



BIODIVERSE
CONSULTING

EAST GRINSTEAD

**BIODIVERSITY ENHANCEMENT
LAYOUT**

FOR: LIDL LTD

REF: BIOC23-090 | V1



CLIENT	PROJECT	
Lidl GB Ltd. 14 Kingston Road, Surbiton, KT5 9NU, UK	Project Name:	Lidl East Grinstead
	Project code:	BioC23-090
	Prepared by:	Amy Beckford MSc.
	Authorised by:	Luc Hanse-Foster MSc AIMEA
	Date:	18 th November 2024

DOCUMENT CONTROL

VERSION	DATE	CHANGES	CONFIDENTIALITY	PREP	AUTH
V1.0	18/11/2024	Initial to client.	N/A	AB	LHF



CLIENT AGREEMENT

This report is issued to the Client for the purpose stated in the Agreement between the Client and Biodiverse Consulting Ltd (the "Engagement Terms"), under which this work was undertaken. The report may only be used and, in particular relied upon, for the specific purpose in relation to which the Services were commissioned and agreed by Biodiverse Consulting to be provided.

The content of the report should be read subject to any assumptions that are referred to in the description of the Services specified in the Engagement Terms.

Copyright remains with Biodiverse Consulting Ltd subject to the licenced rights granted to the Client to reproduce and use the report as provided for in the Engagement Terms. The report is only intended for the Client and must not be relied upon or reproduced by anyone other than the Client without the express written agreement of Biodiverse Consulting Ltd. The use of this report by unauthorised persons is at their own risk. Biodiverse Consulting Ltd accepts no duty of care to any such party.

FIELD INVESTIGATIONS, DATA & REPORTS

Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of work within the scope of the Services. Where any data supplied by the client or from other sources [requested to be taken into account by the Client] have been used it has been assumed that the information is correct. No responsibility can be accepted by Biodiverse Consulting Ltd. for inaccuracies in the data supplied by any other party. Furthermore, the findings and any recommendations contained within the report and all assessments and opinions of Biodiverse Consulting Ltd expressed in the report are based entirely on the facts and circumstances at the time the specific tasks requiring reliance on particular facts or circumstances were undertaken or in certain cases at the date of completion of the report.

DECLARATION OF COMPLIANCE

"The information which we have prepared and which form the content of this report is provided on a basis that to the best of the knowledge and belief of Biodiverse Consulting is accurate. The Services provided and this Report have been undertaken in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed within this document are our true and professional bona fide opinions". It must be noted that none of the information provided within this report constitutes legal opinion.

STATUTORY DISCLOSURE OBLIGATION

Where required to do so by law or regulatory authority, Biodiverse Consulting Ltd may disclose any information obtained from the Client to a third party. Should Biodiverse Consulting Ltd become aware that the Client has breached or is likely to breach legislation relating to wildlife or the environment, Biodiverse Consulting Ltd will be entitled to disclose such information to the relevant authority, including the relevant governmental body or the police.

THIRD PARTY DISCLAIMER

Any disclosure of this report to a third party is subject to this disclaimer. The report was prepared by Biodiverse Consulting at the instruction of, and for sole use by, our client named on the front of the report. It does not in any way constitute advice to any third party who is able to access it by any means. No other warranty, expressed or implied is made as to the professional advice included in this report that may be relied upon by a third party.



CONTENTS

CONTENTS	4
1 INTRODUCTION	5
1.1 CONTEXT	5
1.2 SITE LOCATION & DESCRIPTION	5
1.3 PLAN OBJECTIVES	6
1.4 DEVELOPMENT PROPOSALS	6
1.5 POST DEVELOPMENT HABITAT PROPOSALS	6
1.6 PROTECTED SPECIES ENHANCEMENT MEASURES	7
2 HABITAT RETENTION	8
2.1 INDIVIDUAL TREES	8
3 HABITAT CREATION	9
3.1 OTHER NEUTRAL GRASSLAND	9
3.2 URBAN TREES	9
3.3 MANAGEMENT AND MONITORING	10
APPENDICES	11
APPENDIX A – POST-DEVELOPMENT HABITAT MAP	12
APPENDIX B – RETAINED HABITAT MAP	13
APPENDIX C – LANDSCAPE MAP	14
APPENDIX D – SPECIES ACCESS LOCATION MAP	15



