Technical Note – LEMP Ecological Information

Site: Great Wilsey Park, Haverhill

Client: Bloor Homes

Date: March 2026

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Quality Assurance

Revision	Status	Date	Author(s)	Review and approval by
A	Issue	19/03/2026	VC	SC
B	Issue	31/03/2026	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.

Specific Ecological Considerations (LEMP Section 3.2)

1.1 The proposals for the site include the retention of a number of existing trees, hedgerow, modified grassland and woodland around the site. The landscape proposals include the following habitats to created:

- Extra heavy standard, heavy standard and standard trees
- Native hedges
- Ornamental hedges
- Ground cover shrubs and perennial plants
- Native mixed species scrub
- Woodland planting
- Sensory planting
- Aquatic marginal and pond edge planting
- Amenity grassland
- Wildflower grassland

Aims and Objectives

1.2 The aims and objectives of the LEMP in respect of ecological features throughout the construction and operational phases of the development are as follows:

- Maintain and enhance higher value habitats and ecological connectivity – through the retention, protection and enhancement of existing boundary features (trees, woodland and hedgerows);
- Provide compensatory habitats – through inclusion of native and locally appropriate species, structural and species diversity and habitats offering biodiversity benefits;
- Ensure protected and notable species are safeguarded – through the implementation of required mitigation measures; and
- Provide species-specific enhancements – through the inclusion of ecological features such as bat and bird boxes and hibernacula/log piles.

Ecological Trends and Constraints

1.3 Baseline ecological surveys were undertaken as part of the reserved matters application (RMA) for the Site in 2025 and reported in the Ecological Baseline Reports (EBR) for Parcel A9 and Parcels A14, A15 and E2 (Crossland Ecology Ltd., 2025a and 2025b).

Habitats

1.4 Habitats present within the site are comprised 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.

1.5 The hedgerow is considered to meet the criteria as a Habitat of Principal Importance (HoPI) under the Natural Environment and rural Communities (NERC) Act 2006.

Furthermore, the surveys of the Brook confirmed the presence of water vole *Arvicola amphibius*, meaning that the Brook also meets the criteria for the Rivers HoPI. However, these habitats were assessed as relatively poor condition, being species-poor (hedgerow) and densely shaded with encroaching woodland/scrub and very low water levels (brook).

1.6 All habitat areas to be retained will require protection from site clearance and construction activities, to be provided through the installation of appropriate (standard Heras) fencing. All trees will be protected in accordance with BS5387:2012 Trees in relation to design, demolition and construction (BSI, 2012). Fencing will be signposted with appropriate biodiversity warning/information signs.

1.7 Best practice and standard measures to be implemented throughout site clearance and construction will be detailed within the Construction Method Statement (CMS).

1.8 Habitat losses resulting from the development will be compensated for through appropriate provision within the landscaping scheme.

1.9 The use and appropriate location of perimeter planting and fencing will focus public access towards designated paths and open space, reducing public access into more sensitive habitats, in particular woodland W1 and along the stream. Exclusion and dedicated paths will be created around the peripheries of the woodland and brook. Interpretation boards will be installed to provide residents with information regarding sensitive habitats and explanations as to why certain habitat areas (woodland and brook in particular) are fenced off. Litter and dog waste bins will be installed at entrances and along the existing linear path that runs along the south of the woodland.

1.10 To deter public access through new and existing hedgerows, post and wire fences will be installed until the hedgerows mature, with woody species planted along such areas as shown on the Landscape Plans.

