Preliminary Ecological Appraisal

For

Playzone

Motts Field, Haverhill

April 2025

Client: McArdle Sport-Tec Ltd
Report version: 1
Report status: for planning

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Quality assurance

Project:	PlayZone – Motts Field, Haverhill
Project No:	047
Report title:	Preliminary Ecological Appraisal
Status:	For planning
Date of last revision:	7th April 2025

This report has been prepared in compliance with

- The industry-wide standards for report-writing, as described in the report 'Guidelines for Ecological Report Writing' 2nd edition, by Chartered institute of Ecology and Environmental Management (2017).
- The Code of Professional Conduct of the Chartered institute of Ecology and Environmental Management (January 2022)
- BS 42020:2013 'Biodiversity – code of practice for planning and development'

Version	Author	Reviewer	Approved
	Nick Sibbett CEcol MCIEEM CEnv	Vicky Rusby ACIEEM	Nick Sibbett CEcol MCIEEM CEnv
1	26th February 2025	28th February 2025	7th April 2025

Acknowledgements

Simon Collin of West Suffolk Council assisted with discussions of site management, and provided access to the site, which is gratefully acknowledged.

Summary

1. Sibbett Ecology was commissioned by McArdle Sport-Tec Ltd to carry out a desk study and habitat survey, and provide a Preliminary Ecological Appraisal for the development of a PlayZone, a hard-surfaced sports play area, at Motts Field, Chalkstone Way, Haverhill.
2. The site of the proposed development is set within a sports field with two football pitches, and surrounding amenity greenspace. Haverhill FC has a clubhouse within the field near the proposed development. There is an existing, smaller, play pitch on the site, which would be replaced by the new larger PlayZone. The PlayZone will be a surfaced sports pitch suitable for all-year round intensive use. It will be illuminated by floodlights to allow use in the evenings, especially in winter when daylength is short. There will be a hard surfaced connection to the adjacent pavement of Chalkstone Road.
3. The habitats on site are poor quality, very common and easily creatable habitats with common species. They contribute very little to biodiversity in Haverhill and are considered to be of value at the Site only scale. The impact on habitats prior to mitigation would be Negligible. The effect of Biodiversity Net Gain would be to increase its value by 10%.
4. No designated sites or priority / protected species would be affected.

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Appendices

1. Introduction

Commissioning client, site name and purpose of report

3.1 Sibbett Ecology was commissioned by McArdle Sport-Tec Ltd to carry out a desk study and habitat survey, and provide a Preliminary Ecological Appraisal for the development of a PlayZone, a hard-surfaced sports play area, at Motts Field, Chalkstone Way, Haverhill.

Site context and description of development

3.2 The site of the proposed development is set within a sports field with two football pitches, and surrounding amenity greenspace. Haverhill FC has a clubhouse within the field near the proposed development.

3.3 There is an existing, smaller, play pitch on the site, which would be replaced by the new larger PlayZone. The location of the site is shown in Appendix 1. The PlayZone will be a surfaced sports pitch suitable for all-year round intensive use. It will be illuminated by floodlights to allow use in the evenings, especially in winter when daylength is short. There will be a hard surfaced connection to the adjacent pavement of Chalkstone Road. Details of the development are shown in Appendix 2.

Introduction to Designated sites

3.4 There are several different ecological designations which may have been applied to areas of land. These are called 'designated sites'. The protection given to designated sites varies with the type of designation. A description of the designated sites typically found on or near some development sites is given in Appendix 3.

Introduction to Protected species

3.5 Protected species are a material consideration in determining planning applications. The protection given to species varies with their rarity on a national and European scale, and the threats they face. A description of the protection given to species typically found on some development sites is given in Appendix 4.

Duration of the validity of this appraisal

3.6 The assessment, conclusions, and recommendations in this appraisal arise from the detailed studies conducted as outlined in this report, taking into account the specified limitations. It is crucial to note that this appraisal is specifically based on the project's current limited description, and further design work to the project would necessitate a thorough review of the appraisal. Implicit in the assessment, conclusions, and recommendations is the assumption that the site habitats will remain in their current state without substantial alterations until the development phase commences. Nevertheless, it is acknowledged that variations in habitat use or management may transpire between the survey period and the actual implementation of proposals. The dynamic nature of ecological systems means that changes can occur naturally over time; hence, it is possible for species presence, abundance or distribution may change on or near the site.

3.7 This report remains valid for submitting to the Council with a planning application within 18 months of the habitat survey on 31st January 2025, i.e. to 31st July 2026. A that time, a site inspection would be needed to either confirm that there have been no site changes and the validity can be extended, or if some or all baseline studies and assessment require to be updated.

Competencies

3.8 The surveyor and report author was Nick Sibbett CEcol CEnv MCIEEM, Director at Sibbett Ecology Ltd. He had 17 years' experience at English Nature / Natural England on SSSI/SAC/SPA advice and land management, and for some of that time was a Protected Species Officer. He was an ecological consultant for 16 years at the Landscape Partnership, being promoted to Associate Director. He set up Sibbett Ecology, a boutique ecological micro-consultancy, in summer 2024. He is very experienced in the topics within this report. His botanical skills are to FISC level 3.

3.9 The reviewer was Vicky Rusby ACIEEM, ecological consultant and director at 360 Ecology Ltd with 8 years' experience as an ecologist. She is familiar with a range of protected species and regularly carries out surveys and impact assessments. Vicky has completed training for biodiversity net gain assessments and is considered a competent assessor. The review was to provide advice to the report author only, and the author decides how to use that advice. The reviewer therefore has no legal responsibility for the published report.

2. Baseline study methods

Desk study

2.1 On 21st February 2025, data on designated sites and protected species within 2km of the boundary of the proposed development site was requested from Suffolk Biodiversity Information Service. The data were received on 25th February 2025.

2.2 The Magic website[1] was accessed on 26th February 2025 to identify any Natural England protected species mitigation licences or licence returns that were present within a 1km radius from the site boundary. Large-scale Ordnance survey mapping on the Magic website was also used to look for ponds within 250m of the proposed development site. Data on statutory designated sites, especially Sites of Special Scientific Interest, Special Protection Areas and Special Areas of Conservation was obtained from the Magic website.

2.3 In accordance with BS42020 and advice from most Local Biological Record Centres, species lists are not appended to this report but are available to the Local Planning Authority on request. Availability of records will vary in different locations, as many depend on the presence of local experts and survey effort within the local area. An absence of a record does not necessarily indicate the absence of that species. It is crucial to consider that the data provided is subject to availability and collection methods, which may influence the data on presence or absence of certain species. The results of the desk study therefore provide an indication of the ecological features in the area but are not definitive especially for species distribution.

2.4 The data on species did not always provide named locations or grid references. It did not show if a record was of a species temporarily in that location (e.g. a bird flying past) or if there was a permanent breeding population e.g. a bat maternity roost. The data was therefore limited by that lack of detail.

UK Habitat Classification survey

2.5 A survey of all habitats in the proposed development site was carried out on 31st January 2025, in cold but dry weather with little wind.

2.6 The survey followed the standardised UK Habitat Classification and mapping methodology[2]. It encompassed recording and mapping all habitats present in the proposed development site, along with areas or features of ecological interest within those habitats. The methodology enabled an assessment of habitats without the requirement to individually identify every plant species present on the site. When plant species were named, their scientific names were cited according to Stace (ed. 4th edition)[3]. Moreover, the survey aimed to identify the suitability of habitat to support the potential presence of protected, rare, and/or priority species such as bats, mammals, amphibians, and reptiles within or near the proposed development site. While the survey methodology did not focus on species-specific survey, any encounters with protected, rare, and/or priority species were documented.

