

**SUSSEX HOUSE, PERRYMOUNT ROAD,  
HAYWARDS HEATH**

**ECOLOGICAL IMPACT ASSESSMENT**

**Final Document (Revision 4)**

July 2025

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Preliminary Ecological Appraisals • Protected Species Surveys and Licensing • NVC • EclA • HRA • Management Plans  
Habitats • Badger • Bats • Hazel Dormouse • Birds • Reptiles • Amphibians • Invertebrates • Riparian and Aquatic Species

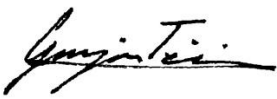
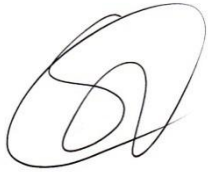
ECOSA, Ten Hogs House, Manor Farm Offices, Flexford Road, North Baddesley, Hampshire, SO52 9DF  
Tel: 02380 261065 Email: [info@ecosa.co.uk](mailto:info@ecosa.co.uk) Web: [www.ecosa.co.uk](http://www.ecosa.co.uk)

Registered Office: 3-4 Eastwood Court, Romsey, Hampshire, SO51 8JJ Registered in England No: 6129868  
Ecological Survey & Assessment Limited is a Trinity Consultants Company



## ECOSA Quality Assurance Record

This report has been produced in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Report Writing 2017 (CIEEM, 2017). The Ecological Impact Assessment and report has been prepared in line with the CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018) and survey work has been undertaken in line with references within CIEEM's Source of Survey Guidance (CIEEM, 2017).

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| <b>Author:</b>               | <br><b>Hugh Turner MSc MCIEEM</b><br>Principal Ecologist                          |
| <b>Checked by:</b>           | <br><b>Georgina Timmis BSc (Hons) MCIEEM</b><br>Principal Ecologist              |
| <b>Reviewed by:</b>          | <br><b>Simon Colenutt BSc (Hons) MCIEEM CEnv</b><br>Managing Principal Ecologist |

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## SUSSEX HOUSE, PERRYMOUNT ROAD, HAYWARDS HEATH, WEST SUSSEX

### ECOLOGICAL IMPACT ASSESSMENT

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## EXECUTIVE SUMMARY

Ecological Survey and Assessment Ltd (ECOSA) have been appointed by Aldi Stores Ltd to undertake an Ecological Impact Assessment to support a planning application for the redevelopment of Sussex House, Perrymount Road, Haywards Heath. The site is located in the centre of Haywards Heath, West Sussex and comprises an area of small commercial properties, notably Sussex House, Commercial House, and 54-56 Perrymount Road and car parking facilities. The proposals entail the redevelopment of the site for a new foodstore with associated parking and landscaping.

The main findings of the Ecological Impact Assessment are:

- The site has is dominated by buildings and other developed land with other habitats on site including modified grassland and non-native hedgerows.
- Further survey works recorded the site as supporting a low number of foraging and commuting bats. No bats were recorded roosting within the on-site buildings, therefore, roosting bats are considered likely absent from the site.
- The site has also been assessed as having suitability to support breeding birds and European hedgehog.
- The proposals will result in the loss of habitats on site and may result in disturbances to foraging and commuting bats, harm to nesting birds and harm to European hedgehog.
- Proposed mitigation measures include replacement native landscaping and planting, sensitive lighting schemes, sensitive timing of works and precautionary methods of work.
- Enhancement recommendations include the provision of bat boxes, bird boxes and hedgehog houses.
- Given the impacts identified, and the mitigation, compensation and enhancement measures proposed it is considered that the proposals accord with all relevant local and national planning policy.
- If the planning application boundary changes or the proposals for the site alter, a re-assessment of the scheme in relation to ecology may be required. Given the mobility of animals and the potential for colonisation of the site over time, updating survey work may be required, particularly if development does not commence within 18 months of the date of the most recent relevant survey.

## **1.0 INTRODUCTION**

### **1.1 Background**

Ecological Survey & Assessment Limited (ECOSA) have been appointed by Aldi Stores Ltd to undertake an Ecological Impact Assessment to support a planning application for the redevelopment of Sussex House, Perrymount Road, Haywards Heath, West Sussex, RH16 3DT (hereafter referred to as the site).

ECOSA were previously contracted to carry out an Ecological Impact Assessment of the site in 2022. As part of the Ecological Impact Assessment, bat surveys were carried out on the buildings on site. During the bat surveys, no bats were recorded roosting within the buildings on site (ECOSA, 2023).

### **1.2 The Site**

The site is located in Haywards Heath, West Sussex centred on National Grid Reference (NGR) TQ 3324 2459 (**Map 1**).

The site itself is dominated by hard standing which is predominantly used as car parking facilities for the on-site commercial buildings, notably Sussex House, Commercial House, and 54-56 Perrymount Road. Some small areas of grassland are present along the northern perimeter. The site is bound by further commercial and some residential properties to the north and south. A line of trees marks the eastern boundary which lies adjacent to Clair Park playing fields and woodland. The western boundary provides access to the site which leads directly onto Perrymount Road (B2028).

The site is situated within the centre of Haywards Heath and is largely surrounded by built-up urban areas. Haywards Heath train station is 90 metres west of the site boundary and the A272 is two kilometres south of the site. A number of Nature Reserves are found within Haywards Heath, including Blunts Wood, Paiges Meadow, Scrase Valley Nature Reserve and Eastern Road Nature Reserve. Beyond the extent of the town is a mosaic of agricultural land and blocks of woodland. Scrase Stream is approximately 900 metres east of the site boundary.

### **1.3 Aims and Scope of Report**

The information within this report is based on a field survey and desktop study carried out during September 2024. The report describes the habitats and species (hereafter referred to as ecological features) within the site's Zone of Influence (Paragraph 3.2), and provides a detailed assessment of potential ecological effects of the proposed development of the site. It identifies the need for any measures to avoid, mitigate or compensate for significant adverse effects<sup>1</sup> on ecological features and outlines

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<sup>1</sup> For the purposes of this assessment a 'significant' adverse effect is one which will have an adverse effect on the ecological feature at the site level or higher.

enhancements to the site's ecology to be implemented as part of the development. The objectives of the assessment are:

- To provide baseline information on ecological features within the site's Zone of Influence;
- To assess, characterise and quantify the effects on ecological features, including cumulative effects, and identify effects in the absence of any mitigation;
- To set out measures to avoid, mitigate and compensate for significant ecological effects in accordance with the 'mitigation hierarchy'<sup>2</sup>; and
- To outline opportunities for enhancement in order to achieve a net gain for biodiversity.

#### **1.4 Site Proposals**

The proposals entail the demolition of the existing commercial and retail buildings on site and subsequent construction of a new foodstore with associated parking and landscaping.

The Ecological Impact Assessment is based on the landscaping plan produced by Smeeden Foreman, dated September 2024 (Drawing No. 19971-SFW-XX-XX-DR-L-1001-Rev.PO4) (**Appendix 1**).

Planning permission is being sought during 2025 with construction anticipated to commence soon after permission has been granted.

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<sup>2</sup> In accordance with CIEEM Ecological Impact Assessment guidance (CIEEM, 2018) a sequential process is adopted to address impacts on features of ecological interest, with 'Avoidance' prioritised at the top of the hierarchy and Compensation/Enhancement' at the bottom. This is often referred to as the 'mitigation hierarchy'.

## 2.0 PLANNING POLICY CONTEXT

### 2.1 Introduction

This section summarises the planning policy in relation to ecology and biodiversity within the Mid Sussex District Council administrative area. This information is then used to assess the compliance of the scheme in relation to relevant planning policy and where necessary used to inform the necessary mitigation, compensation and enhancement measures (see Section 5.0).

### 2.2 Planning Policy

#### 2.2.1 National Policy

The National Planning Policy Framework (NPPF) sets out the government's requirements for the planning system in England. The original document was published in 2012 with the most recent revised NPPF published in December 2024. A number of sections of the NPPF are relevant when taking into account development proposals and the environment. As set out within Paragraph 11 of the NPPF "*Plans and decisions should apply a presumption in favour of sustainable development*". However, Paragraph 182 goes on to state that "*The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.*".

The NPPF sets out that development proposals should not only minimise the impacts on biodiversity but also to provide enhancement. Paragraph 180 states that the planning system should contribute to and enhance the natural environment by "*...minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures...*".

A number of principles are set out in Paragraph 186, including that where harm cannot be adequately avoided then it should be mitigated for, or as a last resort, compensated for. Where impacts occur on nationally designated sites, the benefits must clearly outweigh any adverse impact and incorporating biodiversity in and around developments should be encouraged. Specific reference is also made to the protection of irreplaceable habitats<sup>3</sup>, including ancient woodland<sup>4</sup>. Where loss to irreplaceable

<sup>3</sup> The NPPF defines irreplaceable habitats as "*Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.*"

<sup>4</sup> Natural England defines ancient woodland as "An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS)."

habitats occurs planning permission would normally be refused unless there are wholly exceptional reasons and an adequate compensation strategy is in place. Paragraph 180 also states *“development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”*. Paragraph 187 also sets out that potential SPAs, SACs and listed or proposed Ramsar sites or sites acting as compensation for SPAs, SACs and Ramsar sites, should receive the same protection as habitat sites.

In addition to the NPPF, Circular 06/05 provides guidance on the application of the law relating to planning and nature conservation as it applies in England. Paragraph 98 states *“the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat”*. Paragraph 99 states *“it is essential that the presence or otherwise of a protected species, and the extent that they may be affected by the Proposed Project Development, is established before planning permission is granted”*.

### **2.2.2 Local Policy**

Local planning policy for Mid Sussex District Council is provided by the Mid Sussex District Plan 2014-2031, adopted on 28<sup>th</sup> March 2018. Within the plan, there are three policies relating to ecology and biodiversity:

- **Policy DP17: Ashdown Forest SAC and SPA**

This policy states that new development likely to have a significant effect on the Ashdown Forest SPA and SAC will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. Residential development within 400 metres of Ashdown Forest SPA and SAC are unlikely to be permitted, while developments within 7 kilometres of Ashdown Forest SPA and SAC will be required to contribute to mitigation through the provision of Suitable Alternative Natural Greenspace (SANG) and a financial contribution to the Ashdown Forest Strategic Access Management and Monitoring (SAMM) Strategy.

- **Policy DP37: Trees, Woodland and Hedgerows**

This policy states that the council will support the protection and enhancement of trees, woodland and hedgerows and encourage new planting, which should be of suitable species, usually native.

- **Policy DP38: Biodiversity**

This policy states that biodiversity will be protected and enhanced by ensuring that from development there is a net gain in biodiversity, there is no loss in biodiversity on site, minimises habitat and species fragmentation and avoids damage to, protects and enhances the special characteristics of designated sites and Ancient Woodland or to other areas identified as being of nature conservation including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.

An emerging Mid Sussex District Plan 2021 – 2039 is currently in for examination and is expected to be adopted in 2025. Within the emerging plan there are three policies related to ecology and biodiversity:

- **DPN1: Biodiversity, Geodiversity and Nature Recovery**

This policy states that all development must ensure the protection, conservation and enhancement of biodiversity. Damage and harm to existing important ecological assets will need to be avoided. Development will need to demonstrate it is following the mitigation hierarchy.

- **DPN2: Biodiversity Net Gain**

This policy states that new development will need to deliver Biodiversity Net Gain as set out in the Environment Act 2021. The minimum biodiversity net gain to be achieved will be 10% unless stated otherwise in other policies. A minimum percentage of biodiversity net gain of 20% will be required for Significant Sites and for the Significant Sites allocations set out in DPSC1 – DPSC3.