1.11 The specific management measures for retained and created habitats are set out in Sections 3.5 – 3.9 of this LEMP.

<u>Protected and Notable Species - Baseline</u>

1.12 The baseline ecological surveys identified habitats suitable for a range of protected and notable species as follows:

- Badgers *Meles meles* – one disused outlier sett and suitable foraging and commuting habitat;
- Bats – foraging and commuting with an assemblage of nine species recorded, with potential roosting suitability within individual trees (four with PRF-M [suitable for multiple bats and maternity roosts] and two with PRF-I [suitable for individual or small numbers of bats]);
- Nesting birds;
- Hazel dormouse *Muscardinus avellanarius* was previously recorded within the site during surveys for the outline application (Bidwells, 2015). No evidence was recorded during the 2025 surveys and whilst it is considered that this species is likely absent from the site, precautionary measures are provided;
- Reptiles – common lizard *Lacerta vivipara* recorded;

- Water vole presence confirmed along the brook with burrows, latrines, footprints and an individual water vole recorded;
- Otter *Lutra lutra* evidence recorded along the brook – although no otter holts or evidence of anything other than transient otter usage has been identified; and
- Suitability for other notable species including west European hedgehog *Erinaceus europaeus* and common toad *Bufo bufo.*

Protected and Notable Species – Specific Landscape and Ecological Mitigation and Management Requirements

1.13 In addition to the general habitat retention, protection, enhancement and compensation measures identified above, specific measures for individual species or species groups are summarised below with full details provided in the Ecological Implementation Strategy (EIS) (Crossland Ecology Ltd., 2025c).

Badgers

1.14 Badgers are legally protected under the Protection of Badgers Act (1992).

1.15 An update badger survey of the site is recommended prior to any site clearance or construction activities to confirm the status of the disused sett and to determine if any new setts have been excavated in the intervening period. Should an active sett be present within the site or within 30m of any construction activities, a licence may be required from Natural England.

1.16 Measures to be implemented during construction include covering any excavations overnight or the provision of a ramp within any excavations that cannot be covered to enable any animals to escape. Excavations should be checked twice daily. Any fencing installed should comprise wildlife friendly fencing (i.e. gaps provided beneath fencing) to ensure continued accessibility. In addition, any pipework with a diameter of 120mm or greater should be capped at the end of the work day to prevent animals from entering and getting trapped, chemicals should be covered and appropriately stored overnight following COSHH guidance, litter should be regularly removed from site, and storage of any materials should avoid areas where mammal paths are present.

1.17 No additional landscape or ecological management measures over and above the pre-commencement survey and precautionary measures are required at this stage in respect of badgers.

Bats

1.18 All bat species are legally protected under the Wildlife and Countryside Act (WCA) 1981 (as amended) and Conservation of Habitats and Species Regulations 2017 (as amended). Taken together, it is an offence to destroy/damage or obstruct access to a bat roost, to kill/injure or disturb individual bats, or to deliberately disturb bats in such a way to be likely to significantly affect their ability to survive, breed, rear or nurture their young or their local distribution.

1.19 Two PRF-M and one PRF-I tree are to be removed, resulting in the risk of destruction, damage or disturbance of a roost, killing, injuring or disturbance of individual bats. Prior to any works affecting these trees and/or prior to felling, pre-works aerial inspections will be undertaken by an appropriately licenced ecologist and any subsequent felling

works will be undertaken under a PWMS. Should any bat roosts be identified, a Natural England European Protected Species Mitigation (EPSM) licence will be obtained prior to any works. Furthermore, the loss of these potential roosting resources will be compensated by the provision of three appropriate bat boxes to be installed on suitable retained trees within proximity to the corresponding parts of the Site.

1.20 The remaining PRF trees which will be retained will be provided with appropriate exclusion zones of 20 m around these trees during all site clearance and construction activities, with consultation with an ecologist required should any works within these zones be required. No compounds or vehicular access will be permitted within these zones. Further survey would be required should any arboricultural works to any of these trees be required.

1.21 All construction lighting will avoid directly lighting the retained PRF trees, boundary habitats, hedgerows, woodland, stream and individual trees. A sensitive lighting strategy will be employed throughout both the construction and occupation phases of the development to reduce indirect impacts on local bat populations and to maintain dark corridors around the Site boundaries in particular.

