Technical Note –Lighting Strategy Review: Biodiversity

Site: Parcels A9/A14/A15/B2/E2 Great Wilsey Park, Haverhill

Client: Bloor Homes

Date: April 2026

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Quality Assurance

Revision	Status	Date	Author(s)	Review and approval by
A	Final	02/04/2026	VC	SC

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Site assessments / surveys (where required) have been restricted to a level of detail required to achieve the stated objectives of the work.

Due to the temporal nature of ecology, the findings of this technical note should not be relied upon if a significant amount of time has passed, as defined by the Chartered Institute of Ecology and Environmental Management (CIEEM) guidelines.

Introduction

1.1 Crossland Ecology Ltd. were commissioned by Bloor Homes to provide an ecological review of the lighting strategy as part of the Reserved Matters Application (RMA) for 345 residential dwellings across parcels A9/A14/A15, a new primary school at parcel B2 and allotments at parcel E2 at Great Wilsey Park, Haverhill ('the Site') (Appendix 1).

1.2 The RMA is being submitted under outline planning (reference DC/15/2151/OUT) with this Lighting Strategy Review in relation to the requirements of Planning Condition 44:

All reserved matters applications shall be supported by a lighting strategy for bats based on appendix 4.3 of the ES and the mitigation measures in the relevant sections of the ES and additional supporting reports. The lighting strategy must include:

Plan of the phase of development being considered showing the lighting strategy and how it relates to the overall lighting strategy in figure 30 in the ES
Location of features to be protected including existing and new linear features and associated unlit dark corridors or buffer
Location and design of bat boxes, bricks and/or tubes to new buildings, woodland edges and suitable trees.

Reason: To ensure that wildlife habitats and protected species are not affected adversely by the development

1.3 The external lighting design for the Site, prepared by Bloor Homes (Drawing number: EA232-EN-700 [02/04/26], Appendix 3), has been reviewed with respect to the ecological sensitivities of the Site and the Institute of Lighting Professionals (ILP) and Bat Conservation Trust's (BCT) *Guidance Note 08/23 Bats and Artificial Lighting at Night* (2023) (and other referenced sources).

Existing Ecological Sensitivities to Artificial Lighting

1.4 The Site is located at the north-eastern edge of Haverhill and forms the south-western component of the wider Great Wilsey Park Proposed Development (the 'Wider Site'). It is located to the east/north-east of existing residential development and open space, as shown in Appendix 1.

1.5 The Site comprises mostly of cereal crop fields, with a swathe of mixed woodland forming the western edge of the Site. The eastern Site boundary is formed by the brook, located within a corridor of mixed woodland. One native (species-poor) hedgerow is located at the southern end of the Site, and a bare ground track forms the western-most boundary of the Site between the woodland and residential area (Appendix 1).

1.6 The Ecological Baseline Report (EBR) for the Site (Crossland Ecology Ltd., 2025a and 2025b) identified the woodland, hedgerow, brook and associated habitats to be of suitability for use by foraging and commuting bats, with a number of individual trees identified as providing potential roost features (PRFs).

1.7 Activity surveys in 2025 recorded an assemblage of nine bat species on-site, including: common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *P. pygmaeus*, Nathusius' pipistrelle *P. nathusii*, noctule *Nyctalus noctula*, Leisler's bat *N. leisleri*, serotine *Eptesicus serotinus*, Daubenton's bat *Myotis daubentonii*, brown long-eared bat *Plecotus auritus* and barbastelle *Barbastella barbastellus*. Recorded activity levels by

the automated detectors were highest along the edge of the western boundary woodland.

1.8 Activity appeared to be driven by use of the Wider Site for foraging and commuting mostly along the woodland edge and northern boundary.

1.9 These surveys assessed the Site to be of Regional level importance for foraging and commuting bats.

Bat Box Provision

1.10 To deliver enhancements for bats, 35 integrated bat boxes will be provided, and four tree-mounted boxes will be installed on suitable retained trees. Details of the bat boxes are provided in the Ecological Implementation Strategy (EIS) (Crossland Ecology Ltd., 2026). The locations of the bat boxes are shown in Appendix 2.

Proposed Lighting Scheme

1.11 As shown in Appendix 3, the lighting scheme will use the following luminaires:

- Post top mounted CU Phosco E950 28 LED 3.94 Klm (high power version) 700mA 30W warm white (3000K) LED lantern with A2P optic setting;
- Post top mounted CU Phosco E950 28 LED 2.48 Klm (high power version) 425mA 19W warm white (3000K) LED lantern with P4P optic setting; and
- Post top mounted CU Phosco E950 28 LED 2.57 Klm (high power version) 400mA 18W warm white (3000K) LED lantern with F2A optic setting.

1.12 The lighting has been designed with 6 m columns, luminaires, back shields (where necessary), careful column placement, and directional control to minimise light spill into adjacent vegetation, with no upward or lateral light trespass. All luminaires will comprise LED lanterns with a warm white spectrum (3000K) and dimmable electronic control gear. These lights are also DarkSky approved.

1.13 The lighting design has sought to retain dark corridors along the vegetated Site boundaries, onto the adjacent woodland and along the watercourse, which are the areas of elevated value for foraging and commuting bats, wherever possible. Indeed, the majority of these habitats are predicted to be subject to light spill of ≤1 lux, which is consistent with the guidance recommendations for bat-sensitive environments.

1.14 Lighting will be restricted around the attenuation areas, maintaining dark habitats within the north and south of the Site, in areas of new habitat creation. In addition, lighting along the stream corridor will be minimal with levels below 1 lux, thus maintaining this key habitat as a dark corridor with connectivity to the attenuation habitat areas.

1.15 The woodland edge habitats along the western part of the Site will also be maintained as dark corridors with lux levels below 1 lux, again maintaining the key foraging and commuting route associated with this habitat.

1.16 The newly created central area of greenspace, which includes a bat hop over, will also be maintained as largely dark; lux levels received by the vegetated habitats in this area

will be mostly maintained at below 1 lux. Where the road dissects this central greenspace (with the bat hop over either side), street lighting is required, however with the installation of rear shields on these lights (LP72 and LP73, Appendix 3) lux levels reaching the vegetation on the eastern side will be below 1 lux. The interface of the western section of vegetation with the road will experience slightly higher lux levels, however this reduces to 1 lux at c.5-6 m from the road, beyond which lux levels reduce to zero. With the provision of the bat hop over using trees such as beech *Fagus sylvatica* and sycamore *Acer pseudoplatanus* (which both attain heights of over 20 m), and the use of directional lighting with no upward spill, the small areas of vegetation receiving over 1 lux in this location is considered acceptable; the design of the bat hop over is such that the flight path will take bats over the top of the light columns. As such, this area will function as a largely dark corridor linking the stream habitats and the woodland.

1.17 The locations of the bat boxes to be provided will largely be subject to lux levels < 1 lux and as such meet the ILP and BCT guidance.

