanse of bare ground, with grassland edges. Immediately off-Site to the north is an area of semi-natural broadleaved woodland surrounding a reptile receptor site, which has developed into dense scrub. The semi-natural broadleaved woodland continued along the eastern boundary, associated with Haverhill Railway Walks LNR.

The Site itself was considered to be of low ecological value, however, the adjacent woodland provides habitat of greater ecological interest and resources for a range of faunal species including [REDACTED]. Reptiles have previously been translocated from the Site into the adjacent receptor area. The woodland and woodland edge habitats were considered to provide suitable habitat for roosting, foraging and commuting bats although no trees bordering the Site were noted to have bat roosting potential. A range of mammals, including [REDACTED] have been recorded locally, and though no signs of the species were recorded during the survey, the adjacent habitat provides suitable opportunities. Appropriate mitigation measures were recommended.

3.0 Planting for High Ecological Value

The proposed landscaping scheme for the Site has been developed to enhance biodiversity and strengthen the retained off-Site habitats through the inclusion of native shrub, hedgerow and woodland planting and wildflower meadow mixes (please refer to the Detailed Landscape Proposals prepared by BEA Landscape Design Ltd). This will increase floral diversity and provide additional resources for a range of faunal species known to occur within the local area. Furthermore, the enhancement measures are in accordance with the Suffolk Biodiversity Action Plan (BAP) through the creation of priority habitats and provisions for priority species.

Appropriate management of each habitat will be essential to the long-term ecological value of the Site.

Trees, Shrubs and Hedgerows

The following native species, or those of known value to wildlife are to be included within soft landscaping at the Site:

- ▲ Field maple *Acer campestre*;
- ▲ Alder *Alnus glutinosa*;
- ▲ Silver birch *Betula pendula*;
- ▲ Hornbeam *Carpinus betulus*;
- ▲ Hazel *Corylus avellana*;
- ▲ Hawthorn *Crataegus monogyna*;
- ▲ Beech *Fagus sylvatica*;
- ▲ Crab apple *Malus sylvestris*;
- ▲ Wild cherry *Prunus avium*;

- ▲ Bird cherry *Prunus padus*;
- ▲ English oak *Quercus robur*;
- ▲ Goat willow *Salix caprea*;
- ▲ Rowan *Sorbus aucuparia*;
- ▲ Scots pine *Pinus sylvestris*;
- ▲ Juneberry *Amelanchier lamarckii*;
- ▲ Dogwood *Cornus sanguinea*;
- ▲ Hebe sp.;
- ▲ Holly *Ilex aquifolium*;
- ▲ Wild privet *Ligustrum vulgare*;
- ▲ *Photinia fraseri*;
- ▲ Cherry laurel *Prunus laurocerasus*;
- ▲ *Pyracantha* sp.;
- ▲ Field rose *Rosa arvensis*;
- ▲ Dog rose *Rosa canina*;
- ▲ Elder *Sambucus nigra*; and
- ▲ Guelder rose *Viburnum opulus*.

Climbers

The following climbing species will also be incorporated at the Site and will provide additional resources for invertebrates:

- ▲ Clematis sp.;
- ▲ Ivy *Hedera helix*; and
- ▲ Common honeysuckle *Lonicera periclymenum*.

Grassland

Grassland at the Site is to include both amenity grassland and wildflower seeding, planted and managed appropriate to its position and function to provide both aesthetic and ecologically valuable habitat. Wildflower seeding will comprise Germinal Seeds mix WFG4 'Neutral Soils', with Germinal Seeds mix WFG8 'Hedgerows & Shaded Areas' in areas adjacent to woodland, hedgerow and shrub planting.

4.0 Species Specific Enhancements

Nesting Birds

It is proposed that seven bird boxes will be placed at suitable locations around the Site. These will be suitable to accommodate species known to occur in the local area, and particularly those most likely to be attracted to the Site following the proposed development which are of conservation concern. Bird boxes, therefore, will include:

- ▲ Three swift *Apus apus* boxes; and
- ▲ Four terrace nest boxes suitable to support house sparrow *Passer domesticus*.

The nest boxes will be installed on the new buildings, avoiding a southerly aspect, with minimum light disturbance and with connectivity to vegetated corridors. The swift bricks should be fixed at a minimum height of 5 m with no direct obstructions beneath. Boxes are to be of woodcrete construction to promote their longevity.

The proposed locations of the bird boxes are shown in Figure 2.

Reptiles

Three habitat piles, comprising a combination of inert rubble and logs/brash will be created within soft landscaping at the northern and eastern Site boundaries adjacent to the existing reptile receptor area. These will provide valuable habitat for mosses, lichens and fungi, as well as invertebrates and reptiles. These will be replenished with brash resulting from general Site management. The proposed locations of the habitat piles are shown in Figure 2.

5.0 Timetable for Implementation

The proposed landscaping at the Site will be completed in a phased approach as each unit is completed. Where possible, landscape planting will be undertaken as early in the development as possible to allow establishment of habitats whilst not conflicting with the construction activities. Planting around each unit/phase of development will be completed prior to occupation or within the next available planting season, where prevented by seasonality.

Bird boxes are to be installed and fit for use prior to the occupation of the building to which they are to be installed upon, and habitat piles are to be created in conjunction with the landscape planting.