- **DPN4: Trees, Woodland and Hedgerows**

This policy states that the council will support the protection and enhancement of trees, woodland and hedgerows and encourage new planting, which should be of suitable species, usually native. A minimum buffer of 15 metres will be established between development and ancient woodland. Veteran and ancient trees will be protected with a buffer of either 15 times their diameter or 5 metres if it is larger than 15 times the diameter. Hedgerows will be protected with a minimum buffer of 2 metres.

## 3.0 METHODS

### 3.1 Introduction

This section details the methods used during the field survey and desktop study carried out as part of the Ecological Impact Assessment. Any significant limitations to the assessment are also considered.

### 3.2 Zone of Influence

To define the total extent of the study area for this assessment (Zone of Influence<sup>5</sup>), the proposed scheme was reviewed to establish the spatial scale at which ecological features could be affected. The appropriate survey radii for the various elements of the assessment (i.e. desktop study and field survey) have been defined in the relevant sections below. These distances are determined based on the professional judgement of the ecologist leading the appraisal, taking into account the characteristics of the site subject to appraisal, its surroundings and the nature and scope of the proposals.

### 3.3 Scoping

Protected species considered within this appraisal are those species/species groups considered likely to be encountered given the geographical location and context of the site. These are discussed within the results section (Section 4.0) of the current report. Where such a species is unlikely to be present on site a justification for likely absence is provided. Species considered likely absent from the site are not then considered in the assessment of ecological effects and mitigation measures section (Section 5.0) of this report.

### 3.4 Desk Study

#### 3.4.1 Biological Records Centre

Sussex Biodiversity Record Centre (SxBRC) was consulted on 10<sup>th</sup> February 2023 for the following data:

- Records of non-statutory designated sites (Local Wildlife Sites (LWSs)) within one kilometre of the site boundary. See **Appendix 2** for details; and
- Records of legally protected and notable species (flora and fauna) within two kilometres of the site boundary, including priority species and Species of Principal Importance (**Appendix 3**); and

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<sup>5</sup> The Zone of Influence (Zoi), as defined by CIEEM, is the area over which ecological features may be subject to significant effects as a result of the proposed project and associated activities.

- Records of bats within two kilometres of the site boundary. Bat species are highly mobile and therefore the search radius is increased for this species group.

### **3.4.2 Multi-Agency Geographic Information for the Countryside**

The Multi-Agency Geographic Information for the Countryside (MAGIC) (DEFRA, 2024) database was reviewed on 4<sup>th</sup> October 2024 to establish the location of statutory designated sites located within the vicinity of the site. This included a search for all internationally and nationally designated sites such as Special Protection Areas (SPAs), Special Areas of Conservation (SACs), Wetlands of International Importance (Ramsar sites), Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs) and Local Nature Reserves (LNRs) within one kilometre of the site. Where appropriate, the desk study search area has been extended to take account of any appropriate statutory designated sites which need consideration in terms of potential in-direct effects and which support particularly mobile species<sup>6</sup>. The Impact Risk Zones (IRZ) were also obtained from MAGIC, which are used to help guide and assess planning applications for likely effects on SSSIs.

Sites within two kilometres of the site boundary where European Protected Species Mitigation (EPSM) licences have been granted were reviewed. This information allows a greater understanding of the potential for European Protected Species to be present in the local area.

### **3.4.3 Other Sources of Information**

Online mapping resources, at an appropriate scale, were used to identify the presence of habitats such as woodland blocks, ponds, watercourses and hedgerows, in the vicinity of the site. These habitats may offer resources and connectivity between the site and suitable habitat in the local area, which may be exploited by local species populations.

The presence of ponds or other waterbodies within a 500 metre radius of the site in particular are noted in relation to great crested newt. The 500 metre radius is a standardised search radius to assist in the assessment of the suitability of a site and its surrounding habitat to support this species, based on current Natural England guidance (English Nature, 2001).

Information from previous survey works carried out by ECOSA (ECOSA, 2023) has been included, where relevant.

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<sup>6</sup> Search areas for bat records are based upon information contained within Collins, J. (Ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (Third Edition). The Bat Conservation Trust, London. Relevant distances for consideration of impacts on SPAs, SACs, Ramsar sites have been based on current published guidance available through web-based sources.

### 3.5 Field Survey

The field survey followed UK Habitat Classification (UKHab) methodology (UKHab Ltd, 2023) and included a search for evidence of, and an assessment of the site's suitability to support, protected and notable species as recommended by CIEEM (CIEEM, 2017). The field survey covered all accessible areas of the site, including boundary features. Habitats described in Section 4.0, have been mapped (**Map 2**), photographs and target notes provided, where relevant.

The UKHab Survey Application, developed using the digital survey platform Coreo was used to map habitats in the field, collect the field survey data and photograph the site.

#### 3.5.1 UKHab Survey

An assessment was made of all habitats within the site, which were classified based on the standardised UKHab survey methodology (UKHab Ltd, 2023). The UKHab classification system comprises two major parts, a hierarchical Primary Habitat system and a list of Secondary Codes. The classification of Primary Habitats is hierarchical with five levels:

**Level 1:** Major ecosystem, currently covering terrestrial, freshwater and coastal ecosystems.

**Level 2:** Nine ecosystem types, based upon the Mapping and Assessment of Ecosystems and their Services (MAES) typology and corresponding with major habitat types within the European Nature Information System (EUNIS) habitat classification.

**Level 3:** 20 broad habitat types, corresponding directly with UK Biodiversity Action Plan Broad Habitats and closely to EUNIS.

**Level 4:** 80 habitats, including 47 UK Biodiversity Action Plan Priority Habitats, and further splits of Level 3 habitats.

**Level 5:** 104 habitats, including 69 Habitats Directive Annex 1 habitats and further splits of Level 4 habitats.

It should be noted that not all habitats will be classified to Level 5, for example modified grassland is classified at Level 3 and no Level 4 or Level 5 habitat is applicable. In addition, where Level 4 or 5 habitats are considered to be present on site there may be a requirement for further surveys by a specialist botanist to confirm or classify these habitat types.

During the field survey notes and photographs were taken in order to evidence the surveyor's classification of each habitat type.

Any invasive species<sup>7</sup> encountered as an incidental result of the survey were recorded.

### **3.5.2 Protected and Notable Species Appraisal**

A preliminary appraisal of the site's suitability to support legally protected and notable species was carried out. The following species/species groups were considered during the appraisal.

#### Bats

The survey conformed to current Bat Conservation Trust guidelines (Collins, 2023). An assessment was made of the suitability of buildings and trees on the site and immediately on the site boundary to support roosting bats based on the presence of Potential Roosting Features such as loose or missing roof tiles or lifted lead flashing for buildings and holes, cracks, splits, loose bark and ivy cladding for trees.

An assessment was made of the suitability of the site and the surrounding landscape to support foraging and/or commuting bat species. The assessment of the suitability of the site to support roosting, foraging and commuting bats is based on a four-point scale as detailed in **Appendix 4**.

#### Otter

The otter appraisal was based on an assessment of the suitability of the habitat present within the site to support otter by reference to habitat type (such as rivers, streams, ditches, wetlands, reed beds, lakes, ponds and reservoirs), proximity of the site to freshwater and potential important feeding resources (such as fisheries), presence of habitat features which could provide opportunities for resting places and/or holts (such as tunnels, hollows at the base of trees and presence of dense, undisturbed habitat). During the survey attention was paid to the presence of evidence such as spraints, feeding remains, footprints and slides.

#### Badger

The survey involved an assessment of the suitability of the site to support badger. Evidence of the species was recorded as an incidental result of the Phase 1 habitat survey and included locating badger setts, paths, and signs of territorial activity such as latrine sites.

#### Hazel Dormouse

The appraisal for the suitability of the site to support hazel dormouse was based on an assessment of habitat features that may indicate that the species is present. This includes the presence of key food sources such as hazel and bramble, or plants used as nesting material such as honeysuckle and clematis. Additionally, the species

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<sup>7</sup> Plant species included on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). The survey was not specifically aimed at assessing the presence of these species and further specialist advice may need to be sought.

requires a continuum of food supply so that habitat structure, diversity and connectivity to adjacent areas of woodland/scrub are important features in determining the suitability of the site for hazel dormouse.

#### Water Vole

The water vole appraisal was based on an assessment of the suitability of the habitat present within the site to support water vole by reference to habitat type (such as rivers, streams, ditches, wetlands, reed beds, lakes, ponds and reservoirs), bank structure and the bank side vegetation. Water voles generally require sloping banks in which to burrow and well-developed bank side vegetation to provide shelter and food. During the survey attention was paid to the presence of burrows, latrines, feeding remains, trails and footprints.

#### Birds

The appraisal of breeding birds on the site was based on the suitability of habitat present to support nesting bird communities, the presence of bird species that may potentially nest within the available habitat and evidence of nesting such as old or currently active nests.

The assessment of wintering birds was based on an assessment of the suitability of the habitat on site to support important wintering bird species and populations. Particular attention was paid to the suitability for the site to support wintering farmland bird species, waders and wildfowl.

#### Reptiles

The reptile appraisal was based on an assessment of the suitability of the habitat present within the site to support a population of reptiles. Reptiles particularly favour scrub and rough grassland interfaces and the presence of these is a good indication that reptiles may be present on-site. In addition, reptiles may utilise features such as bare ground for basking, tussocky grassland for shelter and compost heaps and rubble piles for breeding and/or hibernating.

#### Great Crested Newt

The appraisal of the site to support great crested newt included establishing the presence of suitable aquatic habitats such as ponds, lakes or other waterbodies within or adjacent to the site and the presence of suitable terrestrial habitat. Waterbodies that are densely shaded, highly eutrophic or that contain fish are likely to be less suitable for this species. The suitability of on-site ponds and terrestrial habitat is considered in relation to the presence of ponds within the wider area, as identified within the desktop study (Paragraph 3.4.3), and their suitability to be used as a network.

### Invertebrates

An assessment was made of the suitability of the site to support diverse communities of invertebrates. The assessment was based on the presence of habitat features which may support important invertebrate communities. These features include, for example, an abundance of dead wood, the presence of diverse plant communities, varied woodland structure, sunny woodland edges with a diverse flora, waterbodies and water courses and areas of free draining soil exposures. During the field survey there was no attempt made to identify species present as this is a more specialist area of ecological assessment reserved for targeted surveys.

### Other Relevant Species

An assessment was made of site suitability for other notable species such as more rarely encountered protected species, Species of Principal Importance for the Conservation of diversity in England notified under Section 41 of the NERC Act 2006 and as listed in the England Biodiversity List, and Local Biodiversity Action Plan (LBAP) species<sup>8</sup>, specific to the study region.

### Invasive Species

During the field survey any incidental records of invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were recorded. However, it should be considered that the survey was not specifically aimed at assessing the presence of these species and further specialist advice may need to be sought.

## **3.6 Field Survey Details**

The field survey was carried out by Hugh Turner, Principal Ecologist of ECOSA (Bat Licence Ref: 2020-50816-CLS-CLS ) on 25<sup>th</sup> September 2024. The weather conditions were dry with approximately 10% cloud cover, an ambient temperature of 15°C and a light wind.

During the survey, the surveyor was equipped with 10x40 binoculars, a high powered torch and a digital camera.

## **3.7 Field Survey Limitations**

Ecological surveys are limited by factors which affect the presence of plants and animals such as the time of year, migration patterns and behaviour. The field survey has therefore not produced a complete list of plants and animals and in the absence of evidence of any particular species should not be taken as conclusive proof that the species is absent or that it will not occur in the future.

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<sup>8</sup> LBAPs identify local priorities for biodiversity conservation by translating national targets for species into effective action at the local level and identifying targets for species important to the local area.

