

Supplementary Ecological Information Report



**Tyler
Grange**

**P6, Spring Park Data Centre
13th December 2024**

TG Report No. 15116_R10_VKC

Project No:	Report No.	Date	Revision
15116	R10	13th December 2024	-
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Section 1: Introduction

- 1.1. This report has been prepared by Tyler Grange Group Ltd (TG). The purpose of this report is to provide additional information to address objections raised by Natural England (see **Appendix 1**), in relation to a proposed development of a new data centre building with associated infrastructure and landscaping. The site, referred to as “P6” in the Ark Spring Park naming conventions, covers approximately 6.7 ha and is centred at National Grid Reference ST 85270 68754. The extent of the site is shown in **Figure 1.1**, below.

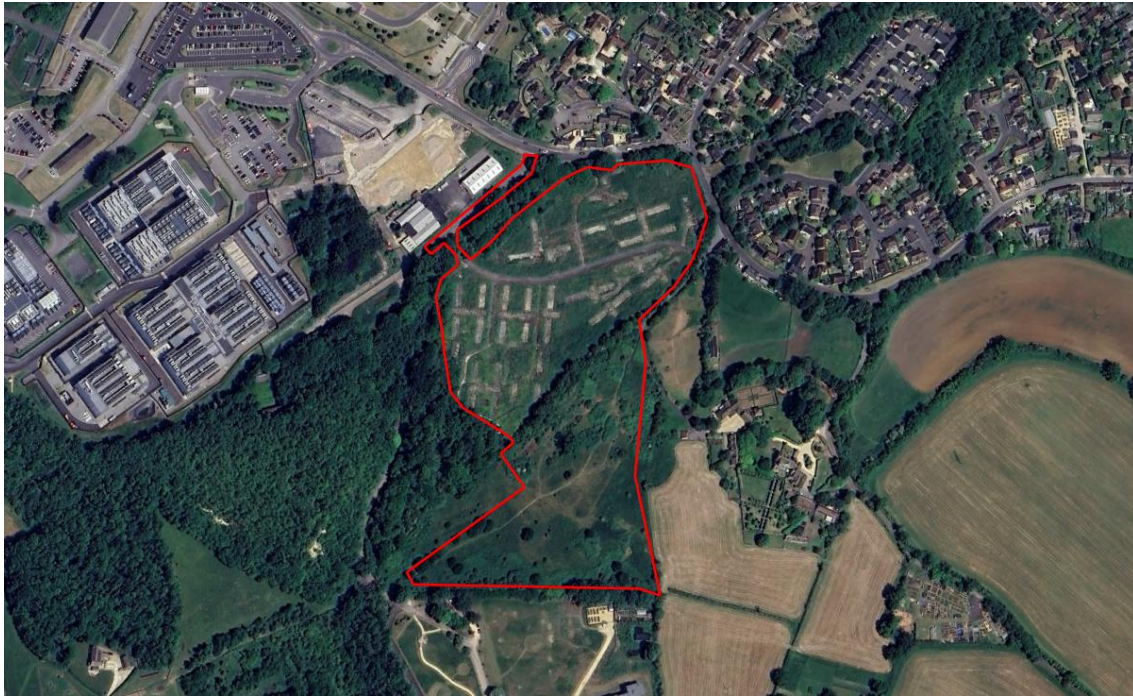


Figure 1.1: Indicative red line boundary contains Google Earth Data © 2024)

- 1.2. The comments received from Natural England in November 2024 are summarised below:
- Further information is requested on the location of the slope shaft bat roost to better understand the roost’s proximity to the proposed development and potential impacts;
 - Further consideration is required on how the scheme might secure enhanced bat foraging opportunities in the locality; and
 - Further clarification on the status of the habitats on site has been requested, and clarification as to whether the site is considered to meet the Open Mosaic Priority Habitat (OMH) criteria.
- 1.3. These comments have been responded to in turn in the following sections; **Section 2** addresses the comments regarding bats associated with the SAC and **Section 3** discusses the potential presence of OMH.



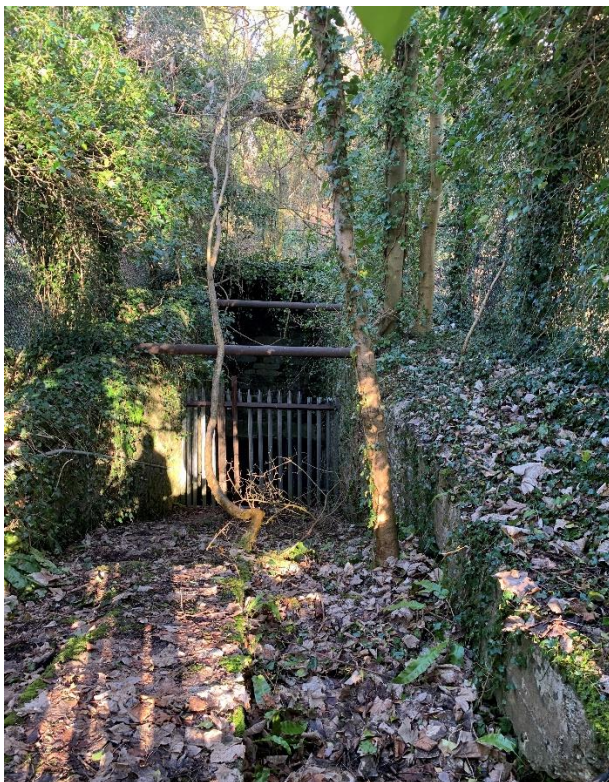
Section 2: Issues in respect of the Bath and Bradford-on-Avon Bats SAC

Use of the site by bats from the SAC

- 2.1. The Ecological Impact Assessment (EclA) (ref: **15116_R08c_EclA_AM_03102024**; paragraphs 3.34 – 3.49) describes the existing use of the site by the bats for which the Bath and Bradford-on-Avon Bats Special Area of Conservation (SAC) is notified, namely lesser horseshoe *Rhinolophus hipposideros*, greater horseshoe *Rhinolophus ferrumequinum* and Bechstein's *Myotis bechsteinii*. The site is located approximately 950 m from Box Mine Site of Special Scientific Interest (SSSI), a key site of the Bath and Bradford-on-Avon Bats SAC, and within the 1.5 km buffer area of Bechstein's bats, the 2 km buffer area of lesser horseshoes and the 4 km buffer area of greater horseshoes.

Location of the slope shaft roost and potential for effects

- 2.2. A slope shaft bat roost, supporting a colony of lesser and greater horseshoe bats likely associated with the Bath and Bradford-on-Avon Bats SAC (as described in the EclA produced by TG), is located in an area of off-site woodland to the west of the site (see **Photograph 2.1** below). Further information on the location of the slope shaft has been requested by Natural England to better understand the roost's proximity to the proposed development and potential impacts on the roost.



Photograph 2.1: Slope shaft in woodland approximately 95 m west of the site



- 2.3. The slope shaft is located at National Grid Reference ST 85074 68596, approximately 95 m west of the site boundary, as shown in **Figure 2.1** below. The slope shaft is located within off-site woodland, all of which is to be included in the dark corridor of 0 lux, as shown in the proposed lighting strategy (ref: 22077_PL1100_09_Proposed Site Plan-Model) in **Appendix 3**. There will consequently be no disturbance to the colony of bats roosting in the slope shaft.

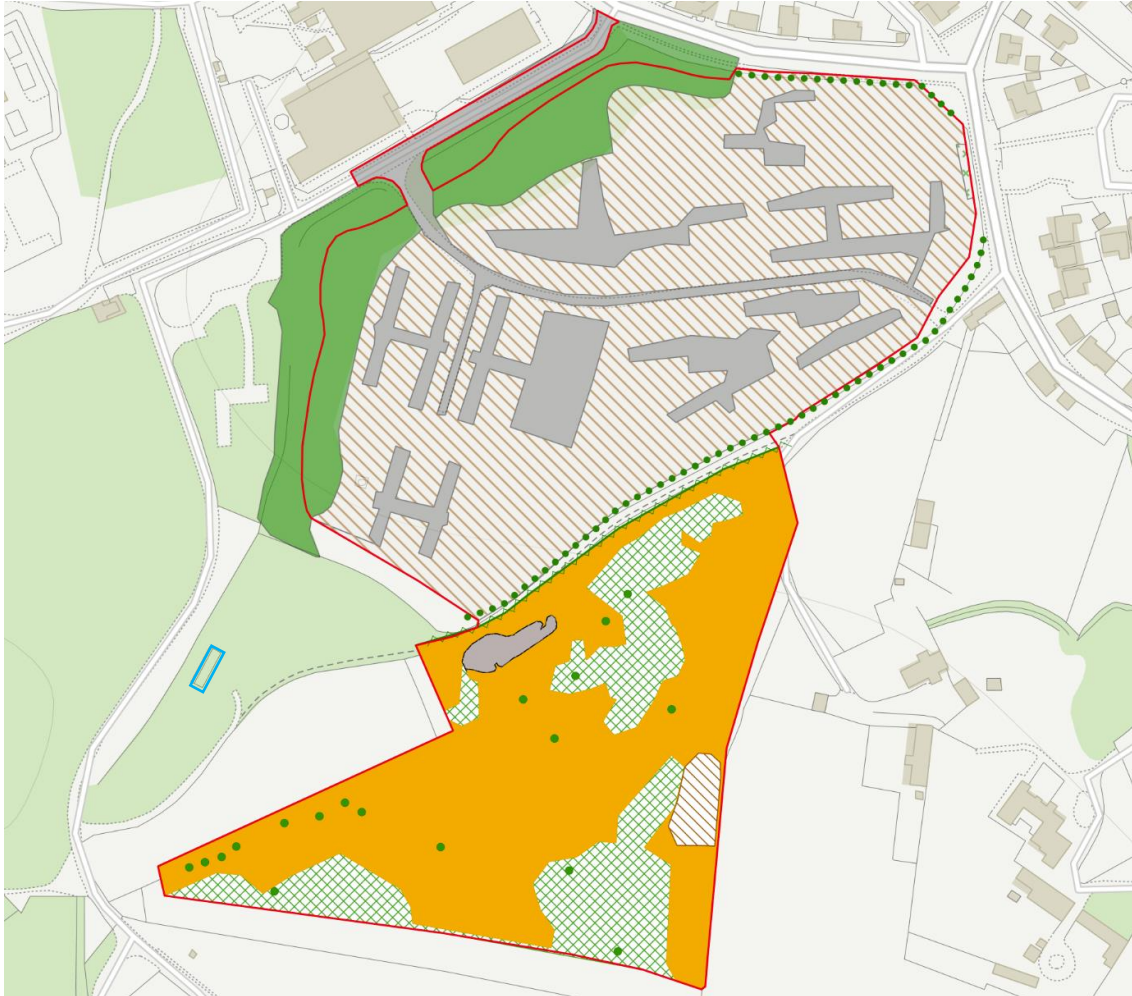


Figure 2.1: Location of the slope shaft (shown by a blue rectangle) in relation to the site

Habitat enhancement for foraging bats

- 2.4. Given the proximity of the site to the Bath and Bradford-on-Avon SAC, habitats within the site offering foraging opportunities for bats are considered to be 'functionally linked' to the SAC. The assemblage of foraging bats within the site is therefore likely to form part of the SAC assemblage and is considered to be of international importance. Concerns were raised by Natural England regarding the loss of foraging opportunities for the bat population utilising the site, including Annex II species, and further consideration of how the proposed development might enhance foraging opportunities for bats has therefore been requested.
- 2.5. 2.517 ha of ruderal vegetation – offering habitat suitable (although suboptimal) to support foraging and commuting bats – is to be lost as part of the proposals. It is considered however that the proposed habitat creation will overall increase on-site foraging opportunities for bats. The habitat enhancement and creation in the north of the site,



including the creation of a SuDS feature (0.1 ha) and native tree (equating to 0.203 ha), broadleaved woodland (0.5 ha) – offering optimal foraging habitat for horseshoes and Bechstein's¹ for which the Bath and Bradford-on-Avon Bats SAC is designated – and neutral grassland (0.478 ha) planting, will offer suitable habitat for invertebrates and in turn provide an increased foraging resource for bats. The native tree and broadleaved woodland planting will also strengthen existing corridors for bats to utilise for foraging and commuting.