1.22 Habitat creation and enhancements for bats will include habitat linkages, increased green infrastructure (GI), bat 'hop-overs', additional planting, limitations on working hours, and sensitive lighting. Bat boxes will be provided comprising 35 integrated bat boxes within new dwellings and four tree-mounted boxes on suitable retained trees as shown in the EIS.

1.23 Habitat creation will include new tree, woodland and scrub planting, wildflower grassland creation, provision of marginal vegetation, introduced shrub planting and native and ornamental hedgerow planting. In addition to the benefits of native planting for bats, areas of 'Sensory' and 'Ground Cover' planting will include species of benefit to wildlife (bats and invertebrates in particular) such as *Lavandula* spp. and *Hebe* spp.

1.24 In addition, dark corridors have been included within the landscape plans (EA232-LS-002 – 015 Rev B) to ensure avoidance of adverse effects on foraging and commuting bats through the maintenance of undisturbed habitat connectivity. Additionally, bat hop-overs will also be provided as shown in EA232-LS-008 Rev B. These features will maintain habitat connectivity where gaps are created to enable road or pedestrian access.

Nesting Birds

1.25 All nesting birds are protected from deliberate destruction under the WCA 1981 (as amended). Under this legislation all birds, their nests and eggs are protected by law and it is an offence, with certain exceptions, to intentionally kill, injure, or take any wild bird or their eggs or nests (exceptions to this are listed in Schedule 2). In addition, a select group of species are further listed under Schedule 1 of the Act and these have additional protection that makes it an offence to disturb these birds at the nest, or to disturb their dependent young.

1.26 Potential impacts on nesting birds during the Site clearance and construction works include death of individual birds, destruction of, or damage to active nests in addition to the loss of suitable nesting habitat.

1.27 Site clearance should be undertaken outside of the bird nesting season (generally taken to be March to August inclusive). Where this is not possible, the vegetation to be cleared should be subject to a pre-works check by a suitably qualified ecologist/Ecological Clerk of Works (ECoW) no more than 24 hours prior to the vegetation clearance taking place. Provided no active nests are found, the clearance works can proceed under the supervision of the ECoW. Should any active nests be identified, a suitable buffer should be implemented (approximately 5-10 m dependent upon the species present), and the area left undisturbed until it is confirmed by the ECoW that the young have fledged the nest and left the area. This will be followed by a second check to confirm the absence of any further active nests prior to the vegetation clearance taking place.

1.28 Habitat creation and enhancements for birds will include habitat created within GI and through provision of residential gardens and new hedgerows to include fruiting bodies (and more mature hedgerow species where possible). Bird boxes will be provided comprising 345 integrated bird boxes within new dwellings and ten tree-mounted boxes on suitable retained trees as shown in the EIS.

1.29 Habitat creation will include new tree, woodland and scrub planting, wildflower grassland creation, provision of marginal vegetation, introduced shrub planting and native and ornamental hedgerow planting.

Hazel Dormouse

1.30 Hazel dormice are legally protected under the under the WCA, 1981 (as amended) and the Conservation of Habitats and Species Regulations, 2017 (as amended). As such, it is an offence to destroy/damage a resting place, to kill/injure individual animals, to disturb them within their resting places, or to impact them in such a way to be likely to significantly affect their ability to survive, breed, rear or nurture their young or their local distribution.

1.31 Although considered absent from the site, precautionary measures during site clearance and construction will be undertaken as set out in the EIS and CMS.

1.32 No specific habitat creation or enhancement measures are proposed for this species, however through the retention and protection of existing habitats and creation of new woodland, hedgerow and scrub habitats, conditions within the site will remain suitable for hazel dormouse.

Reptiles

1.33 The four more widespread reptile species, slow-worm, common lizard, grass snake *Natrix natrix* and adder *Vipera berus*, are legally protected from killing/injury in the UK under the WCA 1981 (as amended). Potential impacts on any individual reptiles that

may be present within the site boundaries include death/injury during construction/site clearance and loss of habitat.