Online mapping resources provide an indication of habitat features present in the wider area, but do not provide a detailed assessment of habitat types.

## **4.0 BASELINE ECOLOGICAL CONDITIONS**

### **4.1 Introduction**

This section details the results of the field survey and desktop study undertaken as part of the Ecological Impact Assessment for the site. It assesses the baseline ecological conditions of the site at the time the desktop study was completed and based on the ecological features recorded during the field survey carried out in September 2024.

### **4.2 Statutory and Non-statutory Designated Sites**

Details of designated sites are provided in the paragraphs below.

#### **4.2.1 Statutory Designated Sites**

There is one statutory designated site of nature conservation interest situated within one kilometre of the site boundary. This is Scrase Valley (LNR), situated approximately 800 metres east of the site boundary. The site contains lowland mixed deciduous woodland, wet woodland and purple moor grass and rush pasture. The Scrase Stream and its tributaries provide a corridor through the site connecting it with seminatural habitats beyond its boundaries.

Further details of the statutory designations listed above are provided in **Appendix 5**.

#### **4.2.2 Non-Statutory Designated Sites**

There are also two non-statutory designated sites of nature conservation interest situated within one kilometre of the site boundary. These are:

- Scrase Valley (LWS) – approximately 800 metres east of the site boundary. The site contains lowland mixed deciduous woodland, wet woodland, and purple moor grass and rush pasture. The Sussex Rare short portia moss *Hennediella macrophylla* and Sussex Scarce marsh cinquefoil *Comarum palustre* have been recorded within the LWS. A number of notable bird species have been recorded breeding within the site.
- Blunts & Paiges Woods (LWS) – Approximately 900 metres north-west of the site boundary. The site includes lowland meadow, lowland mixed deciduous woodland and wet woodland. A diverse *Lepidoptera* fauna has been recorded on the site including purple emperor *Apatura iris*, grizzled skipper *Pyrgus malvae*, brown hairstreak *Thecla betulae* and forester moth *Adscita statices*. A variety of

S41, Red<sup>9</sup> and Amber<sup>10</sup> list bird species of woodland and open grassland habitat have been recorded breeding in the local area and could use the site.

Further information on sites designated for nature conservation are provided in **Appendix 5**.

### 4.3 Habitats

#### 4.3.1 Desktop Study Results

Consultation with SxBRC produced no records of notable habitats on or adjacent to the site.

#### 4.3.2 Field Survey Results

Habitats within the site are shown on the Baseline Habitat Map (**Map 2**) and details of how each habitat has been classified based on the UKHab five-level hierarchical system, with relevant secondary codes, are provided in **Appendix 6**. Habitats are described in general terms using standard UKHab terminology. The main habitats recorded on site during the field survey were as follows:

##### Modified grassland

There are two areas of modified grassland either side of the pedestrian access to the site on the western boundary of the site onto Perrymount Road. The habitat is well managed with the grass mown regularly to a short sward (**Figure 1**). It is dominated by perennial rye grass *Lolium perenne*. A cherry *Prunus* species trees is also present (**Figure 2**).

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<sup>9</sup> The UK's birds are split in to three categories of conservation importance - red, amber and green. Red is the highest conservation priority, with species needing urgent action. Amber is the next most critical group, followed by green. Red List criteria include species which are: globally threatened; have been subject to historical population decline in UK during 1800–1995; are in severe (at least 50%) decline in UK breeding population over last 25 years, or longer-term period, or; subject to severe (at least 50%) contraction of UK breeding range over last 25 years, or longer-term period.

<sup>10</sup> The UK's birds are split in to three categories of conservation importance - red, amber and green. Red is the highest conservation priority, with species needing urgent action. Amber is the next most critical group, followed by green. Amber list criteria include species which are: in unfavourable conservation status in Europe; subject to historical population decline during 1800–1995, but recovering; subject to moderate (25-49%) decline in UK breeding population or contraction of UK breeding range over last 25 years, or the longer-term period; subject to moderate (25-49%) decline in UK non-breeding population over last 25 years, or the longer-term period; rare breeders (1–300 breeding pairs in UK); rare non-breeders (less than 900 individuals), or; internationally important species with at least 20% of European breeding or non-breeding population in UK.



**Figure 1:** Area of well managed modified grassland



**Figure 2:** Scattered cherry tree within area of modified grassland

**Developed land; sealed surface**

The vast majority of the site is made up sealed tarmac surfaces (**Figure 3**)



**Figure 3:** Hardstanding tarmac

**Buildings**

There are three buildings on site (**Figure 4 & Figure 5**). A full building assessment is provided in Paragraph 4.4.1.



**Figure 4:** Budgens Building



**Figure 5:** Sussex House building

### Non-native and ornamental hedgerow

Mixed native and non-native species hedgerows are present to the west of site at the edge of hardstanding car park and modified grassland areas (**Figure 6**). The hedgerows are box cut and subject to frequent management.



**Figure 6:** Box cut hedgerow

### Line of trees

A line of mature trees is found along the eastern boundary of the site, this partially overlaps onto the southern boundary in the south-eastern corner of the site.

### Summary

The habitats within the site are common and widespread within the wider landscape. The dominant habitats on site have negligible ecological value. The line of trees has the highest relative ecological value within the site. Overall the habitats on site are of site value only.

## **4.4 Notable and Legally Protected Species**

### **4.4.1 Bats**

#### Desktop Study Results

Consultation with the MAGIC database confirmed that five EPSM Licences have been issued within the desktop study area. The most recent and closest was granted in 2020 located approximately 600 metres north-west of the site and covered the destruction of a common pipistrelle *Pipistrellus pipistrellus* and brown long-eared bat *Plecotus auritus* breeding and resting site. Other species covered by licences in the desktop study area include soprano pipistrelle *Pipistrellus pygmaeus* and Natterer's bat *Myotis nattereri*.

Consultation with SxBRC returned records for a total of 14 bat species/groups within a two-kilometre radius around the site. The species included were Serotine *Eptesicus*

*serotinus*, *Myotis* Bat species<sup>11</sup>, Daubenton's bat *Myotis daubentonii*, Bechstein's bat *Myotis bechsteinii*, whiskered bat *Myotis mystacinus*, whiskered/Brandt's Bat *Myotis mystacinus/brandtii*, Natterer's bat, *Nyctalus* bat species *Nyctalus*, noctule bat *Nyctalus noctule*, pipistrelle *Pipistrellus* species<sup>12</sup>, Nathusius's pipistrelle *Pipistrellus nathusii*, common pipistrelle, soprano pipistrelle, long-eared bat *Plecotus* species<sup>13</sup>, and brown long-eared bat.

Bat surveys carried out by ECOSA in 2023 (ECOSA, 2023) recorded no bats roosting within the buildings on site. At least four species of bat were recorded foraging or passing over site including common pipistrelle, soprano pipistrelle, noctule and *Myotis* species bat.

### Building Assessment

There are a total of three buildings on site, B1, a convenience store, B2, an interior design showroom, and B3, an office building. B2 was assessed as offering negligible suitability for roosting bats whereas B1 and B3 offer moderate suitability for roosting bats. The results of the building assessment are provided in **Table 1**.

### Tree Assessment

The trees observed on site were assessed as having negligible suitability to support roosting bats due to a lack of suitable features such as rotted limb scars, woodpecker holes and lifted bark.

### Foraging and Commuting Habitat

The site contains some suitable habitat to support foraging and commuting bats in the form of the line of trees, scattered trees and hedgerows. More suitable habitats are available in the form of numerous woodland blocks within the town of Haywards Heath. The majority of these are not connected to the site, except for Clair Park which is adjacent to the site to the east and connected by the line of trees. Therefore, the site is assessed as having moderate suitability to support foraging and commuting bats.

<sup>11</sup> There are seven species of *Myotis* bats in Britain. *Myotis* bats are very difficult to identify specifically, this can generally only be done by examination of physical features and Phylogenetic Analysis Identification of bat droppings. Many of these bats are common and will utilise buildings for roosting often occupying small and inaccessible voids. For the purpose of this report all species shall be referred to as *Myotis* bats unless a specific identification has been possible.

<sup>12</sup> There are three species of pipistrelle bat, the common pipistrelle *Pipistrellus pipistrellus*, the soprano pipistrelle *Pipistrellus pygmaeus* and the Nathusius' pipistrelle *Pipistrellus nathusii*. The species can be separated by their echolocations, examination of physical characteristics and Phylogenetic Analysis Identification of bat droppings. Unless confirmation of identification has been made by visual identification the three species shall be referred to in this report as pipistrelle bat. All three species will roost in similar locations within buildings. The soprano pipistrelle has a tendency to form larger roosts numbering 100's of bats and is associated with wetland habitat. Nathusius' pipistrelle bats frequently share maternity roosts with soprano pipistrelle bats.

<sup>13</sup>

**Table 1: Building Assessment – Summary of Features with Bat Roost Potential and Evidence of Bat Roost Activity**

| Surveyed Feature  | Figure                                                                                                                                                                                                                                             | Building Description                                                                                                                                                                                                                                                                                                                             | Description of Potential Bat Roost Features                                                                                                                                                                                                                                                                                                         | Evidence of Bat Roost Activity and Location                         | Assessment of Suitability for Roosting Bats |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------|
| B2 - Budgens      |  <p>Figure 7: B2 southern elevation</p>  <p>Figure 8: Gaps in wooden soffits</p> | <p>B1 is a two-storey red-brick building which functions as a convenience store and post office. A single-storey section is located on the eastern elevation.</p> <p>The building has a pitched roof with roman tiles and wooden soffits (<b>Figure 7</b>). Exposed lead flashing joins the single-storey section roof to the main building.</p> | <p>The building roof features a number of potential entrance points. There are gaps underneath the roof tiles and there are gaps within the wooden soffits (<b>Figure 8</b>) which present crevice opportunities for roosting bats. There are also gaps in the lead flashing which links the roof of the single-storey section of the building.</p> | <p>No evidence of roosting bats was recorded during the survey.</p> | <p>Moderate</p>                             |
| B3 - Corner House |  <p>Figure 9: B2 east elevation</p>                                                                                                                              | <p>B2 is a two-storey red-brick building which functions as an interior design showroom.</p> <p>The building has a flat, bitumen felt roof which is well sealed with some small metal chimneys in the centre (<b>Figure 9</b>).</p> <p>Security lighting is present around the building.</p>                                                     | <p>No potential roost features were identified during the survey.</p> <p>The building is considered unsuitable for roosting bats.</p>                                                                                                                                                                                                               | <p>No evidence of roosting bats was recorded during the survey.</p> | <p>Negligible</p>                           |

| Surveyed Feature | Figure                                                                                                                                                                                                                                | Building Description                                                                                                                                                                                                                                                                                                          | Description of Potential Bat Roost Features                                                                                                                                                                                                                                                            | Evidence of Bat Roost Activity and Location                         | Assessment of Suitability for Roosting Bats |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------|
| B1 - Collinson   |  <p>Figure 10: B3 exterior</p>  <p>Figure 11: B3 gaps in mortar</p> | <p>B3 is a large, two-storey brick building which is in active use as offices for a travel company (<b>Figure 10</b>).</p> <p>The building has a complex, clay tile roof with metal and plastic fascias, a large roof light and soffits .</p> <p>Security lighting is evenly spaced around the perimeter of the building.</p> | <p>The building features numerous gaps in the mortar of the exterior walls, offering crevice opportunities for roosting bats (<b>Figure 11</b>).</p> <p>Gaps are also present under the edges of roof tiles and in areas of the roof fascias and soffits offering potential bat roosting features.</p> | <p>No evidence of roosting bats was recorded during the survey.</p> | <p>Moderate</p>                             |

#### **4.4.2 Otter**

##### Desktop Study Results

Consultation with the MAGIC database returned no records of granted EPSM licences in regard to otter *Lutra lutra* within two kilometres of the site boundary.

