PRELIMINARY ECOLOGICAL ASSESSMENT 2023

PROPOSED MINIATURE ADVENTURE GOLF LONGLEAT FOREST CENTER PARCS, WILTSHIRE

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Version	Purpose	Date
1	Project design & planning application	13th December 2023
2	Information on revisions to the proposal and confirmation of aspects of it based on the preliminary assessment in Version 1	19th December 2023

C T Menendez BSc (Hons) MCIEEM CEnv

This report assesses the ecological impact of the proposal based on wildlife legislation and planning policy. It is an independent assessment and not a statement of support or otherwise to the proposal for the site.

Disclaimer: While all reasonable effort has been made to ensure that the following information is correct and up to date it should not be relied upon as a definitive guide to wildlife and wildlife law. The exact requirements and habits of wildlife can vary and not be fully understood. Surveys and assessments can be restricted snap shots in time and space. Any conclusions and recommendations are made here in good faith. Also, the implementation of law can vary. Those needing to limit impacts and their risk should consult the original legislation and/or a lawyer conversant with wildlife law.

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EXECUTIVE SUMMARY

Site

The surveyed plot is in a more formally landscaped part of the village sitting between the Sports Plaza and Sports Lake.

The plot is mown lawn with medium-aged trees, a heather bed with shrubs on a shallow slope and a timber maze at the top of the bank.

There is a veteran tree to one side.

Proposal

The proposal is to build a miniature adventure (crazy) golf course for the village's guests.

Significant ecological considerations

Veteran tree – guidance on this tree's protection is provided that may have implications to the layout of the proposal. Refer to Section 5.3.1

Heather bed – this has naturalised and contains a rich flora including two species of orchid. The heather bed (within the knee rail including the shrubs) has been omitted/protected from the scheme. Refer to Section 5.3.2.

Reptiles – Viviparous lizards and Slow-worms occur in the heather bed. A mitigation strategy to avoid harm to them is provided. Refer to section 5.3.3.

Minor considerations

Habitat connectivity – it is recommended that the gold course layout retains connectivity at ground level between the heather bed and surrounding habitat. Refer to Section 5.4.1.

Birds – apply standard precautions to avoid harm to nesting birds. Refer to Section 5.4.2.

Bats – a sensitive lighting scheme is advised in this location. Refer to Section 5.4.3.

Opportunities

Recommendations are given on: (1) creating semi-natural habitat beds in the golf course planted with heathers around the playing areas [and not hard standings], (2) seed the ground around the new heathers with a wildflower only mix with no grasses [or leave it bare to self-colonise], (3) design the course to avoid the entrapment of small animals [toads for example], (4) reduce the evergreen shrubs in existing heather bed to no more than 5% & (5) place log piles in the heather beds. Refer to Section 5.5.

Further survey

An arboricultural tree survey is advised.

Report Version 2

Center Parcs have revised the scheme based on the above advisories and recommendations. The revised information is given in green text in this report, principally in Section 5 Assessment.

1. INTRODUCTION

Center Parcs at Longleat Forest is a holiday resort in 150+ hectares of woodland with a mix of visitor lodges and facilities including a network of roads and paths.

It is understood that it is proposed to:

- *Create a miniature adventure golf course for the guests.*

Longleat Forest Center Parcs commissioned this Preliminary Ecological Assessment to inform the proposal and its planning application.

The proposal has been revised in order to take into account Version 1 of this report. Center Parcs has requested that the report is updated with these changes. These are in green text.

2. OBJECTIVES/SCOPE

- *To identify the presence or likelihood of noteworthy habitat or species*
- *To identify ecological constraints to the proposal, opportunities and any need for further surveys.*

Figures 1 Location – circled. Grid reference ST 8323 4257



3. METHODOLOGY

3.1 Personnel

The survey and assessment was undertaken by Colin Menendez BSc (Hons) MCIEEM CEnv. He has 20+ years' experience as a professional ecologist, including undertaking development-related work. Colin holds Natural England survey licences for bats and great crested newts (and other species).

3.2 Historical information

Longleat Forest Center Parcs has been undertaking annual ecological monitoring for over 10 years and information from this monitoring was able to be referred to and other ecological assessments. The Longleat Forest Village Biodiversity Sensitive Areas map (used by its staff and contractors for the day-to-day management of the holiday village) and the Government's MAGIC website with location-specific information on the natural environment were checked for additional information.

In addition, the Longleat Conservation Rangers provided notes on their observations at the surveyed plot.

A data search was not necessary due to the amount of existing information.