1 INTRODUCTION

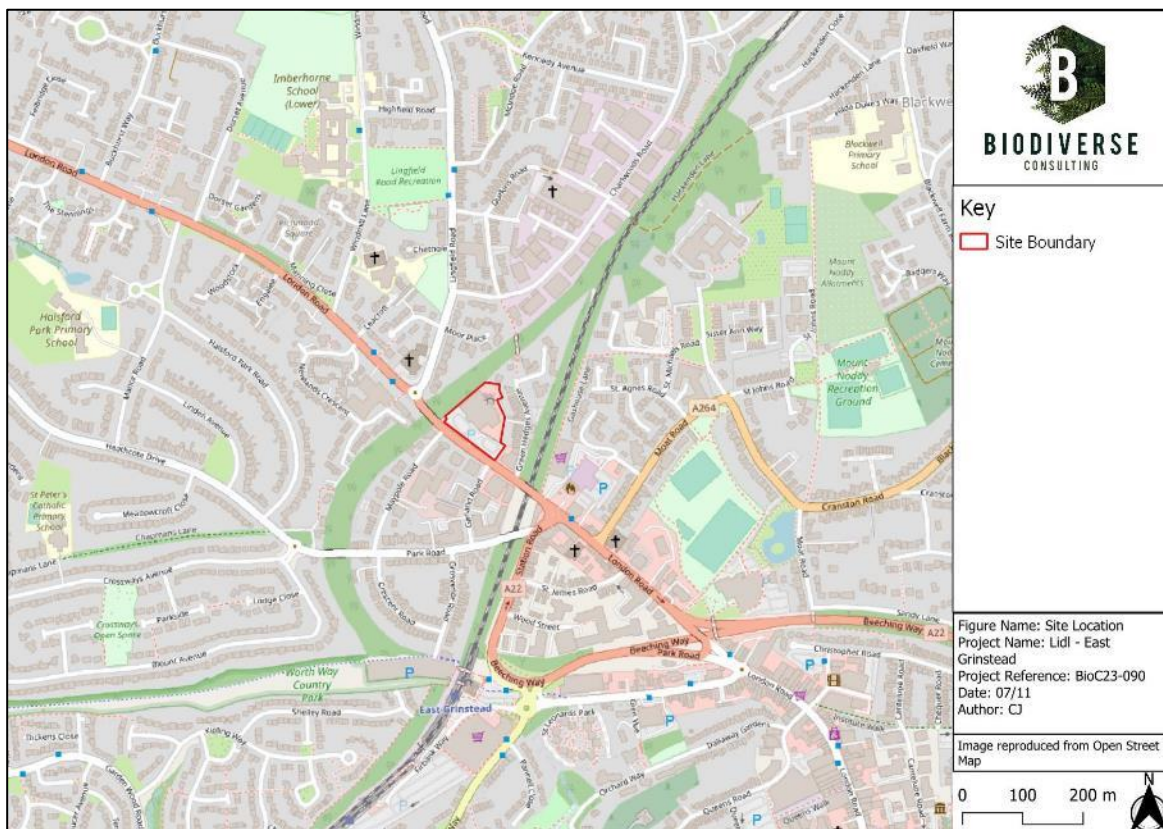
1.1 CONTEXT

This Biodiversity Enhancement Layout (BEL) builds on former recommendations in the Preliminary Ecological Appraisal (PEA)¹ and is informed by the post development habitat map (Appendix A) and retained habitat map (Appendix B), developed from the detailed soft landscape plan drawing no. 9001 (Appendix C).

1.2 SITE LOCATION & DESCRIPTION

The site is located at 219/223 London Road, East Grinstead, RH19 1HA at an approximate central grid reference of TQ 38832 38680 as illustrated in Figure 1. The approximately 0.77ha site currently comprises a retail store with associated carpark and areas of planted ornamental shrubs.

FIGURE 1: SITE LOCATION



¹ Biodiverse Consulting Ltd (2023) East Grinstead Preliminary Ecological Appraisal



1.3 PLAN OBJECTIVES

The objectives of this report are to discharge planning condition 8, as requested by Mid Sussex District Council:

“On completion of slab level, a Biodiversity Enhancement Layout, providing the finalised de-tails and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (Biodiverse Consulting, December 2023), shall be submitted to and approved in writing by the local planning authority.