2.7 The survey was carried out outside the spring / summer period during which more flowering plants would be visible in semi-natural habitats. The character of the habitats which were found mean that this was not a significant limitation.

[1] https://magic.defra.gov.uk/

[2] UKHab Ltd (2023). *UK Habitat Classification Version 2.0 (at https://www.ukhab.org)*

[3] Stace, C (2019) *New Flora of the British Isles*. C&M Floristics. 4th Edition.

Badger survey

2.8 Badgers are protected from killing, injury, capture and ill-treatment, disturbance within a sett and their setts are also protected.

2.9 Badgers inhabit a wide variety of habitats in the UK. Typical habitats include woodland, long grassland, scrub and hedgerows for sett excavation and foraging, with pasture and arable land also used for foraging.

2.10 The proposed development site in the same ownership was systematically searched on 31st January 2025 for setts and other signs of badger activity such as paths, footprints, hairs, latrines and feeding signs, following guidelines. 'Adjacent was developed urban land, so no searches were made on the adjacent land. In addition, an assessment was made of the likely value of the habitats within the survey area as foraging habitats for badgers. Any badger sett(s) identified during the survey would be recorded as the number of disused, partially-used and well-used holes. This information would be subsequently used to assign the sett to one of four standard categories (main, annexe, subsidiary and outlying).

3. Baseline study results

Desk study baseline information

3.1 Suffolk Biodiversity Information Service (SBIS) records did not include any species or designated sites on the proposed development site itself. Features in the surrounding area are described below.

3.2 The plan of designated sites provided by SBIS is included at Appendix 5.

3.3 A small part of the search area was in Essex and so no record were received for that area from SBIS. The small scale character of the development is such that its zone of influence does not extend to Essex and so records were not requested from Essex Field Club.

Designated sites - statutory

3.4 There are no statutory designated sites within 2km. The SSSI Impact Risk Zone requires consultation with Natural England only for airports, helipads and other aviation proposals, and for various agricultural developments which might produce air pollution.

Designated sites – non-statutory

3.5 Haverhill Disused Railway Line County Wildlife site around 80m north of the proposed PlayZone. Part of the County wildlife site is managed as Haverhill Railway Walk Local Nature Reserve. Haverhill Disused Railway Line is a habitat mosaic of mixed scrub, hedgerow and lowland meadow which runs NW to SE through the centre of Haverhill. For most of its length the railway walk comprises areas of dense species-rich scrub. The mosaic of habitats on site supports a good range of wildlife and it is particularly important for breeding birds and, in some sections, retains basking areas for reptiles which have been known to use the site in large numbers. Interspersed with the areas of scrub are small patches of unimproved grassland which support a variety of flowering plants. Millfields, between Millfields Way and the adjoining railway walk at its south-eastern end, is an area of mixed scrub and grasslands which are botanically diverse. Sulphur clover is present along with meadow vetchling, broomrape and pyramidal orchid. Suffolk priority species crested cow-wheat is also now present.

3.6 Bumpstead Road Grassland County Wildlife site is around 500m to the south-west. The site is now no longer accessible and appears to have been lost to development and successional habitats.

3.7 The location of the County Wildlife Sites and Local Nature Reserve is shown in Appendix 5.

Habitats

3.8 No habitat information was provided by Suffolk Biodiversity Information Centre. The Magic map showed that there were no Priority Habitats on site. The closest Priority Habitat was deciduous woodland on the northern boundary of Motts Field, around 75m from the proposed PlayZone.

Ponds

3.9 No ponds within 250m were shown on the large-scale OS map.

Flowering plants and fungi

3.10 There were records of plants associated with chalky grassland such as sulphur clover and yellow wort, and where the location was recorded they were from locally-designated sites, a Council park or from industrial areas (presumably in road verges).

3.11 Japanese knotweed, an invasive species, was recorded in 2014 on the southern edge of Motts Field, around 100m from the proposed PlayZone.

Invertebrates

3.12 There was one record of a stag beetle in somebody's kitchen, and a few moth records.

Amphibians and reptiles

3.13 Toad, smooth newt and frog had been recorded in the search area, including from East Town Park to the north of Motts Field. There were also records of slow worm, grass snake and common lizard.

Birds

3.14 There were numerous records of birds, some at 1km or 2x2km resolution. Breeding bird records include priority species such as linnet, bullfinch, dunnock, reed bunting, starling and house sparrow. Water birds such as kingfisher and mallard records were received. Other birds were those typical of farmland areas, such as starling, and barn owl.

Semi-aquatic mammals

3.15 Two records were received of water vole, from Haverhill Railway / Haverhill Railway culvert.

Terrestrial mammals

3.16 A grey squirrel and a hedgehog have been recorded on Motts Field, a few tens of metres from the PlayZone site on close-mown amenity grassland. There were several hedgehog records in urban Haverhill, including in Chalkstone Road near Motts Field. Harvest mouse had been recorded from East town Park. There was one record of the mustelid *Meles meles* in 2005, in a 1km x 1km grid square.

Bats

3.17 There were numerous records of bats, mostly common pipistrelle and soprano pipistrelle, with small numbers of barbastelle, serotine, Myotis species, Nathusius' pipistrelle and brown long-eared bat. There was a trend for bat records to be alongside the Haverhill Disused Railway County Wildlife site, taking opportunity of the woodland fringe. Other records were scattered in the search area. The barbastelle records were in the countryside south and west of Haverhill, well away from urban areas.

4. Habitat survey results

Habitats on the proposed development site

4.1 The site comprised a modified grassland. An existing hard-surfaced play area was also present. A fence near the play area prevented loose balls from entering the nearby road. There was no marked boundary to the development site; it was contiguous with additional modified grassland. A linear woodland was close to the unmarked northern boundary of the site.

4.2 Habitats are shown on Figure 01 and are described below.

Modified grassland g4

4.3 The site contained species-poor close-mown amenity grassland with approximately 2 (range 1 – 3) species per square metre. Its condition was poor.

4.4 Species present in the grassland, most being found in small amounts scattered throughout unless otherwise indicated, included

- Rye-grass *Lolium* sp (probable horticultural variety) (dominant)
- Bent-grass *Agrostis* sp
- White clover *Trifolium repens* (<1% coverage)

Developed land, sealed surface u1b6

4.5 The existing play area was classified as this habitat.

Native hedge h2a6

4.6 A native hedge separated the site from roadside verge. It was flailed to a small size, and was very gappy. Hawthorn *Crataegus monogyna* was the dominant shrub. There was mown grass both sides of the hedge.

Badger survey results

4.7 There were no signs of badgers, such as feeding signs, footprints, or setts on the proposed development site or in the vicinity.

5. Evaluation of importance and Impact Assessment

Methodology

5.1 The evaluation of the importance of ecological features and the impact assessment was undertaken in accordance with the Chartered Institute of Ecology and Environmental Management's Professional Guidance Series[4].

5.2 EcIA is a process of identifying, quantifying and evaluating potential effects of development-related or other proposed actions on habitats, species and ecosystems. Significance is a concept related to the weight that should be attached to effects when decisions are made. For the purpose of EcIA, 'significant effect' is an effect that either supports or undermines biodiversity conservation objectives for 'important ecological features' (explained in Chapter 4) or for biodiversity in general. Conservation objectives may be specific (e.g. for a designated site) or broad (e.g. national/local nature conservation policy) or more wide-ranging (enhancement of biodiversity). Effects can be considered significant at a wide range of scales from international to local.

