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Our ref: DH/11020/L01

Your ref: _____

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Date: 7th July 2022

Dear David,

Land to West of White Horse Business Park, Trowbridge

On behalf of Castlewood Properties, in January 2022 Nicholas Pearson Associates (NPA) prepared an Ecology Addendum relating to 20/03641/OUT. The addendum provided updated information to address the queries raised by Wiltshire ecology and set out how the proposals on their own would avoid significant negative ecological impacts.

Castlewood Properties have also been collaborating with Vistry Homes who are proposing residential development immediately south of the Castlewood application, with both using NPA as their ecological consultant. This collaboration has resulted in the preparation of a Joint Ecology Parameters Plan (10996 NPA ZZ ZZ DR Y 1202 P01) which is being submitted for each applicant's application and a Comprehensive Land Use Plan (CASR3003 3600 E).

The Joint Ecology Parameters Plan demonstrates that if both planning applications were permitted, they would deliver a robust and coherent network of dark bat commuting/foraging habitat, linked to the wider landscape, in accordance with the requirements of the Trowbridge Bat Mitigation Strategy (TBMS) (Wiltshire Council, February 2020), including through provision of wide dark habitat buffers along their south western (<40m) and north eastern (<22.5m) boundaries.

Together with the respective ecology addendums submitted by each applicant evidencing each scheme would deliver "100% habitat mitigation", this demonstrates that both proposals jointly meet the criteria of the TBMS and adverse effects on the integrity of the Bath and Bradford-on-Avon Bats Special Area of Conservation would be avoided.

Yours sincerely,

David Harvey

Associate Ecologist

ENVIRONMENTAL DESIGN | LANDSCAPE ARCHITECTURE | ECOLOGY | VISUALISATION

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- Existing hedgerow retained

Existing tree or tree group to be retained.

Hedgerow to be removed to facilitate access and circulation

Extent of existing on-site Core Bat Habitat

Proposed extent of on-site Core Bat Habitat

Dark habitat zone:
<0.2 Lux on the horizontal plane and <0.4 Lux on the vertical plane (measured at 1.5m and 4m). Note: Hedgerows, trees and/or woodland (in combination with temporary fencing if required) will be selectively planted to minimise light spill and/or glare as necessary.

Built development lighting buffer zone:
Minimum 15m wide from edge of dark habitat zone.
Max. 1 Lux at edge near residential development (on horizontal plane) reducing to <0.2 Lux within 15 linear metres
As Dark Habitat Zone above, but no associated 15m buffer, to some limited potential for lighting from private gardens to encroach.
Minimum of 4m wide.

Wider Green Infrastructure
To be planted/managed in advance of construction where away from construction works.
Existing grassland to be retained and enhanced through hay meadow management, but to also include:
 - tussocky grassland management;
 - network of pathways;
 - SUDs;
 - Broad-leaved native woodland planting;
 - Broad-leaved native parkland tree planting (e.g. Oaks);
 - Scrub planting;
 - Orchard planting; and
 - key planting identified below.

Proposed 2m wide native species-rich hedgerow.
To be managed at no lower than 2m high.

Broad-leaved native woodland planting to strengthen bat habitat connectivity between business park woodland and Elm Grove to existing east-west hedgerow

Wooded corridor (at least 20m wide) to provide strong north-south bat commuting corridor along western edge of Site.

Key links to wider bat habitat

Proposed residential development

Proposed highway

Proposed location of pumping station (to be outside Core Bat Habitat)

Indicative SUDs layout

Indicative location of permanent water body to provide suitable breeding habitat for Great Crested Newts.

Indicative area of formal POS and Play Area

Localised access road width restriction to minimise the hedgerow break (max 9.5m gap). Trees planted either side of break to minimise gap by canopy spread as far as H&S allows.

Newt crossing detail

Scalebar

Revisions

Status	Revision Note	Date	Drawn	Checked	Approved
P01	Planning Submission	29/06/22	DH	SK	SK

Project

Land South West of White Horse Business Park, Trowbridge

Drawing

Joint Ecology Parameters Plan

Drawing Number

10996 NPA ZZ ZZ DR Y 1202

Suitability	Revision	Purpose
S4 For Approval	P01	Stage 3: Definition
Scale	Page Size	Origin Date
1:1,250	A3	29/06/22

Client

VISTRY HOMES Ltd (trading as Linden Homes)

NICHOLAS PEARSON ASSOCIATES

ENVIRONMENTAL DESIGN | LANDSCAPE ARCHITECTURE | ECOLOGY | VISUALISATION

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