

Biodiversity Enhancement Scheme

Harlands Road
Haywards Heath
RH16 1LA

January 2025

210424-ED-01

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Project	Harlands Road, Haywards Heath
Report Type	Biodiversity Enhancement Scheme
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Updates	

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NON-TECHNICAL SUMMARY

This report details measures to avoid or reduce any adverse impact of the proposed development on protected and notable species and habitats and aims to maximise the ecological value of the site through enhancements.

Mitigation measures:

- Trees should be retained or replaced within the development site wherever possible. Where trees are to be retained, tree protection areas and methods should be advised by a suitably qualified arboricultural consultant.

Enhancement Measures

- Tree planting and native shrub planting to be included within the landscape design.
- Bird, bat and invertebrate boxes will be installed within suitable habitats throughout the site.

1 INTRODUCTION

Background

- 1.1 This report has been instructed by Frontier Estates.
- 1.2 The proposed development involves the clearance of the site and construction of 64 residential apartments with associated parking and landscaping.

Purpose of the report

- 1.3 TMA have been instructed to produce a Biodiversity Enhancement Scheme.
- 1.4 This document aims to discharge Condition 12 which states:
- 1.5 *“No development shall take place unless and until biodiversity enhancement measures to be incorporated into the development that demonstrate that there will be no net loss of biodiversity have been submitted to and agreed in writing by the local planning authority. The agreed biodiversity enhancement measures shall be provided on site in accordance with the agreed details prior to first occupation”*
- 1.6 This scheme aims to satisfy the requirements of the National Planning Policy Framework (MHCLG, 2024), the British Standard for Biodiversity BS42020, (Biodiversity Code of Practice for Planning and Development) and local and national planning policies.

Site location

- 1.7 The site is located on Harlands Road, Haywards Heath. The surrounding landscape consists largely of suburban development. Haywards Heath train station is located to the east of the site. The wider landscape is dominated by residential and commercial development.
- 1.8 The central grid reference for the site is TQ 32863 24624. The site covers approximately 0.2 hectares.

2 HABITAT MANAGEMENT

Pre-development measures

Trees

- 2.1 There are trees within the site and on the site boundary, the majority of which are due to be retained.

- | |
|---|
| 2.2 Protection Measure: All trees/hedgerows proposed for retention will be suitably protected from harm during construction works following the British Standard: BS5837 (2012). Tree protection areas and methods stipulated by a suitably qualified arboricultural consultant will be followed (TMA, 2023 ref. 210424-PD-11). |
|---|

Post-development measures

Management of landscaping

- 2.3 The planting specification (ref. 210424-TMA-XX-DR-L-4201) includes details for the management and maintenance of landscape features, including watering and requirements for ongoing management of tree and shrub planting.
- 2.4 The management and maintenance of the Site will be carried out by parties yet to be determined. Formal agreements between various parties will therefore be required to establish procedures and responsibilities to deliver comprehensive management and maintenance operations.

3 ECOLOGICAL ENHANCEMENTS

Bat Boxes

- 3.1 Bat boxes are artificial roosts designed to provide bats with alternative resting places or to encourage bats into areas where there are few existing suitable roost sites.
- 3.2 **Three** bat boxes will be installed. The recommended models are shown below. The locations of the boxes are shown in Appendix 1.

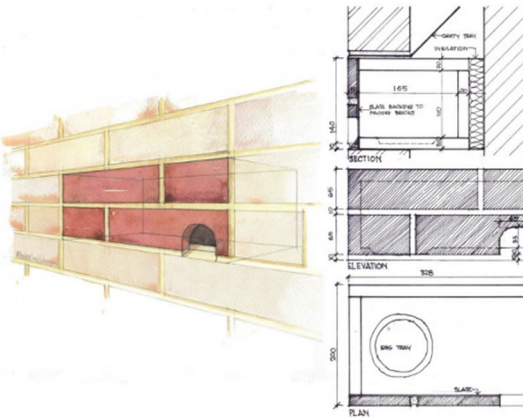
Ibstock Enclosed Bat Box 'C'	Ibstock Enclosed Bat Box 'B'.
	 Large Bespoke 215 x 290 mm

- 3.3 Boxes will be orientated south and located away from artificial lighting where possible. The boxes will be placed over 3 m above the ground.