5.3 A key principle of assessment, leading to iterative design where relevant, is the mitigation hierarchy set within the National Planning Policy Framework.

- **Avoidance** Seek options that avoid harm to ecological features (for example, by locating the proposed development on an alternative site or safeguarding on-site features within the site layout design).
- **Mitigation** Adverse effects should be avoided or minimised through mitigation measures, either through the design of the project or subsequent measures that can be guaranteed – for example, through a condition or planning obligation.
- **Compensation** Where there are significant residual adverse ecological effects despite the mitigation proposed, these should be offset by appropriate compensatory measures.
- **Enhancement** Seek to provide net benefits for biodiversity over and above requirements for avoidance, mitigation or compensation

5.4 A significant effect is an effect that is sufficiently important to require assessment and reporting so that the decision maker is adequately informed of the environmental consequences of permitting a project.

- International and European
- National
- Regional
- Metropolitan, County, Unitary authority
- other local authority-wide area e.g Borough or District Council
- River Basin District
- Estuarine system/Coastal cell
- Local e.g Parish
- Site only – of negligible value outside the boundaries of the site itself.

5.5 When describing ecological impacts and effects, reference should be made to the following characteristics as required:

- positive or negative

[4] CIEEM (2016) *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal*, Second Edition. Chartered Institute of Ecology and Environmental Management, Winchester.

- extent
- magnitude
- duration, if not permanent
- frequency and timing
- reversibility.

5.6 The assessment only needs to describe those characteristics relevant to understanding the ecological effect of the impacts and determining its significance. For example, timing of the removal of a hedgerow is unlikely to be of particular relevance to the assessment of the effect on hedgerows, although it may be relevant in assessing the effect on a species using the hedgerow, such as nesting birds.

Evaluation of importance and impact assessment of designated sites

Land-take from any designated site

5.7 The proposed is not in any designated site.

Construction and operational impacts to designated sites and their qualifying features

5.8 The site is at sufficient distance from any designated site such that there would be no construction-stage or operational-phase disturbance, or any other impacts.

Evaluation of importance and impact assessment of habitats

5.9 The habitats on site are poor quality, very common and easily creatable habitats with common species. They contribute very little to biodiversity in Haverhill and are considered to be of value at the Site only scale. The impact on habitats prior to mitigation would be Negligible. The effect of Biodiversity Net Gain would be to increase its value by 10%.

Biodiversity Net Gain

5.10 It is a statutory requirement to provide 10% Biodiversity Net Gain, measured by change in habitat area, quality and condition. A separate report provides details.

Evaluation of importance, impact assessment and proposed mitigation for protected species

Plants, invertebrates, semi-aquatic mammals

5.11 There is no evidence to suggest that the proposed development site might support any protected, rare, scarce or priority plant species, invertebrates, water vole or otter, based on the habitat present and their management. A stream called Stour Brook, on the northern edge of Mott's Field, around 70m from the development site, is at sufficient distance that if semi-aquatic mammals were present there would be no impact from the development. The value of the site for these features is Negligible and no avoidance or mitigation is needed.

Amphibians

5.12 The absence of ponds within 250m indicates that great crested newts are absent from the site.

Reptiles

5.13 The site itself is not suitable for reptiles, because it does not provide shelter or foraging opportunities. The surrounding close-mown grassland and road network prevent potential colonisation from areas of habitat at further distance. There will be no impacts. No survey is necessary.

Birds

5.14 The site is very unlikely to support ground-nesting birds because of its small size and position in a busy recreational location. There are no trees or other features present. The

value of the site for nesting birds is considered to be Negligible and the unmitigated impact of the development is Negligible.

Terrestrial mammals including badger

5.15 There is no evidence to suggest that the proposed development site might support any protected, rare, scarce or priority mammals, based on the habitats present and their management. The value of the site itself for this feature is Negligible.

5.16 There are potential construction-stage impacts arising from mammals entering the construction site. Mammals such as hedgehog may fall into trenches or other excavations at night and become trapped. Hedgehogs might shelter in construction materials during the daytime.

5.17 To prevent this, the following will be undertaken

- Excavations such as for the PlayZone base, will be left overnight with a ramp (e.g a plank, or edge profiling) to allow mammals to escape should they fall in
- The workforce would be instructed to be aware of the possible presence of hedgehogs sheltering in materials, and the need to check if materials acting as potential hedgehog shelter is to be moved.

Bats

5.18 The site itself provides poor foraging habitat for bats, and has no features which might support bat roosts.

5.19 Woodland around 75m to the north appears to be suitable for bat commuting and foraging. Football pitches to the east, industrial development to the south, and residential development to the west, all appear to be of low value for bat foraging despite some lines or urban trees at distance from the proposed PlayZone in illuminated areas