1.18 Accordingly, the proposed lighting levels do not create a barrier to bat movement, as the surrounding habitats will be subject to predominantly below 1 lux and the lighting will include a limited blue light component, preserving the functional connectivity along the boundary habitats and across the adjacent woodland and watercourse.

Conclusions

1.19 The external lighting strategy for the Site has been designed in accordance with the principles set out within the ILP and BCT (2023) guidance with respect to the maintenance of dark corridors along linear landscape features of importance to foraging and commuting bats. Indeed, the lighting strategy has ensured that impacts to bats have been avoided where possible, minimised where unavoidable, and reduced to a level where they are not considered significant. The proposed lighting scheme therefore maintains the ecological functionality of bat foraging and commuting routes while balancing site safety and operational requirements.

1.20 As such, taking into consideration both the lighting specification and technical information, in addition to the existing baseline and ecological sensitivities within the Site, it is concluded that the proposed lighting for the Site will not disturb or prevent bats using their territory or having access to their breeding sites and resting places within the wider landscape.

References

Institution of Lighting Professionals. (2023). G*uidance Note 08/23: Bats and Artificial Lighting at Night.* Institution of Lighting Professionals: Warwickshire.

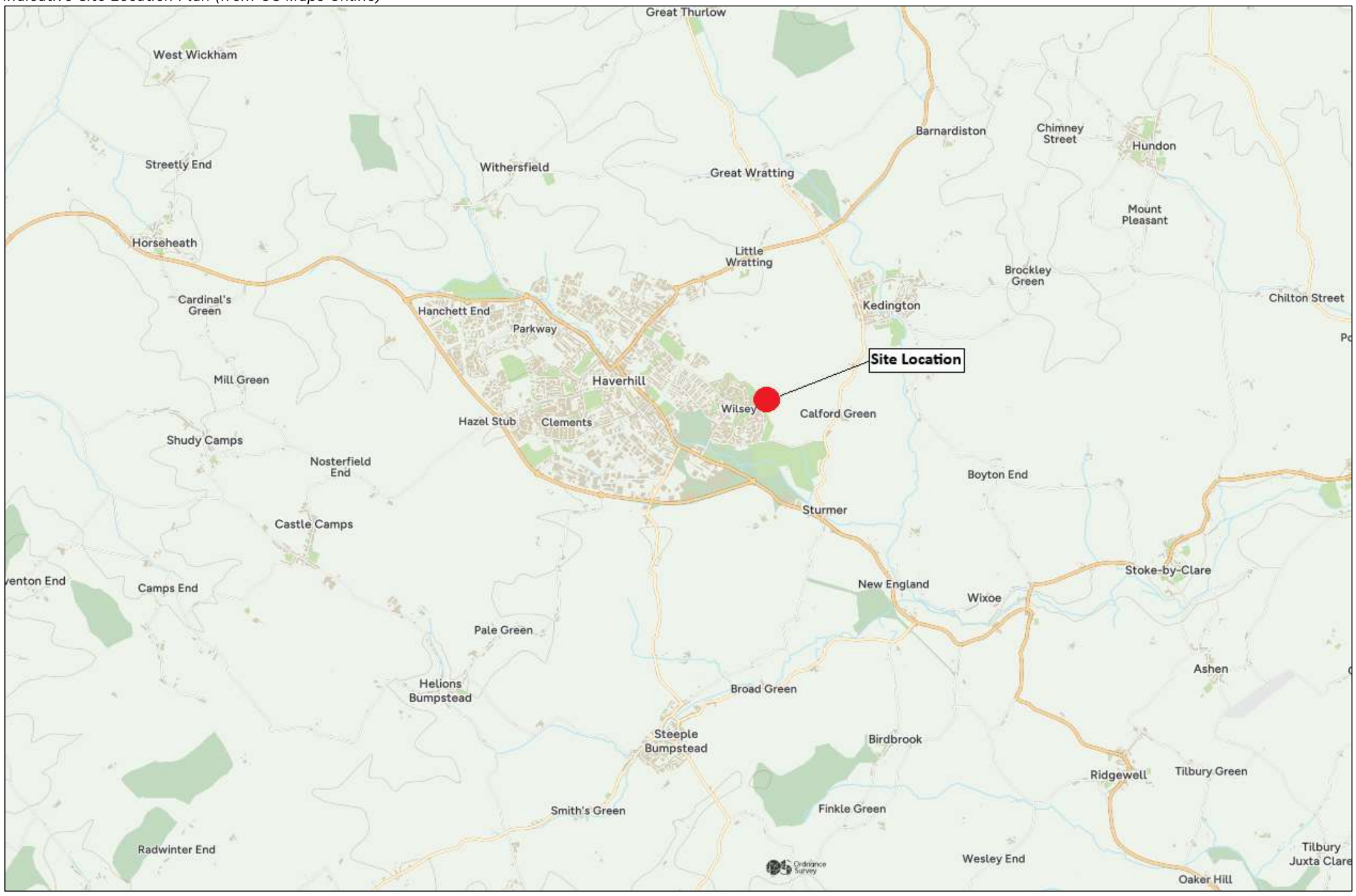
Crossland Ecology Ltd. (2025) *Ecological Baseline Report. Great Wilsey Park, Haverhill – Parcels A14, A15 and E2.*

Crossland Ecology Ltd. (2025) *Ecological Baseline Report. Great Wilsey Park, Haverhill – Parcel A9.*