- 2.6. The SuDS feature, with an area of 0.1 ha, will be of variable depth and bank profile, planted with a range of marginal and aquatic flora, to encourage a diverse assemblage of insects which would not currently be found on the site. Lesser horseshoe will benefit from this creation in particular as they show preference for foraging near waterbodies¹. The grassland will include a varied sward height to create microclimates which provide invertebrates with opportunities to live and breed and will be managed with the aim of providing a more diverse range of prey species for horseshoe bats than that which is currently on site. This grassland would offer an enhancement to the current ruderal habitat on the site.
- 2.7. The southern extent of the site has been set aside for enhancement for biodiversity; a small area of neutral grassland will be lost to facilitate mixed scrub planting (0.015 ha), the creation of a pond (0.026 ha) and the planting of 82 native trees (equating to an area of 0.334 ha), which will increase the provision of suitable habitat for invertebrates and in turn provide an increased foraging resource for bats. The planting of 0.173 km of native species rich hedgerows will offer further commuting and foraging opportunities for bats; the hedgerow will be managed to provide a dark foraging corridor for bats, including several native hedgerow species able to support a range of invertebrate species for bats to predate.
- 2.8. Although a few individual trees (primarily ash *Fraxinus excelsior* due to ash dieback) will be removed from the woodland on the northern boundary of the site, the large retained existing tree canopies will provide a hop-over to retain connectivity in that location for bats and the canopies will be managed to link as close as possible. To avoid impact to habitat functionally linked to the SAC, the retained woodland and lines of trees, as well as surrounding off-site woodland (including the area where the slope shaft roost is located), is to be part of a dark corridor of 0 lux for the ongoing operation of the site, in accordance with bats and artificial lighting guidance (ILP and BCT, 2023). The southern extent of the site, set aside for biodiversity enhancement, has also been included in the lighting strategy to ensure there will be no artificial lighting or light spill onto habitat offering foraging and commuting opportunities for bats.
- 2.9. The loss and creation of habitat suitable for foraging and commuting bats within the site is set out in **Table 2.1** below. As the development is not achieving a net gain of habitat units on site, it is considered all habitat enhancement for bats can be considered as such (for bats) rather than for the purposes of biodiversity net gain.

¹ Eurobats Publication Series Number 9 – Guidance on the conservation and management of critical feeding areas and commuting routes for bats [Online] Available at: https://www.eurobats.org/sites/default/files/documents/publications/publication_series/WEB_DIN_A4_EUROBATS_09_ENGL_NVK_01042019.pdf



Table 2.1: Habitat loss and creation for foraging bats

	Habitat lost	Distinctiveness	Habitat created	Distinctiveness
Northern Extent	Ruderal vegetation (2.517 ha)	Low	Introduced shrub (0.014 ha)	Low
			Modified grassland (0.12 ha)	Low
			SuDS (0.1 ha)	Low
			Broadleaved woodland (0.5 ha)	Medium
			Other neutral grassland (0.478 ha)	Medium
			Trees ² (0.203 ha)	Medium
Total habitat lost = 2.517 ha			Total habitat created = 1.346 ha	
Southern Extent	Other neutral grassland (0.041 ha)		Mixed scrub (0.015 ha)	Medium
			Pond (0.026 ha)	Medium
			Trees (0.334 ha)	Medium
			Species-rich native hedgerow (0.173 km)	Medium
Total habitat lost = 0.041 ha			Total habitat created = 0.375 ha + 0.173 km of hedgerow	

² Tree areas have been calculated using the tree helper tool within the Defra Statutory Biodiversity Metric



Section 3: Whether the development site supports Open Mosaic Priority Habitat

- 3.1. Natural England expressed concern that habitat within the site could qualify as Open Mosaic Priority Habitat (OMH).
- 3.2. In accordance with the UK Habitat definitions, the habitat on site does not meet all of the criteria to be classified as OMH; the habitat does not meet criteria 4 and 5, set out below, as it comprises clear areas of hardstanding (rather than loose bare substrate). Therefore the habitat on site is not considered to be a priority habitat.
- 3.3. The criteria for OMH, and whether or not the site meets them, are set out in **Table 3.1** below.



Criteria for Open Mosaic Priority Habitat ³	Whether the site meets the criterion
The area of open mosaic habitat is at least 0.25ha in size.	Yes
Known history of disturbance at the site or evidence that soil has been removed or severely modified by previous use(s) of the site. Extraneous materials/substrates such as industrial spoil may have been added.	Yes
The site contains some vegetation. This will comprise early successional communities consisting mainly of stress-tolerant species (e.g. indicative of low nutrient status or drought). Early successional communities are composed of (a) annuals, or (b) mosses/liverworts, or (c) lichens, or (d) ruderals, or (e) inundation species, or (f) open grassland, or (g) flower-rich grassland, or (h) heathland.	No – The site is dominated by tall ruderal habitat, comprising plants which are competitive and suited to low-stress, high-nutrient environments (species listed in paragraph 3.16 of the EclA 15116_R08c_EclA_AM_03102024). The flora present would not be considered ‘stress-tolerant’ ⁴ .
The site contains unvegetated, loose bare substrate and pools may be present.	No – the site comprises areas of hardstanding and areas of tall ruderal vegetation. No pools are present.
The site shows spatial variation, forming a mosaic of one or more of the early successional communities (a)–(h) above (criterion 3) plus bare substrate, within 0.25ha.	No as bare substrate not present (as failed criterion 4).

- 3.4. The habitat on site does not qualify as OMH, but rather ruderal vegetation. It is considered the proposed loss of the majority of this habitat, as described in Section 2 above, will be compensated for through the creation of new habitat including neutral grassland, native tree and broadleaved woodland planting and creation of a pond and SuDS.

³ UK Biodiversity Action Plan Priority Habitat Descriptions – Open Mosaic Habitats on Previously Developed Land [Online] Available at: <https://data.jncc.gov.uk/data/a81bf2a7-b637-4497-a8be-03bd50d4290d/UKBAP-BAPHabitats-40-OMH-2010.pdf>

⁴ Grime JP. 1977. Evidence for existence of three primary strategies in plants and its relevance to ecological and evolutionary theory. American Naturalist 111:1169–1194.



Appendix 1: Comments from Natural England



Date: 19 November 2024
Our ref: 480908
Your ref: PL/2024/05527



Adam Madge
Case Officer
Wiltshire Council

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Mr. Madge,

Planning consultation: Redevelopment of site to deliver extension to existing Spring Park data centre campus consisting of (a) free standing data centre building (b) energy, power, and water infrastructure (c) site access and internal roads (d) site security arrangements (e) diverted Public Rights of Ways (f) hard and soft, green and blue, landscaping and (g) other ancillary and auxiliary forms of development

Location: Land South of Westwells Road, Westwells Road, Neston, SN13 9GB

Thank you for your consultation on the above dated 26 June 2024.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Bath & Bradford on Avon Bat SAC – Objection further information required

The application site lies within an area known to support bats that form part of the populations for which the Bath and Bradford-on-Avon Bats SAC is notified and therefore has the potential to affect its interest features. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2017, as amended (the 'Habitats Regulations'). The site is located approximately 950m from Box Mine SSSI, which is a key site of the Bath & Bradford-on-Avon Bats SAC, and within the 1.5km buffer area of Bechstein's bats, the 2km buffer area of Lesser Horseshoe bats and the 4km buffer area of Greater Horseshoe bats.

In considering the European site interest, Natural England advises that you, as a competent authority under the provisions of the Habitats Regulations, should have regard for any potential impacts that a plan or project may have¹. The [Conservation objectives](#) for each European site explain how the site should be restored and/or maintained and may be helpful in assessing potential impacts.

On the basis of information provided, Natural England's advice is that this proposed development will require mitigation measures intended to avoid or reduce the likely harmful effects on a European

¹ Requirements are set out within Regulations 63 and 64 of the Habitats Regulations, where a series of steps and tests are followed for plans or projects that could potentially affect a European site. The steps and tests set out within Regulations 63 and 64 are commonly referred to as the 'Habitats Regulations Assessment' process.

The Government has produced core guidance for competent authorities and developers to assist with the Habitats Regulations Assessment process. This can be found on the Defra website. <http://www.defra.gov.uk/habitats-review/implementation/process-guidance/guidance/sites/>

site which cannot be taken into account when determining whether or not a plan or project is likely to have a significant effect on a site and requires an appropriate assessment (following the People Over Wind ruling by the Court of Justice of the European Union). For this reason, the proposed mitigation measures need to be formally checked and confirmed by your Authority, as the competent authority, via an Appropriate Assessment.

Natural England notes that the Habitats Regulations Assessment (HRA) has not been produced by your authority, but by the applicant. As competent authority, it is your responsibility to produce the HRA and be accountable for its conclusions. Natural England is a statutory consultee at the Appropriate Assessment stage of the Habitats Regulations Assessment process. The following advice is provided to support the conclusions drawn and to assist your authority to undertake an Appropriate Assessment:

Bat Activity

The submitted Ecological Impact Assessment has demonstrated that 15 bat species have been recorded within 1km of the site in the last ten years and at least 11 species of bat regularly use the site, based on the bat activity surveys. This is a significant number of bat species and many of these species use the site during the summer months suggesting either local maternity roosts or mating roosts. All four Annex II bat species were recorded within the site, with *Myotis* species, likely including Bechstein's bat, regularly recorded and Lesser Horseshoe bats recorded in higher numbers in the Autumn. The list of species also includes species considered threatened within the UK (serotine and Nathusius' pipistrelle). Not only are there a high number of bat species present, the static surveys recorded thousands of calls, suggesting there may also be high number of individuals present.