SxBRC does not provide records of otter due to the historic persecution of this species.

##### Field Survey Results

The site does not contain any habitats suitable for otter such as rivers or streams. In addition, the site does not connect with any suitable offsite habitats. The habitat on site is unsuitable for otter and therefore the species is not considered further in this report.

#### **4.4.3 Badger**

##### Desktop Study Results

SxBRC does not provide records of badger *Meles meles* to prevent persecution of this species.

##### Field Survey Results

The site is dominated by buildings and hardstanding with limited vegetation. Therefore the site is assessed as having no opportunities for sett building. Given that no evidence of badger was recorded and the sub-optimum habitat for the species on site, badger is not considered further in this report.

#### **4.4.4 Hazel Dormouse**

##### Desktop Study Results

Consultation with the MAGIC database confirmed that nine EPSM Licences have been issued within the desktop study area for hazel dormouse *Muscardinus avellanarius*. The most recent was granted in 2019 located approximately 1.4 kilometres north-east of the site and covered the destruction of a breeding and resting site.

Consultation with SxBRC returned five records for hazel dormouse within a two kilometre radius around the site. The most recent records are from 2013, however the locations are unspecified.

##### Field Survey Results

The site supports suitable habitats for hazel dormouse in the form of the line of trees which connects to Clair Park via the eastern perimeter of the site. However, the treeline is functionally isolated and does not have the species diversity needed to provide a continuous supply of food, therefore it is unlikely that the species is present on site. Therefore, the species is not considered further in this report.

#### 4.4.5 Water Vole

##### Desktop Study Results

Consultation with SxBRC produced no records of water vole *Arvicola amphibius* within the desktop study area, however, this does not confirm the absence of the species in the local area.

##### Field Survey Results

The site does not contain any habitats suitable for water vole such as rivers or streams. In addition, the site does not connect with any suitable offsite habitats. The habitat on site is unsuitable for water vole and therefore the species is not considered further in this report.

#### 4.4.6 Birds

##### Desktop Study Results

Consultation with SxBRC returned a large number of bird species within the study area. These included amber listed<sup>14</sup> wren *Troglodytes troglodytes*, grey wagtail *Motacilla cinerea*, bullfinch *Pyrrhula pyrrhula* and red listed<sup>15</sup> house sparrow *Passer domesticus*, mistle thrush *Turdus viscivorus*, swift *Apus apus* and starling *Sturnus vulgaris*.

##### Field Survey Results

Habitat in the form of scattered trees and hedgerows provides suitable habitat to support nesting birds. The various buildings on-site also provide numerous suitable nesting opportunities within gaps in their roofs, the flat roof of B2 would also be suitable for nesting birds.

The site is also suitable for individual wintering birds but is unlikely to support notable assemblages due to the lack of extensive fields. Given the habitats on site it is unlikely that significant numbers of wintering bird would be present.

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<sup>14</sup> The UK's birds are split in to three categories of conservation importance - red, amber and green. Red is the highest conservation priority, with species needing urgent action. Amber is the next most critical group, followed by green. Amber list criteria include species which are: in unfavourable conservation status in Europe; subject to historical population decline during 1800–1995, but recovering; subject to moderate (25-49%) decline in UK breeding population or contraction of UK breeding range over last 25 years, or the longer-term period; subject to moderate (25-49%) decline in UK non-breeding population over last 25 years, or the longer-term period; rare breeders (1–300 breeding pairs in UK); rare non-breeders (less than 900 individuals), or; internationally important species with at least 20% of European breeding or non-breeding population in UK.

<sup>15</sup> The UK's birds are split in to three categories of conservation importance - red, amber and green. Red is the highest conservation priority, with species needing urgent action. Amber is the next most critical group, followed by green. Red List criteria include species which are: globally threatened; have been subject to historical population decline in UK during 1800–1995; are in severe (at least 50%) decline in UK breeding population over last 25 years, or longer-term period, or; subject to severe (at least 50%) contraction of UK breeding range over last 25 years, or longer-term period.

#### **4.4.7 Reptiles**

##### Desktop Study Results

Consultation with SxBRC returned several records of slow-worm *Anguis fragilis*, grass snake *Natrix helvetica* and common lizard *Zootoca vivipara* within the desk study area. The most recent record is from 2020, is for slow-worm and located approximately 650 metres north of the site.

##### Field Survey Results

All the grassland on site is mown on a regular basis and isolated from surrounding habitats and is therefore unsuitable for reptiles, while the rest of the site is dominated by hardstanding and buildings. It is therefore assessed that the site is unsuitable for reptiles and this species group is not considered further in this report.

#### **4.4.8 Great Crested Newt**

##### Desktop Study Results

Consultation with the MAGIC database confirmed that six EPSM Licences for great crested newt *Triturus cristatus* have been issued within the desktop study area. The most recent and closest was granted in 2015 located approximately 1.5 kilometres metres west of the site.

Consultation with SxBRC produced four records of great crested newt, within the desktop study area. The most recent of which is from 2000-2001 and was located approximately two kilometres south-west of the site, representing 121 individuals. A closer record was obtained in 1994, approximately 275 metres south-east of the site.

A review of aerial imagery and 1:4,500 scale OS mapping revealed no ponds within 500 metres of the site boundary, suggesting that breeding ponds that supported records of great crested newt in 1994 have now been lost.

##### Field Survey Results

There are no ponds on site, therefore there are no breeding opportunities on or within 500 metres of the site. The grassland on site is mown on a regular basis and isolated from other suitable terrestrial habitat and is therefore unsuitable for great crested newt. It is therefore assessed that the site is unsuitable for great crested newt and this species is not considered further in this report.

#### **4.4.9 Invertebrates**

##### Desktop Study Results

Consultation with SxBRC produced records for a large number of invertebrate species within the desktop study area. Notable species present include grizzled skipper *Pyrgus*

*malvae*, dingy skipper *Erynnis tages tages*, purple emperor *Apatura iris* and black-headed cardinal beetle *Pyrochroa coccinea*.

#### Field Survey Results

The site supports habitat for a variety of terrestrial invertebrate species in the form of the grassland and hedgerows. Similar habitats are abundant in the wider landscape. It is likely given the habitat types on site that the invertebrates present are common, widespread and do not form notable assemblages. Therefore, this species group is not considered further in this report.

#### **4.4.10 Other Relevant Species**

##### Desktop Study Results

Consultation with SxBRC produced 14 records of European hedgehog *Erinaceus europaeus* within the desktop study area. The most recent and closest of which is from 2018 and was located approximately 100 metres east of the site.

Consultation with SxBRC produced five records of common toad *Bufo bufo* within the desktop study area. The most recent and closest of which is from 2014 and was located approximately 450 metres south-east of the site, representing two individuals.

##### Field Survey Results

The grassland provide some foraging opportunities for European hedgehog. The on-site suitable habitats also connect with other suitable habitats adjacent to the eastern boundary in Clair Park.

The habitat on site is largely unsuitable for common toad as the grassland is managed to a short sward. Based on the desktop study results toads likely breed within the wider landscape but the site itself is unsuitable although occasional wandering individuals may occur. Therefore, the species is not considered further in this report.

#### **4.5 Summary of Key Ecological Features**

The following features are those with greatest ecological value that lie within the site's Zone of Influence:

- The site is located within one kilometre of the Scrase Valley LNR;
- The site has low suitability for foraging and commuting bats;
- The site has suitability for breeding birds; and
- The site has suitability for European Hedgehog.

## **5.0 ASSESSMENT OF ECOLOGICAL EFFECTS AND MITIGATION/COMPENSATION/ENHANCEMENT MEASURES**

### **5.1 Introduction**

This section assesses the ecological effects of the proposed development scheme on the identified ecological features as identified in Section 4.0. Methods for addressing potential impacts and effects on ecological features have been approached in accordance with the mitigation hierarchy<sup>16</sup> with avoidance of impacts prioritised where possible. Where significant adverse effects cannot be avoided other forms of mitigation are prioritised over compensation. Enhancement measures have been detailed, where relevant, in order to not only minimise the impacts on biodiversity but also to provide enhancement in accordance with Paragraph 174 of the NPPF (Paragraph 2.2.1). It is anticipated that mitigation, compensation and enhancement measures will be secured through the planning process.

### **5.2 Scheme Design**

The proposed development entails the demolition of the existing buildings on site and subsequent construction of a new food store with associated parking and landscaping and external lighting. A cricket net will also be installed in the south-eastern corner of the site due to the site's proximity to the adjacent cricket pitch.

The potential ecological impacts and effects of these proposals, in the absence of mitigation, are described for each ecological feature below. For each ecological feature, measures to mitigate and/or compensate for significant effects are described.

### **5.3 Designated Sites**

#### **5.3.1 Potential Impacts and Effects**

The proposals will not result in any direct impacts to nearby designated sites and there will be no impacts to designated sites during the operation phase of the site.

#### **5.3.2 Mitigation and Compensation Measures**

No mitigation or compensation measures are proposed with regards to designated sites.

#### **5.3.3 Enhancement**

No enhancement measures are proposed with regards to designated sites.

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<sup>16</sup> In accordance with CIEEM Ecological Impact Assessment guidance (CIEEM, 2018) a sequential process is adopted to address impacts on features of ecological interest, with 'Avoidance' prioritised at the top of the hierarchy and Compensation/Enhancement' at the bottom. This is often referred to as the 'mitigation hierarchy'.

## **5.4 Habitats**

### **5.4.1 Potential Impacts and Effects**

The proposals will result in the loss the modified grassland, non-native hedgerows and scattered trees identified at the site. The line of trees at the boundary of the site will be retained as part of the proposals but may be damaged through accidental contact with machinery during works.

### **5.4.2 Mitigation and Compensation Measures**

All trees to be retained within the site will be retained with Root Protection Zones (RPZs) established in accordance with BS 5837:2012 (British Standards, 2012). Heras type fencing should be installed around retained trees and the hedgerow during construction to protect RPZs.

New grassland and native tree planting will be created on site as well as ornamental tree and shrub planting. Areas of grassland planting that will be subject to a close mown management regime will be sown with WFG20 Eco Species Rich Lawn mix while an area of wild meadow grassland planting will be created to the north of the site, comprising Emorsgate Meadow Mixture. New native trees will be planted in soft landscaping areas with some buffer mixed scrub planting comprising hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, field maple *Acer campestre*, hazel *Corylus avellana*, dogwood *Cornus sanguinea* and spindle *Euonymus europaeus*.

### **5.4.3 Enhancement**

The proposed planting measures will not only compensate for the loss of existing habitats, but provide an increase in species diversity on site.

## **5.5 Bats**

### **5.5.1 Potential Impacts and Effects**

New external lighting may disturb foraging and commuting bats. The design of the cricket net is considered to be heavy enough to prevent bats becoming caught and will not cut across any potential foraging and commuting habitats. Therefore there are no anticipated impacts with regards to the installation of the cricket net.

In England, bats and their habitat are fully protected under the Wildlife and Countryside Act 1981 through inclusion in Schedule 5. In addition, all bat species are protected under the Conservation of Habitats and Species Regulations 2017. Refer to **Appendix 3** for details.

### **5.5.2 Mitigation and Compensation Measures**

New external lighting will comprise hooded luminaires mounted horizontally with no light output above 90° and directed away from vegetation, particularly the boundary

habitats. Ideally the bulbs should be LED and be a warm light source (2700 Kelvin or lower). LED lights emit much lower levels of UV and therefore have a lower impact on wildlife. The new lighting should be task related and lux level should be as low as possible to allow the task to be carried out safely and effectively. Guidance on task related lighting levels and mitigation options as described within the Bats and Artificial Lighting in the UK report will be followed (Institution of Lighting Professionals, Bat Conservation Trust, 2023).