The enhancement measures shall be implemented in accordance with the approved details prior to first occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (as amended). In accordance with DP38 of the Mid Sussex District Plan 2014 - 2031 and national policy contained within the National Planning Policy Framework.”

In order to achieve this, the objectives of this plan are:

- To detail the methodology for habitat creation.
- To detail the management of retained habitats.
- To detail the management and monitoring of created habitats.
- To detail the recommended locations of features to facilitate movement of hedgehog and other small animals through the site.

1.4 DEVELOPMENT PROPOSALS

The Site is proposed to be developed into a retail food store with associated car park and landscaping following demolition of existing buildings, based on current plans at the date of the production of this report (see Appendix C).

1.5 POST DEVELOPMENT HABITAT PROPOSALS

The locations of created habitats are shown in the post-development habitat map in Appendix A with locations of retained habitats in Appendix B. The following habitats will be created/retained as part of the proposed development:

- 0.063ha of Other Neutral Grassland.
- 0.005ha of Introduced Shrub.
- 0.114ha of Individual Trees (9 retained, 19 created).
- 0.697ha of Developed Land; Sealed Surface including Buildings).



1.6 PROTECTED SPECIES ENHANCEMENT MEASURES

The proposed development will include the provision of 13cm x 13cm fencing gaps which will facilitate the movement of hedgehog *Erinaceus europaeus* and other small animals throughout the site as recommended in the previous Preliminary Ecological Appraisal (PEA) report¹.

A recommended location plan of these provisions is shown in Appendix D.



2 HABITAT RETENTION

The following section details onsite habitat retention methods and considerations for the habitats proposed to be retained onsite (see Appendix B). These methods are designed to guide the retention of habitats in conjunction with methodologies used by contractors undertaking habitat creation.

2.1 INDIVIDUAL TREES

9 medium-sized trees will be retained along the western boundary of the Site and managed as per Appendix E once construction is complete.

Considerations:

- Demolition and construction work will take place in the close vicinity of the trees and some short-term indirect disturbance will be unavoidable.

Retention Methodology:

- Retained trees will be marked out appropriately. A 5-metre buffer zone will be set out for retained trees using Heras fencing to provide protection during construction.



3 HABITAT CREATION

The following section details onsite habitat creation methods and considerations. These methods are designed to guide the creation of habitats in conjunction with methodologies used by contractors undertaking habitat creation.

3.1 OTHER NEUTRAL GRASSLAND

Other Neutral Grassland (ONG) will comprise of a neutral grassland managed as wildflower meadow. 0.063ha of ONG in 'poor' condition will be created within the Site.

Considerations:

- ONG creation will focus on removing nutrients from the soil, encouraging a diverse range of typical ONG wildflower species to establish.
- Scrub encroachment into the grassland will be managed.
- If soil is being imported into the Site, then nutrient-poor soil will be used to create wildflower areas to support the establishment of the ONG.
- Fertiliser will not be used as this will increase fertility of the soil and negatively impact the species composition.

Creation Methodology:

- In the first year, after a cut has been made in October (as per Section 4.2), the grassland will be overseeded with Emorsgate Mix EH1 (or a similar mix) evenly at 4g per m² (or as specified by the supplier).
- Use of machinery or works vehicles in the area will be reduced/restricted to minimise soil disturbance/compaction.
- Encroaching scrub and woodland will be limited through the management and monitoring schedule as per Sections 4.3 and 4.

3.2 URBAN TREES

19 small urban trees will be planted on Site.

Required Species:

Amenity species in the following quantities will be planted:

- 3x Common alder *Alnus glutinosa*
- 4x Silver birch *Betula pendula*
- 1x European hornbeam *Carpinus betulus*
- 9x European crab apple *Malus sylvestris*



- 2x Rowan *Sorbus aucuparia* will be planted.

Considerations:

- Trees will adapt to natural conditions, though in the first year trees must be watered frequently, particularly during the summer or any other dry periods with little rainfall to ensure successful establishment.
- Up to 30% of trees will not establish and therefore supplementary planting over the following three years will be required.

Creation Methodology:

- Nursery stock trees will be planted within the optimal tree planting season (October to March inclusive).
- Suitable wooden stakes with biodegradable guards will be used to support and protect the trees.
- Weeds will be controlled around the base of the trees by applying organic mulch (10cm depth in a 50cm buffer around trees). To be applied early summer until trees are successfully established (minimum 3 years).
- Where necessary, root barriers to be installed (supplier GreenBlue Urban Ltd or equal approval), as recommended by structural engineer.