3.3 Survey

The survey was carried out on 2nd November 2023. Conditions: wet, windy, full cloud and mild 11°C. Equipment: high-powered torch & close-focusing binoculars (with endoscope & ladders to hand).

The location of the proposed miniature golf course and environs was walked and checked for any noteworthy habitats, features or species. This included a search and assessment for protected species and signs of them:

- Bats (a ground-based assessment of the trees)
- Badgers
- Dormice
- Nesting birds
- Reptiles
- Great crested newts
- Other noteworthy species.

3.4 Constraints

The preliminary survey was a walkover search and assessment. It can only be a snapshot of those features and species that can be seen at that time, and the survey was in early winter when some species may not be apparent, active or present.

These constraints are reduced by the existing knowledge and information from the long-term ecological monitoring of Longleat Forest by Center Parcs and the surveyor is familiar with the site's wildlife having contributed to the monitoring.

The following are outside the scope of this report: (1) arboriculture assessment, (2) tree preservation orders, (3) landscape assessment and (3) conservation areas (non-ecology).

4. RESULTS

4.1 Habitat

4.1.1 Setting

Longleat Forest is mixed coniferous and broad-leaved woodland.

The setting is one of mostly mature coniferous woodland, the holiday lodges, facilities and small man-made lakes in the woodland. There is a network of roads and paths through the wood for the visitors and operation of the site.

The forest extends beyond Longleat Forest Center Parcs itself and outside the forest are farmland and the parkland of Longleat House.

The habitat is somewhat unusual in a Wiltshire context, in-so-far as the geology and therefore the habitat is slightly acidic in nature, compared to the dominant calcareous habitats of the county.

Longleat Forest Centre Parcs itself is not a statutorily designated wildlife site, but it does include its own Nockatt Coppice Nature Reserve (Figure 1), which is mixed heath, coppice and wood.

Table 1 Wildlife sites

Site	Distance	Habitat/Feature	Notes
'European' sites (within 4 km)			
Nil	-	-	There is no reference to SAC reparations at this location (ref. MAGIC Impact Risk Zone).
'National' sites (1 km)			
Nil	-	-	The nearest are (1) Cley Hill SSSI (botanically rich chalk grassland) at 2.1 km. & (2) Longleat Woods SSSI (large ancient semi-natural broadleaved woodland with a high forest structure) at 2.2 km. Impact Risk Zone = **at this location the Local Planning Authority needs to consult Natural England on likely risks from any discharge of water or liquid waste of more than 20m³/day to ground (*i.e.* to seep away) or to surface water, such as a beck or stream.** **The location is in a Nutrient Impact Area.** For new developments with *overnight accommodation* (author's emphasis) Regulation 63 of the Conservation of Habitats and Species Regulations 2017 must be applied and additional measures required. LPA to refer to Natural England's Nutrient Neutrality advice. Ref. MAGIC
Key Wildlife Sites (500 m)			
Not known	-	-	Nockatt Coppice Nature Reserve is approximately 430 m from the location of the proposed adventure golf course.

4.1.2 The plot

The surveyed plot is outside the managed woodland.

It is part of the landscaped grounds between the Sports Plaza/Jardin de Sports building and the Sports Lake.

The plot is a single unit of land comprising of the following distinct areas:

Area 1 – a central block of semi-natural shrubbery
Area 2 – mown lawn with individual trees
Area 3 – mown lawn with individual trees
Area 4 – an existing maze.

The plot sits on a south-facing bank that grades down to a tarmac track around the Sports Lake.

Behind the maze at the top of the bank is open lawn, hardstandings and the Sports Plaza (a leisure centre-like building).

The bank to the western side is lawn, paths, trees and shrubs leading to the Aqua Sana (a spa).

The bank to the eastern side is wooded with a veteran tree next to the plot.

Figure 2 Plot



Figure 3 Aerial view



Photo 1 View of plot from lake path



Area 1

Area 1 is a rectangular established shrub bed on the bank within a knee rail approximately 26 long and 7 m wide in the middle of the surveyed plot. Originally planted with ornamental heathers and shrubs the ground flora looks to have become naturalised – perhaps deliberately 'gardened' to create the existing semi-natural habitat.