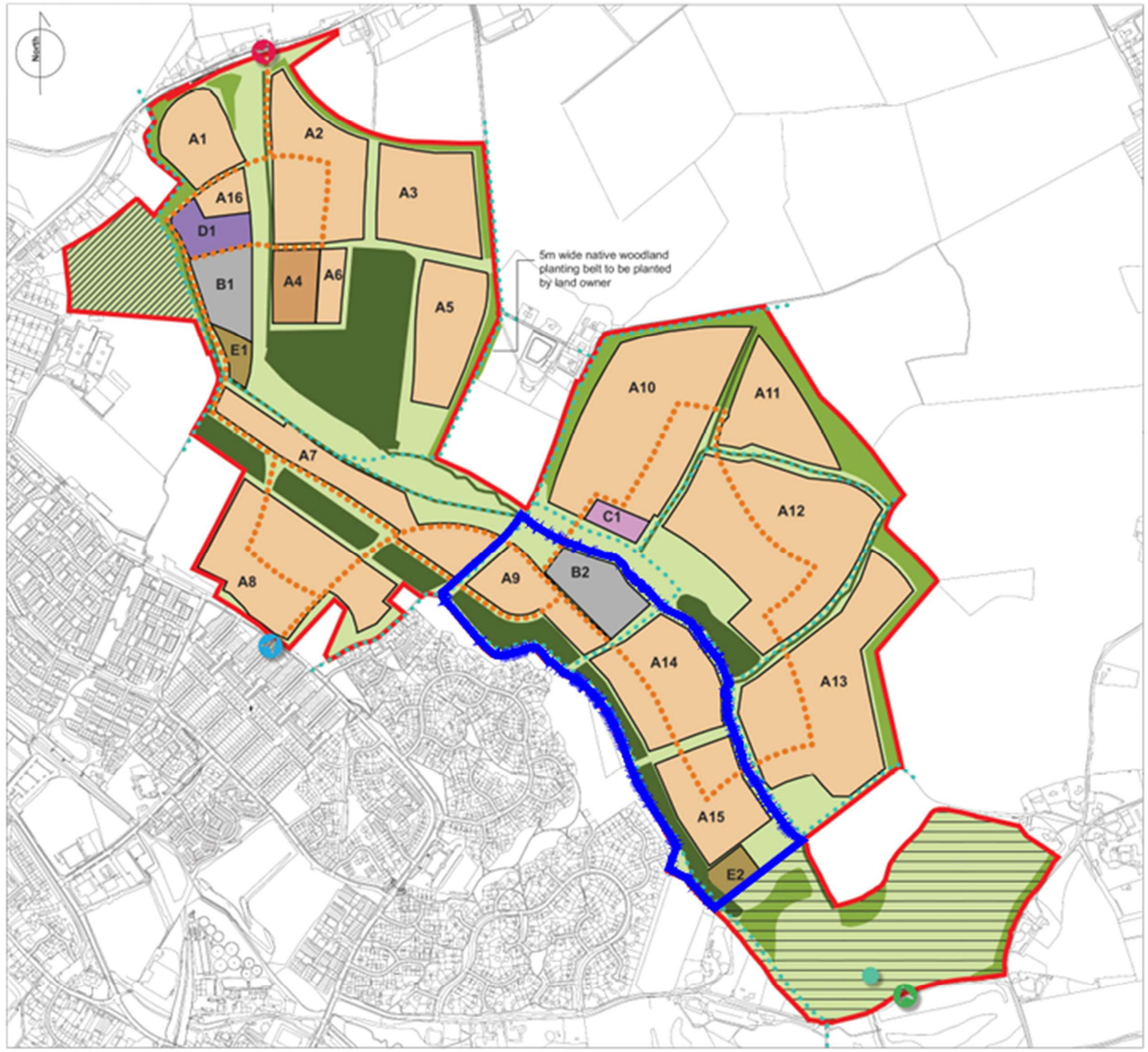
Crossland Ecology Ltd. (2026) *Ecological Implementation Strategy. Parcels A9/A14/A15/B2/E2 Great Wilsey Park, Haverhill.*

Appendix 1: Site Plans

Indicative Site Location Plan (from OS Maps Online)



Site Boundary and Parcel Plan#



Site Boundary - Parcels A9, A14, A15, B2 & E2

Great Wilsey Park
Haverhill
Suffolk

Parcel Identification - Bloor Homes Parcels (Land Use Plan)
DATE: **JAN 25**
SCALE: **1:5000 @ A1**
DRAWN: **RML**
CHECKED:

5055-ES-01 Rev. N

PA718-PD-003

Great Wilsey Park, Haverhill

Baseline Habitat Plan



PLAN



KEY

- Proposed Development
- Proposed Native Hedgerows
- Proposed Native POS Trees
- Proposed Marginal planting
- Proposed Private drive
- Roads
- Proposed Plot Trees
- Proposed Woodland planting
- Proposed Turf
- Pathways
- Proposed Mixed grassland
- Allotments
- Swale
- Proposed Bat Hop Over
- Proposed Feature Trees
- Existing Trees & Vegetation to be retained
- Existing PROW
- Proposed PROW link
- Allotment Walking Distance — Straight line distance of 480m
- Useable space play or other — Straight line distance 400m

PLANTING PROPOSALS - but not restricted to;

PROPOSED TREES - Extra Heavy Standard

Number	Abbreviation	Species	Girth	Height	Pot Size	Specification
3 -	LIRTU	Liriodendron tulipifera	14-16cm	400-450cm	45-85L	Extra Heavy Standard: 5 brks: C: Clear Stem 175-200cm
3 -	PYRCACH	Pyrus calleryana 'Chanticleer'	14-16cm	400-450cm	45-85L	Extra Heavy Standard: 5 brks: C: Clear Stem 175-200cm
10 -	QUERO	Quercus robur	14-16cm	400-450cm		Extra Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm
2 -	SORARLU	Sorbus aria 'Lutescens'	14-16cm	400-450cm	45-85L	Extra Heavy Standard: 5 brks: C: Clear Stem 175-200cm

Total :18 -

PROPOSED TREES - Heavy Standard

Number	Abbreviation	Species	Girth	Height	Pot Size	Specification
15 -	ACECAM	Acer campestre	12-14cm	350-425cm		Heavy Standard: 5 brks: 3x: B: Clear Stem min. 200cm
7 -	ACEPS	Acer pseudoplatanus	12-14cm	350-425cm		Heavy Standard: 5 brks: 3x: B: Clear Stem min. 200cm
18 -	BETNI	Betula nigra	12-14cm	350-425cm		Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm
8 -	BETPE	Betula pendula	12-14cm	350-425cm		Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm
3 -	CASSA	Castanea sativa	12-14cm	350-425cm	50 x 35cm	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm
6 -	FAGSY	Fagus sylvatica	12-14cm	350-425cm		Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm
11 -	POPTR	Populus tremula	12-14cm	350-425cm		Heavy Standard: 5 brks: 3x: B: Clear Stem 175-200cm
16 -	PRUAV	Prunus avium	12-14cm	350-425cm		Heavy Standard: 5 brks: 3x: B: Clear Stem 175-200cm
14 -	PRUPA	Prunus padus	12-14cm	350-425cm		Heavy Standard: 5 brks: 3x: B: Clear Stem 175-200cm
5 -	PYRCOM	Pyrus communis	12-14cm	350-425cm	50 x 35cm	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm
7 -	SALCAP	Salix caprea	12-14cm	350-425cm		Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm
15 -	TILCO	Tilia cordata	12-14cm	350-425cm		Heavy Standard: 5 brks: 3x: B: Clear Stem 175-200cm

Total :122 -

PROPOSED TREES - Standard

Number	Abbreviation	Species	Girth	Height	Pot Size	Specification
25 -	AMEBA	Amelanchier 'Ballerina'	8-10cm	250-300cm		Standard: 3 brks: C: Clear Stem 150-170cm
12 -	BETUTJ	Betula utilis jacquemontii	8-10cm	250-300cm		Standard: 3 brks: C: Clear Stem 150-170cm
14 -	MALEV	Malus 'Evereste'	8-10cm	250-300cm		Standard: 3 brks: C: Clear Stem 150-170cm
16 -	MABASP	Malus baccata 'Street Parade'	8-10cm	250-300cm		Standard: 3 brks: C: Clear Stem 150-170cm
44 -	PRUSNG	Prunus 'Snow Goose'	8-10cm	250-300cm		Standard: 3 brks: C: Clear Stem 150-170cm
14 -	PYRSAPE	Pyrus salicifolia 'Pendula'	8-10cm	250-300cm		Standard: 3 brks: C: Clear Stem 150-170cm