3.3 MANAGEMENT AND MONITORING

A Habitat Management and Monitoring Plan (HMMP) will be produced and followed to manage and monitor created and retained habitats referenced in this BEL.

APPENDICES



APPENDIX A – POST-DEVELOPMENT HABITAT MAP



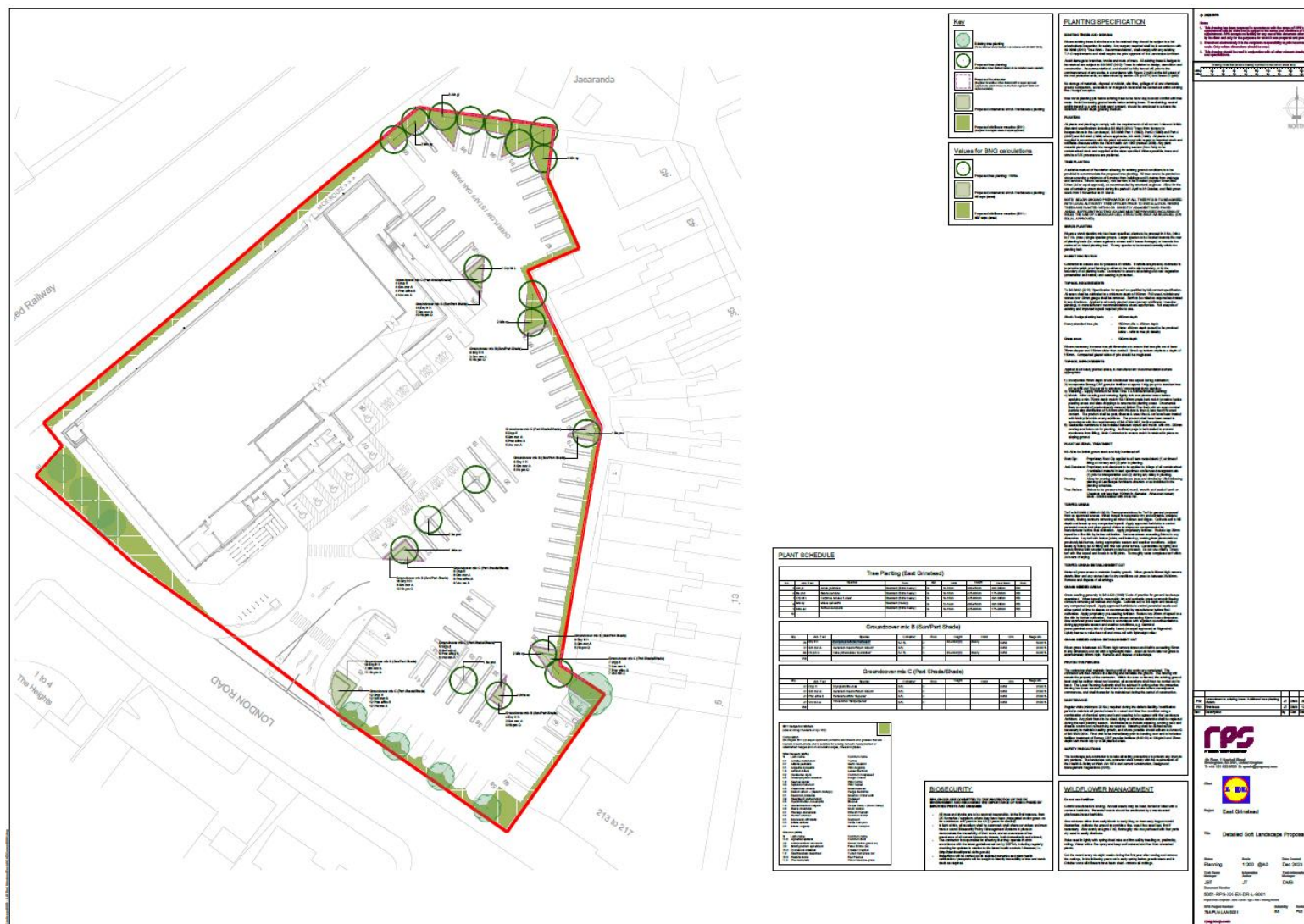