5.20 There would be no impacts on roosting, foraging or commuting bats and no survey is necessary.

6. Proposed Enhancements

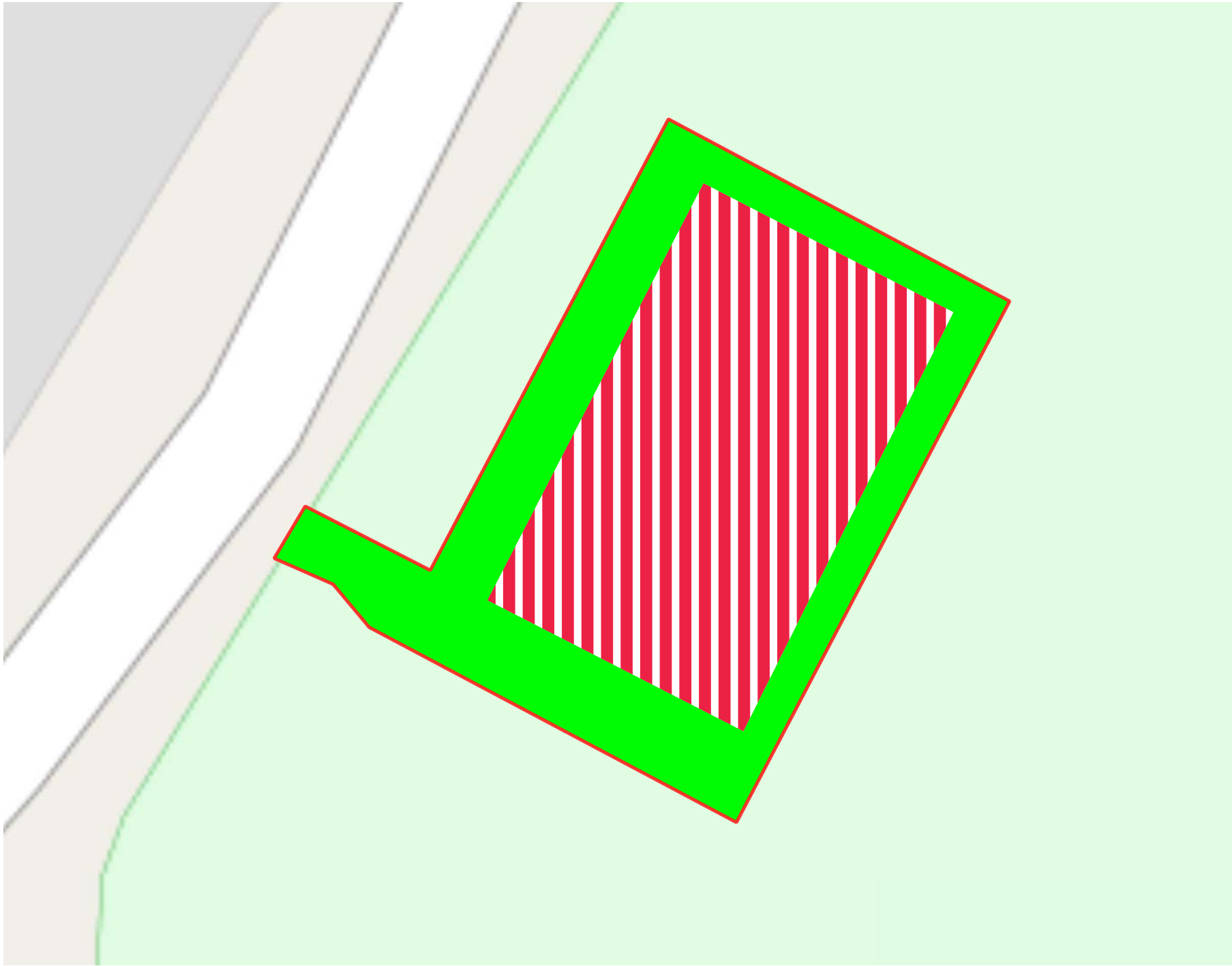
Habitat Enhancements

6.1 Habitat enhancements comprise the planting of nine new rowan trees within amenity grassland, and a 5 metre long new hedge. The trees will be protected by Estate Tree Guards to protect them from vandalism and accidental damage from sports activities. This provides a net gain greater than 10% for habitat units and a gain of over 300% for hedgerow units (see accompanying BNG report). The 10% net gain in Biodiversity is an enhancement for habitats.

Species enhancements

6.2 The Biodiversity Net Gain in habitat is intended to be a proxy for species enhancements. Improved habitats result in more opportunities to species. In this site, the intense use at certain times of day is likely to preclude more than occasional use by most vertebrates, even if facilities were provided for them. Habitat improvements will provide enhanced communities of common invertebrates, which in turn will available for foraging birds when the PlayZone is not in use. It is possible that birds might nest in the new trees and hedge when they reach maturity. It is considered that to provide facilities in the site such as bird and bat boxes fixed to PlayZone fencing would be entirely nominal with little ecological benefit, so none are proposed. In this case, the habitat net gain is the sole proxy measure of species enhancements.

Figures



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047 - West Suffolk PlayZones - Motts Field, Haverhill

Figure 01 - Habitat Survey

February 2025

Key

- Red-line Boundary
- Proposed trees g4 32
- Native hedgerow h2a
- Modified grassland g4
- Developed land; sealed surface u1b