Total :125 -

CONIFERS

Number	Abbreviation	Species	Height	Pot Size	Specification
21 -	PINSY	Pinus sylvestris	150-175cm		3x: Leader with Laterals: RB

Total :21 -

ORNAMENTAL HEDGE

Number	Abbreviation	Species	Height	Diameter	Pot Size	Density	Specification
2220 -	ESCAB	Escallonia 'Apple Blossom'	40-60cm		5L	0.3Ctr	Bushy: 5 brks: C
1656 -	ILEAQJT	Ilex aquifolium 'J.C. van Tol'	40-60cm		5-7.5L	0.3Ctr	Leader with Laterals: C
434 -	LIGOV	Ligustrum ovalifolium	60-80cm		5L	0.3Ctr	Branched: 7 brks
1175 -	OLEMA	Olearia macrodonta	40-60cm		5L	0.3Ctr	Bushy: 6 brks: C

Total :5485 -

GROUND COVER SHRUBS AND PERENNIAL PLANTS - Shrubs

Number	Abbreviation	Species	Height	Diameter	Pot Size	Density	Specification
218 -	ABEGR	Abelia x grandiflora	40-60cm		5L	0.7Ctr	Bushy: 4 brks: C
170 -	AUCJAR	Aucuba japonica 'Rozannie'	30-40cm		5L	0.6Ctr	Bushy: 4 brks: C
134 -	BRASU	Brachyglottis 'Sunshine'	40-60cm		5-7.5L	0.6Ctr	Branched: 6 brks: C
347 -	CEABLM	Ceanothus 'Blue Mound'	30-40cm		5L	0.6Ctr	Bushy :5 brks
166 -	CHOAP	Choisya 'Aztec Pearl'	40-60cm		7.5L	0.7Ctr	Bushy: 6 brks: C
171 -	CHOTE	Choisya ternata	40-60cm		7.5L	0.7Ctr	Bushy: 5 brks: C
152 -	CISCO	Cistus x corbariensis	40-60cm		5-7.5L	0.6Ctr	Bushy: 6 brks: C
167 -	CORSTK	Cornus stolonifera 'Kelseyi'	30-40cm		5L	0.7Ctr	Several Shoots: 5 brks: C
121 -	ELAEBLI	Elaeagnus x ebbingei 'Limelight'	40-60cm		5L	0.7Ctr	Branched: 4 brks: C
202 -	EUOFOENS	Euonymus fortunei 'Emerald 'n' Gold'	25-30cm	30-40cm	5-7.5L	0.5Ctr	Bushy: 9 brks: C
239 -	EUOFOEG	Euonymus fortunei 'Emerald Gaiety'	25-30cm	30-40cm	5-7.5L	0.5Ctr	Bushy: 9 brks: C
173 -	HEBMAR	Hebe 'Marjorie'	30-40cm		5L	0.7Ctr	Bushy: 7 brks: C
141 -	HEBPIS	Hebe pinguifolia 'Sutherlandii'		30-40cm	7.5L	0.6Ctr	Bushy: 9 brks: C
167 -	HEBRA	Hebe rakaiensis		20-30cm	5-7.5L	0.7Ctr	Bushy: 7 brks: C
232 -	HYPHI	Hypericum 'Hidcote'	40-60cm		7.5L	0.6Ctr	Bushy: 7 brks: C
324 -	LAVANHI	Lavandula angustifolia 'Hidcote'	30-40cm		7.5L	0.6Ctr	Bushy: 9 brks: C
162 -	LONNBG	Lonicera nitida 'Baggesen's Gold'	40-60cm		5L	0.7Ctr	Bushy: 7 brks: C
167 -	LONNIMG	Lonicera nitida 'Maigrün'		30-40cm	5L	0.7Ctr	Bushy: 8 brks: C
254 -	MAHAQ	Mahonia aquifolium	40-60cm		5L	0.7Ctr	Branched: 4 brks: C
78 -	OSMBU	Osmanthus burkwoodii	40-60cm		5L	0.7Ctr	Bushy :5 brks
142 -	PHOFRLRR	Photinia x fraseri 'Little Red Robin'	40-60cm		5L	0.7Ctr	Bushy: 9 brks: C
47 -	PIEFF	Pieris 'Forest Flame'	40-60cm		5L	0.7Ctr	Bushy: 7 brks: C
139 -	PITTETT	Pittosporum tenuifolium 'Tom Thumb'	30-40cm		5L	0.7Ctr	Bushy :5 brks :C
178 -	PRULAOL	Prunus laurocerasus 'Otto Luyken'	40-60cm		5-7.5L	0.7Ctr	Bushy: 5 brks: C
195 -	ROSOF	Rosmarinus officinalis	40-60cm		5L	0.7Ctr	Bushy: 5 brks :C
228 -	SARCO	Sarcococca confusa	30-40cm		5L	0.7Ctr	Bushy :7 brks :C
231 -	VIBDA	Viburnum davidii	30-40cm		5-7.5L	0.6Ctr	Bushy: 4 brks: C

Total :4945 -

GROUND COVER SHRUBS AND PERENNIAL PLANTS - Grasses

Number	Abbreviation	Species	Pot Size	Density	Specification
66 -	CAROSE	Carex oshimensis 'Evergold'	5L	0.7Ctr	Full Pot: C
281 -	STITEPT	Stipa tenuissima 'Pony Tails'	2L	0.45Ctr	Full Pot: C

Total :347 -

NATIVE HEDGE MIX - Individual species to be planted together in groups of 3-7.

Number	Abbreviation	Species	Height	Pot Size	Density	Specification
3236 -	ACECAM	Acer campestre	60-80cm		0.3Ctr	Double Staggered at 0.3m offset 1+1: Transplant - seed raised: B
3236 -	CORSA	Cornus sanguinea	40-60cm		0.3Ctr	Double Staggered at 0.3m offset 1+1: Transplant - seed raised: B
2428 -	CORAV	Corylus avellana	60-80cm		0.3Ctr	Double Staggered at 0.3m offset 1+1: Transplant - seed raised: B
2426 -	CRAMON	Crataegus monogyna	40-60cm		0.3Ctr	Double Staggered at 0.3m offset 1+1: Transplant - seed raised: B
1621 -	PRUAV	Prunus avium	80-100cm		0.3Ctr	Double Staggered at 0.3m offset 1+1: Transplant - seed raised: B
1621 -	PRUSP	Prunus spinosa	40-60cm		0.3Ctr	Double Staggered at 0.3m offset 1+1: Transplant - seed raised: B
1621 -	SAMNI	Sambucus nigra	40-60cm		0.3Ctr	Double Staggered at 0.3m offset 1+1: Transplant - seed raised: B

Total :16191 -

WOODLAND MIX - Individual species to be planted together in groups of 3-7.