Construction works should be undertaken within daylight hours and not at night, to avoid disturbance to foraging and commuting bats during the construction phase.

### **5.5.3 Enhancement**

As a measure of enhancement, two Kent Bat Boxes (or similar design) will be installed within retained trees on site.

The proposed planting measures in Paragraph 5.4.2 will provide additional opportunities for foraging and commuting bats post development.

## **5.6 Birds**

### **5.6.1 Potential Impacts and Effects**

The proposals will result in the loss of suitable nesting habitats for birds. Birds may be harmed during vegetation clearance. The design of the cricket net is considered to be heavy enough to prevent birds becoming caught. Therefore there are no anticipated impacts with regards to the installation of the cricket net.

All birds, their nests, eggs and young are legally protected, with certain exceptions, under the Wildlife and Countryside Act 1981 (as amended). Refer to **Appendix 3** for details.

### **5.6.2 Mitigation and Compensation Measures**

Vegetation clearance works should be undertaken outside the main breeding bird season of March to August, inclusive, or if not possible, an ecologist should be present immediately prior to clearance to check vegetation. Active nests should be left with a suitable buffer until nesting ends naturally.

To replace lost nesting features provided by the on-site buildings, one Seville 32mm bird box, one Schwegler 1SP sparrow terrace and one Barcelona 28mm bird box (or bird boxes of similar designs), will be installed on the northern elevation of the new building. The boxes should be installed at a minimum height of 3 metres.

### **5.6.3 Enhancement**

The proposed planting measures in Paragraph 5.4.2 will provide additional nesting opportunities for breeding birds post development.

## **5.7 Other Relevant Species**

### **5.7.1 Potential Impacts and Effects**

European hedgehog may be harmed during construction works and the proposals will result in the loss of suitable habitats for this species.

### **5.7.2 Mitigation and Compensation Measures**

To mitigate against potentially killing and/or injury of European hedgehog during the construction phase the following measures will be put in place:

- Covering of all excavations overnight or providing means of escape so that hedgehogs do not become trapped;
- Any exposed pipes, of more than 150mm diameter, blanked off at the end of each working day; and
- Any open excavations will be checked each morning to ensure no hedgehog has become trapped. A means of escape will be provided and the hedgehog allowed to escape of its own accord.

The proposed planting measures in Paragraph 5.4.2 will provide replacement habitats for European hedgehog post development.

### **5.7.3 Enhancement**

As a measure of enhancement, two Navaris wooden hedgehog houses will be installed on site, within areas of proposed mixed scrub planting.

## **5.8 Residual and Cumulative Effects**

Given the mitigation and compensation measures outlined above, no significant residual effects are anticipated on any of the species considered. Therefore, there will be no cumulative effects on local populations as a result of the development.

---

## **6.0 CONCLUSIONS**

### **6.1 Conclusion**

The site has suitability to support foraging and commuting bats, breeding birds and European hedgehog. Adverse impacts on these ecological features have been identified and appropriate mitigation measures proposed. Post-development, no residual or cumulative impacts are anticipated. The site will be enhanced for bats, birds and European hedgehog through the installation of additional bat roosting, bird nesting and European hedgehog shelter features as well as new native planting. As such it is considered that the proposals will accord with all relevant national and local planning policy in relation to ecology including Policy DP38 of the Local Plan and the NPPF (see Section 2.0).

### **6.2 Updating Site Survey**

If the planning application boundary changes or the proposals for the site alter, a re-assessment of the scheme in relation to ecology may be required. Given the mobility of animals and the potential for colonisation of the site over time, updating survey work may be required, particularly if development does not commence within 18 months of the date of the most recent relevant survey.

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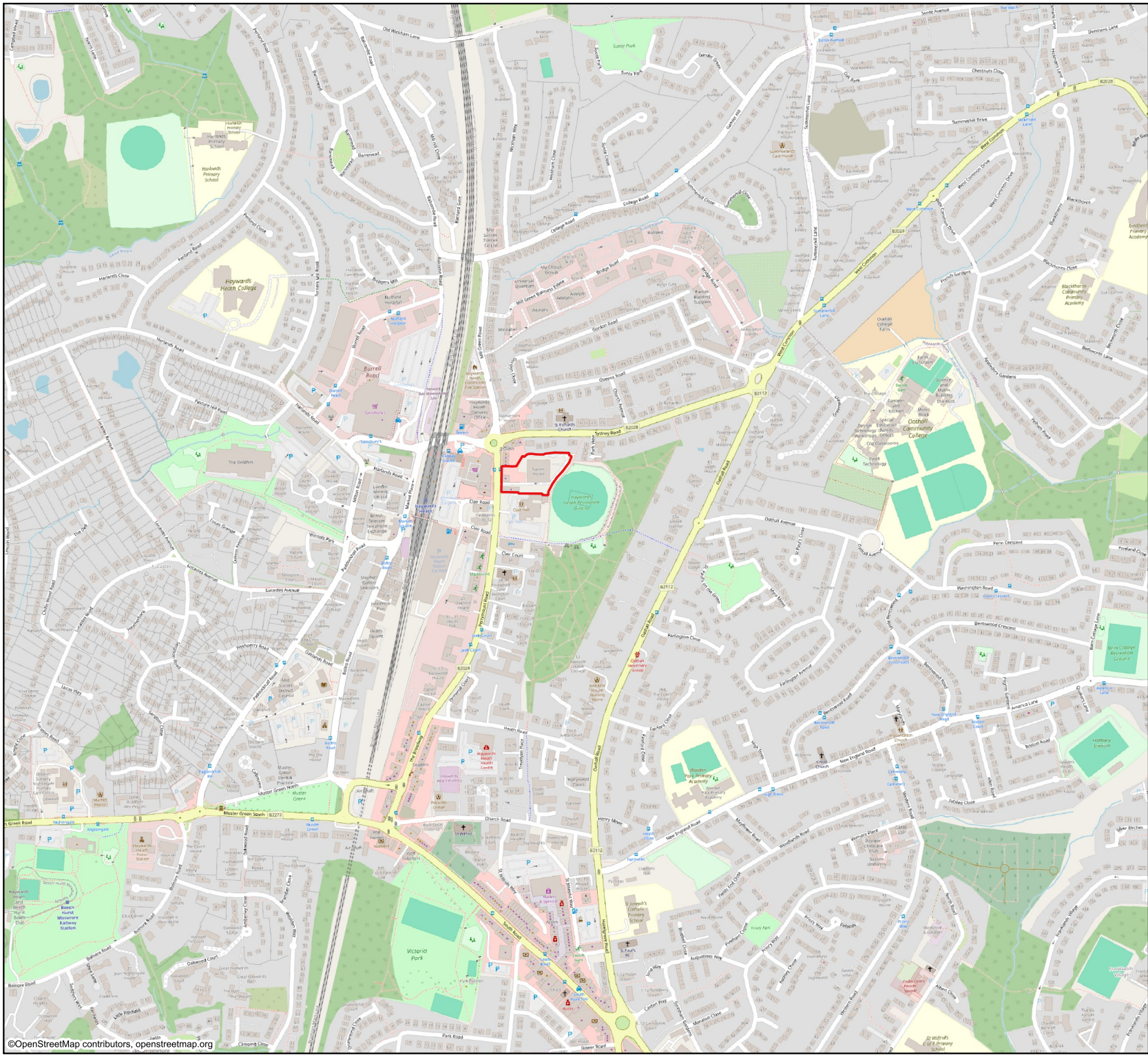
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## **Map 1** Site Location Plan



# PERRYMOUNT ROAD (52-56), HEYWARDS HEATH

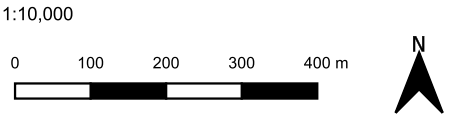
## ECOLOGICAL IMPACT ASSESSMENT

### Map 1 - Site Location Plan

|         |                     |
|---------|---------------------|
| Client: | Hornbeam Properties |
| Date:   | December 2023       |
| Status: | Draft               |

**KEY**

Site Boundary



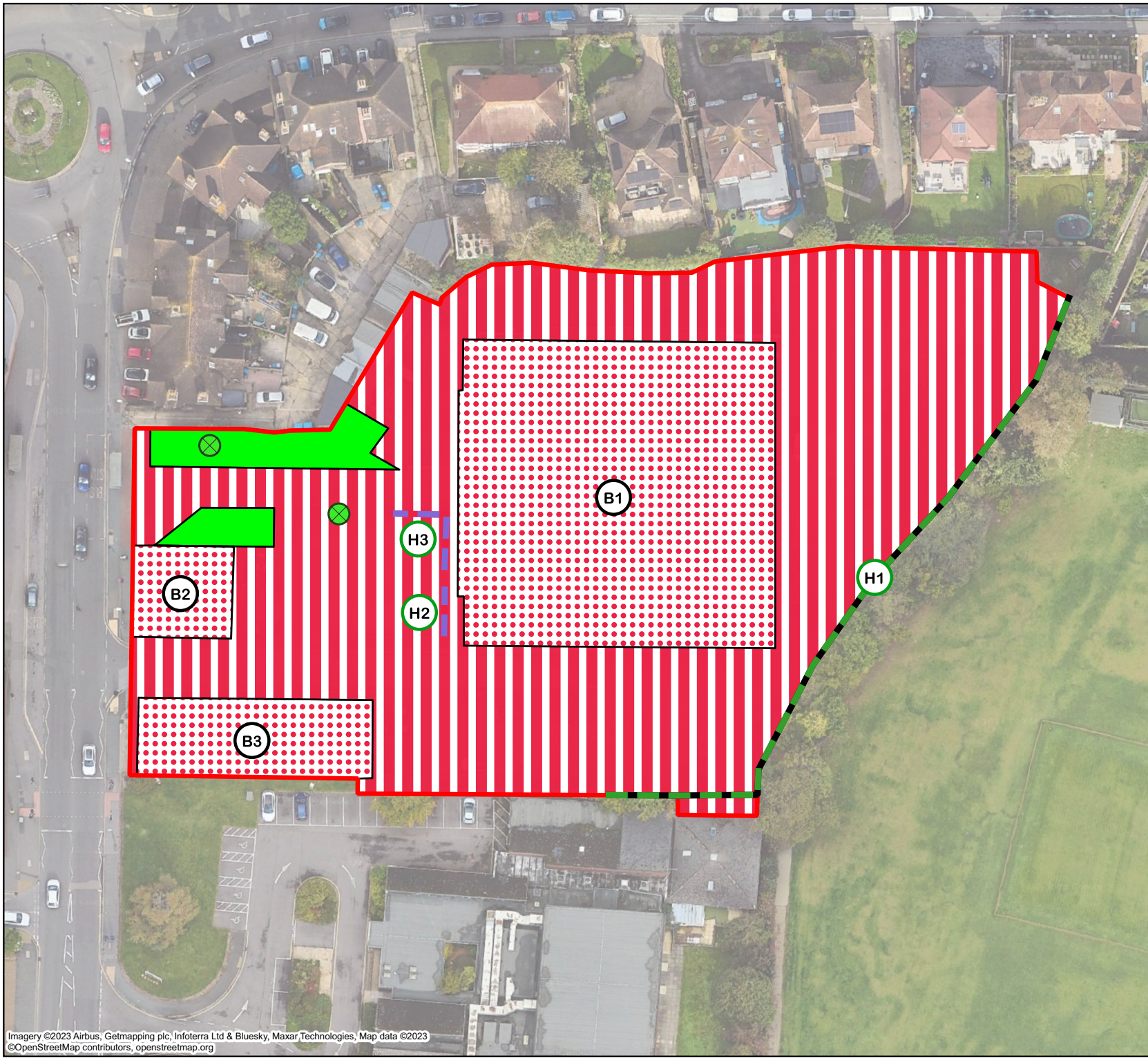
|                  |              |
|------------------|--------------|
| Prepared by: JT  | Date: 151223 |
| Last amended by: | Date:        |