We note that a slope shaft bat roost is located nearby, but that due to access restrictions this feature was not included in the survey work submitted alongside the planning application. There are several air shafts and similar features in the vicinity of the site due to historical mining activity and the EclA does not specify the location of the slope shaft, other than mentioning that it is to the west of the site. We request further information on the location of the slope shaft bat roost to better understand the roosts proximity to proposed development and potential impacts on the roost.

Based on the submitted information Natural England considers the proposed development site of high value for bats, in particular for providing commuting corridors. The site is also considered to provide valuable foraging opportunities for the local bat population, within the wooded areas and also the hardstanding areas which have been shown to provide an abundance and diversity of invertebrates. Further consideration is therefore required on how the scheme might secure enhanced bat foraging opportunities in the locality.

Open Mosaic Priority Habitat

The proposed development areas are mapped as Open Mosaic Priority Habitat with the previously developed land benefitting from being undisturbed and the low level of management allowing plant species to flower and set seed. This is reflected in the invertebrate survey undertaken by James McGill in 2023. Whilst Natural England welcomes that the invertebrate survey has been completed by a suitably qualified party, we note the assessment is based on a single day's survey and therefore will not have fully assessed the site's invertebrate assemblage. Despite this the surveyor identified the presence of 250 invertebrate species, including seven with conservation status, and observed a high vascular plant diversity. We are concerned that the submitted ecological assessment of the site has not considered its status as Open Mosaic Priority Habitat.

Natural England therefore requires further clarification on the status of the habitats on site and clarification as to whether the surveyor considers the site meets the priority habitat criteria. In addition, detailed recommendations should be provided for the mitigation and compensation of the habitats that would be lost to the scheme. This should include measures for enhancing the open mosaic habitats in retained areas.

Lighting Strategy

Natural England welcomes the provision of a lux contour plan to demonstrate post development

light spill. This plan shows that light spill from the proposed scheme on to the adjacent woodland will be limited to acceptable levels. As the proposals include dimming, any lighting plan should demonstrate lux levels at 100% operational capacity. While Natural England welcomes the consideration of the impacts of lighting at this stage, we would advise that any lighting strategy keeps lighting at core bat habitats to a minimum. The lighting strategy for the scheme should consider the construction and operational phases and be agreed by your Authority prior to the commencement of the scheme.

Due to the sensitivity of this location, we would welcome a condition to ensure that no construction lighting is installed.

We are concerned that the external lighting will be able to be manually operated rather than solely automated depending on dusk and dawn times throughout the year. Your authority should be satisfied that the lighting strategy ensures that light levels at core bat habitat are kept to a minimum, and that this can be appropriately secured by any permission.

Requirement for Landscape and Ecological Management Plan (LEMP)

The scheme should provide for the retention and enhancement of habitats the details of which will be set out in a LEMP. Natural England supports the need for the LEMP which should be agreed by your Authority prior to commencement of the scheme.

Requirement for Construction Environmental Management Plan (CEMP)

A CEMP for the scheme to avoid and mitigate effects on ecological features should be agreed by your Authority's prior to commencement of the scheme.

Should the developer wish to discuss the detail of measures to mitigate the effects described above with Natural England, we recommend that they seek advice through our [Discretionary Advice Service](#).

Should the proposal change, please consult us again.

If you have any queries relating to the advice in this letter please contact me directly.

Yours faithfully,

Kyle Conroy
Planning Lead Adviser
Wessex Area Team

Annex A – Additional advice

Natural England offers the following additional advice:

Protected Species

Natural England has produced [Protected species and development: advice for local planning authorities \(gov.uk\)](#) (standing advice) to help planning authorities understand the impact of particular developments on protected species.

Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances. A protected species licence may be required in certain cases. We refer you to [Wildlife licences: when you need to apply - GOV.UK \(www.gov.uk\)](#) for more information.

Local sites and priority habitats and species

The local planning authority should consider the impacts of the proposed development on any local wildlife or geodiversity site, in line with paragraphs 180, 181 and 185 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity to help nature's recovery. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local environmental records centre, wildlife trust, geoconservation groups or recording societies. Emerging [Local nature recovery strategies - GOV.UK \(www.gov.uk\)](#) may also provide further useful information.

Those habitats and species which are of particular importance for nature conservation are included as 'priority habitats and species' in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest on the Magic website or as Local Wildlife Sites. We refer you to [Habitats and species of principal importance in England - GOV.UK \(www.gov.uk\)](#) for a list of priority habitats and species in England. You should consider priority habitats and species when applying your 'biodiversity duty' to your policy or decision making

Natural England does not routinely hold priority species data. Such data should be collected when impacts on priority habitats or species are considered likely.

Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land. We refer you to the [Brownfield Hub - Buglife](#) for more information and Natural England's [Open Mosaic Habitat \(Draft\) - data.gov.uk](#) (Open Mosaic Habitat inventory), which can be used as the starting point for detailed brownfield land assessments.

Ancient woodland, ancient and veteran trees

The local planning authority should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 186 of the NPPF. The [Natural England Access to Evidence - Ancient woodlands Map](#) can help to identify ancient woodland. Natural England and the Forestry Commission have produced [Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK \(www.gov.uk\)](#) (standing advice) for planning authorities. It should be considered when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Biodiversity and wider environmental gains

Development should provide net gains for biodiversity in line with the NPPF paragraphs 180(d), 185 and 186. Major development (defined in the [National Planning Policy Framework \(publishing.service.gov.uk\)](#) glossary) is required by law to deliver a biodiversity gain of at least 10% from 12 February 2024 and this requirement was extended to smaller scale development in Spring 2024. For nationally significant infrastructure projects (NSIPs), it is anticipated that the requirement for biodiversity net gain will be implemented from 2025.

For further information on the timetable for mandatory biodiversity net gain, we refer you to [Biodiversity Net Gain moves step closer with timetable set out - GOV.UK \(www.gov.uk\)](#). [Biodiversity net gain - GOV.UK \(www.gov.uk\)](#) provides more information on biodiversity net gain and includes a link to the draft [Biodiversity net gain - GOV.UK \(www.gov.uk\)](#) Planning Practice Guidance.

The statutory biodiversity metric should be used to calculate biodiversity losses and gains for terrestrial and intertidal habitats and can be used to inform any development project. We refer you to [Calculate biodiversity value with the statutory biodiversity metric - GOV.UK \(www.gov.uk\)](#) for more information. For small development sites, [The Small Sites Metric - JP040 \(naturalengland.org.uk\)](#) may be used. This is a simplified version of the statutory biodiversity metric and is designed for use where certain criteria are met.

The mitigation hierarchy as set out in paragraph 186 of the NPPF should be followed to firstly consider what existing habitats within the site can be retained or enhanced. Where on-site measures are not possible, provision off-site will need to be considered.

Where off-site delivery of biodiversity gain is proposed on a special site designated for nature (e.g. a SSSI or habitats site) prior consent or assent may be required from Natural England. More information is available on [Sites of Special Scientific Interest: managing your land](#). Development also provides opportunities to secure wider biodiversity enhancements and environmental gains, as outlined in the NPPF (paragraphs 8, 74, 108, 124, 180, 181 and 186). Opportunities for enhancement might include incorporating features to support specific species within the design of new buildings such as swift or bat boxes or designing lighting to encourage wildlife. [The Environmental Benefits from Nature Tool - Beta Test Version - JP038 \(naturalengland.org.uk\)](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the statutory biodiversity metric.

[Natural environment - GOV.UK \(www.gov.uk\)](#) provides further information on biodiversity net gain, the mitigation hierarchy and wider environmental net gain.

Biodiversity duty

Section 40 of the [Natural Environment and Rural Communities Act 2006 \(legislation.gov.uk\)](#) places a duty on the local planning authority to conserve and enhance biodiversity as part of its decision making. We refer you to the [Complying with the biodiversity duty - GOV.UK \(www.gov.uk\)](#) for further information.

Wider Landscapes

Paragraph 180 of the NPPF highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland, or dry-stone walls) could be incorporated into the development to respond to and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape and Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) - Landscape Institute for further guidance.

Appendix 2: Detailed Soft Landscape Plan





Site Boundary

Land under Control of the Applicant

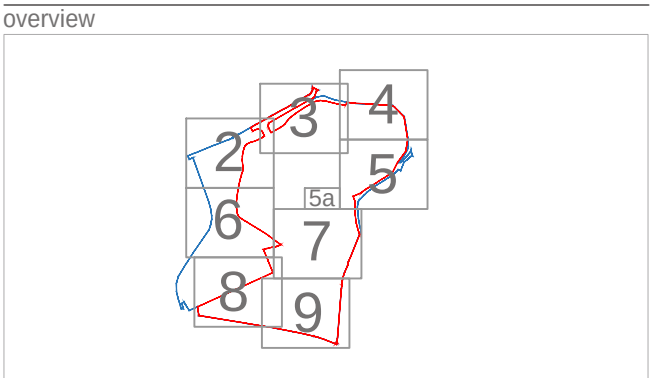
8

CDM

A risk assessment has been carried out on this design. Residual risks following this process are listed below. A copy of the full Design Risk Register is also available on request from EDP.

1. Soft landscaping implementation within a construction environment (across the site);
2. Installing trees (across the site);
3. Water bodies (attenuation basins and pond);
4. Working within close proximity of underground services (across the site);
5. Works adjacent to existing highways (across the site);
6. Works near to existing PtoWs (across the site);
7. Site Clearance and earthworks (across the site);
8. Working at a height

For further guidance, refer to HSE Construction (Design and Management) Regulations 2015.