Sibbett Ecology Ltd

047 - West Suffolk PlayZones - Motts Field, Haverhill

Figure 02 - Proposed Habitats

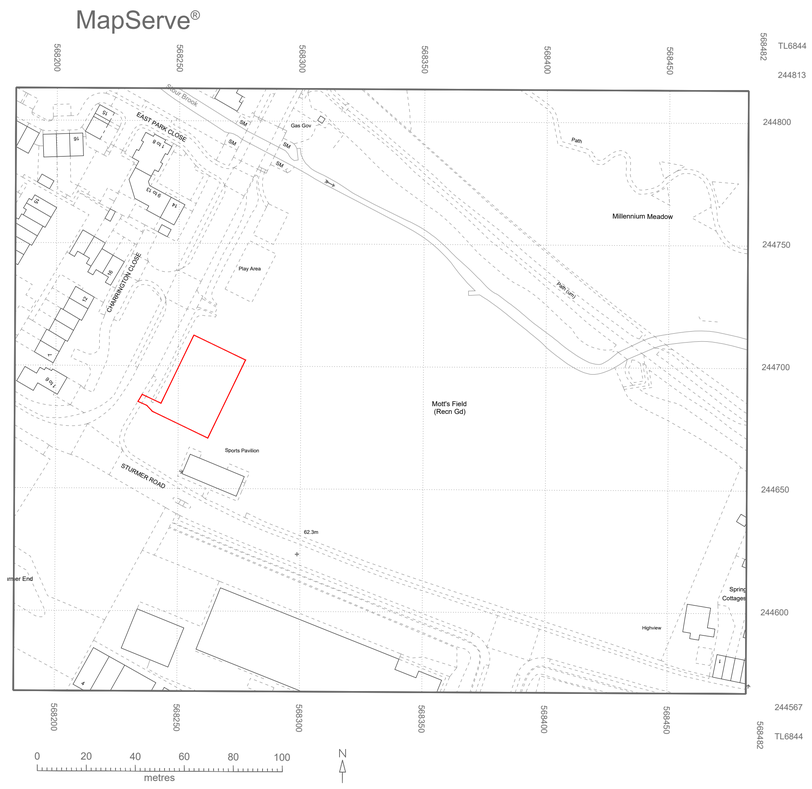
April 2025

Appendix 1 Location

NOTES

APPLICATION SITE AREA REQUIRED

LAND AREA UNDER OWNERSHIP OF CLIENT



Rev	Amendment	Date	By
–	Initial Issue		

Client
MOTTS FIELD

Project
PLAYZONE

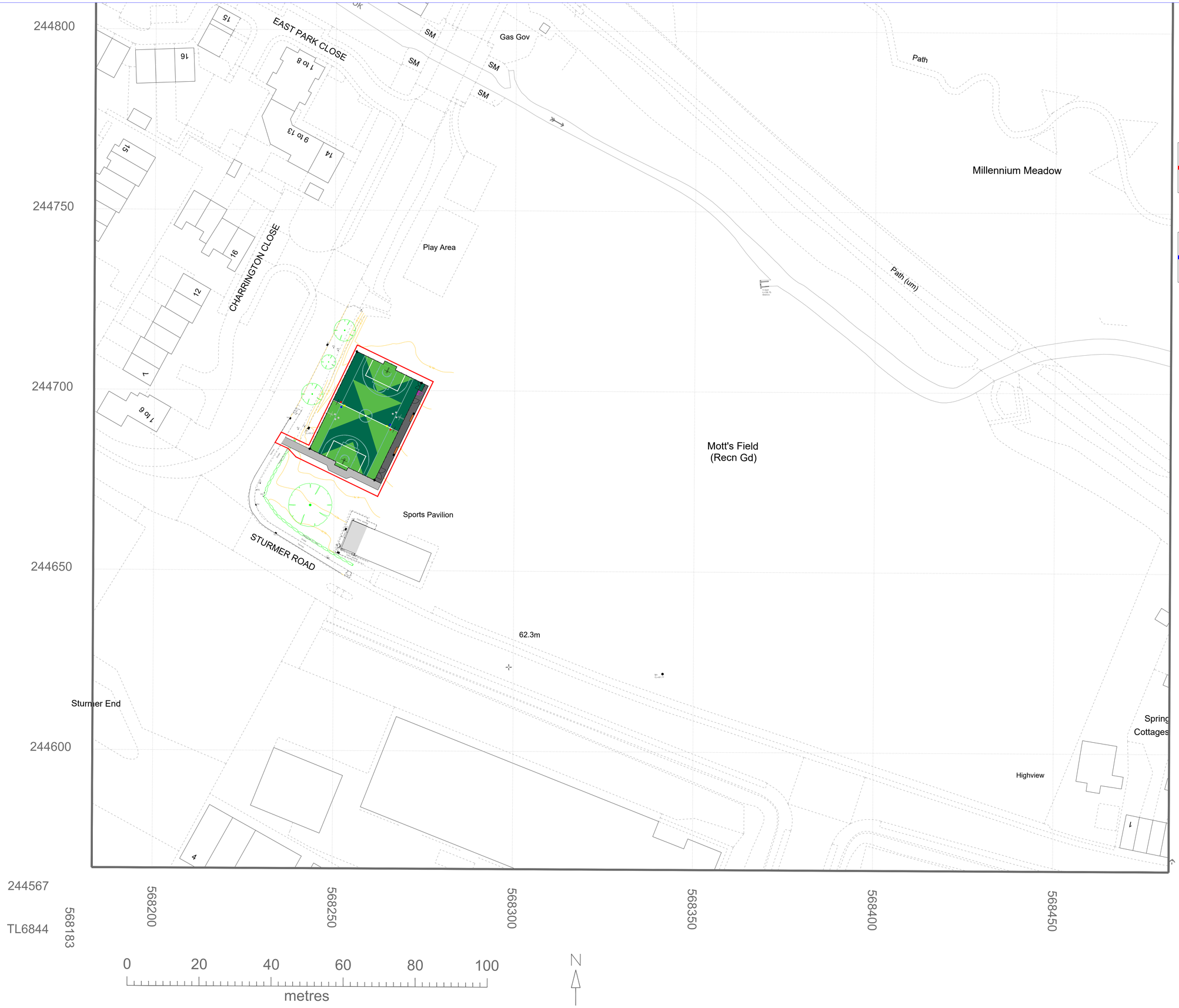
Drawing
LOCATION PLAN

McARDLE SPORT TEC

Drawn	Date	Scales		
NJM	17-02-25	1:1250		
Checked	Plot No	Prelim	Check	Final
	01			

Job No	Drawing No	Rev
	MCA-MUK3386-03	

Appendix 2 Details of Development



APPLICATION SITE AREA REQUIRED

LAND AREA UNDER OWNERSHIP OF CLIENT

Rev	Amendment	Date	By
–	Initial Issue		

Client: MOTTS FIELD

Project: PLAYZONE

Drawing: SITE PLAN

McARDLE SPORT TEC

Drawn	Date	Scales
NJM	17-02-25	1:500
Checked	Plot No 01	Prelim / Check / Final

Job No	Drawing No	Rev
	MCA-MUK3386-02	

FACILITY TYPE

FOOTBALL & BASKETBALL PLAYZONE
MACADAM PLAYZONE WITH PERIMETER FENCING, FLOODLIGHTING, HARD-STANDING AREA AND EQUIPMENT

CONSTRUCTION

COLOUR COATED
65MM 2 LAYER MACADAM
250MM SUB BASE
FORMATION LAYER

DIMENSIONS

FENCE TO FENCE = 30 X 20M
2NR GOAL RECESSES = 3.66 X 1M
SPECTATOR AREA = 30 X 2M
ACCESS ROUTE

PERIMETER FENCING

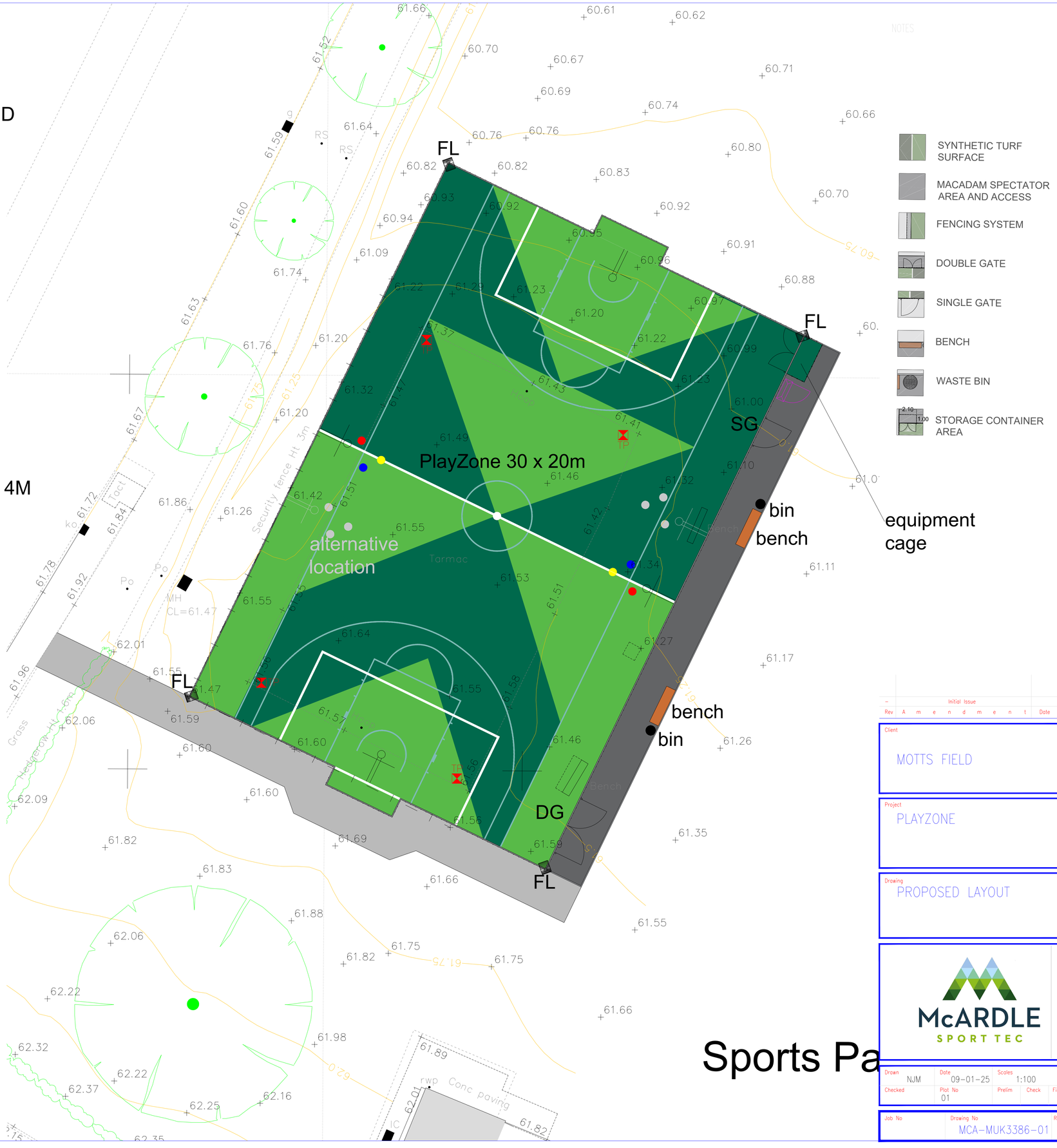
NEW TWIN BAR PANEL FENCING (3M HIGH RAISING TO 4M BEHIND GOALS) AROUND FOOTPRINT OF PLAYZONE
3NR DOUBLE GATE ACCESS
1NR SINGLE GATE ACCESS

LED FLOODLIGHTING

8.0M HIGH FENCE FIXED LED FLOODLIGHTING (4NR LUMINAIRES TOTAL)
AVERAGE LUX = 120LUX
UNIFORMITY = 0.65
(LIGHTING PLAN SEPARATE)

EQUIPMENT

2NR GOALS (INTEGRAL TO FENCING)
4NR BASKETBALL HOOPS
2NR BENCHES
2NR WASTE BINS
1NR STORAGE CONTAINER



0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m 11m 12m 13m 14m 15m 16m 17m 18m 19m 20m

Scale bar 1 : 100

N

Sports Pa

Rev	Amendment	Date	By
–	Initial Issue		

Client: MOTTS FIELD

Project: PLAYZONE

Drawing: PROPOSED LAYOUT

McARDLE SPORT TEC

Drawn	Date	Scales
NJM	09-01-25	1:100
Checked	Plot No 01	Prelim / Check / Final

Job No	Drawing No	Rev
	MCA-MUK3386-01	D

9nr. New tree - 3-4m
Sorbus aucuparia
Sheerwater Seedling
(rowan)

Individual Tree Planting Specification

Plant Handling at Site

Unloading and temporary storage

The contractor shall ensure that the young trees from the nursery should ensure that the trees are unloaded from the lorry in a speedy and efficient manner. A full quality check should take place at the time of unloading. Any defects or breakages should be reported to the dispatching nursery immediately. Trees that do not meet the specification or are otherwise unsatisfactory or damaged should be rejected and returned.