The majority of the bed is heathers *Calluna vulgaris* agg. (Ling) with the ground between colonised by a good variety of herbs and sedges: *Carex flacca* (Glaucous sedge), *C. pendula* (Pendulous sedge), *Centaurium erythraea* (Common centaury), *Cirsium palustre* (Marsh thistle), *Eupatorium cannabinum* (Hemp agrimony), *Fragaria vesca* (Wild strawberry), *Hypericum* sp (St. John's-wort), (*Lotus corniculatus* (Bird's foot trefoil), *Potentilla reptans* (Creeping cinquefoil), *P. erecta* (Tormentil), *Prunella vulgaris* (Selfheal) & *Viola* sp. (Violet sp.) for example with at this time of year the basal leaves of numerous *Ophrys apifera* (Bee orchid). More than 20 bee orchids were reportedly noted here in June 2023. *Dactylis fuchsia* (Common spotted orchid) are also known to occur in the bed every year. There are springs of self-set birch, bramble and gorse growing through.

At both ends and along the front of the bed are dense planted shrubs: *Prunus lusitanica* (Portuguese laurel), *Berberis* sp (Berberis), *Lonicera pileata* (Box-leaved honeysuckle), *Rosa* sp. & *Viburnum* sp. for example. These are clipped-back though are encroaching the heather habitat.

Photo 2 Area 1 – heather bed viewed west to east



Photo 3 Area 1 – viewed east to west



Photo 4 Area 1 – ground flora including Bee orchid



Photo 5 Area 1 – ground flora including Bee orchid



Area 2

Area 2 is short-mown lawn with paths, seven medium-aged trees and a small shrub bed on the flat ground below the banked heather bed.

The lawn has common flora typical of short-mown disturbed ground with moss and the rosettes of *Achillea millefolium* (Yarrow), *Bellis perennis* (Common daisy), *Plantago major* (Broad-leaved plantain), *P. vulgaris* (Selfheal) & *Ranunculus repens* (Creeping buttercup) for example.

The trees are a mix of Birch (*Betula* sp.), Cherry (*Prunus* sp.), Lime (*Tilia* sp.) & Pedunculate oak (*Quercus robur*) – and a stump of an old Beech with honey fungus evident.

To the eastern side and overhanging it is a large veteran Beech tree (*Fagus sylvatica*).

Photo 6 Area 2 – viewed from eastern end



Photo 7 Area 2 - sward



Photo 8 Area 2 – path up bank between heather bed and veteran Beech



Photo 9 Veteran Beech to eastern side of the plot



Area 3

Area 3 is banked up to a kiosk and path. It is short-mown lawn with a path, two medium-aged trees and a small scrubby depression.

The lawn is the same as Area 2 as described above except looked to have a high component of *Glechoma hederacehas* (Ground-ivy).

The trees are a Birch (*Betula* sp.) and a Pedunculate Oak (*Q. robur*) – and again the stump of an old cut tree.

The scrubby depression had Poplar (*Populus* sp.) suckers with *C. pendula* (Pendulous edge), *Rubus fruticosus* (Bramble) and *Urtica dioica* (Nettle).

Photo 10 Area 3 – viewed from western end (excluding the two birch trees in the foreground)