**ECOSA**  
Ecological Survey & Assessment  
A Trinity Consultants Company

ECOSA Ltd., Ten Hogs House, Manor Farm Offices,  
Flexford Road, North Baddesley, Hampshire SO52 9DF  
Telephone: 02380 261065 Email: [info@ecosa.co.uk](mailto:info@ecosa.co.uk)  
Web: [www.ecosa.co.uk](http://www.ecosa.co.uk)

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## **Map 2** Baseline Habitat Map



**PERRYMOUNT ROAD (52-56),  
HAYWARDS HEATH**

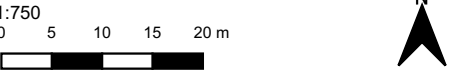
**ECOLOGICAL IMPACT ASSESSMENT**

**Map X - UKHab Habitats**

|         |                         |
|---------|-------------------------|
| Client: | Hornbeam Properties Ltd |
| Date:   | December 2023           |
| Status: | Draft                   |

**KEY**

- Site Boundary
- Modified grassland
- Developed land. sealed surface
- Buildings
- Other hedgerow
- Line of trees
- Scattered Trees
- Hedgerow Numbers
- Building Numbers



|                      |              |
|----------------------|--------------|
| Prepared by: KM      | Date: 151024 |
| Last amended by: N/A | Date: N/A    |

**ECOSA**  
Ecological Survey & Assessment  
A Trinity Consultants Company

ECOSA Ltd., Ten Hogs House, Manor Farm Offices,  
Flexford Road, North Baddesley, Hampshire SO52 9DF  
Telephone: 02380 261065 Email: [info@ecosa.co.uk](mailto:info@ecosa.co.uk)  
Web: [www.ecosa.co.uk](http://www.ecosa.co.uk)

## **Appendix 1**    Landscaping Plan

NOTE: SURROUNDING CONTEXTUAL BUILDINGS AND INFORMATION ARE BASED ON RECEIVED ORDNANCE SURVEY DRAWINGS AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ASSUMED SITE BOUNDARY IS SUBJECT TO CONFIRMATION



#### General Notes:

All proposed tree locations are subject to co-ordination with drainage layout and subject to modification depending on the location of underground services and utilities. Drainage engineer to co-ordinate services layout in conjunction with the landscape plan to avoid conflict as much as possible. Allowance to be made at tender stage for the possible requirement for root barriers once the drainage layout is confirmed. CA to be informed immediately once this is available.



The North Group Ltd does not accept liability for any deviation to our drawings or information. No drawing is complete until it has been approved by the client. All drawings are subject to change without notice. Do not scale off the drawings.

| Rev | Date     | Description                                                                                                           | Drawn | Checked |
|-----|----------|-----------------------------------------------------------------------------------------------------------------------|-------|---------|
| 001 | 15/03/24 | Issue for construction                                                                                                | AM    | AM      |
| 002 | 15/03/24 | Revised drawing to include the removal of certain trees to the site boundary as per the received Ordnance Survey data | AM    | AM      |
| 003 | 15/03/24 | Revised drawing to include the removal of certain trees to the site boundary as per the received Ordnance Survey data | AM    | AM      |
| 004 | 15/03/24 | Revised drawing to include the removal of certain trees to the site boundary as per the received Ordnance Survey data | AM    | AM      |

#### SOFT LANDSCAPE SPECIFICATION

NOTE: All soft landscape works to be carried out in accordance with BS4428:1989.

##### SUBSOIL

All subsoil should be free draining and well aerated and in accordance with BS 8601:2013. Subsoil should be broken up to relieve compaction and aid drainage prior to topsoiling to the following depths:

- For light and non cohesive subsoils: 300mm
- For stiff clay and cohesive subsoils: 450mm

Immediately before spreading topsoil, remove stones larger than 50mm.

Cultivated subsoil that is used for wildflower meadow grass & close mown grassland should be minimum 150mm depth.

##### TOPSOIL

To be supplied and spread by the main contractor to the approval of the Landscape contractor, in accordance with the parameters of a multi purpose topsoil as laid out in BS 3882 : 2015. To be a natural sandy loam, of medium texture, with a pH between 5.5 and 7.8, not more than slightly stony and free of pernicious weeds. Subsoil to be well broken up prior to top-soiling to relieve compaction. Topsoil depths should be:

- Areas for Ornamental Shrub Planting: minimum 400mm

Note: Contractor to provide soil testing declaration of analysis certification and sample for inspection & approval prior to delivery of any topsoil to site and post planting as evidence that correct soil has been used.

##### CULTIVATION

Weeds to be prevented from seeding or becoming established by applying a suitable herbicide and allowing the correct time to elapse, as directed by the manufacturer. Compacted soil to be broken up to a depth of 100mm, with any stones, grass tufts or rubbish larger than 50mm in any direction to be removed, leaving a regular and even surface. Suitable slow release fertiliser to be supplied and spread @ 50g/m2 to all planted areas (not to wildflower).

##### CLIMATIC CONDITIONS

Topsoiling should be carried out in the driest conditions possible – cultivation to be carried out when the soil is moist, friable and not waterlogged or frozen. Topsoil should not be handled during or after heavy rainfall or when it is wetter than the plastic limit as defined by BS 3882. Planting should not take place in waterlogged conditions or when the ground is frozen.

##### SOIL AMELIORANT

Peat-free compost to be spread over ornamental shrub beds @ minimum 50mm depth prior to cultivation. For ornamental planting a 50mm compost layer should be mixed into each whip planting pit only, not spread over the entire bed.

##### TREES

All trees within shrub beds to be planted in separate pits in accordance with tree planting detail. All tree planting and post maintenance regimes to comply with BS8545:2014 'Trees from Nursery to Independence in the Landscape' and transported to site in accordance with the HIA Plant Handling Guide: 19%. All trees to be planted to the original root collar and secured in place with underground guying system in accordance with tree planting detail.

If the trees are planted outside of the planting season then containerised stock to be used in lieu of root balled but the same tree heights are still required - allowance to be made for this at tender stage if required once construction timetable is known and CA informed immediately.

##### ORNAMENTAL & SPECIMEN SHRUB PLANTING

All shrubs to be positioned as shown on the drawing and to the density and specification listed in the plant schedule. Planting holes to be 150mm wider than the root spread, have the base ground thoroughly broken up before planting and backfilled with peat free compost. All shrubs to be equally spaced throughout the planting areas to the specified density in a staggered arrangement unless otherwise noted in the planting schedule. Contractor to ensure numbers on schedule match those shown on drawing before placing any orders for plants. Any discrepancies to be brought to the attention of the Landscape Architect upon delivery. Contractor to check on site dimensions of all landscape areas to ensure specified quantities will achieve the specified densities for each species.

##### MIXED SPECIES BUFFER MIX

Areas to be cleared and cultivated as described above. Rokavate areas to receive whip planting to a minimum depth of 300mm to form an open textured free draining growing medium. Remove all stones and other debris larger than 50mm in any one direction and remove all litter and vegetation matter prior to planting. Each transplant to be fitted with tubex rabbit guard / shrub shelter appropriate to the species prior to mulching. **MIXED SPECIES NATIVE HEDGE PLANTING** Areas to be cleared and cultivated as described above. Rokavate areas to receive whip planting to a minimum depth of 300mm to form an open textured free draining growing medium. Remove all stones and other debris larger than 50mm in any one direction and remove all litter and vegetation matter prior to planting. Each transplant to be fitted with an appropriate rabbit guard for the size and species and 500 x 500mm biodegradable GT Ecomat by Green-tech or similar approved. To be pruned / maintained as a hedge at a maximum height of 1.8 metres.

##### FORMAL HEDGE PLANTING

Areas to be cleared and cultivated as described above. Rokavate areas to receive whip planting to a minimum depth of 300mm to form an open textured free draining growing medium. Remove all stones and other debris larger than 50mm in any one direction and remove all litter and vegetation matter prior to planting. Each transplant to be fitted with tubex rabbit guard / shrub shelter appropriate to the species prior to mulching.

##### WILDFLOWER MEADOW

Wildflower mixes to be planted directly into cultivated low fertility subsoil in accordance with manufacturers recommendations @ 15g/m2 for everyday wildflower mix (see key for species mixture). Preparation: Cultivate subsoil, apply a suitable herbicide and allow the correct time to elapse, as directed by the manufacturer, and seed the bed. No fertiliser, compost or mulch are to be applied to the wildflower bed. Cutting first season: Time of first cut - it sown in Autumn cut in March/April, if sown in Spring cut in August - October after flowering. Height of first cut - 70mm. If sown in Autumn it should also be cut in September/October after flowering. Cutting second season: March/April - cut to 50-70mm then September/October - cut to 50mm after flowering. To be cut twice a year from then on as per above.

##### CLOSE MOWN GRASS AREA

Flowering lawn mix WFG20 Species rich lawn mix by Germinal - to be sown directly into cultivated low fertility topsoil/subsoil in accordance with manufacturers recommendations at rate of 5g/m2. Preparation: Cultivate subsoil, apply a suitable herbicide and allow the correct time to elapse, as directed by the manufacturer, and seed the bed. No fertiliser, compost or mulch are to be applied to the wildflower bed. First year of management:

- Mow newly sown flowering lawns regularly (every 7 -10 days during growing season) throughout the first year of establishment. Cut to a height of 40-60mm, removing cuttings if dense.
- Carefully dig out or spot treat any residual perennial weeds such as docks.
- Mow regularly as a lawn but not too short (25-40mm). To permit flowering, mowing can be relaxed from late June. Cut again when the sward gets untidy (after 4-8 weeks). Heavy quantities of cuttings should be collected and removed from site.

\*NOTE - At time of each cut all cuttings to be removed from the bed to maintain reduced soil productivity.

##### SUBSTITUTIONS

Upon submission of evidence that certain materials, including plant materials, are not available at the time of the landscape contract, the Landscape Contractor may be permitted to substitute other materials and plants in exceptional circumstances during the contract with an agreed adjustment of prices. All substitutions shall be of nearest equivalent species and variety to the original specified but shall be subject to approval by the Landscape Architect before any change is made.

##### TIMES OF YEAR FOR PLANTING

Landscape works to be carried out during the first possible periods following completion of the building and associated engineering works / car park areas in accordance with the following:

- Native and ornamental trees: During dormant winter period - Late October to late March (only if planted in the planting season otherwise containerised stock to be used).
- Bare root native transplants: During dormant winter period - Late October to April.
- Container grown ornamental and specimen shrubs: At any time if ground and weather conditions are favourable.

##### WEEDING

Weeding should be carried out at each and every maintenance visit. All weeding to planting beds should be carried out using hand methods only. Topping up the mulch to maintain the specified depth is the best method of preventing weeds and will reduce ongoing maintenance time.

##### MULCH

75mm depth of 8-35mm ornamental bark mulch (peat-free) to be supplied and spread to all planting areas. Finished mulch level to be installed and maintained at 25mm below any adjacent kerbs or paving surfaces.