Number	Abbreviation	Species	Height	Pot Size	Density	Specification
1155 -	ACECAM	Acer campestre	60-80cm		0.7Ctr	1+1: Transplant - seed raised: B
1155 -	ALNGL	Alnus glutinosa	60-80cm		0.7Ctr	1+1: Transplant - seed raised: B
579 -	BETPE	Betula pendula	60-80cm		0.7Ctr	1+1: Transplant - seed raised: B
579 -	CARBET	Carpinus betulus	60-80cm		0.7Ctr	1+1: Transplant - seed raised: B
579 -	MALSYLB	Malus sylvestris	60-80cm		0.7Ctr	1+1: Transplant - seed raised: B
867 -	PRUPA	Prunus padus	60-80cm		0.7Ctr	1+1: Transplant - seed raised: B
867 -	SORAR	Sorbus aria	60-80cm		0.7Ctr	1+1: Transplant - seed raised: B

Total :5781 -

AMENITY MIX - Individual species to be planted together in groups of 3-7.

Number	Abbreviation	Species	Height	Pot Size	Density	Specification
253 -	EUOEU	Euonymus europaeus	40-60cm	2L	0.5Ctr	Branched: 4 brks
152 -	PRUSP	Prunus spinosa	60-80cm	3L	0.5Ctr	Branched: 5 brks
102 -	ROSCA	Rosa Canina	40-60cm	3L	0.5Ctr	Branched: 5 brks
102 -	SAMNI	Sambucus nigra	40-60cm	3L	0.5Ctr	Branched: 3 brks
253 -	VIBLA	Viburnum lantana	40-60cm	3L	0.5Ctr	Branched: 4 brks
152 -	VIBOP	Viburnum opulus	40-60cm	3L	0.5Ctr	Branched: 4 brks

Total :1014 -

SENSORY MIX - Individual species to be planted together in groups of 3-7.

Number	Abbreviation	Species	Height	Pot Size	Density	Specification
10 -	BERCO	Bergenia cordifolia		5L		Full Pot: C
14 -	BUDDA	Buddleja davidii	60-80cm	5L		Branched: 5 brks: C
21 -	HEBMB	Hebe 'Midsummer Beauty'	40-60cm	10L		Bushy: 9 brks: C
14 -	LAVAN	Lavandula angustifolia	30-40cm	10L		Bushy: 9 brks: C
21 -	PHYLFL	Phyllostachys flexuosa	100-150cm	10-15L		Several Shoots: 10 brks: C
21 -	PRULAE	Prunus laurocerasus Etna	60-80cm	10L		Bushy: 6 brks: C
21 -	ROSOFMUU	Rosmarinus officinalis 'Miss Jessopp's Upright'	40-60cm	10L		Bushy: 7 brks: C
10 -	STABY	Stachys byzantina		5-7.5L		Full Pot: C
14 -	STIGI	Stipa gigantea		5-7.5L		Full Pot: C

Total :146 -

MARGINAL MIX - Individual species to be planted together in groups of 5 minimum in nutrient poor soil.

Number	Abbreviation	Species	Pot Size	Density	Specification
1553 -	FILUL	Filipendula vulgaris	50cc min.	0.45Ctr	Plug: Established Root min. 2-3 months: Sept to April planting: British Native-origin: C
1553 -	GEURI	Geum rivale	50cc min.	0.45Ctr	Plug: Established Root min. 2-3 months: Sept to April planting: British Native-origin: C
1553 -	IRIPS	Iris pseudacorus	50cc min.	0.45Ctr	Plug: Established Root min. 2-3 months: Sept to April planting: British Native-origin: C
1553 -	MENAQA	Mentha aquatica	50cc min.	0.45Ctr	Plug: Established Root min. 2-3 months: Sept to April planting: British Native-origin: C

Total :6212 -

POND EDGE MIX - Individual species to be planted together in groups of 5 minimum in nutrient poor soil.

Number	Abbreviation	Species	Pot Size	Density	Specification
1539 -	CORALA	Cornus alba 'Aurea'	2L	0.45Ctr	Branched :2 brks
1539 -	CORALIVH	Cornus alba 'Ivory Halo'	2L	0.45Ctr	Branched :2 brks
1539 -	CORALS	Cornus alba 'Sibirica'	2L	0.45Ctr	Branched :2 brks
1539 -	MISSIS	Miscanthus sinensis	2L	0.45Ctr	Full Pot: C
1539 -	PHRAU	Phragmites australis	2L	0.45Ctr	Full Pot: C

Total :7695 -

TREE LOCATIONS TBC UPON DETAILED LIGHTING AND HIGHWAYS ADOPTION PLANS

INDICATIVE THUMBNAILS



Corridor of tree planting and native species through the central open space creates habitats for bats and other wildlife.



Proposed native trees either individually or in groups to enhance the public open space, with feature trees used to aid wayfinding.



Native species-rich hedgerow structure with standard trees will enhance the site by providing a valuable ecological corridor, as well as natural screening and aesthetic appeal.



Bee bricks, bird and bat boxes, log piles and hedgehog permeable fencing will provide habitat opportunities.



Native structural tree and shrub buffer mixes will enhance biodiversity and existing green infrastructure of the site.



Proposed play areas will provide exciting and imaginative play experiences, and an area for sport.



Wildflower grassland will be used in amenity areas to increase plant diversity, and act as a nectar source for invertebrates.



Allotment space to be provided to allow the local community to engage with nature and become more sustainable.



Flowering lawn areas will contribute to biodiversity, creating species rich habitats and enhanced green infrastructure for residence.



'Play of the way' from raw materials such as boulders, link pathways and provide play experiences across the site.

Revision		Date
A	Updated to reflect architectural comments.	19.03.25
B	Updated to reflect architectural comments.	24.03.25
C	Updated to latest layout.	29.04.25
D	Updated to reflect architectural comments.	29.04.25
E	Updated to latest layout.	13.06.25
F	Updated to latest layout and comments.	08.10.25

Job. Great Wilsey Park, Haverhill Parcels A9, A14, A15, B2, E2

Title. Landscape Concept

Scale. 1:1000 A0	Drawn. EP
Date. March 2025	Checked. PmJ

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BLOOR HOMES
J S BLOOR (SERVICES) LIMITED
ASHBY ROAD, MEASHAM, SWADLINCOTE, DERBYSHIRE DE12 7JP
TELEPHONE 01530 270100 FACSIMILE 01530 272006

Drawing No. EA232-LS-001F

GREAT WILSEY PARK

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SEPERATE GROUP / SITE SPECIFIC CONSTRUCTION NOTES AND MATERIALS SPECIFICATION.