Photo 11 Area 3 – scrubby depression



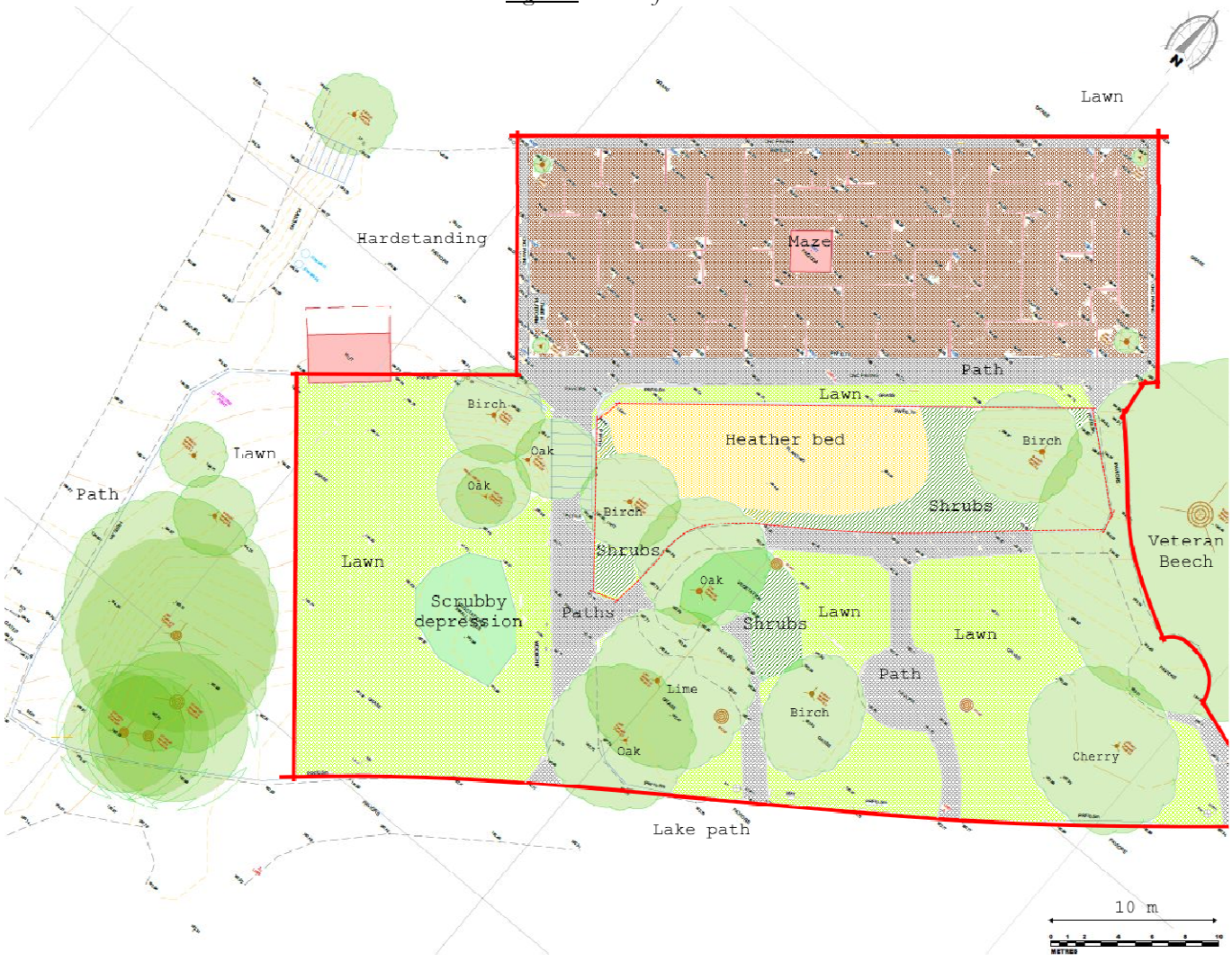
Area 4

Area 4 is a children's timber maze with wood chippings on the ground used by the guests.

Photo 12 Area 4 - maze



Figure 4 Sketch of habitat



4.2 Bats

All the trees on the plot are medium-aged with negligible potential for roosting bats.

The veteran Beech to the eastern side of the plot has fist-sized hollows in the aged trunk, but these are quite open to the elements and with just a couple more sheltered slots. It is assessed to have a potential for individual bats or very small numbers of bats (PRF-I using current guidelines[1]) and not for multiple roosting bats.

The location will have some value for commuting and foraging bats due to its being a tree-lined bank between the Sports buildings and lit path alongside the lake. The adjacent lake routinely has feeding bats over it at night.

As well as the lakeside path being lined with lights, the Sports building behind at the top will be well-lit at night. It was noted that additional spot lights have been retro-fitted to illuminate the steps up the bank through the plot.

Pre-existing information – There are four confirmed common and soprano pipistrelle maternity roosts (and other smaller non-breeding roosts) in buildings at Longleat Forest Center Parcs. Two of these maternity roosts are in buildings approximately 200 to the west of the plot. There are also small non-breeding roosts of lesser horseshoe and brown long-eared bats in buildings approximately 600 m through the forest.

Photo 13 Lighting on the plot



4.3 Badgers

There were no badger setts seen on or next to the plot – and no signs of badgers.

Pre-existing information: There are several badger setts at Longleat Forest Center Parcs including a main sett. Center Parcs monitors these setts annually. The nearest is the main sett at approximately 250 m from the plot on the same bank on the northern side of the lake. There is woodland and guest facilities between the sett and the plot.

4.4 Dormice

The lawns and isolated shrubby heather bed are not suitable for a resident colony of dormice.

Pre-existing information: Dormice occur at Longleat Forest Center Parcs with a population at Nockatt Coppice, through the mainly coniferous forest at 440 m. A single dormouse has been recorded elsewhere at a sunny, scrubby bank within the village at approximately 600 m.

[1] PRF-I = Potential Roosting Feature - Individual

4.5 Birds

The Rangers reported that the evergreen shrubs at the heather bed offer excellent nesting cover for Blackbirds, Song thrush, Dunnock and Wren.

Pre-existing information: Birds are monitored annually at Longleat Forest Center Parcs and averages around 48 breeding species of bird each year. The most noteworthy in the context of the forest are crossbill and firecrest, both regionally rare species. These nest in the conifers trees.