Rootballed or containerized trees shall be lowered intact from the delivery vehicle and shall not be dropped onto the ground, as this can cause damage to the root system.

The time that trees are held in temporary storage should be kept to a minimum. The storage area should be specific for that purpose. The site should be isolated from areas where there is the potential for contamination from other stored materials on neighbouring sites or damage from vehicles.

Planting

Considerations Below Ground

The planting pit position and rooting location will be reviewed by the contractor and any issues reported to the site manager for discussion with the client.

When digging the pit the base of the tree pit should remain undisturbed unless there are specific problems such as poor drainage, soil smearing or pans resulting from pit construction which need to be rectified.

The backfill medium used should be as close as possible in texture and structure to the soil excavated from the tree pit. Ideally the soil dug from the excavated pit should be used as the backfill medium.

Topsoil should not be used below the depth of the original topsoil layer.

An approved below-ground irrigation system should be used to aid establishment.

Considerations above ground

Prior to placing the tree within the pit the tree stake used should be driven into the ground to a sufficient depth to provide full support for the tree.

The ties and support system should be attached as recommended by the manufacturer. The support system should be no higher than one third the height of the tree being planted.

The length of time for which this support system is left in place should be assessed during the initial and on-going maintenance of the landscape area. All support systems should be removed as soon as possible.

Mulches are beneficial to transplanting success and should be used. The root flare and the base of the stem should be maintained free from mulch. The tree should be irrigated before mulch is applied. A mulch depth of 50 mm to 100 mm is required. The mulch should be an organic based material such as composted bark or similar.

Planting the tree

NOTE Planting depth is critical to transplanting success. Planting too deep is often identified as a common cause of failure. The root flare of the newly planted tree should be clearly visible at the soil surface. It should not be buried by excess soil or mulch. Where root flare should be revealed at the time of planting.

If a rootballed tree has used the hessian, twine and the wire cage should be loosened. If wire encircles the stem diameter as part of the wire cage of the rootball, this should be cut and removed. If a containerised tree has been used all pot/bag materials should be removed and disposed of.

Any minor branch damage should be removed by pruning, ensuring that any branch removal does not include the branch collar attachment.

At no time should trees at the planting site be left with their root systems exposed or vulnerable to drying out.

The planting pit should be no deeper than the existing rootball or container depth.

Tree pit sides should not have compacted, glazed or smeared sides from digging. Sides of a planting pit that have been smeared or smoothed during excavation should be scarified.

Tree pits should have a diameter at least 75 mm greater than that of the root system.
During excavation of the tree pit the soil dug should be placed to one side separating topsoil and subsoil as far as is practical.

The tree's root system should be wetted prior to planting.

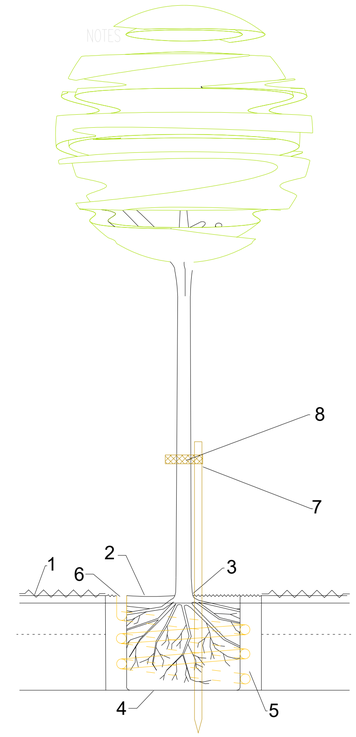
The tree should be planted at the correct depth taking into account the position of the root flare and the finished level. Allowance should be made for settling of the soil after planting.

Backfill should be added gradually in layers of 150 mm to 230 mm depth, ensuring the tree is held upright. At each stage the fill should be firmed in to eliminate all air pockets under and around the root system, but with care being taken not to excessively compact the soil.

The final layer of backfilling should not be consolidated, but should be of a sufficient depth to allow for settlement and mulching.

Immediately after planting, the tree pit should be saturated to field capacity

At this point the tree support system should be used.



Key

1. Existing Ground Level
2. Tree pit surface area as large as possible, with organic mulch layer
3. Root Flare
4. Base of tree pit undisturbed unless drainage problems are apparent
5. Backfill replicating existing topsoil/subsoil profile.
6. Irrigation pipe
7. Single stake system (no higher than one third tree height)
8. Tree Block and tie as agreed with client