1.34 Habitat areas suitable for reptiles will be subject to sensitive clearance under an Ecological Method Statement in order to avoid killing or injuring individual reptiles.

1.35 Habitat creation of particular benefit to reptiles will include the new woodland and scrub planting, wildflower grassland creation, provision of marginal vegetation, introduced shrub planting and native hedgerow planting. These habitat areas are to be fenced off as they develop with interpretation boards also provided.

1.36 Four log pile refugia/hibernacula will be installed within suitable retained and newly created habitat areas (as shown in the EIS). Use of logs from native broad-leaved trees with bark retained (ideally from trees to be felled as part of site clearance/preparation works where possible) will provide greater benefit overall.

Water Vole and Otter

1.37 Water voles are protected from killing or injuring under the WCA, 1981 (as amended). Their places of shelter or protection (burrows) are also protected from damage, destruction or obstruction and the individuals are protected from disturbance whilst occupying a place used for shelter or protection.

1.38 Otters are protected under the WCA, 1981 (as amended) and the Conservation of Habitats and Species Regulations, 2017 (as amended). Taken together, it is an offence to destroy/damage or obstruct access to a place used for shelter, protection, breeding or resting, to kill, injure or disturb (whilst using a place for shelter or protection) individual otters, or to deliberately disturb otters in such a way to be likely to significantly affect their ability to survive, breed, rear or nurture their young or their local distribution.

1.39 No water vole burrows have been identified within the culvert/crossing works areas or within 5 m of these areas, therefore habitat manipulation measures will be implemented without the need for a licence to reduce the suitability of the working area for water voles in order to avoid offences during the construction of the crossing points. The works areas will then be maintained as bare ground until the construction works have been completed.

1.40 In the event that any water voles or otters are found or burrows or holts identified within the works area, works will cease immediately, and an ecologist contacted for advice.

1.41 Measures for the long-term maintenance and enhancement of water vole and otter usage of the brook (with a focus on water vole in particular) will comprise a suitable management regime as follows:

- Maintenance of grassy buffer strip alongside the brook – provided as a buffer of wildflower grassland along a large proportion of the brook, and managed in accordance with the measures set out below and in Section 3.9;

- Avoidance of the use of chemicals within this buffer and any adjacent habitats;
- Selective clearance of scrub/woody growth along the brook to provide more open areas/glades along the brook and to provide grassy and sunny aspect areas;
- Rotational cutting (3-5 year rotation) to control woody growth along the bank and prevent excessive overshading;
- Vegetation management along the brook to comprise rotational cutting (2 year rotation) leaving one bank uncut each year. Gaps of 10-20m should be left untouched, and approx. 15cm of vegetation along the margin should be maintained uncut;
- Planting of areas of marginal and emergent vegetation to comprise native species such as:

    - Sedges *Carex* sp.
    - Common reed *Phragmites australis*
    - Reed sweet-grass *Glyceria maxima*
    - Rosebay willowherb *Chamaenerion angustifolium*
    - Meadosweet *Filipendula ulmaria*
    - Purple loosestrife *Lythrum salicaria*

- Any clearance/vegetation cutting/management to be carried out from late September and before March.

Other Notable Species

1.42 The precautionary measures to be implemented in relation to badgers and reptiles will also address any risks to hedgehog and common toad during site clearance and construction.

Management and Maintenance

1.43 The general management and maintenance requirements of all areas of created habitats and retained habitats to be enhanced are addressed within Sections 3.5 – 3.9 of this LEMP. Specific criteria are however provided below in respect of the target habitat conditions of habitat features.

- Areas of woodland, other neutral grassland and modified grassland to be created will be managed to a 'moderate' condition;
- Mixed scrub and individual trees will be provided and managed to a 'poor' condition;
- Created hedgerows will be managed to 'poor' condition; and
- Watercourse being retained, protected, buffered and enhanced.