#### Specimen Shrub Planting:

| Name                             | Abb | Height (cm) | Root | Container | Habit        | Quantity |
|----------------------------------|-----|-------------|------|-----------|--------------|----------|
| Amelanchier lamarckii            | AI  | 250-300     | B    | /         | Multi Stem   | 2        |
| Carladendron sellowiana 'Pumila' | CS  | 3-4         | B    | /         | 3-4          | 34       |
| Philadelphus 'Apical Queen'      | PAQ | /           | C    | 15L       | Triple Crown | 4        |
| Philadelphus 'Yellow Wave'       | PYW | /           | C    | 15L       | Triple Crown | 4        |
| Philadelphus 'Pink Panther'      | PPP | /           | C    | 5L        | 7 Leaves     | 4        |

#### Formal Hedge Planting:

| Name             | Abb | Height (cm) | Root | Form                 | Spacing                         |
|------------------|-----|-------------|------|----------------------|---------------------------------|
| Carpinus betulus | C   | 80-100      | RB   | Bushy, Clipped sides | 50cm centres, 40cm between rows |

#### Note:

Hedge plants to be planted in doubled staggered rows at centres noted above. Maintained at 1.2m high

#### Mixed Species Native Boundary Hedge Planting:

| Name                  | Abb | Height  | Root | Container | Habit                    | Breaks | Density            | % In Mix |
|-----------------------|-----|---------|------|-----------|--------------------------|--------|--------------------|----------|
| Crataegus monogyna    | CM  | 100-125 | B    | /         | Transplant - seed raised | /      | 4.5/m <sup>2</sup> | 50%      |
| Buxus sempervirens    | B   | 100-125 | B    | /         | Branched                 | 5      | 4.5/m <sup>2</sup> | 10%      |
| Ilex aquifolium       | IA  | 80-100  | C    | SL        | Leader & Laterals        | /      | 4.5/m <sup>2</sup> | 20%      |
| Lonicera periclymenum | LP  | 60-80   | B    | /         | Leader & Laterals        | /      | 4.5/m <sup>2</sup> | 2%       |
| Prunus spinosa        | PS  | 60-80   | B    | /         | Branched                 | 3      | 4.5/m <sup>2</sup> | 3%       |
| Rosa canina           | RC  | 60-80   | B    | /         | Branched                 | 3      | 4.5/m <sup>2</sup> | 5%       |
| Viburnum lantana      | VL  | 80-100  | B    | /         | Branched                 | 3      | 4.5/m <sup>2</sup> | 10%      |

#### Mixed Species Native Buffer Planting:

| Name                | Abb | Height (cm) | Root | Container | Habit                    | Breaks | Density          | % In Mix |
|---------------------|-----|-------------|------|-----------|--------------------------|--------|------------------|----------|
| Acer campestre      | AC  | 80-100      | B    | /         | /                        | /      | 1/m <sup>2</sup> | 15%      |
| Crataegus monogyna  | CM  | 100-125     | B    | /         | Transplant - seed raised | /      | 1/m <sup>2</sup> | 35%      |
| Buxus sempervirens  | B   | 100-125     | B    | /         | Transplant - seed raised | /      | 1/m <sup>2</sup> | 15%      |
| Prunus spinosa      | PS  | 60-100      | B    | /         | Branched                 | 5      | 1/m <sup>2</sup> | 10%      |
| Prunus laurocerasus | PL  | 80-100      | B    | /         | Branched                 | 3      | 1/m <sup>2</sup> | 10%      |

\*Native buffer mix to be planted at 1m centres in groups of no larger than 5 of a single species.

\*\*All whips and transplants to have rabbit guards / shrub shelter appropriate to the species.

\*\*\* Shrubs to be sourced as local to the site as possible and "UK-Grown" in accordance with current bio-security best practice.

#### PLANTING SCHEDULES

| Tree Species                        | Abb. | Form                 | Girth (cm) | Height (cm) | Clear stem (cm) | Root | Quantity |
|-------------------------------------|------|----------------------|------------|-------------|-----------------|------|----------|
| Acer campestre                      | AC   | Standard Heavy       | 12-14      | 300-350     | min 200         | B    | 3        |
| Acer campestre 'Buxifolium'         | ACB  | Standard Extra Heavy | 14-16      | 400-450     | min 220         | RB   | 3        |
| Betula pendula                      | BP   | Standard Extra Heavy | 14-16      | 400-450     | min 220         | B    | 3        |
| Cornus 'Eddie's White Wonder'       | CEW  | Multi Stem           | -          | 350-400     | -               | RB   | 1        |
| Corylus avellana                    | CA   | Feathered            | 12-14      | 300-350     | -               | B    | 2        |
| Ilex aquifolium                     | IA   | Standard selected    | 10-12      | 300-35      | min 200         | B    | 7        |
| Liquidambar styraciflua 'Fastigiat' | LSF  | Standard Extra Heavy | 14-16      | 400-450     | min 220         | RB   | 1        |
| Pinus sylvestris                    | PS   | Standard Extra Heavy | 14-18      | 450-500     | min 220         | B    | 4        |
| Prunus 'Banksia'                    | PR   | Standard Extra Heavy | 14-18      | 450-500     | min 220         | RB   | 2        |
| Quercus robur 'Fastigiata Koster'   | QRK  | Feathered            | 14-16      | 400-450     | min 220         | RB   | 4        |
| Ulmus 'New Horizon'                 | UNH  | Standard Heavy       | 12-14      | 300-35      | min 200         | B    | 1        |

| Ornamental Shrub Planting:                     |      |             |      |           |                |                  |  |
|------------------------------------------------|------|-------------|------|-----------|----------------|------------------|--|
| Name                                           | Abb  | Height (cm) | Root | Container | Habit          | Density          |  |
| Aster macrophyllus 'Twilight'                  | AMT  | /           | C    | 5L        | V              | 4/m <sup>2</sup> |  |
| Carlina selowiana 'Pumila'                     | CS   | /           | C    | 3-4L      | V              | 3/m <sup>2</sup> |  |
| Eumonym fortunei 'Emerald & Gold'              | EIEG | 30-40       | C    | 5L        | Bushy          | 4/m <sup>2</sup> |  |
| Hebe 'Blue Gem'                                | HGB  | 30-40       | C    | 5L        | Bushy          | 4/m <sup>2</sup> |  |
| Hebe 'Green Globe'                             | HGG  | 30-41       | C    | 5L        | Bushy          | 4/m <sup>2</sup> |  |
| Hebe 'Mrs Winder'                              | HW   | 30-40       | C    | 5L        | Bushy          | 4/m <sup>2</sup> |  |
| Hebe rakataensis                               | HR   | 30-40       | C    | 5L        | Bushy          | 4/m <sup>2</sup> |  |
| Hedera helix 'Glacier'                         | HNG  | /           | C    | 3L        | Severed shoots | 5/m <sup>2</sup> |  |
| Hebebus argenteifolia                          | HA   | /           | C    | 5L        | V              | 4/m <sup>2</sup> |  |
| Leucodendron angustifolia 'Hidcote'            | LH   | 30-40       | C    | 5L        | Bushy          | 4/m <sup>2</sup> |  |
| Ulmus maximiliani 'Big Blue'                   | UNH  | /           | C    | 5L        | V              | 4/m <sup>2</sup> |  |
| Nepeta sibirica 'Alta'                         | NA   | /           | C    | 5L        | V              | 4/m <sup>2</sup> |  |
| Phlox russelliana                              | PR   | /           | C    | 15L       | Severed shoots | 4/m <sup>2</sup> |  |
| Prunus 'Yellow Wave'                           | PYW  | /           | C    | 15L       | Triple Crown   | 3/m <sup>2</sup> |  |
| Prunus 'Pink Panther'                          | PPP  | /           | C    | 5L        | 7 Leaves       | 3/m <sup>2</sup> |  |
| Prunus laurocerasus 'Zabelliana'               | PZ   | 30-40       | C    | 5L        | Bushy          | 4/m <sup>2</sup> |  |
| Stipa arundinacea                              | SA   | /           | C    | 3-4L      | V              | 4/m <sup>2</sup> |  |
| Rudbeckia fulgida var. sullivantii 'Goldstrum' | RTG  | /           | C    | 5L        | V              | 4/m <sup>2</sup> |  |

#### MAINTENANCE

All planting areas to be maintained to a high standard by the contractor for 12 months after practical completion, to ensure the landscape scheme is successful, and discourage decline of the area.

Minimum frequency of maintenance visits:

December / January / February / March - 1no. visit each month

April to November - 2no. visits each month

Generally, during the first 12 months:

- All planting beds to be re-firmed and kept weed free through hand weeding and application of an approved herbicide where appropriate.
- All litter to be picked and removed from landscape areas.
- Mulch to be topped up as required to maintain the specified thickness.
- The condition of all trees is to be regularly checked, with ties and stakes adjusted or replaced as necessary.
- Shrubs to be pruned at appropriate times of year for each species to promote healthy growth and desirable ornamental features.
- Grass lawn area and wildflower meadow areas to be cut and maintained in accordance with specification note above.
- All arisings to be removed from site.
- Any defects or plant losses occurring during the first 12 months defects period to be replaced at the contractors expense.

Following the initial 12 month establishment period the maintenance of the landscaping will be taken on by a professional commercial landscape maintenance contractor under a maintenance contract.

#### GENERAL WATERING

All soft landscaping to be subject to a watering regime which is absolutely essential to ensure the continued success of the scheme, particularly during the initial 12 month establishment period. The watering frequency should be as necessary to ensure the continued thriving of all grass, hedges, trees and ornamental planting. During dry periods minimum weekly visits should be made to the site to ensure the soil has not dried out and to action watering if necessary. The soil should be checked for dryness using either a soil moisture sensor or by inserting a spade into the ground to a depth of 300mm to observe the appearance of the soil. If the soil is moist there is no need to water but if it is bone dry then watering procedure should be carried out immediately. Water supply should be from potable mains water or an approved alternative. The full depth of topsoil should be wet without loosening or damaging plants. Any compacted soil should be broken up sufficiently to allow water to reach the rootzone.

#### WATERING TREES

Trees to be watered in accordance with BS 8545:2014 Tree - From Nursery to Independence. Trees should be watered via the installed irrigation / aeration pipes around the base of the trees stem in accordance with the manufacturer's instructions to ensure the water reaches the roots of the tree. Below is a suggested watering regime but this should be used as a guide only and may require modification in times of drought or flood, dependant on the ground conditions at the time, which should be monitored as above:

- March - October: 20 litres to be poured into irrigation pipe two times per week [40 litres in total]

Project Site

#### PROPOSED DEVELOPMENT

PERRYMOUNT ROAD

HATFORDS HEATH

B116 1DN

Drawn By:

PROPOSED LANDSCAPE PLAN

Drawn: Checked: Scale: B4D: B4D: Date:

1:250 1:250 30/09/2024

Drawn By: Checked: Scale: B4D: B4D: Date:

1:250 1:250 30/09/2024

Project No: 19971

Client: ALDI STORES LTD

19971 SFG XX XX DR L 1001

## **Appendix 2     Sites Designated for Nature Conservation**

### **Statutory Sites**

#### ***Internationally Designated Sites - Ramsar Sites, Special Areas of Conservation and Special Protection Areas***

Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) form a network of protected sites across the European Union and United Kingdom. In the United Kingdom the primary legislative protection is afforded to these sites under the Conservation of Habitats and Species Regulations 2017 (as amended).

Ramsar sites are designated as wetlands of international importance which are afforded similar legislative protection to SPAs and SACs.

SACs are sites which support internationally important habitats or internationally important assemblages or populations of species. SPAs are designated for supporting internationally important populations of birds. SACs, SPAs and Ramsar sites are generally also designated as Sites of Special Scientific Interest.