4.6 Reptiles

The Rangers reported that Viviparous lizard and Slow-worms have been observed in the heather bed.

Pre-existing information: Grass snakes, Slow-worms and Viviparous lizards occur and are monitored at Longleat Forest Center Parcs. They occur on the open, sunny rides, banks and heathland, and the grass snakes will hunt along the lake edges and are on occasion found under items on the ground around the Holiday Village.

4.7 Great crested newts

There are no waterbodies on the plot itself – the Sports Lake is approximately 10 m away on the other side of the tarmac path around it. The lake has fish in it and Great crested newts have not been recorded in it. The fish are currently being removed from the lake in order to improve its quality. The Rangers reported that Common toads have been seen on the surveyed plot.

Pre-existing information: Amphibians are monitored annually at Longleat Forest Center Parcs. There is a 'high' population of great crested newts. They occur in a discrete series of ponds with the nearest waterbody recorded with them at approximately 350 m from the surveyed plot.

4.8 Other species

4.8.1 Fluted bird's nest (*Cyathus striatus*) an interesting fungi is known to be present on the plot. It looks like a tiny bird's nest containing several minute eggs, though is fairly common and widespread in the UK.

4.8.2 Carder bees (*Bombus pascuorumare*) are regularly seen feeding on the heather. This is a relatively common species, but it does demonstrate the value of the heather plot for nectar and pollen-feeding insects in the shaded wooded village.

4.8.3 Deer droppings were noted in the heather bed and on the lawns indicating that these animals use this area as a corridor of habitat at night.

5. ASSESSMENT

5.1 Outline proposal

It is understood that it is proposed to:

- *Create a miniature adventure golf course for the guests.*

Early on during the design stage Center Parcs removed the heather bed (Area 1 – all ground within the knee rail) from the scheme due to its wildlife value. The subsequent outline scheme at the time of writing is a miniature ('crazy') golf course over the existing maze that drops down the bank either side of the heather bed to the lawn to the bottom of the bank.

The provided plan looks to retain all but one of the trees and takes them into consideration. The golf greens are to be constructed above ground and will not involve excavation, in order to avoid an adverse effect to the root structures and will be constructed with a permeable surface allowing rainwater to continue to irrigate the soil below. The composition of the non-playing area has not been determined. Some of the lawn in Area 1 will be retained.

The following revisions / confirmations have been made:

- The golf course will now no-longer go down the bank between the retained shrubby heather bed and the veteran Beech. The existing paved path here will be retained – the paving will be renewed.
- There will be a 5 m root protection zone out from the edge of the canopy of the veteran Beech tree with no new construction within this zone.
- The ground between the golf greens will be planted with heathers and other plants under the guidance of Center Parcs conservation and grounds staff.
- There is a proposed timber-framed kiosk in the south-western corner on the lawn at the bottom of the lawn next to the lake path in Area 3.
- No trees will be removed.

The previous and current proposal are shown overleaf.

Figure 5 Annotated extract of superseded outline proposal (5th December 2023)