LEGEND

- EXISTING TREES/HEDGES
  With Root Protection Area
  To be Retained
- PROPOSED TREES
  Select/Standard/Heavy Standard
  See Schedule
- PROPOSED TREES
  Conifers
  See Schedule
- ORNAMENTAL HEDGE
  See Schedule
  TOTAL LENGTH: 1574m
- NATIVE HEDGE
  See Schedule
  TOTAL LENGTH: 2370m
- PROPOSED PLANTING
  Shrubs/Herbaceous/Grasses
  See Schedule
- TURF
  TOTAL AREA: 7600m²
- AMENITY GRASS AREAS
  Emorsgate EG22 sown at 25g/m²
  Kept mown short to 40mm
  TOTAL AREA: 1200m²
- WILDFLOWER MEADOW
  Emorsgate EM3 sown at 4 g/m²
  TOTAL AREA: 24,700m²
  (Existing grassland to be retained and managed. Where reinstallation is required see as above)
- WILDFLOWER MEADOW MOWN PATH
- SEASONAL WETLANDS
  Emorsgate EM8 sown at 4 g/m²
  TOTAL AREA: 8050m²
- WOODLAND MIX
  See Schedule
- SENSORY MIX
  See Schedule
- POND EDGE MIX
  See Schedule
- MARGINAL MIX
  See Schedule
- AMENITY MIX
  See Schedule
- GRAVEL
  40mm of Stone over Membrane
- ROOT BARRIER - 600mm Depth
  Can be a depth of 300mm, if services are more than 900mm away from the back edge of footpath (tree side)

PROPOSED SCHOOL LAND 2.2ha

PROPOSED ALLOTMENTS

GREAT WILSEY PARK

Job: Great Wilsey Park, Haverhill Parcels A9, A14, A15, B2, E2

Title: SITE OVERVIEW

Scale: 1:500 @ A0 | Drawn: EP

Date: Jan 2025 | Checked: PmJ

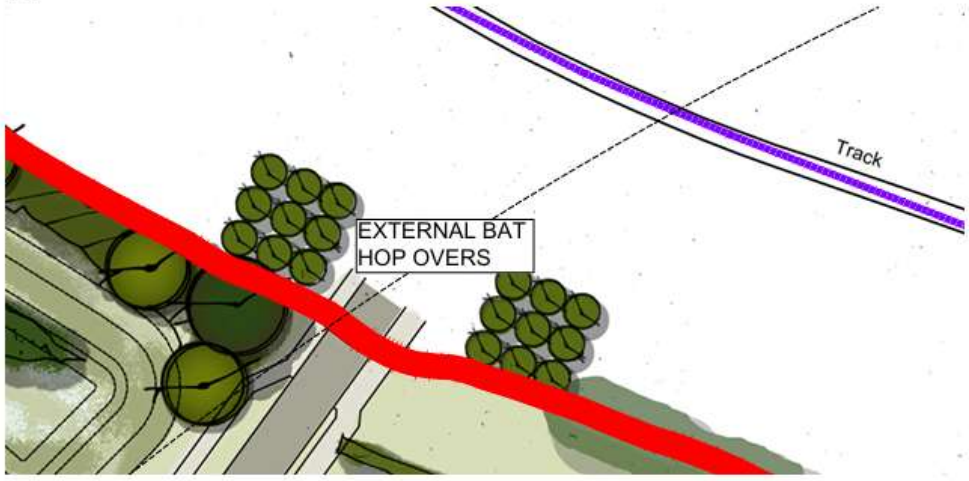
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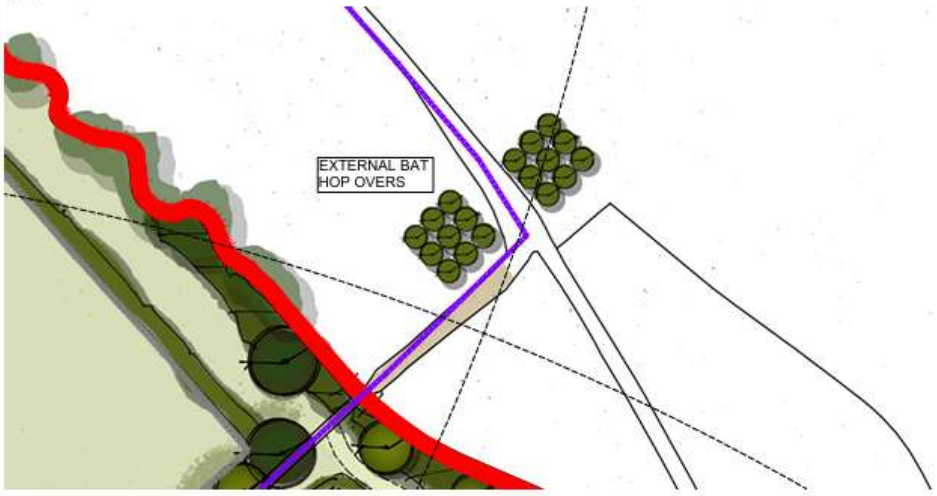
Drawing No. EA232-LS-016