<u>Woodland</u>

1.44 Newly planted woodland will be managed to 'moderate' condition targeting the following habitat condition assessment criteria (total score between 26 and 32 required):

Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator
A	**Age distribution of trees**			One age-class[1] present.	1
B	**Wild, domestic and feral herbivore damage**	No significant browsing damage evident in woodland[2].			3
C	**Invasive plant species**	No invasive species[3] present in woodland.			3
D	**Number of native tree species**	Five or more native tree or shrub species[4] found across woodland parcel.			3
E	**Cover of native tree and shrub species**	>80% of canopy trees and >80% of understory shrubs are native[5].			3
F	**Open space within woodland**			<10% or >40% of woodland has areas of temporary open space[6]. But if woodland <10ha has <10% temporary open space, please see Good category[7].	1
G	**Woodland regeneration**			No classes or coppice regrowth present in woodland[8].	1

H	**Tree health**	Tree mortality 10% or less, no pests or diseases and no crown dieback[9].			3
I	**Vegetation and ground flora**			No recognisable woodland NVC plant community[10] at ground layer present.	1
J	**Woodland vertical structure**		Two storeys across all survey plots[11].		2
K	**Veteran trees**			No veteran trees[12] present in woodland.	1
L	**Amount of deadwood**			Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	1
M	**Woodland disturbance**		Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground[14].		2
	Total Score (out of a possible 39) = 26				

	Condition Assessment Result	**Condition Assessment Score**
	Total score >32 (33 to 39)	Good (3)
	Total score 26 to 32	**Moderate (2)**
	Total score <26 (13 to 25)	Poor (1)

1.45 Based on the landscape specification for the woodland areas and the general landscape management prescriptions set out in Section 3.6, it is expected that the above criteria will be achieved.

Other Neutral Grassland

1.46 Wildflower and seasonally wet grassland areas are proposed as the UKHab classification 'other neutral grassland'. These areas will be managed to achieve 'moderate' condition targeting the criteria below (with 3-5 criteria to be passed including the essential criterion as highlighted below):

- Consistently high proportion of characteristic indicator species present relevant to the specific habitat type (essential criterion);
- Varied sward height with at least 20% of the sward less than 7cm and at least 20% of the sward greater than 7cm;
- Cover of bare ground is between 1% and 5%, including localised areas;
- Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%; and
- Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.

1.47 Management of the other neutral grassland to achieve the desired condition in accordance with the criteria above should comprise the following:

- Once established the other neutral grassland areas should be managed via traditional hay meadow management whereby the grass should be cut twice per year– once in mid-late summer (July/August) and once in autumn (October) with the exact timing of the cut to be varied each year. The summer cut should be to 150mm (during warm and dry conditions), following which arisings should be left *in situ* to dry, turned once after two to three days and then removed within one week. The autumn cut should be to 50mm with all arisings collected and removed; and
- Uncut areas should be rotated at each cut (c.20% of the area).

Modified Grassland

Amenity Grass Areas

1.48 The amenity grassland areas are proposed as the UKHab classification 'modified grassland'. These will be managed to a 'moderate' condition targeting the following criteria (with 4 or 5 criteria to be passed) through the management prescriptions set out in Section 3.8:

- Cover of scrub is less than 20%;
- Physical damage is evident in less than 5% of the total grassland area;
- Cover of bare ground is between 1% and 10%;
- Cover of bracken is less than 20%; and

- There is an absence of invasive non-native plant species (as listed on Schedule 9 of the Wildlife and Countryside Act (WCA), 1981 (as amended).

Individual Trees

1.49 The individual trees are proposed as the UKHab classification 'urban trees'. These will be managed to a 'poor' condition with the following specific condition criteria expected to be met:

- Tree is a native species (or at least 70% are native species); and
- Tree canopy is continuous (individual trees automatically pass).

1.50 These criteria will be achieved based on the landscape plan and specification, with general management measures set out in Section 3.6.