This drawing is to be read in conjunction with all other drawings and specifications within the package. These drawings have been prepared for design development and costing purposes only. All dimensions in millimetres unless otherwise specified. Do not scale off this drawing, written dimensions to be taken only. All base plans used are provided by the client and architect, except where otherwise expressly agreed in writing. EDP shall have no responsibility or liability for any loss direct or consequential. This drawing must not be copied in whole or part without prior written consent from EDP.

purpose of issue		PLANNING	
h	Mown path added.	24-09-2024	NMa
g	Addition of retaining wall to bund. Bridleway diversion.	20-09-2024	NWa
-	Original	05-05-2023	sRP
rev	description	date	by

client
Ark Data Centres

project title Proposed Extension of Spring Park Data Centre Campus - Land South of Westwells Road, Neston, Corsham

drawing title
Detailed Soft Landscape Plan

Sheet 1 of 10

date 24 SEPTEMBER 2024

drawing number edp7897_d021h

scale 1:1000 @ A1

drawn by sRP

checked CMY

QA RBa

edp

the environmental dimension partnership

Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



- Site Boundary
- Land under Control of the Applicant
- Existing Trees, Tree Groups and Scrub to be Retained
Refer to the Arboricultural Report
- Existing Trees, Tree Groups and Scrub to be Removed
Refer to the Arboricultural Report
- Existing Grassland to be Retained
- Proposed Tree Planting
- Proposed Feathered Tree Planting
- Existing Grassland/Scrub Retained and Over-Seeded with Shade Tolerant Grass Mix
Product: EG9 Grass Mixture for Meadows and Woodland
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
- Proposed Mixed Native Hedgerow Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Matt in BNG Area; Bark Mulch along Moor Green
- Proposed Native Thorny Scrub Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Matts
- Proposed Native Feathered Tree and Understorey Shrub Mix
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Matts
Undersown with Shade-tolerant Grass/Wildflower Mix (Emorsgate EM1 @ 4g/m²)
- Proposed Earth Mounding
Max. 1 in 4 Gradients on Outer Faces
- Proposed Earth Mounding - Indicative Heights (Metres Above Ground Level, m AGL)
- Proposed Native Shrub Mix
Topsoil Depth: 450mm
Mulch: 75mm Bark Mulch
- Proposed Wetland Planting Mix
- Permanent Wet Areas - SuDS Basins and Proposed Wildlife Pond
- Proposed Close-Mown Grass
Product: Low Maintenance Fineturf
Supplier: Germinal
Sowing rate: 20g/m²
Topsoil Depth: 150mm
- Proposed Species-Rich Meadow Grass
Product: EM1 Basic General Purpose Meadow Mixture
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
Topsoil Depth: 150mm
- Proposed Wetland Meadow Grass to Attenuation Basins
Product: EG8 Meadow Grass Mixture for Wet Soils
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
- Proposed Gravel Path
Tanalised Timber Edging - 25mm x 100mm
To be Laid Over a Weed Suppressant Membrane
- 1.2m High Retaining Wall
The ends of the wall feathering down in height to 400mm
To top of wall where it exceeds 400mm in height
- Timber Post and Rail Fence
To top of wall where it exceeds 400mm in height
- Proposed Dog-Proof Fence and Gate
Timber Post and Rail with Stocknetting
- Existing Public Footpaths
- Proposed Diversion of Public Footpaths
Hoggin surface (2m wide) to paths, requiring 'no-dig' construction techniques where paths lie within retained tree Root Protection Zones. Path to be aligned at least 2m from any tree stems where possible.
- Possible Additional Footpath Connection to Moor Green
- Existing PRoW (CORM136) Upgraded from Footpath to Bridleway
3m wide
- New 3m Wide Grass Bridleway
- New Mown Path

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purpose of issue		PLANNING	
h	Mown path added.	24-09-2024	NMa
g	Addition of retaining wall to bund. Bridleway diversion.	20-09-2024	NWa
-	Original	05-05-2023	sRP
rev	description	date	by

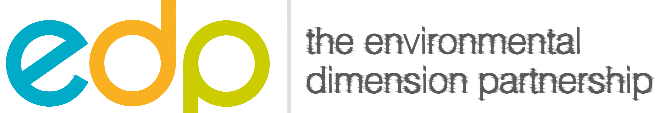
client
Ark Data Centres

project title
Proposed Extension of Spring Park Data Centre Campus - Land South of Westwells Road, Neston, Corsham

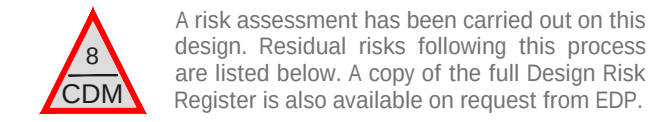
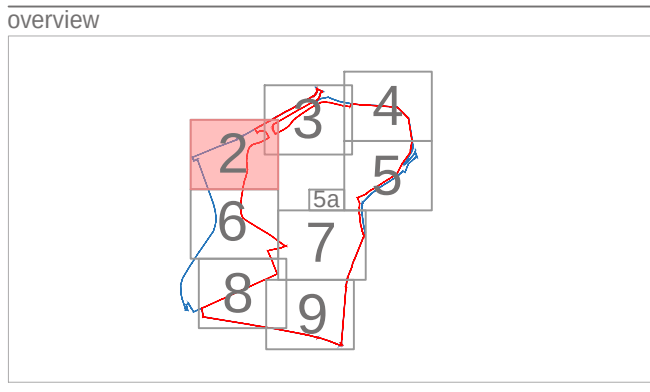
drawing title
Detailed Soft Landscape Plan

Sheet 2 of 10

date	24 SEPTEMBER 2024	drawn by	sRP
drawing number	edp7897_d021h	checked	CMY
scale	1:200 @ A1	QA	RBa



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- A risk assessment has been carried out on this design. Residual risks following this process are listed below. A copy of the full Design Risk Register is also available on request from EDP.
- Soft landscaping implementation within a construction environment (across the site);
 - Installing trees (across the site);
 - Water bodies (attenuation basins and pond);
 - Working within close proximity of underground services (across the site);
 - Works adjacent to existing highways (across the site);
 - Works near existing PRoWs (across the site);
 - Site Clearance and earthworks (across the site)
 - Working at a height

For further guidance, refer to HSE Construction (Design and Management) Regulations 2015.



- Site Boundary
- Land under Control of the Applicant
- Existing Trees, Tree Groups and Scrub to be Retained
Refer to the Arboricultural Report
- Existing Trees, Tree Groups and Scrub to be Removed
Refer to the Arboricultural Report
- Existing Grassland to be Retained
- Proposed Tree Planting
- Proposed Feathered Tree Planting
- Existing Grassland/Scrub Retained and Over-Seeded with Shade Tolerant Grass Mix
Product: EG9 Grass Mixture for Meadows and Woodland
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
- Proposed Mixed Native Hedgerow Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Matt in BNG Area; Bark Mulch along Moor Green
- Proposed Native Thorny Scrub Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Mats
- Proposed Native Feathered Tree and Understory Shrub Mix
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Mats
Undersown with Shade-tolerant Grass/Wildflower Mix (Emorsgate EH1 @ 4g/m²)
- Proposed Earth Mounding
Max. 1 in 4 Gradients on Outer Faces
- Proposed Earth Mounding - Indicative Heights (Metres Above Ground Level, m AGL)
- Proposed Native Shrub Mix
Topsoil Depth: 450mm
Mulch: 75mm Bark Mulch
- Proposed Wetland Planting Mix
- Permanent Wet Areas - SuDS Basins and Proposed Wildlife Pond
- Proposed Close-Mown Grass
Product: Low Maintenance Fineturf
Supplier: Germinal
Sowing rate: 20g/m²
Topsoil Depth: 150mm
- Proposed Species-Rich Meadow Grass
Product: EM1 Basic General Purpose Meadow Mixture
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
Topsoil Depth: 150mm
- Proposed Wetland Meadow Grass to Attenuation Basins
Product: EG8 Meadow Grass Mixture for Wet Soils
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
- Proposed Gravel Path
Tanalised Timber Edging - 25mm x 100mm
To be Laid Over a Weed Suppressor Membrane
- 1.2m High Retaining Wall
The ends of the wall feathering down in height to 400mm
- Timber Post and Rail Fence
To top of wall where it exceeds 400mm in height
- Proposed Dog-Proof Fence and Gate
Timber Post and Rail with Stocknetting
- Existing Public Footpaths
- Proposed Diversion of Public Footpaths
Hoggin surface (2m wide) to paths, requiring 'no-dig' construction techniques where paths lie within retained tree Root Protection Zones. Path to be aligned at least 2m from any tree stems where possible.
- Possible Additional Footpath Connection to Moor Green
- Existing PRoW (CORM136) Upgraded from Footpath to Bridleway
3m wide
- New 3m Wide Grass Bridleway
- Minor Access Paths

This drawing is to be read in conjunction with all other drawings and specifications within the package. These drawings have been prepared for design development and costing purposes only. All dimensions in millimetres unless otherwise specified. Do not scale off this drawing, written dimensions to be taken only. All base plans used are provided by the client and architect, except where otherwise expressly agreed in writing. EDP shall have no responsibility or liability for any loss direct or consequential. This drawing must not be copied in whole or part without prior written consent from EDP.

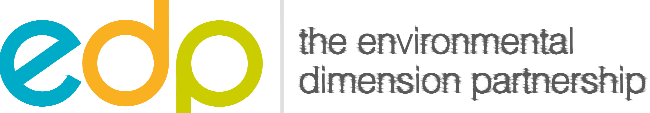
purpose of issue	PLANNING	
h	Mown path added.	24-09-2024 NMa
g	Addition of retaining wall to bund.	20-09-2024 NMa
-	Bridleway diversion.	05-05-2023 sRP
rev	description	date by

client
Ark Data Centres

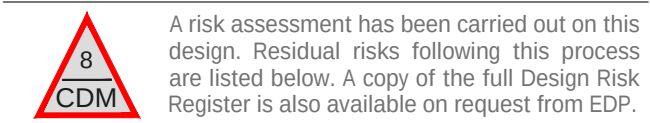
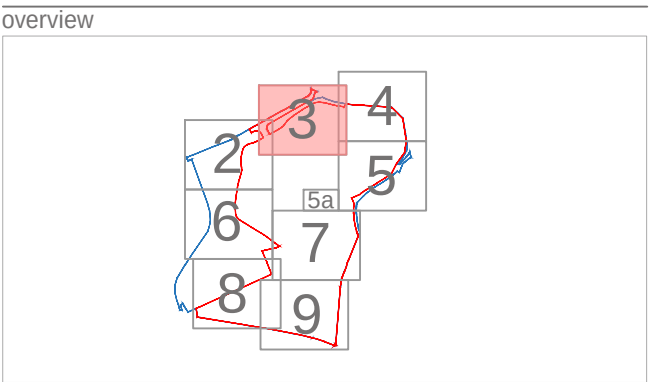
project title Proposed Extension of Spring Park Data Centre Campus - Land South of Westwells Road, Neston, Corsham

drawing title
Detailed Soft Landscape Plan

Sheet 3 of 10
date 24 SEPTEMBER 2024 drawn by sRP
drawing number edp7897_d021h checked CMY
scale 1:200 @ A1 QA RBa