Rev	Amendment	Date	By
–	Initial Issue		

Client: MOTTS FIELD

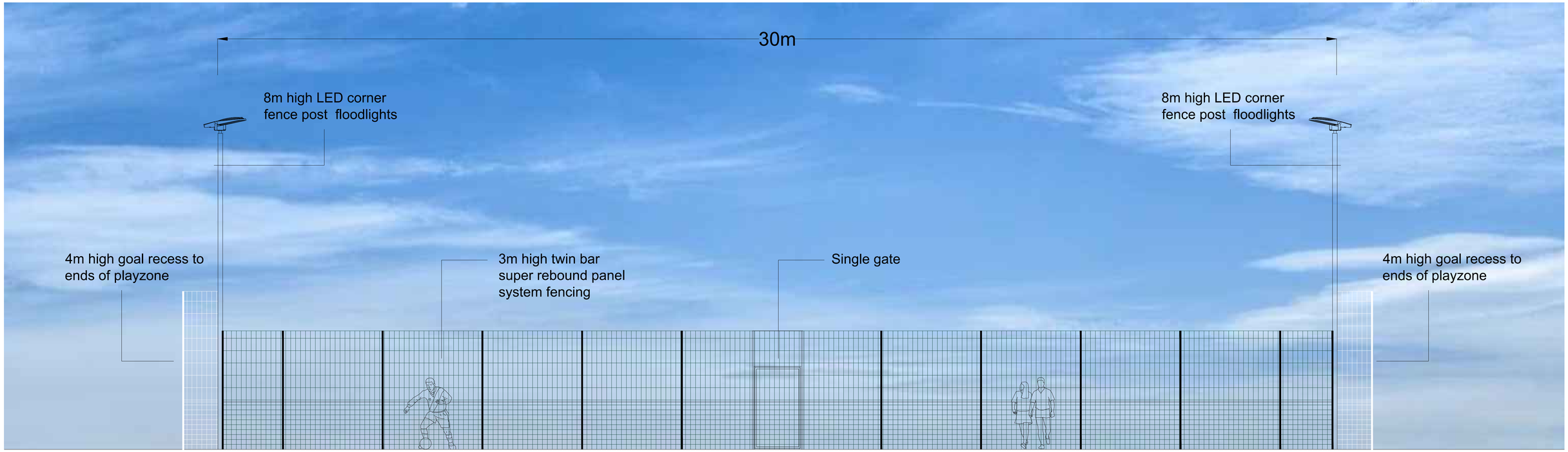
Project: PLAYZONE

Drawing: LANDSCAPE PLAN

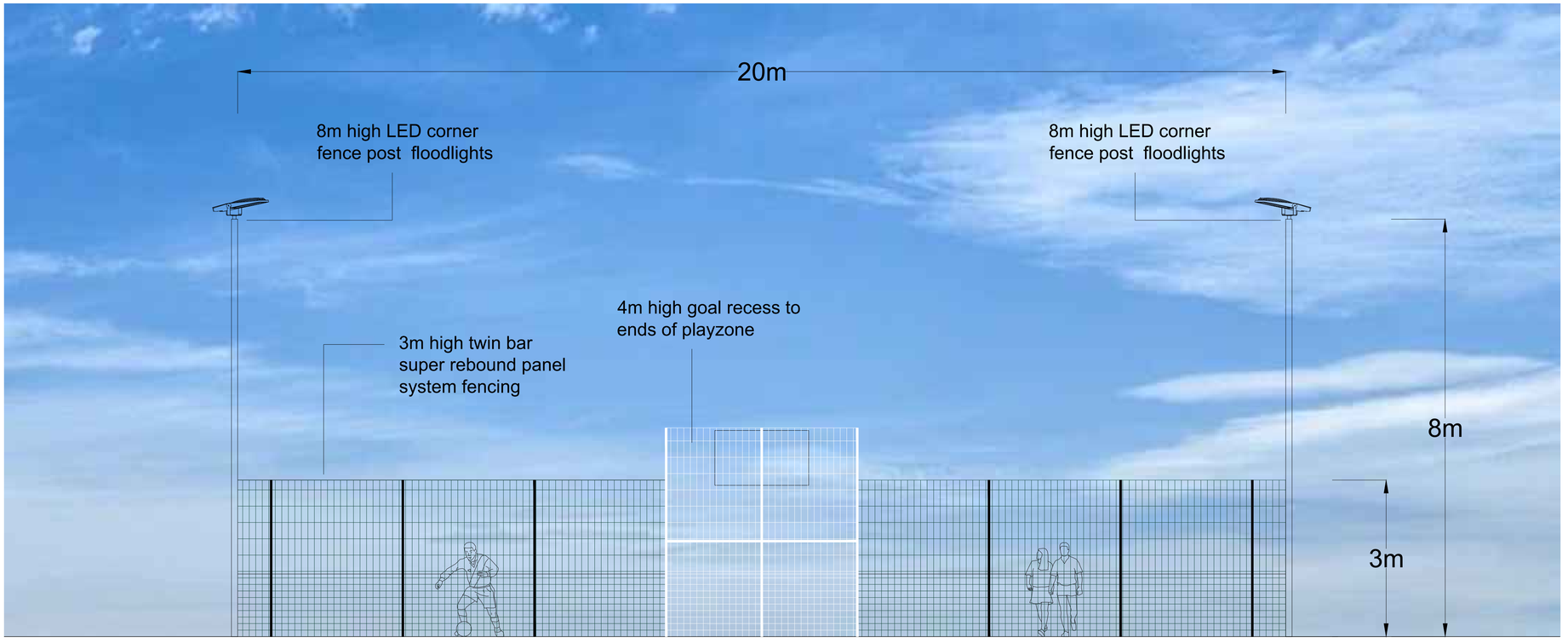
McARDLE SPORT TEC

Drawn	Date	Scales		
NJM	10-03-25	1:200		
Checked	Plot No	Prelim	Check	Final
	01			

Job No	Drawing No	Rev
	MCA-MUK3386-06	C



SIDE ELEVATIONS



END ELEVATIONS

0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

Scale bar 1 : 50

Rev	Amendment	Date	By
–	Initial Issue		

Client: MOTTS FIELD

Project: PLAYZONE

Drawing: ELEVATIONS

McARDLE SPORT TEC

Drawn	Date	Scales
NJM	17-02-25	1:50

Checked	Plot No	Prelim	Check	Final
	01			

Job No	Drawing No	Rev
	MCA-MUK3386-04	

Appendix 3 Protection given to Designated sites in England

The designated sites in the table are arranged roughly in order, from local to international importance. Some sites have multiple designations. Other uncommon designations are not listed but might rarely occur. Designations vary in Scotland, Wales and Northern Ireland.

Designation	Designated by	Notes
Priority Habitat, sometimes known as Habitat of Principal Importance	Not a designation on land, but it describes the importance of the habitat	Development which would harm a Priority is unlikely to be permitted. There is often the possibility of mitigation / compensation depending on the habitat type. Some habitats are 'irreplaceable habitats' so compensation is not possible for any loss.
Local Wildlife Site, in some areas known as County Wildlife Site, site of Interest for Nature Conservation, Site of Nature conservation Interest.	Council and/or Wildlife Trust for the area, often in partnership	Development which would harm a LWS is unlikely to be permitted. There might be some flexibility on mitigation / compensation depending on the reasons for designation.
Local Nature Reserve (LNR)	Council (Unitary, County, District/Borough or Parish)	Land of local importance managed for nature conservation, education, research or recreation. Unlikely to be part of a development site, except for development to facilitate management of the LNR
Ancient Woodland	Not a formal designation, but woodlands are recognised as being Ancient by Natural England	Planning policy protects ancient woodlands from harm, and normally a buffer of 15m or more is required to be left around an ancient woodland. They are 'irreplaceable habitats' so compensation is not possible for any loss.
Site of Special Scientific Interest (SSSI)	Natural England	Nationally important sites, designated for habitats, species, geology, and often for more than one of these. Development which would harm a SSSI, by land-take or by off-site impacts, will not be permitted.
National Nature Reserve (NNR)	Natural England	Land already designated as SSSI, and managed by Natural England or other body as a nature reserve. Unlikely to be part of a development site, except for development to facilitate management of the NNR

Designation	Designated by	Notes
European designated sites – Special Protection Area (SPA, designated for birds) and Special Area of Conservation (SAC designated for habitats, or species other than birds).	UK Government	All European designated sites are also SSSIs. Development which would harm a SAC or SPA may not be permitted by law, except in very special circumstances. Development several kilometres from a Sac or SPA can cause harm, e.g. recreational disturbance, neutrality. An assessment of impacts is called a Habitat Regulations Assessment.
Ramsar sites	UK Government	Ramsar sites are wetlands of global importance, and all are SSSIs. Most are SPA and/or SAC too. Planning policy treats all Ramsar sites as if they were European designated sites.