Bird Boxes

Swift nest boxes

- 3.4 Swifts are an iconic urban bird species typically using buildings as nesting places. This species is listed as a Red List Species of conservation concern in the UK due to population declines. The inclusion of swift boxes will provide a new potential nesting site for this species. In this case the recommended modes (shown below) are to be installed into the fabric of the new buildings. As swifts nest colonially, its recommended 16 boxes should be installed on suitable buildings. The swift boxes will be installed at the highest possible level, to provide sufficient height for swifts to access the box, with a clear flight path to the entrance and out of prevailing winds and strong sunlight.

Ibstock Eco-habitat for Swifts.	Swift Box – Smooth Brick
	

General bird nest boxes

- 3.5 Two 'Schwegler 1B' (or similar) general bird boxes (with 32 mm hole) will be installed on existing mature trees within the site. This box will attract a wide range of species including great tit (*Parus major*) and blue tit (*Cyanistes caeruleus*). The locations of the boxes are shown in Appendix 1.

Invertebrate boxes

- 3.6 One invertebrate box will be provided within the site. The box will be located as close as possible to large areas of pollen and nectar forage; and sited away from bird feeders and bird nest boxes. Recommended models are shown below (see Appendix 1 for the recommended location).

Insect Tower (CJ Wildlife)	Bug Mansion
	

Tree Planting

- 3.7 Trees can provide optimal habitat a variety of species, including invertebrates, bats and birds.
- 3.8 Additional trees shall be planted throughout the site (see landscaping scheme for locations).
- 3.9 Tree planting will include native woody species or species with a known attraction or benefit to local ecology, with species bearing nectar, berries, fruit and nuts providing food for birds, small mammals and invertebrates. Native tree species will comprise; hawthorn (*Crataegus monogyna*) and silver birch (*Betula pendula*).

Shrub Planting

- 3.10 The planting scheme throughout the site will incorporate flowering shrubs and evergreen shrubs providing food for birds, small mammals and invertebrates. Appendix 1 shows the proposed location of the shrub planting.
- 3.11 The following species will be included within the scheme: field maple (*Acer campestre*), common haze (*Corylus avellana*), hawthorn, wild cherry (*Prunus avium*) and dog rose (*Rosa canina*).