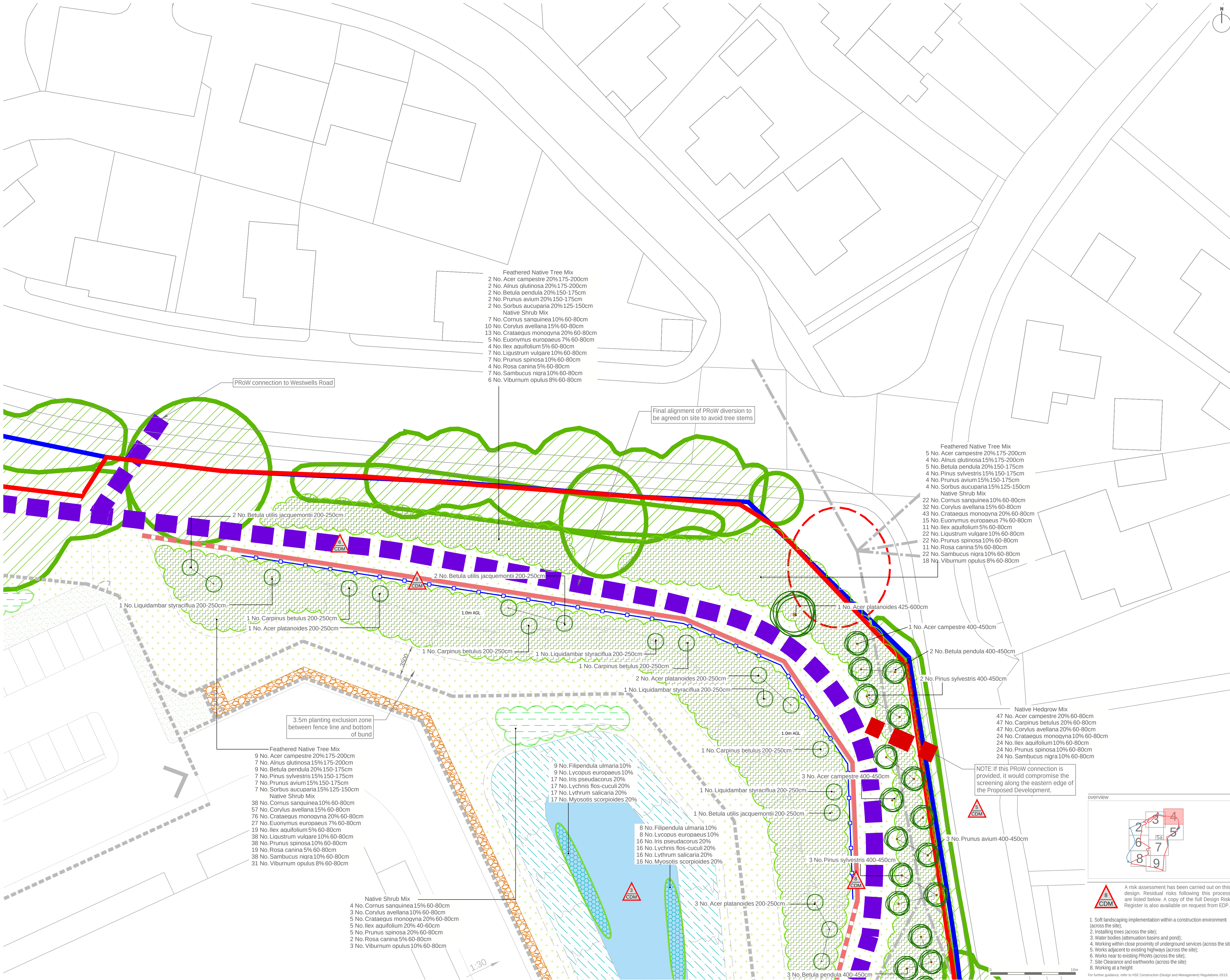


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- Soft landscaping implementation within a construction environment (across the site);
- Installing trees (across the site);
- Water bodies (attenuation basins and pond);
- Working within close proximity of underground services (across the site);
- Works adjacent to existing highways (across the site);
- Works near to existing PRoWs (across the site);
- Site Clearance and earthworks (across the site);
- Working at a height.

For further guidance, refer to HSE Construction (Design and Management) Regulations 2015.



- Site Boundary
- Land under Control of the Applicant
- Existing Trees, Tree Groups and Scrub to be Retained
Refer to the Arboricultural Report
- Existing Trees, Tree Groups and Scrub to be Removed
Refer to the Arboricultural Report
- Existing Grassland to be Retained
- Proposed Tree Planting
- Proposed Feathered Tree Planting
- Existing Grassland/Scrub Retained and Over-Seeded with Shade Tolerant Grass Mix
Product: EG9 Grass Mixture for Meadows and Woodland
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
- Proposed Mixed Native Hedgerow Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Matt in BNG Area; Bark Mulch along Moor Green
- Proposed Native Thorny Scrub Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Mats
- Proposed Native Feathered Tree and Understory Shrub Mix
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Mats
Undersown with Shade-tolerant Grass/Wildflower Mix (Emorsgate EH1 @ 4g/m²)
- Proposed Earth Mounding
Max. 1 in 4 Gradients on Outer Faces
- Proposed Earth Mounding - Indicative Heights (Metres Above Ground Level, m AGL)
- Proposed Native Shrub Mix
Topsoil Depth: 450mm
Mulch: 75mm Bark Mulch
- Proposed Wetland Planting Mix
- Permanent Wet Areas - SuDS Basins and Proposed Wildlife Pond
- Proposed Close-Mown Grass
Product: Low Maintenance Fineturf
Supplier: Germinal
Sowing rate: 20g/m²
Topsoil Depth: 150mm
- Proposed Species-Rich Meadow Grass
Product: EM1 Basic General Purpose Meadow Mixture
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
Topsoil Depth: 150mm
- Proposed Wetland Meadow Grass to Attenuation Basins
Product: EG8 Meadow Grass Mixture for Wet Soils
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
- Proposed Gravel Path
Tanalised Timber Edging - 25mm x 100mm
To be Laid Over a Weed Suppressant Membrane
- 1.2m High Retaining Wall
The ends of the wall feathering down in height to 400mm
To top of wall where it exceeds 400mm in height
- Timber Post and Rail Fence
- Proposed Dog-Proof Fence and Gate
Timber Post and Rail with Stocknetting
- Existing Public Footpaths
- Proposed Diversion of Public Footpaths
Hoggin surface (2m wide) to paths, requiring 'no-dig' construction techniques where paths lie within retained tree Root Protection Zones. Path to be aligned at least 2m from any tree stems where possible.
- Possible Additional Footpath Connection to Moor Green
- Existing PRoW (CORM136) Upgraded from Footpath to Bridleway
3m wide
- New 3m Wide Grass Bridleway
- New Mown Path

This drawing is to be read in conjunction with all other drawings and specifications within the package. These drawings have been prepared for design development and costing purposes only. All dimensions in millimetres unless otherwise specified. Do not scale off this drawing, written dimensions to be taken only. All base plans used are provided by the client and architect, except where otherwise expressly agreed in writing. EDP shall have no responsibility or liability for any loss direct or consequential. This drawing must not be copied in whole or part without prior written consent from EDP.

purpose of issue **PLANNING**

h	Mown path added.	24-09-2024	NMa
g	Addition of retaining wall to bund.	20-09-2024	NMa
-	Original	05-05-2023	sRP
rev	description	date	by

client
Ark Data Centres

project title Proposed Extension of Spring Park Data Centre Campus - Land South of Westwells Road, Neston, Corsham

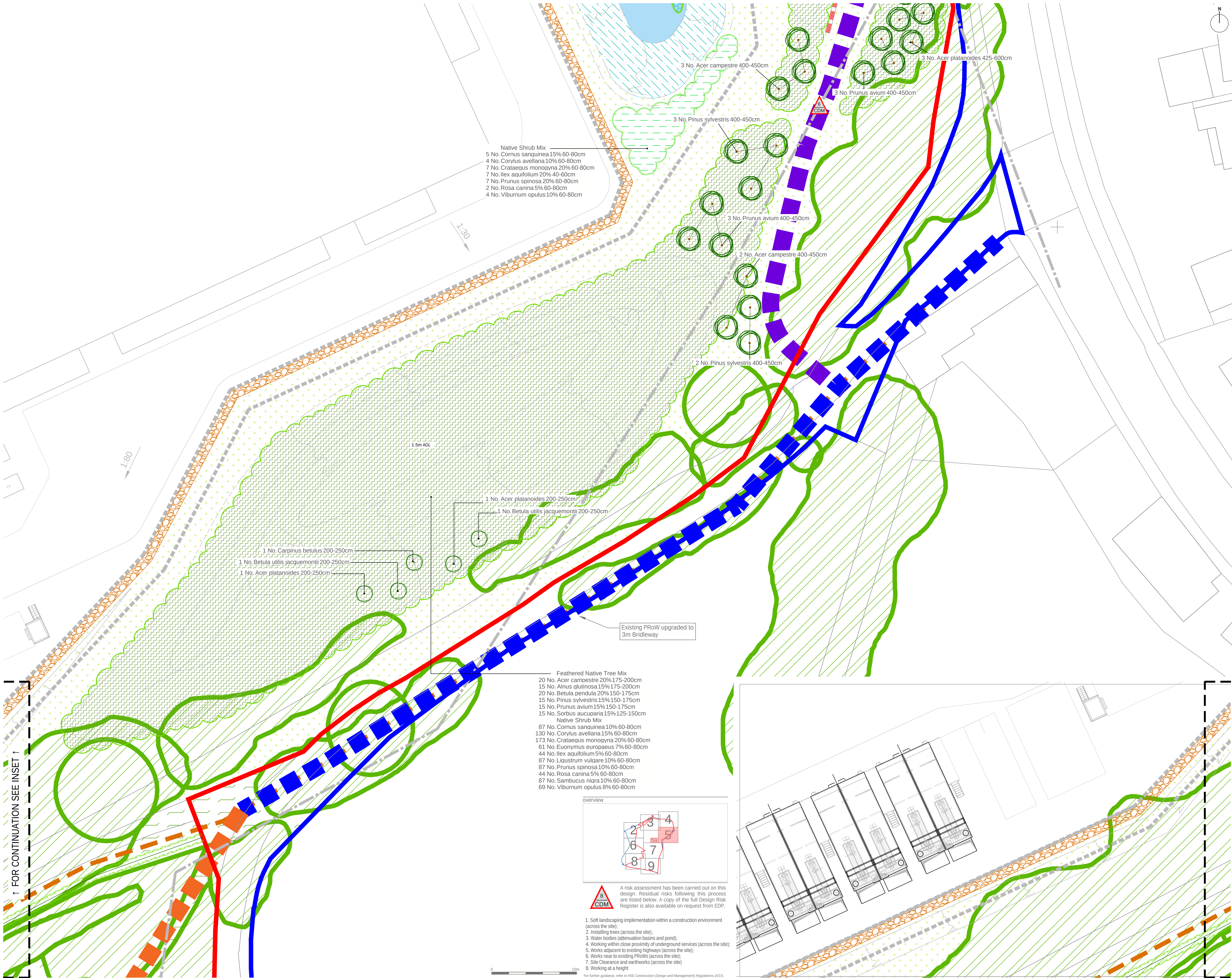
drawing title
Detailed Soft Landscape Plan