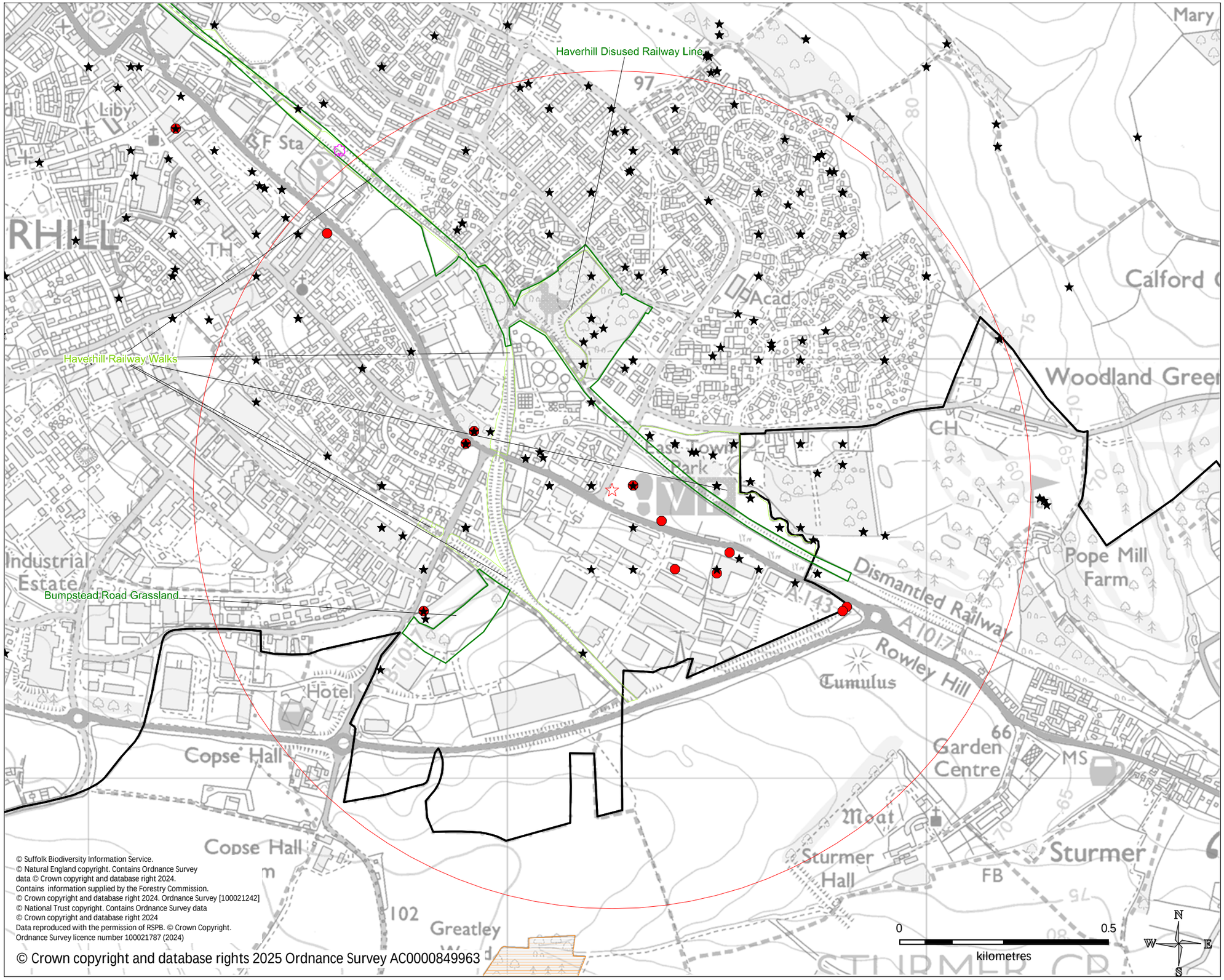
Appendix 4 Protected species

The protected species are arranged in the table below roughly in taxonomic order. Some species have multiple designations, and are listed only in the higher level protection. This is a simplified summary only and implications of any particular development may vary from that listed. Not all species are listed.

Species / group of species	Protection	Notes
Plants, including mosses, ferns and flowering plants	Some plants are Priority Species. Some very rare species are protected under the Wildlife and Countryside Act 1981	It is unusual for Priority species, and very rare for any protected species, to be on a development site.
Veteran trees and ancient trees	Planning policy protects veteran or ancient trees from harm.	Normally a 15m buffer or more is required to be left around a veteran or ancient tree. They are 'irreplaceable' so compensation is not possible for any loss.
Invertebrates	Some rare species, normally found in natural habitats, have protection under the wildlife and Countryside Act or the Conservation of Habitats and Species Regulations.	Stag beetles are protected, and are occasionally found on development sites in some parts of the country, e.g. in south-east Suffolk. It is very rare for others to be on a development site.
Fish	There are some very rare fish protected under the Wildlife and Countryside Act 1981 or the Conservation of Habitats and Species Regulations or the Conservation of Habitats and Species Regulations.	Its unusual for protected fish species to be impacted on a development site.
Amphibians – great crested newt	Great Crested Newts are European Protected Species.	A licence is needed to permit harm to great crested newts, either an individual licence where great crested newts are captured and moved to safety, or a 'District Licence' where a payment is made towards great crested newt conservation.
Amphibians - other	All other amphibians are protected from sale, or advertising for sale. Toads are Priority Species	It is unusual for toads to be a material consideration on a development site.
Reptiles	Reptiles are protected from intentional killing and injury, sale or advertising for sale.	If reptiles are present, it is routine to move them to safety prior to development commencement.

Birds	All birds are protected when nesting, from damage or destruction to eggs or a nest in use. Some birds have extra protection through Schedule 1 of the Wildlife And Countryside Act 1981 where it is illegal to disturb them whilst they are nesting. Some rare or common but declining species are 'red list' birds, such as skylark and barn owl.	Typically, vegetation removal takes place in autumn or winter to avoid the nesting season. Schedule 1 birds and 'red list' birds often require mitigation or compensation for loss of nesting sites or habitat.
Badger	Badgers are protected under the Protection of Badgers Act 1991.	The protection is for welfare reasons. In the rare occasion a badger sett is present on a development site, a licence would be needed to remove the badgers, or even to disturb them in their sett. Replacement setts are sometimes needed.
Brown hare Hedgehog	Hares and hedgehogs are Priority Species and protected from being captured or killed.	It is unusual for hares to be present on proposed development sites. Typically, places of shelter for hedgehogs are searched by hand, with hedgehogs removed to safety, prior to site clearance.
Water voles	Water voles are protected under the Wildlife and Countryside Act.	Typically water voles are moved to safety if their river bank habitat is affected by development.
Otter	Otters are European Protected Species.	Development near a river bank, which might disturb otters or impact their holts on land would need to demonstrate suitable mitigation.
Bats	All species of bats are European Protected Species. Individual bats and their roosts are protected.	A licence is needed to remove bats from a building to be demolished, with replacement like-for-like roost facilities provided. Assessment of impacts of external lighting on bat flight can sometimes be needed.

Appendix 5 Suffolk Biodiversity Information Service plan



Data Enquiry
- Search Point
- Search Area

Protected, Locally Scarce and Rare Species
- Record Locations (for grids of 6 fig. or greater)

Schedule 9 Species
- Record Locations (for grids of 6 fig. or greater)

Ancient/Veteran/Notable Trees

Roadside Nature Reserve

County Wildlife Sites

County GeoSites

SSSI

LNR

SPA

SAC

RAMSAR

NNR

SWT Reserve

Ancient Woodland Inventory

Other Public or Conservation Ownership/Management
- Forestry Commission, National Trust (public access), RSPB (public access)

National Park
- The Broads

National Landscapes (formerly AONB)

County Border

SBIS
SUFFOLK BIODIVERSITY INFORMATION SERVICE

Sibbett Ecology (Motts Field, Haverhill TL68254469) 1km Data Enquiry

Date: 26/02/2025 | Drawn by: Andy Mercer

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