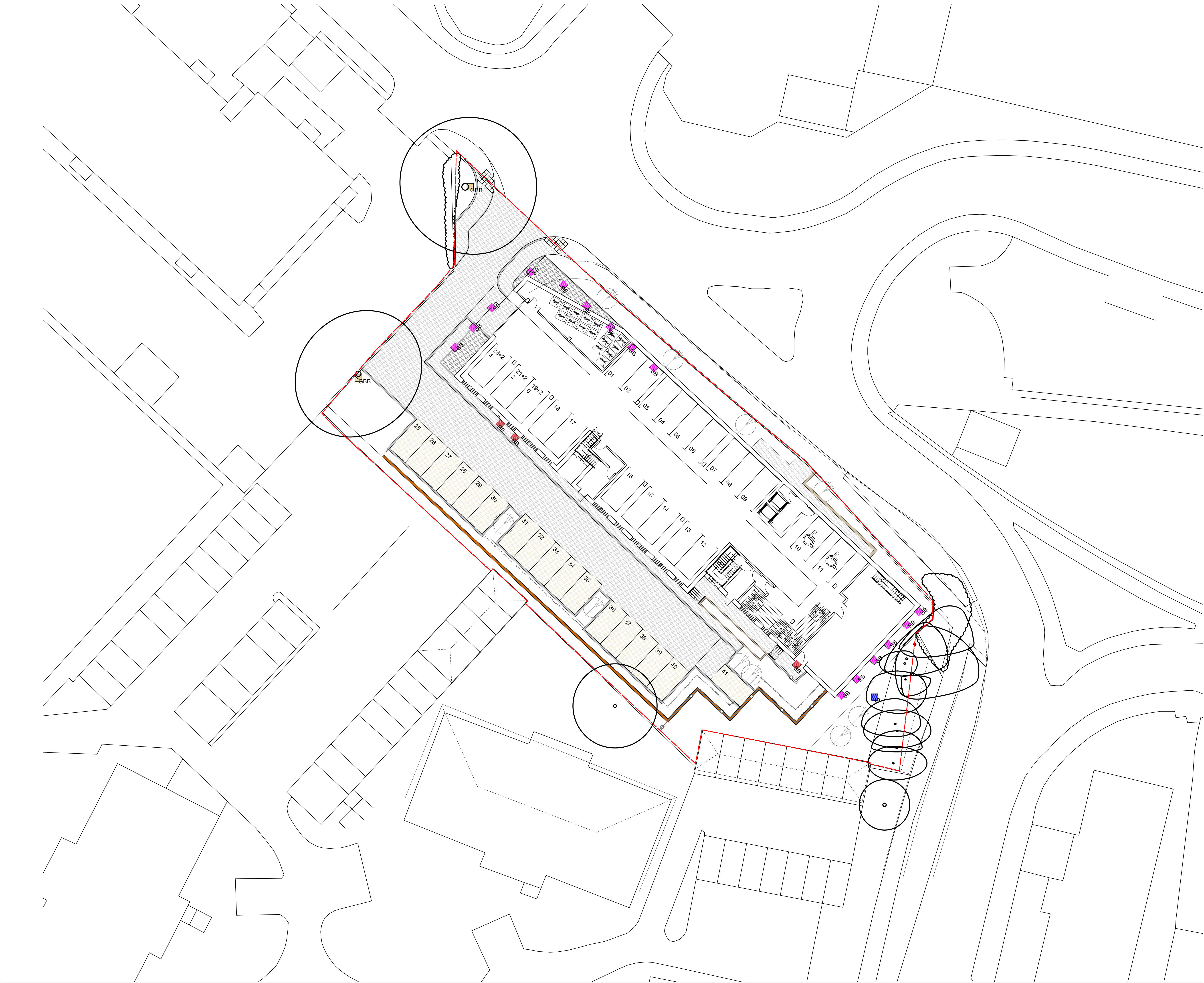
4 REFERENCES

- British Standards Institution (2013). BS42020 – Biodiversity – Code of practice for planning and development.
- CIEEM (2017). *Guidelines for Preliminary Ecological Appraisal*, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- CIEEM (2018) *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine*. Chartered Institute of Ecology and Environmental Management, Winchester
- Royal Horticultural Society (no date). Plants for Pollinators – Garden Plants. rhs.org.uk/plantsforpollinators
- Royal Horticultural Society (no date). Plants for Pollinators – Wildflowers. rhs.org.uk/plantsforpollinators

5 APPENDICES

Appendix 1 - Proposed Enhancements Location Plan

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Key:

Redline Boundary

NORTH

Hard Landscape

Proposed Tegula Block Paving

Size: Mixed Pack 60mm

Colour: Slate

Specification: Laid Stretcher Bond

Available From: Tobermore or Equivalent Approved

Proposed Tegula Block Paving

Size: Mixed Pack 60mm

Colour: Cedar

Specification: Laid Stretcher Bond

Available From: Tobermore or Equivalent Approved

Proposed Braemar Block Paving

Size: 300 x 200mm

Colour: Aaron Stone

Specification: Laid Stretcher Bond

Available From: Tobermore or Equivalent Approved

Proposed Tegula Setts Deterrent Paving

Size: 100 x 100 x 50mm

Colour: Charcoal

Specification: Laid Stretcher Bond at Alternate Heights

Available From: Tobermore or Equivalent Approved

Proposed Braemar Step Flags

Size: 400 x 400, 400 x 170 x 50mm

Colour: Aaron Stone

Specification: Tubular Handrail System

Available From: Tobermore or Equivalent Approved

Proposed Blister Tactile Paving

Size: 400 x 400mm

Colour: Buff

Available From: Tobermore or Equivalent Approved

Proposed Wall

Specification: Brick to Match Building

Proposed Gabion Wall

Proposed Concrete Kerb

Proposed Moderna Railings

Size: 1000mm High

Colour: To Match Building Railings

Specification: Railings to be Fixed to Wall

Available From: Langand Fulton or Equivalent Approved

Ecological Features

Proposed Swift Boxes

Proposed Bat Boxes

Proposed Invertebrate Boxes

Proposed General Purpose Bird Boxes

P01	13/01/2025	Ecological Features Added	LJ
P00	09/09/2024	Drawing Created	LJ
REV	Date	Description	Drawn by
Base drawing: 31325-1-CN-A-03-300_230110			
Title:			Stage:
Hard Landscape Plan			Condition Discharge
Client:			
Frontier Estates			
Project:			
Harlands Road			
Date:	Drawn by:	Authorised:	
09/09/2024	LJ	SD	
Drawing Number:	REV:	P01	
210424 -TMA-XX-DR-L-4100	Scale:	1:200	@A1



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