Enclosed:

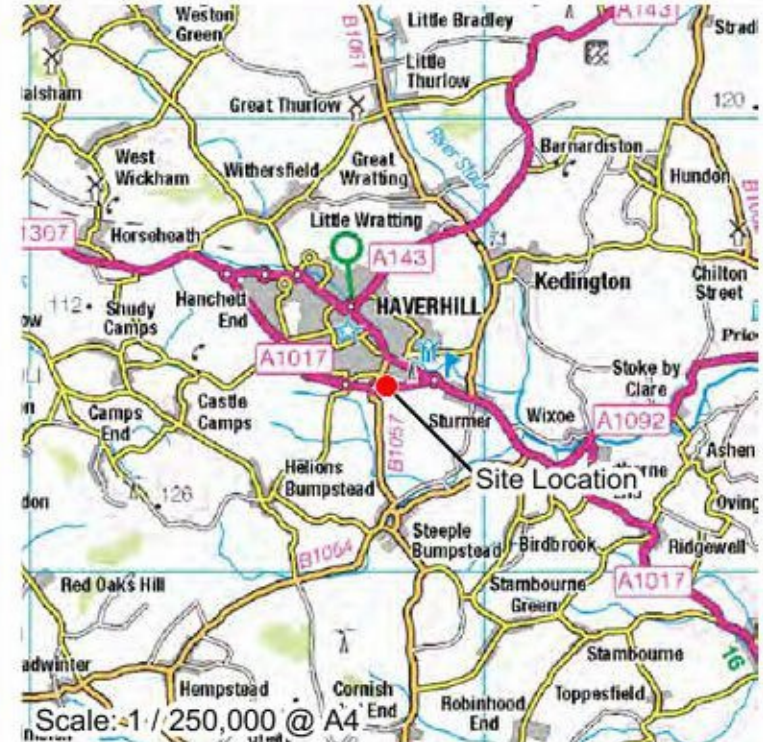
Figures

- Figure 1 Site Location Map
- Figure 2 Biodiversity Enhancement Measures

Appendices

- Appendix A Limitations

Figure 1 – Site Location Map



Scale: 1 / 250,000 @ A4

LEGEND

Site Boundary



Scale: 1:10000 @ A4

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TITLE:
Site Location Map
The Ridge
Haverhill Business Park

DRAWN BY: JB	SCALE (@A4):	PROJECT NO: 19-0446
CHECKED BY: CSL	REVISION: 0	FIGURE NO: 1
DATE: 18 September 2020		

Figure 2 – Biodiversity Enhancement Measures

LEGEND

- Site Boundary
- ◆ Swift Box
- ◆ House Sparrow Terrace Box
- Habitat Pile

- Key to Color of Feature
To be used in conjunction with Drawings of B2 Landscape
A With Associated Pavement
- Grass or B2 Landscaping Area
 - Green Pavement
 - Light Pavement
 - Dark Pavement
 - Dark Grey Pavement
 - Dark Grey Pavement
 - Dark Grey Pavement
 - Dark Grey Pavement
 - Dark Grey Pavement
- Scale of Area - G4
- | Area | Area (sqm) | Area (sqft) | Area (acres) |
|--------------|------------|-------------|--------------|
| Unit 1 | 238 | 2617 | 0.65 |
| Unit 2 | 87 | 934 | 0.23 |
| Unit 3 | 160 | 1726 | 0.43 |
| Unit 4 | 46 | 495 | 0.12 |
| Unit 5 | 134 | 1449 | 0.36 |
| Total | 655 | 7099 | 1.81 |



- Parking Spaces**
- Unit 1: 238 spaces - 1 space / 51 sqm including 3 disabled parking bays, 60 bicycles & 2 motorcycles
 - Unit 2: 87 spaces - 1 space / 30sqm including 2 disabled parking bays, 14 bicycles & 4 motorcycles
 - Unit 3: 160 spaces - 1 space / 30 sqm including 4 disabled parking bays, 10 bicycles & 2 motorcycles
 - Unit 4: 46 spaces - 1 space / 24 sqm including 2 disabled parking bays, 10 bicycles & 4 motorcycles
 - Unit 5: 134 spaces - 1 space / 52 sqm including 3 disabled parking bays, 10 bicycles & 5 motorcycles



Haverhill Business Park
Iceni Way
Haverhill, Suffolk
CB9 7FD

Site Plan Units 1, 2 & 3
with B2 Parking Provision

6502-SK19 K
PLANNING

Site Plan Provided by Client



TITLE:
Biodiversity Enhancement Measures
The Ridge
Haverhill Business park

DRAWN BY: JB	SCALE (@A4):	PROJECT NO: 19-0446.03
CHECKED BY: CSL	REVISION: -	FIGURE NO: 2
DATE: 18 September 2020		

Appendix A – Limitations

Limitations

The recommendations contained in this Report represent Delta-Simons professional opinions, based upon the information listed in the Report, exercising the duty of care required of an experienced Environmental Consultant. Delta-Simons does not warrant or guarantee that the Site is free of hazardous or potentially hazardous materials or conditions.

Delta-Simons obtained, reviewed and evaluated information in preparing this Report from the Client and others. Delta-Simons conclusions, opinions and recommendations has been determined using this information. Delta-Simons does not warrant the accuracy of the information provided to it and will not be responsible for any opinions which Delta-Simons has expressed, or conclusions which it has reached in reliance upon information which is subsequently proven to be inaccurate.

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