Sheet 4 of 10

date	24 SEPTEMBER 2024	drawn by	sRP
drawing number	edp7897_d021h	checked	CMY
scale	1:200 @ A1	QA	RBa

edp the environmental dimension partnership

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Site Boundary

Land under Control of the Applicant

Existing Trees, Tree Groups and Scrub to be Retained

Existing Trees, Tree Groups and Scrub to be Removed

Existing Grassland to be Retained

Proposed Tree Planting

Proposed Feathered Tree Planting

Existing Grassland/Scrub Retained and Over-Seeded with Shade Tolerant Grass Mix

Product: EG9 Grass Mixture for Meadows and Woodland

Supplier: Emorsgate Seeds

Sowing rate: 4g/m²

Proposed Mixed Native Hedgerow Planting

Topsoil Depth: 450mm

Mulch: Jute/Hessian Mulch Matt in BNG Area; Bark Mulch along Moor Green

Proposed Native Thorny Scrub Planting

Topsoil Depth: 450mm

Mulch: Jute/Hessian Mulch Mats

Proposed Native Feathered Tree and Understorey Shrub Mix

Topsoil Depth: 450mm

Mulch: Jute/Hessian Mulch Mats

Undersown with Shade-tolerant Grass/Wildflower Mix (Emorsgate EM1 @ 4g/m²)

Proposed Earth Mounding

Max. 1 in 4 Gradients on Outer Faces

Proposed Earth Mounding - Indicative Heights (Metres Above Ground Level, m AGL)

0.5m AGL

Proposed Native Shrub Mix

Topsoil Depth: 450mm

Mulch: 75mm Bark Mulch

Proposed Wetland Planting Mix

Permanent Wet Areas - SuDS Basins and Proposed Wildlife Pond

Proposed Close-Mown Grass

Product: Low Maintenance Fineturf

Supplier: Geminal

Sowing rate: 20g/m²

Topsoil Depth: 150mm

Proposed Species-Rich Meadow Grass

Product: EM1 Basic General Purpose Meadow Mixture

Supplier: Emorsgate Seeds

Sowing rate: 4g/m²

Topsoil Depth: 150mm

Proposed Wetland Meadow Grass to Attenuation Basins

Product: EG8 Meadow Grass Mixture for Wet Soils

Supplier: Emorsgate Seeds

Sowing rate: 4g/m²

Proposed Gravel Path

Tanalisal Timber Edging - 25mm x 100mm

To be Laid Over a Weed Suppressant Membrane

1.2m High Retaining Wall

The ends of the wall feathering down in height to 400mm

Timber Post and Rail Fence

To top of wall where it exceeds 400mm in height

Proposed Dog-Proof Fence and Gate

Timber Post and Rail with Stocknetting

Existing Public Footpaths

Proposed Diversion of Public Footpaths

Hoggin surface (2m wide) to paths, requiring 'no-dig' construction techniques where paths lie within retained tree Root Protection Zones. Path to be aligned at least 2m from any tree stems where possible.

Possible Additional Footpath Connection to Moor Green

Existing PRoW (CORM136) Upgraded from Footpath to Bridleway

3m wide

New 3m Wide Grass Bridleway

New Mown Path

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purpose of issue	PLANNING		
h	Mown path added.	24-09-2024	NMa
g	Addition of retaining wall to bund.	20-09-2024	NMa
-	Bridleway diversion.	05-05-2023	sRP
-	Original	05-05-2023	sRP

client
Ark Data Centres

project title
Proposed Extension of Spring Park Data Centre Campus - Land South of Westwells Road, Neston, Corsham

drawing title
Detailed Soft Landscape Plan

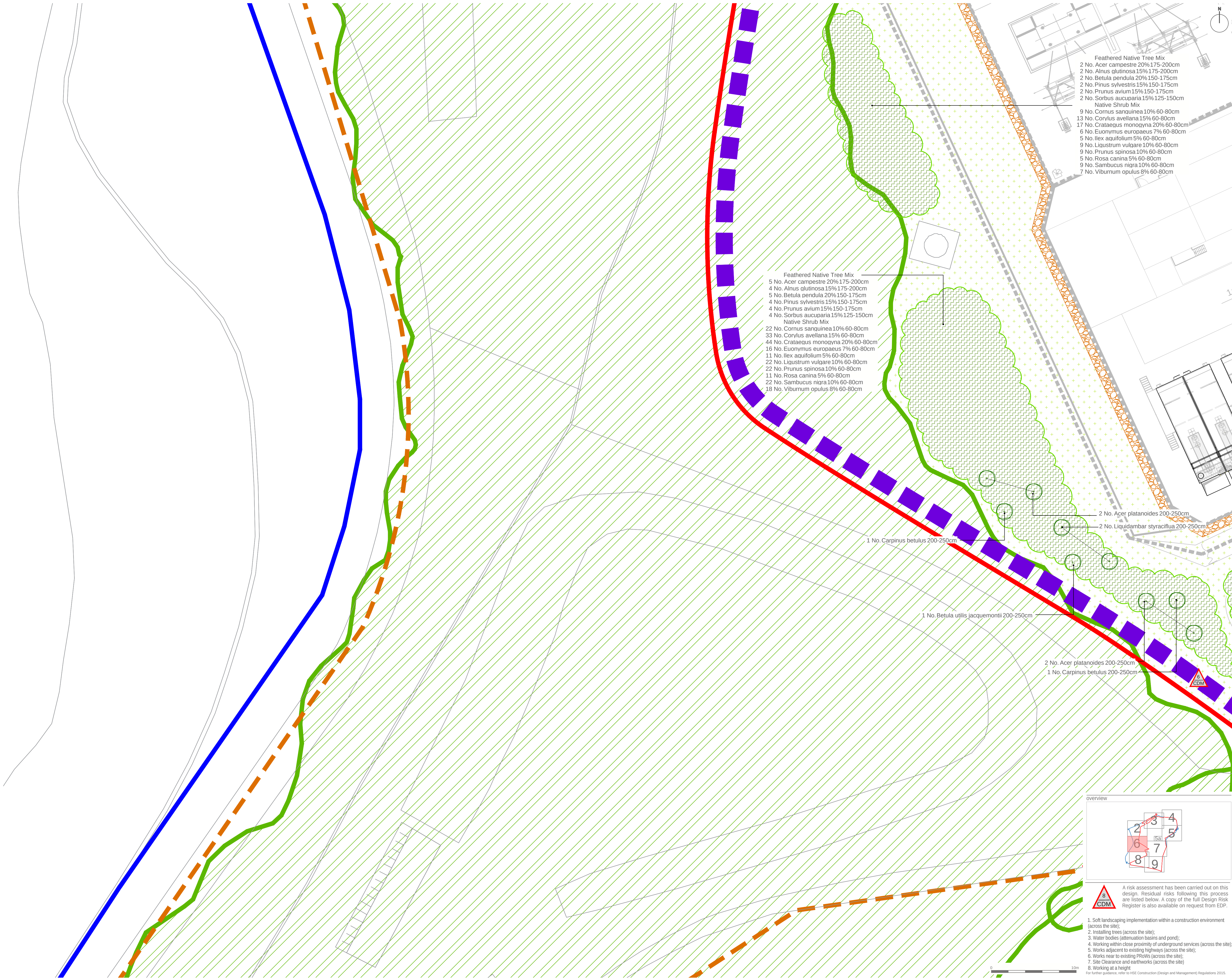
Sheet 5 of 10

date	24 SEPTEMBER 2024	drawn by	sRP
drawing number	edp7897_d021h	checked by	CMY
scale	1:200 @ A1	QA	RBa

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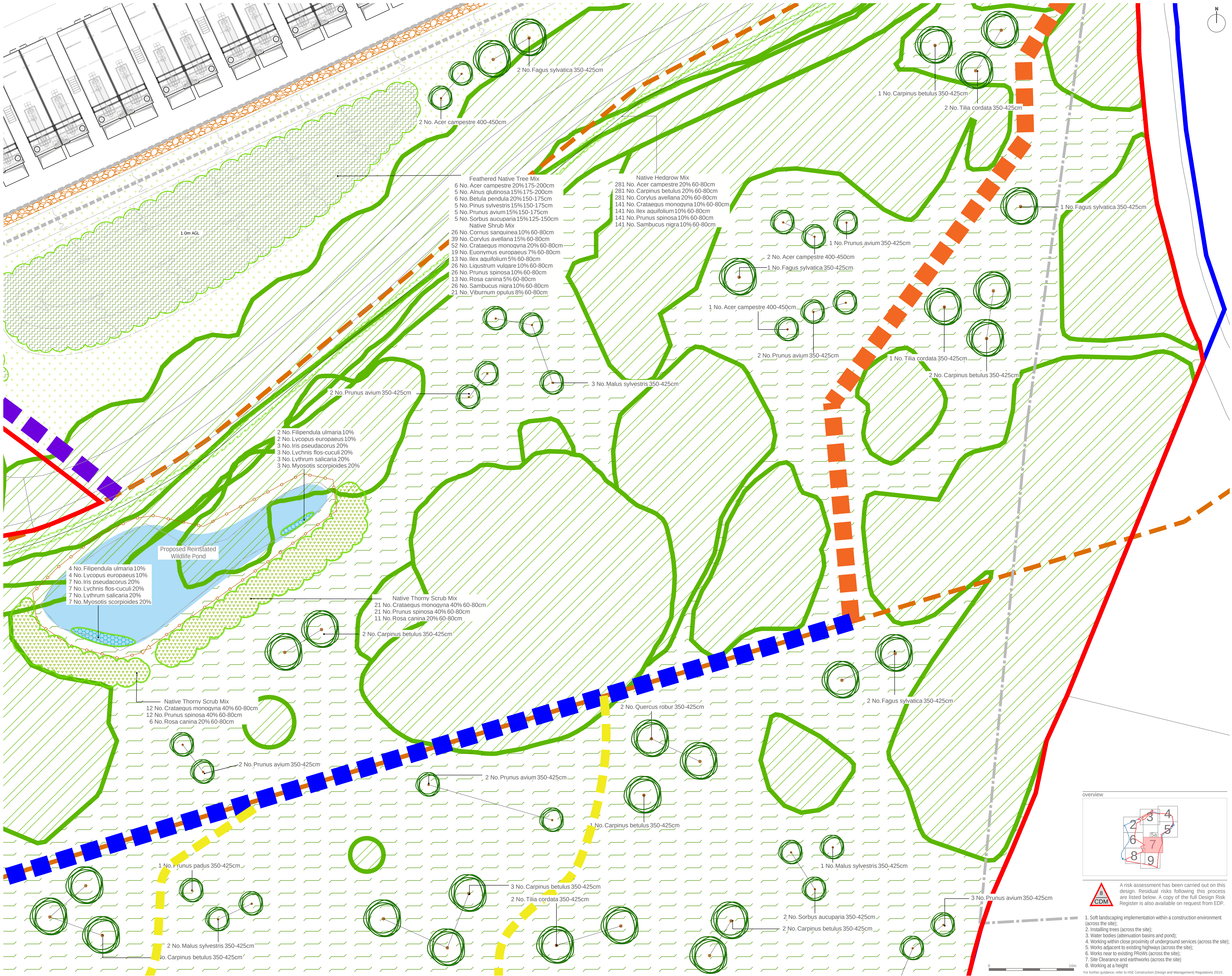
- Site Boundary
- Land under Control of the Applicant
- Existing Trees, Tree Groups and Scrub to be Retained
Refer to the Arboricultural Report
- Existing Trees, Tree Groups and Scrub to be Removed
Refer to the Arboricultural Report
- Existing Grassland to be Retained
- Proposed Tree Planting
- Proposed Feathered Tree Planting
- Existing Grassland/Scrub Retained and Over-Seeded with Shade Tolerant Grass Mix
Product: EG9 Grass Mixture for Meadows and Woodland
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
- Proposed Mixed Native Hedgerow Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Matt in BNG Area; Bark Mulch along Moor Green
- Proposed Native Thorny Scrub Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Matts
- Proposed Native Feathered Tree and Understorey Shrub Mix
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Matts
Undersown with Shade-tolerant Grass/Wildflower Mix (Emorsgate EM1 @ 4g/m²)
- Proposed Earth Mounding
Max. 1 in 4 Gradients on Outer Faces
- Proposed Earth Mounding - Indicative Heights (Metres Above Ground Level, m AGL)
- Proposed Native Shrub Mix
Topsoil Depth: 450mm
Mulch: 75mm Bark Mulch
- Proposed Wetland Planting Mix
- Permanent Wet Areas - SuDS Basins and Proposed Wildlife Pond
- Proposed Close-Mown Grass
Product: Low Maintenance Fineturf
Supplier: Germinal
Sowing rate: 20g/m²
Topsoil Depth: 150mm
- Proposed Species-Rich Meadow Grass
Product: EM1 Basic General Purpose Meadow Mixture
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
Topsoil Depth: 150mm
- Proposed Wetland Meadow Grass to Attenuation Basins
Product: EG8 Meadow Grass Mixture for Wet Soils
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
- Proposed Gravel Path
Tanalised Timber Edging - 25mm x 100mm
To be Laid Over a Weed Suppressant Membrane
- 1.2m High Retaining Wall
The ends of the wall feathering down in height to 400mm
To top of wall where it exceeds 400mm in height
- Timber Post and Rail Fence
To top of wall where it exceeds 400mm in height
- Proposed Dog-Proof Fence and Gate
Timber Post and Rail with Stocknetting
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- Proposed Diversion of Public Footpaths
Hoggin surface (2m wide) to paths, requiring 'no-dig' construction techniques where paths lie within retained tree Root Protection Zones. Path to be aligned at least 2m from any tree stems where possible.
- Possible Additional Footpath Connection to Moor Green
- Existing PRoW (CORM136) Upgraded from Footpath to Bridleway
3m wide
- New 3m Wide Grass Bridleway
- New Mown Path