PLAN

A



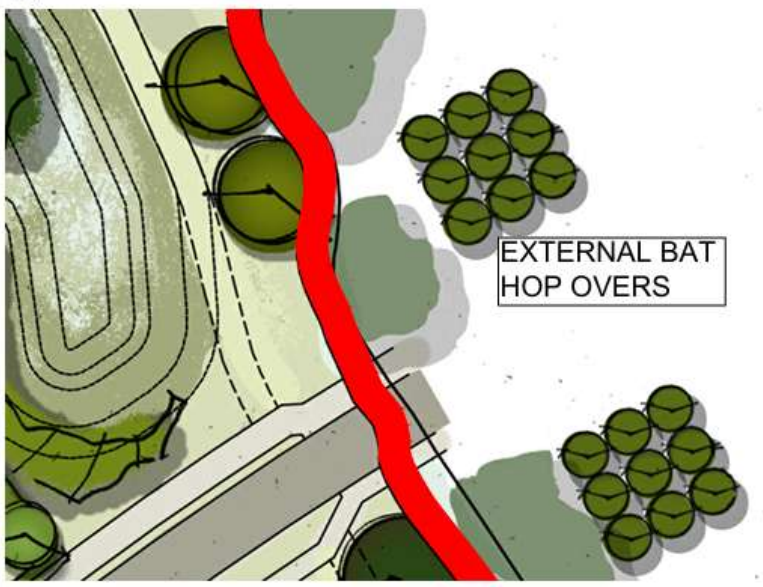
B



C



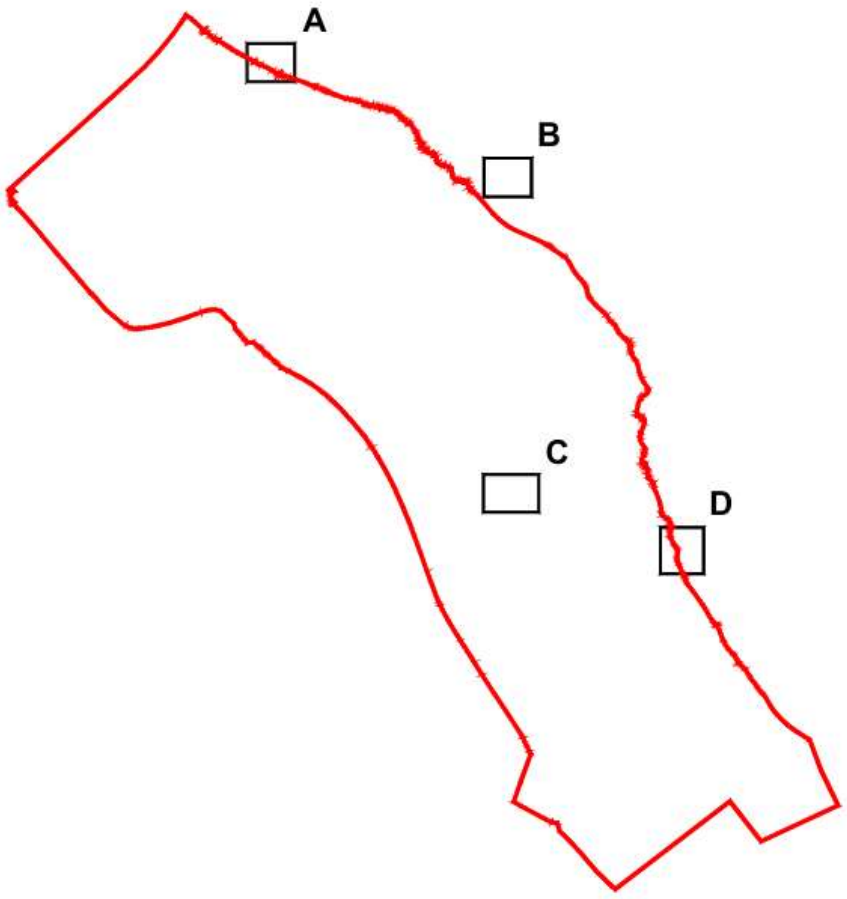
D



ILLUSTRATIVE BAT HOP OVER ELEVATION (NTS)



KEYPLAN (NTS)



N

Revisions	Date
A	Red line boundary updated	19.09.25

Great Wilsey Park,
Haverhill Parcels A9, A14, A15, B2, E2

Bat Hop over link

Scale: 1:200 @A0	Drawn: EP
Date: Jan 2025	Checked: PmJ

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Drawing No: EA232-LS-100A

GREAT WILSEY PARK

Appendix 2: Ecological Enhancement Plan





Survey Information	
	Site boundary (236,719m^2)
	Integrated bat box (35)
	Integrated swift brick (cluster of 4) (46)
	Integrated sparrow terrace (3 chamber) (24)
	Integrated starling box (89)
	Tree mounted bat box (4)
	Tree mounted bird box (10)
	Hibernacula/log pile (4)

Source: Ordnance Survey © Crown copyright 2026, All rights reserved. Licence Number 100049837.

0 25 50 100 150
Metres

PROJECT TITLE

GREAT WILSEY

DRAWING TITLE

Figure 9 - Enhancement Map

VER	DATE	REMARKS	Drawn	Checked
1.4	01/04/26	Enhancement	MP	VC

DRAWING NUMBER:

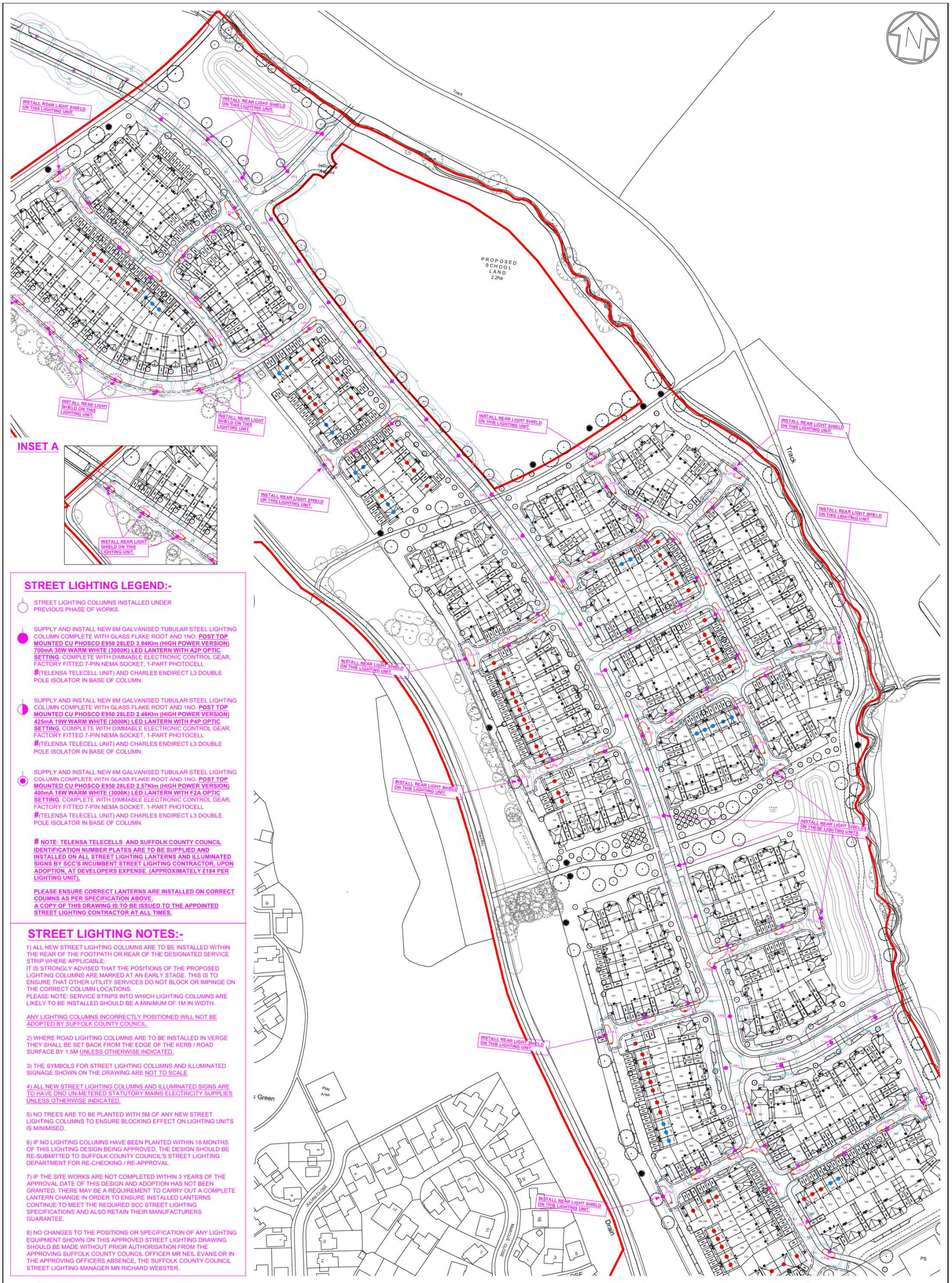
CrosslandEcology/GreatWilsey/Enhancement

Crossland Ecology Ltd
Ecology | Biodiversity Net Gain
Mobile: 07449 001 873
Phone: 01245 806 360
Web: crosslandecology.co.uk

N

SCALE	1:3,250
PLOT SIZE	A3
DATUM	OSGB
PROJECTION	BNG

Appendix 3: External Lighting Design



STREET LIGHTING LEGEND:-

STREET LIGHTING COLUMNS INSTALLED UNDER PREVIOUS PHASE OF WORKS.