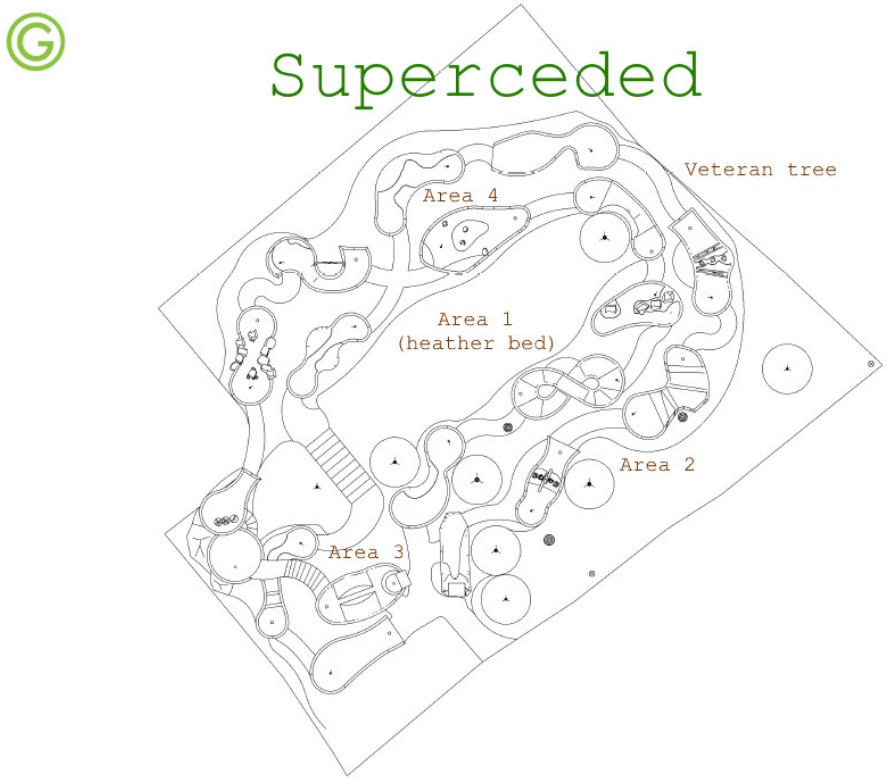
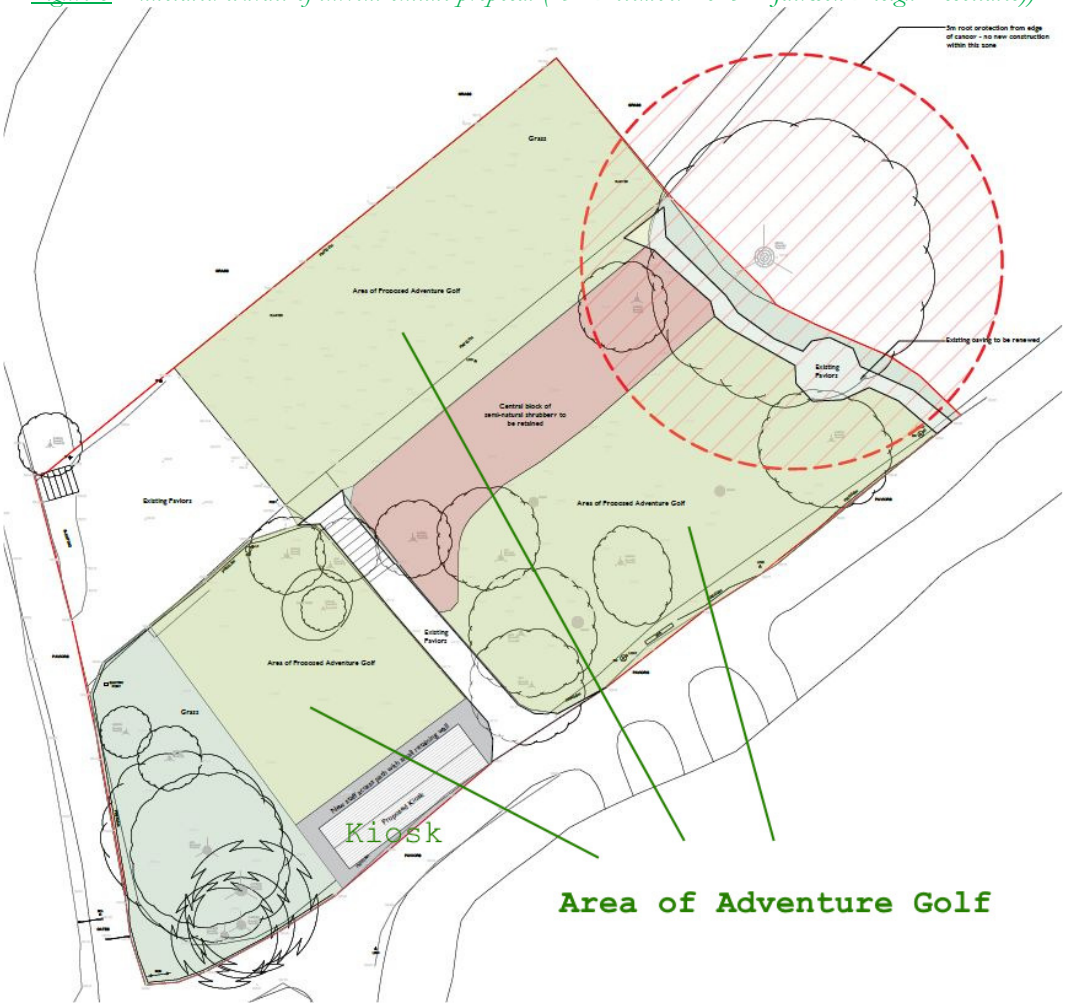


Figure 6 Annotated extract of current outline proposal (15th December 2023 – Jackson Design Associates))



5.2 Objectives of ecological appraisals

The objective of preliminary ecological appraisals (CIEEM[2] guidelines) is:

- To identify any ecological constraints
- To allow likely impacts to be avoided wherever possible through careful scheme design
- To help ensure that the likely requirements for possible mitigation are understood
- To identify ecological opportunities &
- To identify the need for any further ecological surveys.