This drawing is to be read in conjunction with all other drawings and specifications within the package. These drawings have been prepared for design development and costing purposes only. All dimensions in millimeters unless otherwise specified. Do not scale off this drawing, written dimensions to be taken only. All base plans used are provided to the client and architect, except where otherwise expressly agreed in writing. EDP shall have no responsibility or liability for any loss direct or consequential. This drawing must not be copied in whole or part without prior written consent from EDP.

purpose of issue	PLANNING		
h	Mown path added.	24-09-2024	NMa
g	Addition of retaining wall to bund.	20-09-2024	NWa
-	Bridleway diversion.		
-	Original	05-05-2023	sRP
rev	description	date	by
client	Ark Data Centres		

project title Proposed Extension of Spring Park Data Centre Campus - Land South of Westwells Road, Neston, Corsham

drawing title	Detailed Soft Landscape Plan		
		Sheet 6 of 10	
date	24 SEPTEMBER 2024	drawn by	sRP
drawing number	edp7897_d021h	checked	CMY
scale	1:200 @ A1	QA	RBa



Site Boundary

Land under Control of the Applicant

Existing Trees, Tree Groups and Scrub to be Retained
Refer to the Arboricultural Report

Existing Trees, Tree Groups and Scrub to be Removed
Refer to the Arboricultural Report

Existing Grassland to be Retained

Proposed Tree Planting

Proposed Feathered Tree Planting

Existing Grassland/Scrub Retained and Over-Seeded with Shade Tolerant Grass Mix
Product: EG9 Grass Mixture for Meadows and Woodland
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²

Proposed Mixed Native Hedgerow Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Matt in BNG Area; Bark Mulch along Moor Green

Proposed Native Thorny Scrub Planting
Topsoil Depth: 300mm
Mulch: Jute/Hessian Mulch Mats

Proposed Native Feathered Tree and Understory Shrub Mix
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Mats
Undersown with Shade-tolerant Grass/Wildflower Mix (Emorsgate EMI 8 4g/m²)

Proposed Earth Mounding
Max. 1 in 4 Gradients on Outer Faces

Proposed Earth Mounding - Indicative Heights (Metres Above Ground Level, m AGL)

Proposed Native Shrub Mix
Topsoil Depth: 450mm
Mulch: 75mm Bark Mulch

Proposed Wetland Planting Mix

Permanent Wet Areas - SuDS Basins and Proposed Wildlife Pond

Proposed Close-Mown Grass
Product: Low Maintenance Fineturf
Supplier: Germinia
Sowing rate: 20g/m²
Topsoil Depth: 150mm

Proposed Species-Rich Meadow Grass
Product: EM1 Basic General Purpose Meadow Mixture
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
Topsoil Depth: 150mm

Proposed Wetland Meadow Grass to Attenuation Basins
Product: EG8 Meadow Grass Mixture for Wet Soils
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²

Proposed Gravel Path
Tanalised Timber Edging - 25mm x 100mm
To be Laid Over a Weed Suppressor Membrane

1.2m High Retaining Wall
The ends of the wall feathering down in height to 400mm
To top of wall where it exceeds 400mm in height

Timber Post and Rail Fence
Timber Post and Rail with Stocknetting

Proposed Dog-Proof Fence and Gate
Timber Post and Rail with Stocknetting

Existing Public Footpaths

Proposed Diversion of Public Footpaths
Hoggin surface (2m wide) to paths, requiring 'no-dig' construction techniques where paths lie within retained tree Root Protection Zones. Path to be aligned at least 2m from any tree stems where possible.

Possible Additional Footpath Connection to Moor Green

Existing PRoW (CORM136) Upgraded from Footpath to Bridleway
3m wide

New 3m Wide Grass Bridleway

New Mown Path

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purpose of issue **PLANNING**

h	Mown path added.	24-09-2024	NMa
g	Addition of retaining wall to bund.	20-09-2024	NMa
-	Bridleway diversion.	05-05-2023	sRP
rev	description	date	by

client
Ark Data Centres

project title Proposed Extension of Spring Park Data Centre Campus - Land South of Westwells Road, Neston, Corsham

drawing title Detailed Soft Landscape Plan

Sheet 7 of 10

date	24 SEPTEMBER 2024	drawn by	sRP
drawing number	edp7897_d021h	checked	CMY
scale	1:200 @ A1	QA	RBa

8 CDM

A risk assessment has been carried out on this design. Residual risks following this process are listed below. A copy of the full Design Risk Register is also available on request from EDP.

- Soft landscaping implementation within a construction environment (across the site);
- Installing trees (across the site);
- Water bodies (attenuation basins and ponds);
- Working within close proximity of underground services (across the site);
- Works adjacent to existing highways (across the site);
- Works near to existing PRoWs (across the site);
- Site Clearance and earthworks (across the site)
- Working at a height

For further guidance, refer to HSE Construction (Design and Management) Regulations 2015.

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Site Boundary

Land under Control of the Applicant

Existing Trees, Tree Groups and Scrub to be Retained

Refer to the Arboricultural Report

Existing Trees, Tree Groups and Scrub to be Removed

Refer to the Arboricultural Report

Existing Grassland to be Retained

Proposed Tree Planting

Proposed Feathered Tree Planting

Existing Grassland/Scrub Retained and Over-Seeded with Shade Tolerant Grass Mix

Product: EG9 Grass Mixture for Meadows and Woodland

Supplier: Emorsgate Seeds

Sowing rate: 4g/m²

Proposed Mixed Native Hedgerow Planting

Topsol Depth: 450mm

Mulch: Jute/Hessian Mulch Matt in BNG Area; Bark Mulch along Moor Green

Proposed Native Thorny Scrub Planting

Topsol Depth: 450mm

Mulch: Jute/Hessian Mulch Matts

Proposed Native Feathered Tree and Understory Shrub Mix

Topsol Depth: 450mm

Mulch: Jute/Hessian Mulch Matts

Undersown with Shade-tolerant Grass/Wildflower Mix (Emorsgate EM1) @ 4g/m²

Proposed Earth Mounding

Max. 1 in 4 Gradients on Outer Faces

Proposed Earth Mounding - Indicative Heights

(Metres Above Ground Level, m AGL)

Proposed Native Shrub Mix

Topsol Depth: 450mm

Mulch: 75mm Bark Mulch

Proposed Wetland Planting Mix

Permanent Wet Areas - SuDS Basins and Proposed Wildlife Pond

Proposed Close-Mown Grass

Product: Low Maintenance Fineturf

Supplier: Germinal

Sowing rate: 20g/m²

Topsol Depth: 150mm

Proposed Species-Rich Meadow Grass

Product: EM1 Basic General Purpose Meadow Mixture

Supplier: Emorsgate Seeds

Sowing rate: 4g/m²

Topsol Depth: 150mm

Proposed Wetland Meadow Grass to Attenuation Basins

Product: EG8 Meadow Grass Mixture for Wet Soils

Supplier: Emorsgate Seeds

Sowing rate: 4g/m²

Proposed Gravel Path

Tanalised Timber Edging - 25mm x 100mm

To be Laid Over a Weed Suppressant Membrane

1.2m High Retaining Wall

The ends of the wall feathering down in height to 400mm

Timber Post and Rail Fence

To top of wall where it exceeds 400mm in height

Proposed Dog-Proof Fence and Gate

Timber Post and Rail with Stocknetting

Existing Public Footpaths

Proposed Diversion of Public Footpaths

Hoggin surface (2m wide) to paths, requiring 'no-dig' construction techniques where paths lie within retained tree Root Protection Zones. Path to be aligned at least 2m from any tree stems where possible.