APPENDIX B – RETAINED HABITAT MAP





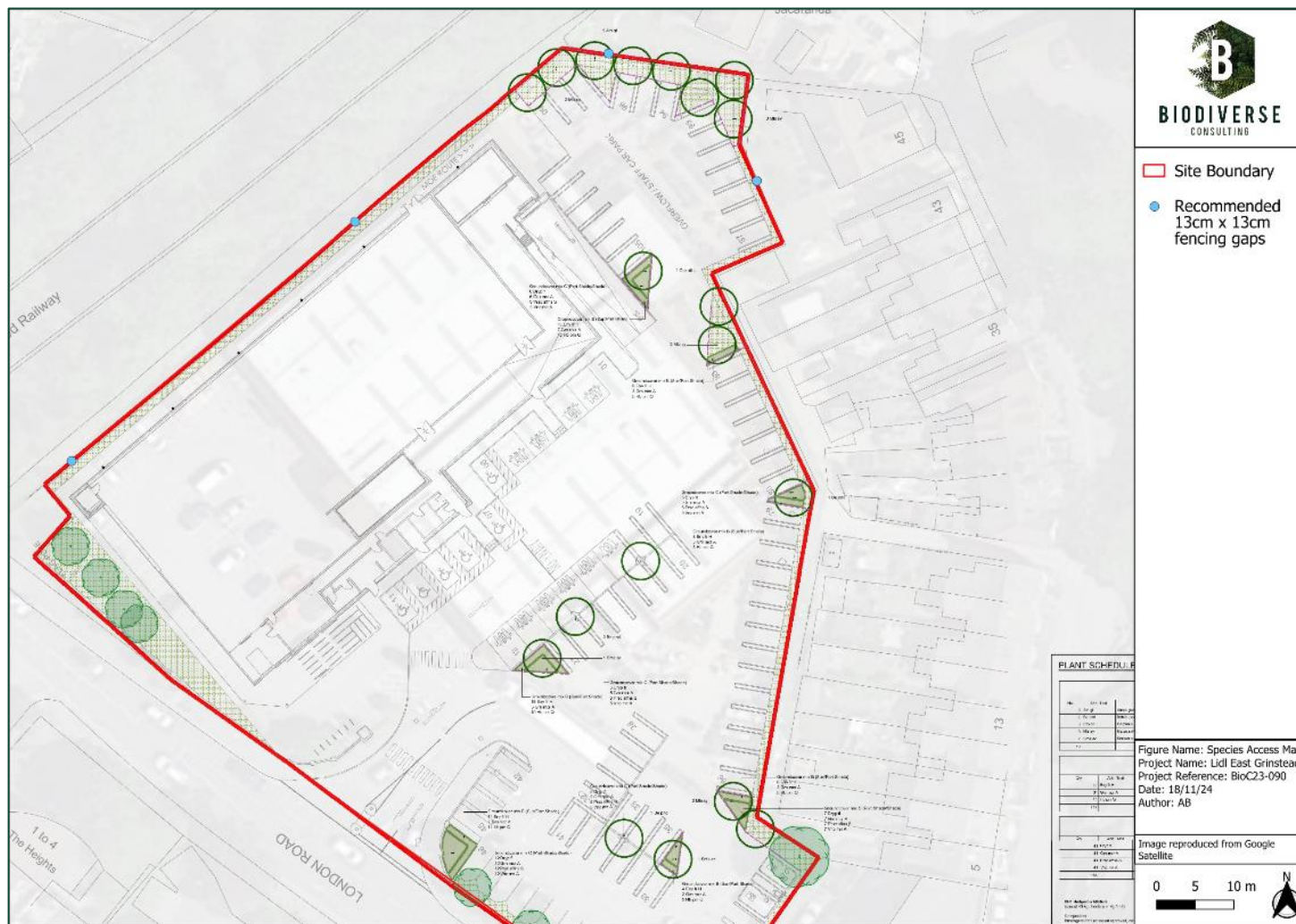
APPENDIX C – LANDSCAPE MAP





REF: BIOC23-090 | V1 | BIODIVERSITY ENHANCEMENT LAYOUT

APPENDIX D – SPECIES ACCESS LOCATION MAP





BIODIVERSE

CONSULTING

Dissington Hall
Dalton
Newcastle upon Tyne
NE18 0AD

www.biodiverseconsulting.co.uk