Under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) there is a legal requirement that competent authorities, such as local planning authorities, need to consider whether plans or projects are likely to have a significant adverse effect on SPAs, SACs or Ramsar sites, either alone, or in combination with other plans or projects. In the event that a likely significant effect cannot be ruled out, on the basis of objective information, then the competent authority must undertake an “Appropriate Assessment” to fully assess the plan or project against the site’s conservation objectives. Unless certain defined derogation tests can be met, the competent authority may not authorise nor undertake any plan or project which adversely affects the integrity of a SPA, SAC or Ramsar site.

#### ***Nationally Designated Sites – Sites of Special Scientific Interest and National Nature Reserves***

Sites of Special Scientific Interest (SSSI) receive legal protection under the Wildlife and Countryside Act 1981 (as amended). Such sites are designated to protect specific areas of biological or geological interest of national importance. Such sites also generally receive strict protection through the planning system.

National Nature Reserves (NNR) are also usually designated as SSSIs and are specifically managed for their wildlife value. They receive legal protection through the National Parks and Access to the Countryside Act 1949 and the Wildlife and Countryside Act 1981 (as amended). As with SSSIs, these sites generally receive strict protection through the planning system.

### ***Locally Designated Sites – Local Nature Reserves***

Local Nature Reserves (LNR) are designated by local authorities under the National Park and Access to the Countryside Act 1949. These are generally designated not only for their local wildlife value but also for education, scientific and recreational purposes. These sites generally receive protection from development through the planning system.

### **Non-Statutory Sites**

#### ***Locally Designated Sites***

In addition to statutory designations, local authorities often designate sites of nature conservation importance at the local level. Such designations are named differently by each local authority and may be referred to as Local Wildlife Sites (LWS), Sites of Importance for Nature Conservation (SINC) or Sites of Nature Conservation Importance (SNCI), amongst others. The exact level of protection afforded to these sites varies and is normally defined through local planning policy.

## Appendix 3 Relevant Legislation

### Bats

All UK bat species are listed in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of the Conservation of Habitats and Species Regulations 2017. They are afforded full protection under Section 9(4) of the Act and Regulation 43 of the Regulations. These make it an offence to:

- Deliberately capture, injure or kill any such animal;
- Deliberately disturb any such animal, including in particular any disturbance which is likely:
  - To impair its ability to survive, breed, or rear or nurture their young;
  - To impair its ability to hibernate or migrate;
  - To affect significantly the local distribution or abundance of that species;
- Damage or destroy a breeding site or resting place of any such animal;
- Intentionally or recklessly disturb any of these animals while it is occupying a structure or place that it uses for shelter or protection; or
- Intentionally or recklessly obstruct access to any place that any of these animals uses for shelter or protection.

In addition, five British bat species are listed on Annex II of the Habitats Directive. These are:

- Greater horseshoe bat *Rhinolophus ferrumequinum*;
- Lesser horseshoe bat *Rhinolophus hipposideros*;
- Bechstein's bat *Myotis bechsteinii*;
- Barbastelle *Barbastella barbastellus*; and
- Greater mouse-eared bat *Myotis myotis*.

In certain circumstances where these species are found the Directive requires the designation of Special Areas of Conservation (SACs) by EC member states to ensure that their populations are maintained at a favourable conservation status. Outside SACs, the level of legal protection that these species receive is the same as for other bat species.

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## **Breeding Birds**

With certain exceptions, all wild birds, their nests and eggs are protected by Section 1 of the Wildlife and Countryside Act 1981 (as amended). Therefore, it is an offence, to:

- Intentionally kill, injure or take any wild bird;
- Intentionally take, damage or destroy the nest of any wild bird while it is in use or being built; or
- Intentionally take or destroy the egg of any wild bird.

These offences do not apply to hunting of birds listed in Schedule 2 subject to various controls. Bird species listed on Schedule 1 of the Act receive further protection, thus for these species it is also an offence to:

- Intentionally or recklessly disturb any bird while it is nest building, or is at a nest containing eggs or young; or
- Intentionally or recklessly disturb the dependent young of any such bird.

## **Species and Habitats of Principal Importance in England**

The Natural Environment and Rural Communities (NERC) Act came into force on 1st October 2006. Section 41 (S41) of the Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. The England Biodiversity List is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under section 40 of the NERC Act 2006, to have regard to the conservation of biodiversity in England, when carrying out their normal functions. There are currently 943 species of principal importance and 41 habitats of principal importance included on the England Biodiversity List.

## Appendix 4 Appraisal Criteria for Bats

The criteria used to assess the suitability of roosting and foraging/commuting habitat for bats is based on industry guidelines and outlined in **Table 2**<sup>17</sup>.

**Table 2:** Criteria used to Assess Suitability of Roosting and Foraging/Commuting Habitat for Bats

| Suitability       | Description of roosting habitats                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Commuting and foraging habitats                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>High</b>       | A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.                                                                                                                                                                                                                                                                      | Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge.<br><br>High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland.<br><br>Site is close to and connected to known roosts. |
| <b>Moderate</b>   | A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status.                                                                                                                                                                                                                                                                                                                | Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens.<br><br>Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.                                                                                                                                                                                    |
| <b>Low</b>        | A structure with one or more potential roost sites that could be used by individual bats opportunistically/structure that does not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).<br><br>A tree of sufficient size and age to contain potential roost features but with none seen from the ground or features seen with only very limited roosting potential. | Habitat that could be used by small numbers of commuting bats such as a gappy hedgerows or un-vegetated stream, but isolated (i.e. not very well connected to the surrounding landscape by other habitat).<br><br>Suitable, but isolated, habitat that could be used by small numbers of foraging bats such as a lone tree or a patch of scrub.                                                                                                                                    |
| <b>Negligible</b> | No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion                                                                                                                                                                                                                                                                                                                                                 | No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.                                                                                                                                                                                                                                                                                     |
| <b>None</b>       | No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).                                                                                                                                                                                                                                                                                                                                                          | No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats)                                                                                                                                                                                                                   |

<sup>17</sup> Table adapted from (Collins, 2023)

## Appendix 5 Statutory Designated Sites within the Desktop Study Area

Details of statutory designated sites within the desktop study area, as listed in Paragraph 4.2.1, are provided in **Table 3**.

**Table 3:** Statutory Designated Sites Located Within the Desktop Study Area

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| <b>Site Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Scrase Valley                                      |
| <b>Site Designation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Local Nature Reserve                               |
| <b>Approximate Relative Location</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Approximately 800 metres east of the site boundary |
| <b>Reasons for Designation:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                    |
| The site contains lowland mixed deciduous woodland, wet woodland and purple moor grass and rush pasture. There are several locally and nationally rare plants within the reserve such as marsh cinquefoil <i>Potentilla palustris</i> , meadow thistle <i>Cirsium dissectum</i> , and marsh speedwell <i>Veronica scutellata</i> . A number of notable bird species have been recorded breeding within the site. Site contains a mosaic of wetland, grassland and woodland habitats. The Scrase Stream and its tributaries provide a corridor through the site connecting it with seminatural habitats beyond its boundaries. |                                                    |

## Appendix 6 Baseline Habitats

**Table 4:** Summary of Baseline Habitats

|                                                                                                                                                                                                                                                          |                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <b>Habitat Ref.</b>                                                                                                                                                                                                                                      | 1                       |
| <b>Level 1</b>                                                                                                                                                                                                                                           | Terrestrial             |
| <b>Level 2</b>                                                                                                                                                                                                                                           | Grassland (g)           |
| <b>Level 3</b>                                                                                                                                                                                                                                           | Modified Grassland (g4) |
| <b>Level 4</b>                                                                                                                                                                                                                                           | N/A                     |
| <b>Level 5</b>                                                                                                                                                                                                                                           | N/A                     |
| <b>Secondary Codes</b>                                                                                                                                                                                                                                   | Scattered Trees (32)    |
|                                                                                                                                                                         |                         |
| <b>Species List</b>                                                                                                                                                                                                                                      |                         |
| <p>Perennial rye grass <i>Lolium perenne</i>, other species identified include daisy <i>Bellis perennis</i>, dove's foot cranesbill <i>Geranium molle</i>, yarrow, common cat's ear <i>Hypochaeris radicata</i> and chickweed <i>Stellaria media</i></p> |                         |

|                                                                                     |                                      |
|-------------------------------------------------------------------------------------|--------------------------------------|
| <b>Habitat Ref.</b>                                                                 | 2                                    |
| <b>Level 1</b>                                                                      | Urban (u)                            |
| <b>Level 2</b>                                                                      | Built-up areas and gardens (u1)      |
| <b>Level 3</b>                                                                      | Developed land; sealed surface (u1b) |
| <b>Level 4</b>                                                                      | N/A                                  |
| <b>Level 5</b>                                                                      | N/A                                  |
| <b>Secondary Codes</b>                                                              |                                      |
|  |                                      |
| <b>Species List</b>                                                                 |                                      |
| N/A                                                                                 |                                      |

|                                                                                    |                                      |
|------------------------------------------------------------------------------------|--------------------------------------|
| <b>Habitat Ref.</b>                                                                | 3                                    |
| <b>Level 1</b>                                                                     | Terrestrial                          |
| <b>Level 2</b>                                                                     | Urban (u)                            |
| <b>Level 3</b>                                                                     | Built-up areas and gardens (u1)      |
| <b>Level 4</b>                                                                     | Developed land; sealed surface (u1b) |
| <b>Level 5</b>                                                                     | Buildings (u1b5)                     |
| <b>Secondary Codes</b>                                                             |                                      |
|  |                                      |
| <b>Species List</b>                                                                |                                      |
| N/A                                                                                |                                      |

|                                                                                                                                                                     |                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| <b>Habitat Ref.</b>                                                                                                                                                 | 4                                        |
| <b>Level 1</b>                                                                                                                                                      | Terrestrial                              |
| <b>Level 2</b>                                                                                                                                                      | Heathland and shrub (h)                  |
| <b>Level 3</b>                                                                                                                                                      | Hedgerows (h2)                           |
| <b>Level 4</b>                                                                                                                                                      | Non-native and ornamental hedgerow (h2b) |
| <b>Level 5</b>                                                                                                                                                      | N/A                                      |
| <b>Secondary Codes</b>                                                                                                                                              |                                          |
|                                                                                  |                                          |
| <b>Species List</b>                                                                                                                                                 |                                          |
| <p>Holly <i>Ilex aquifolium</i>, ivy <i>hedera helix</i>, rose <i>Rosa species</i>, firethorn <i>Pyracantha species</i>, western red cedar <i>Thuja plicata</i></p> |                                          |

|                                                                                                                                                                                                                                                                             |                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>Habitat Ref.</b>                                                                                                                                                                                                                                                         | 5                  |
| <b>Level 1</b>                                                                                                                                                                                                                                                              | Terrestrial        |
| <b>Level 2</b>                                                                                                                                                                                                                                                              | N/A                |
| <b>Level 3</b>                                                                                                                                                                                                                                                              | N/A                |
| <b>Level 4</b>                                                                                                                                                                                                                                                              | N/A                |
| <b>Level 5</b>                                                                                                                                                                                                                                                              | N/A                |
| <b>Secondary Codes</b>                                                                                                                                                                                                                                                      | Line of trees (33) |
|                                                                                                                                                                                            |                    |
| <b>Species List</b>                                                                                                                                                                                                                                                         |                    |
| <p>Beech <i>Fagus sylvatica</i>, hazel <i>Corylus avellana</i>, silver birch <i>Betula pendula</i>, willow <i>Salix</i> species, holly <i>Ilex aquifolium</i>, ivy <i>Hedera helix</i>, spindle <i>Euonymus europaeus</i> and cherry laurel <i>Prunus laurocerasus</i>.</p> |                    |