SUPPLY AND INSTALL NEW 6M GALVANISED TUBULAR STEEL LIGHTING COLUMN COMPLETE WITH GLASS FLAKE ROOT AND 1NO. **POST TOP MOUNTED CU PHOSCO E950 28LED 3.94Klm (HIGH POWER VERSION) 700mA 30W WARM WHITE (3000K) LED LANTERN WITH A2P OPTIC SETTING**, COMPLETE WITH DIMMABLE ELECTRONIC CONTROL GEAR, FACTORY FITTED 7-PIN NEMA SOCKET, 1-PART PHOTOCELL #(TELENSA TELECELL UNIT) AND CHARLES ENDIRECT L3 DOUBLE POLE ISOLATOR IN BASE OF COLUMN.

SUPPLY AND INSTALL NEW 6M GALVANISED TUBULAR STEEL LIGHTING COLUMN COMPLETE WITH GLASS FLAKE ROOT AND 1NO. **POST TOP MOUNTED CU PHOSCO E950 28LED 2.48Klm (HIGH POWER VERSION) 425mA 19W WARM WHITE (3000K) LED LANTERN WITH P4P OPTIC SETTING**, COMPLETE WITH DIMMABLE ELECTRONIC CONTROL GEAR, FACTORY FITTED 7-PIN NEMA SOCKET, 1-PART PHOTOCELL #(TELENSA TELECELL UNIT) AND CHARLES ENDIRECT L3 DOUBLE POLE ISOLATOR IN BASE OF COLUMN.

SUPPLY AND INSTALL NEW 6M GALVANISED TUBULAR STEEL LIGHTING COLUMN COMPLETE WITH GLASS FLAKE ROOT AND 1NO. **POST TOP MOUNTED CU PHOSCO E950 28LED 2.57Klm (HIGH POWER VERSION) 400mA 18W WARM WHITE (3000K) LED LANTERN WITH F2A OPTIC SETTING**, COMPLETE WITH DIMMABLE ELECTRONIC CONTROL GEAR, FACTORY FITTED 7-PIN NEMA SOCKET, 1-PART PHOTOCELL #(TELENSA TELECELL UNIT) AND CHARLES ENDIRECT L3 DOUBLE POLE ISOLATOR IN BASE OF COLUMN.

 # NOTE: TELENSA TELECELLS AND SUFFOLK COUNTY COUNCIL IDENTIFICATION NUMBER PLATES ARE TO BE SUPPLIED AND INSTALLED ON ALL STREET LIGHTING LANTERNS AND ILLUMINATED SIGNS BY SCC'S INCUMBENT STREET LIGHTING CONTRACTOR, UPON ADOPTION, AT DEVELOPERS EXPENSE. (APPROXIMATELY £184 PER LIGHTING UNIT).

PLEASE ENSURE CORRECT LANTERNS ARE INSTALLED ON CORRECT COUMNS AS PER SPECIFICATION ABOVE.
A COPY OF THIS DRAWING IS TO BE ISSUED TO THE APPOINTED STREET LIGHTING CONTRACTOR AT ALL TIMES.

STREET LIGHTING NOTES:-

1) ALL NEW STREET LIGHTING COLUMNS ARE TO BE INSTALLED WITHIN THE REAR OF THE FOOTPATH OR REAR OF THE DESIGNATED SERVICE STRIP WHERE APPLICABLE.
IT IS STRONGLY ADVISED THAT THE POSITIONS OF THE PROPOSED LIGHTING COLUMNS ARE MARKED AT AN EARLY STAGE. THIS IS TO ENSURE THAT OTHER UTILITY SERVICES DO NOT BLOCK OR IMPINGE ON THE CORRECT COLUMN LOCATIONS.
PLEASE NOTE: SERVICE STRIPS INTO WHICH LIGHTING COLUMNS ARE LIKELY TO BE INSTALLED SHOULD BE A MINIMUM OF 1M IN WIDTH.

ANY LIGHTING COLUMNS INCORRECTLY POSITIONED WILL NOT BE ADOPTED BY SUFFOLK COUNTY COUNCIL.

2) WHERE ROAD LIGHTING COLUMNS ARE TO BE INSTALLED IN VERGE THEY SHALL BE SET BACK FROM THE EDGE OF THE KERB / ROAD SURFACE BY 1.5M UNLESS OTHERWISE INDICATED.

3) THE SYMBOLS FOR STREET LIGHTING COLUMNS AND ILLUMINATED SIGNAGE SHOWN ON THE DRAWING ARE NOT TO SCALE.

4) ALL NEW STREET LIGHTING COLUMNS AND ILLUMINATED SIGNS ARE TO HAVE DNO UN-METERED STATUTORY MAINS ELECTRICITY SUPPLIES UNLESS OTHERWISE INDICATED.

5) NO TREES ARE TO BE PLANTED WITH 5M OF ANY NEW STREET LIGHTING COLUMNS TO ENSURE BLOCKING EFFECT ON LIGHTING UNITS IS MINIMISED.

6) IF NO LIGHTING COLUMNS HAVE BEEN PLANTED WITHIN 18 MONTHS OF THIS LIGHTING DESIGN BEING APPROVED, THE DESIGN SHOULD BE RE-SUBMITTED TO SUFFOLK COUNTY COUNCIL'S STREET LIGHTING DEPARTMENT FOR RE-CHECKING / RE-APPROVAL.

7) IF THE SITE WORKS ARE NOT COMPLETED WITHIN 3 YEARS OF THE APPROVAL DATE OF THIS DESIGN AND ADOPTION HAS NOT BEEN GRANTED, THERE MAY BE A REQUIREMENT TO CARRY OUT A COMPLETE LANTERN CHANGE IN ORDER TO ENSURE INSTALLED LANTERNS CONTINUE TO MEET THE REQUIRED SCC STREET LIGHTING SPECIFICATIONS AND ALSO RETAIN THEIR MANUFACTURERS GUARANTEE.

8) NO CHANGES TO THE POSITIONS OR SPECIFICATION OF ANY LIGHTING EQUIPMENT SHOWN ON THIS APPROVED STREET LIGHTING DRAWING SHOULD BE MADE WITHOUT PRIOR AUTHORISATION FROM THE APPROVING SUFFOLK COUNTY COUNCIL OFFICER MR NEIL EVANS OR IN THE APPROVING OFFICERS ABSENCE, THE SUFFOLK COUNTY COUNCIL STREET LIGHTING MANAGER MR RICHARD WEBSTER.

Rev	Description	Int	Date
-	-	-	-

Site Name: Great Wilsey Park, Haverhill

Drawing Title: S38 Street Lighting Layout

Scale: 1:1000@A1 | Drawn by: JAB
Date: 02/04/26 | Check by: SB
Dwg No: EA232-EN-700 | Rev: -
[P] Information [T] Tender [C] Construction [A] AsBuilt

BLOOR HOMES

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