Good practice is to follow the standard hierarchy of mitigation that is:

Avoidance → Mitigation → Compensation

5.3 Significant considerations

- Veteran tree
- Semi-natural heather bed
- Reptiles.

5.3.1 Veteran tree

The veteran Beech tree overhangs the proposed golf course and its root system may extend into it.

National Planning Policy Framework Paragraph 118 states that "*planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss*"

Circular 06/2005 that provides guidance on the application of the law relating to planning and nature conservation makes veteran trees a material consideration.

Government guidance is that veteran trees are classified as irreplaceable.

The current golf course scheme is within the drip line of the veteran Beech tree (that will be retained).

Potential effects include damage and compaction of the soil and root zone. The current scheme for the golf course greens is that they are to be constructed above ground and will not involve excavation and will be permeable. This possibly will be suitable for the existing medium-aged trees in the lawn, but the veteran tree is a material consideration and will require further deliberation.

The veteran tree is currently fenced to some extent though there is a path under it on its western side within the surveyed plot (Photos 8 & 9 above). Another consideration is that in the long term there is the potential/likelihood that extra work will be required to keep the tree safe for the guests if the is a golf course under/close to it.

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[2] CIEEM = Chartered Institute for Ecology & Environmental Management.

- **Option 1: It is advised that a tree survey is undertaken to assess the likely impact of the proposal on the veteran tree and confirm a suitable root protection area/method.**

  A tree survey by an arboriculturist has been commissioned by Center Parcs.

- **Option 2: The Government's guidance for veteran trees is for a buffer zone around it at least 15 times larger than the diameter of the tree. The buffer zone should be five metres from the edge of the tree's canopy if that area is larger than 15 times the tree's diameter. This will create a minimum root protection area.**

  A five metre buffer from the tree canopy would be up to just to the position of the existing central path with a bench in Area 2. There may some flexibility at Area 4 due to being at the top of the bank above the tree and its roots. Positioning the golf course between the veteran tree and heather bed (under the tree) is a risk.

  Refer to Figure 6 above with a 5 m root protection zone out from the edge of the canopy of the veteran Beech tree with no new construction within this zone.

5.3.2 Semi-natural heather bed

The heather bed is a rich habitat of flora and fauna with orchids, legally protected reptiles and a known nectar source for feeding insects for example.

The proposed scheme has retained the heather bed (all ground within the knee rail).

- **It is advised that the proposed work is undertaken under a Construction Ecological Management Plan. It ought to include many of the advisories and recommendations in this report including measures to ensure the protection of and no inadvertent damage to the heather bank (movement of personnel, machinery and deposition of spoil *etc.* on it).**

  Center Parcs propose to have a CEMP in place.

5.3.3 Reptiles

Viviparous lizard and slow-worms occur on the plot (the heather bed). Potentially to a lesser extent the scrubby depression in Area 3 – and not the short-mown lawns.

These reptiles are protected from harm under the Wildlife and Countryside Act 1981 (as amended).

The following is recommended in order to avoid harm to them:

- **Cut using hand tools the scrubby depression in Area 3 to 150 mm and then after at least one day to 50 mm and keep it cut until the work starts.**

- **(1) Install a reptile exclusion fence around the outside of the heather bed (the line of the existing knee rail) for the duration of the works. (2) Maintain cover in the bed for animals during this time. (3) Immediately remove the fence upon completion of the works.**

  Center Parcs have confirmed that they propose (1) to install a temporary reptile-proof fence & (2) the grounds team will continue to maintain the heather bed during the construction.

5.4 Minor considerations

The following are assessed to be of low impact, likelihood and/or risk, but nonetheless warrant simple precautions to avoid any adverse impact on them and/or the inadvertent breaching of wildlife legislation.

- Habitat connectivity
- Nesting birds
- Bats & lights.

5.4.1 Habitat connectivity

The existing scheme will cut off the heather bed from the surrounding semi-natural habitat.

- **It is recommended that the detailed layout of the golf course provides a continuous corridor of ground habitat between the heather bed and surrounding habitat in particular to the eastern side of the plot.**

  The scheme has been revised to retain habitat between the heather bed and the bank to the eastern side of the plot including to the veteran Beech.

- **Leave the golf course unfenced in order to allow animals such as badgers and deer unhindered passage at night.**

  Post & rail fences to Center Parcs' standard detail are proposed. These are 1350 mm high with three or four rails. **It is advised that the three rail option (with a 389 mm gap between the ground and bottom rail) is used in order to ensure a suitable-sized gap for badgers moving along the bank.**

5.4.2 Birds

It is an offence under the Wildlife and Countryside Act 1981 (as amended) to damage or destroy the nests of breeding birds.