Mixed Scrub

1.51 Mixed scrub will be provided to comprise native shrubs managed to a 'poor' condition, targeting the following criteria:

- The scrub represents a good example of its habitat type where at least 80% of the scrub is native, there are at least three woody species and no single species comprises more than 75% of the cover (except hazel *Corylus avellana* or juniper *Juniperus communis*); and
- There is an absence of invasive non-native plant species (as listed on Schedule 9 of the WCA 1981 [as amended]), and species indicative of suboptimal condition make up less than 5% of ground cover.

1.52 Maintenance visits will be carried out during the Aftercare Period, at least monthly between April and September, and twice during October to March. These visits will involve general landscape aftercare measures: watering, litter removal, pest (and disease) control where necessary, weed control, and pruning. All arisings will be removed and disposed of appropriately off-site.

1.53 Management will target the maintenance of the planted species composition to ensure at least 80% of the mixed scrub comprises native species with at least three of these to be woody species, with no single species to comprise more than 75% of the cover.

1.54 Management of the scrub habitats will be 'light touch', with cutting on a rotational basis every one in three years. Management will take place in late winter in order to avoid disturbance of nesting birds or destruction of nests/eggs and also to ensure food availability for a range of species in particular wintering birds e.g. migratory thrushes. Rotational cutting should take place as a guide during November/December. If this is not possible it may be appropriate on occasion to cut areas of scrub within the bird nesting season after an ecologist has declared the area in question to be free from nesting birds. Non-diseased dead and decaying wood should be left *in situ* wherever possible for wildlife benefit, but where such branches are removed, they should be used to add to/provide log piles within the site to provide enhanced refuges for wildlife such as reptiles and hedgehogs. Vegetation will be allowed to grow to the base of the scrub habitats to increase the habitat's sheltering value for species such as hedgehog.

Grassy margins allowed to develop along the scrub margins will provide further foraging opportunities for wildlife.

Native Hedges

1.55 Native hedges will overall be managed to a minimum 'poor' condition, and will generally be pruned to an 'A' shape profile, with the following specific condition criteria expected/required to be met:

- Gaps between the ground and base of the canopy to be less than 0.5m for over 90% of the length and gaps within the canopy make up less than 10% of the total lengths with no gaps more than 5m; and
- More than 90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of the WCA) and >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.

1.56 It is expected that the above criteria to achieve poor condition can be fulfilled through standard hedgerow management practices as set out in Section 3.6, however, the less formal native hedgerows within more semi-natural habitat areas within the site should be subject to a lighter-touch regime whereby these hedgerows should be managed on a 2-3-year rotation. Only one side of the hedgerow should be cut each time.

1.57 All hedgerow management should be undertaken in January/February to avoid the bird nesting season and to ensure availability of fruits and berries for wintering birds.

1.58 As with the areas of scrub, irregular grassy margins allowed to develop along the hedgerow bases will provide further foraging opportunities for wildlife.

Bat and Bird Boxes

1.59 The habitat features to be incorporated into the proposed development require minimal management or maintenance. Annual checks on fixtures and fittings of all tree-mounted bat and bird boxes will be required for safety purposes.

1.60 Tree-mounted bat boxes should be checked by a suitably experienced and licenced ecologist (holder of a Natural England Class licence for bats - Level 1) to ensure boxes, fixtures and fittings are in good condition and remain in situ. Any missing boxes (bat or bird) will be replaced.

1.61 Annual checks on the log piles/hibernacula will be carried out to ensure the safety of features and that no public hazards occur.

Work Schedule

1.62 Specific ecological timescales to be incorporated into the work schedule are provided in the EIS (Crossland Ecology Ltd., 2025c).

References

Bidwells (2015) Great *Wilsey Park, Haverhill. Environmental Statement Volume 2. Main Report.*

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

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

Crossland Ecology Ltd. (2025c) Ecological Implementation Strategy. Parcels A9/A14/A15/B2/E2 Great Wilsey Park, Haverhill.