- As a standard precaution – **time the removal of any shrubs to be outside the nesting season (*i.e.* do this in September to February). If the clearance is in the nesting season, check for nests first** and stop the clearance if an occupied nest is found.

  Center Parcs have confirmed that they propose to remove shrubs within the course layout prior to the nesting season.

5.4.3 Bats & lights

Bats are not a material consideration for the proposal, but the plot has some value for commuting and foraging bats at night.

- As good practice – **if any external lights are required (1) fit them with PIR activated sensors and/or timers to ensure lights are turned off when the golf course is not in use & (2) ensure that the surrounding trees and lake are not illuminated.**

  Center Parcs propose to fit 'City Light Elegance' mast lights. They are a wide beam light at 2860 lumens, designed to reflect lights downwards to the ground, rather than into the sky. The data sheet for these lights is given in Appendix 2. The lights will be on a timer and will typically be switched off before 2100 hrs, earlier dependent upon the season. Refer to the photograph overleaf that shows one of these lights at an existing similar golf course.

5.5 Opportunities

The following recommendations are given based on the current outline scheme:

- **The ground within the gold course between the playing areas to be bare ground with semi-natural habitat planted with heathers (and not hard standing).**

- **The bare ground either (1) to be allowed to colonise with plants naturally without manually seeding it or (2) seed it with a suitable wildflower only mix – no grasses (Emorsgate EM7F Wild Flowers for Sandy Soils for example).**

  Center Parcs proposes to plant the ground between the playing areas with heathers and other plants under the advice of their conservations and grounds teams. Typically otherwise it would be wood chippings between the playing areas (see below).

- **The detail of the playing areas of the gold course to be designed to avoid the entrapment of animals (toads within steep sides for example).**

  The following indicative photograph of a similar golf course shows that animals are unlikely to be trapped in the playing area.



- **The shrubs within the heather bed (within the knee rail) to be cut back to 5% of the total area of the bed and maintained at this amount** (favouring the ground habitat and reptiles over nesting bird habitat – the choice is up to Center Parcs).

- **Log piles be placed in the heather bed (for the reptiles) and also in the newly created heather beds where appropriate.**

- **The heather beds are 'gardened' to be herb/flower rich.**

5.6 Further survey

- An arboricultural tree survey is recommended (refer to Section 5.3.1 above).

  Center Parcs has commissioned a survey.

Appendix 1

Wiltshire Council Core Strategy 50

Core Policy 50

Biodiversity and geodiversity

Protection

Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraphs 6.75-6.77 above where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.

Biodiversity enhancement

All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/ Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.

Local sites

Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

i. cannot reasonably be avoided

ii. are reduced as far as possible

iii. are outweighed by other planning considerations in the public interest

iv. where appropriate compensation measures can be secured through planning obligations or agreements.

Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term.

Appendix 2

Lighting Specification Sheet





CITY-LIGHT ELEGANCE LED, mast luminaire, Module 540 Plus, primary light control with 3 zone facetted reflector, of plastic, silver coated, highly specular, structured, primary optical cover: cover, of PMMA, transparent, light distribution: PL1.2s, light emission: direct distribution, primary light characteristic: symmetric, installation type: post-top, LED High Power LED, rated luminous flux: 2.860 lm, light colour: 830, colour temperature: 3000K, control gear: ECG Plus, control: optimised constant luminous flux control (CLO 2.0), flexible luminous flux parameterisation, time-dependent luminous flux control, digital communication interface, power reduction, overheat protection, electronic power reduction, with terminal, 6-pole, max. 2.5mm², mains connection: 220..240V, AC, 50/60Hz, start of lifetime: 26 W, end of lifetime: 27 W, reduction: 12 W, luminaire housing, upper part, of aluminium, coated, Siteco® metallic grey (DB 702S), diameter: 750 mm, height: 675mm, spigot size: d x l = 76 x 70mm (post-top) | with reducer (optional accessory) 60 x 70mm, post-top mast mounting element, of diecast aluminium, coated, Siteco® metallic grey (DB 702S), Module 540 Plus, traffic white (RAL 9016), equipment: standard, protection rating (complete): IP65, insulation class (complete): insulation class II (safety insulation), certification: CE, ENEC, VDE, packaging unit: 1 piece

Lamps:	LED
Wt. (kg):	12.2
GTIN (EAN):	4058352437124