Possible Additional Footpath Connection to Moor Green

Existing PRoW (CORM136) Upgraded from Footpath to Bridleway

3m wide

New 3m Wide Grass Bridleway

New Mown Path

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purpose of issue PLANNING			
h	Mown path added.	24-09-2024	NMa
g	Addition of retaining wall to bund.	20-09-2024	NWa
-	Bridleway diversion.		
-	Original	05-05-2023	sRP
rev	description	date	by
client			
Ark Data Centres			

project title Proposed Extension of Spring Park Data Centre Campus - Land South of Westwells Road, Neston, Corsham

drawing title Detailed Soft Landscape Plan

Sheet 9 of 10

date	24 SEPTEMBER 2024	drawn by	sRP
drawing number	edp7897_d021h	checked	CMY
scale	1:200 @ A1	QA	RBa

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overview

8

CDM

A risk assessment has been carried out on this design. Residual risks following this process are listed below. A copy of the full Design Risk Register is also available on request from EDP.

1. Soft landscaping implementation within a construction environment (across the site);

2. Installing trees (across the site);

3. Water bodies (attenuation basins and pond);

4. Working within close proximity of underground services (across the site);

5. Works adjacent to existing highways (across the site);

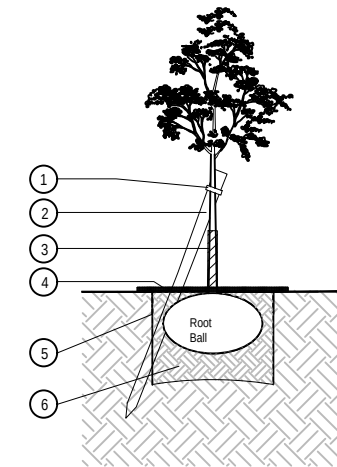
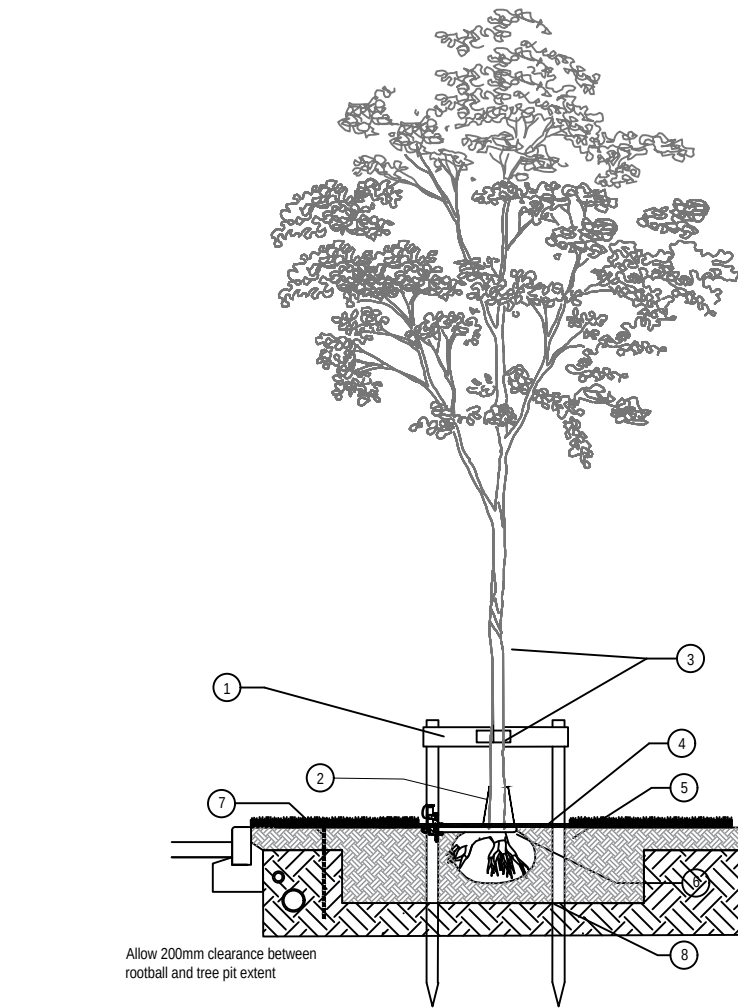
6. Works near to existing PRoWs (across the site);

7. Site Clearance and earthworks (across the site)

8. Working at a height

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For further guidance, refer to HSE Construction (Design and Management) Regulations 2015.



Tree Pit Detail for Feathered Trees

1. Use 2x Tree Ties GLB25A with GLPFA spacer sleeve or similar to secure tree to support post.

2. 1x tanalised timber tree stake 2m, 75mm Ø driven into side of pit to provide support to the tree.

3. Clear spiral guard to be fitted to trunk to protect against animal browsing.

4. 100x100cm biodegradable mulch mat pegged down with supplied biodegradable plastic anchor pegs around the whip to prevent weed growth and retain moisture.

5. Excavate tree pit to sufficient size to accommodate tree root ball. Loosen any compaction in base of excavated pit to aid drainage. The tree should be planted at a depth where the root flare is still visible, just breaching the soil surface, following backfilling.

6. Backfill tree pit with subsoil and topsoil excavated from pit if this is regarded as of sufficient quality to promote the healthy establishment of the tree. If either the top soil or sub soil excavated from the pit is of poor quality, then soil ameliorants may be used sparingly or imported topsoil compliant with BS3882 should be used.

Immediately after planting, water the tree, saturating the tree pit to field capacity.

The notes above are intended as a basic guide only. For further guidance on tree planting refer to BS8545:2014 Section 10.

Products suggested above are available from Green Blue Urban (<http://greenblueurban.com/>).

Tree Maintenance and Management During 5 Year Establishment Period

Immediately following planting, the tree should be watered thoroughly. Following this, and with regard to prevailing weather conditions, newly planted trees should be watered regularly during periods of dry weather. If the tree pit has been specified with an irrigation pipe, this should be used as the primary method of watering. If no irrigation pipe is specified, the square metre of ground around the tree should be soaked to field capacity (refer to BS8545:2014 for further detail) by surface watering. Watering frequency is more important than quantity to prevent the root ball of the newly planted tree from drying out.

All trees are fitted with protective guards to prevent animal damage. These should be checked regularly to ensure they remain in place and are providing adequate protection against the animals in the area. If damage to trees from browsing by animals still occurs, additional measures may be required.

A formal assessment of young tree health and development should be carried out annually by a qualified arborist who will be able to advise on solutions should any problems be picked up. During this assessment, any stakes and ties should be checked to ensure they are providing support but not damaging the tree and that the tree is still firmly seated in the ground. If the tree has become loose in the ground, the soil around the base should be re-firmed and stakes and ties adjusted accordingly.

Tree stakes and ties should be removed once the tree has established a strong enough root system to support itself, likely to be 1-2 years after planting. Strimmer guards should remain in place until the end of the 5 year establishment, with adjustments or segments added as necessary to facilitate tree growth. Tree guards should only be removed if they are beginning to restrict tree growth or if it is felt the risk of damage has significantly reduced due to strong tree growth and development or changes in the surrounding environment.

Formative pruning should be carried out in accordance with BS3998 as required throughout the 5 year establishment period.

For further guidance on tree maintenance during establishment refer to BS8545:2014 Section 11.

Tree Maintenance and Management During 5 Year Establishment Period

Immediately following planting, the tree should be watered thoroughly. Following this, and with regard to prevailing weather conditions, newly planted trees should be watered regularly during periods of dry weather. If the tree pit has been specified with an irrigation pipe, this should be used as the primary method of watering. If no irrigation pipe is specified, the square metre of ground around the tree should be soaked to field capacity (refer to BS8545:2014 for further detail) by surface watering. Watering frequency is more important than quantity to prevent the root ball of the newly planted tree from drying out.

All trees are fitted with protective guards to prevent animal damage. These should be checked regularly to ensure they remain in place and are providing adequate protection against the animals in the area. If damage to trees from browsing by animals still occurs, additional measures may be required.

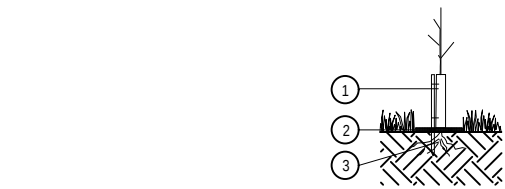
A formal assessment of young tree health and development should be carried out annually by a qualified arborist who will be able to advise on solutions should any problems be picked up. During this assessment, any stakes and ties should be checked to ensure they are providing support but not damaging the tree, and that the tree is still firmly seated in the ground. If the tree has become loose in the ground, the soil around the base should be re-firmed and stakes and ties adjusted accordingly.

The mulched area around the base of the tree should be kept clear of competing vegetation and weeds at all times.

Tree stakes and ties should be removed once the tree has established a strong enough root system to support itself, likely to be 1-2 years after planting. Strimmer guards should remain in place until the end of the five year establishment, with adjustments or segments added as necessary to facilitate tree growth. Tree guards should only be removed if they are beginning to restrict tree growth or if it is felt the risk of damage has significantly reduced due to strong tree growth and development or changes in the surrounding environment.

Formative pruning should be carried out in accordance with BS 3998 as required throughout the five year establishment period.

For further guidance on tree maintenance during establishment refer to BS 8545:2014 Section 11.



Native Planting Detail with Mulch Matt

1. Clear spiral guard to be fitted to trunk to protect against animal browsing with supporting cane or stake.

2. 50x50cm biodegradable mulch mat pegged down with supplied biodegradable plastic anchor pegs around the whip to prevent weed growth and retain moisture.

3. Whip to be notch planted following clearance of any existing vegetation.

Immediately after planting, water the whip, saturating the ground around its base to field capacity.

For further general guidance on planting refer to BS 8545:2014 Section 10 and BS4428:1989 Section 9.

Products suggested above are available from Tubex (<http://www.tubex.com/>).

Whip and Hedge Planting, Maintenance and Management During 5 Year Establishment Period

Immediately following planting, the whip/hedge plant should be watered thoroughly. Following this, and with regard to prevailing weather conditions, newly planted whips/hedge plants should be watered regularly during periods of dry weather. When watering, the square metre of ground around the plant should be soaked to field capacity (refer to BS8545:2014 for further detail) by surface watering. Watering frequency is more important than quantity to prevent the roots of the newly planted whip/hedge plant from drying out.

All whips/hedge plants are fitted with protective guards to prevent animal damage. These should be checked regularly to ensure they remain in place and are providing adequate protection against the animals in the area. If damage to plants from browsing by animals still occurs, additional measures may be required.

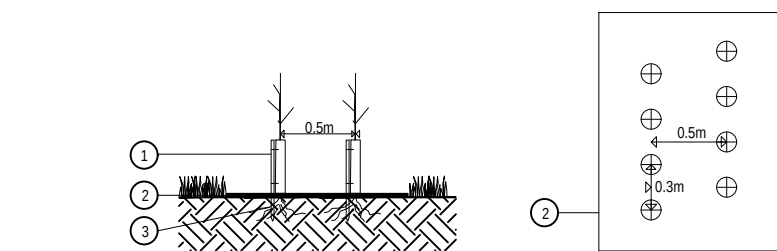
A formal assessment of areas of planting should be carried out annually by a qualified arborist who will be able to advise on solutions should any problems be picked up. During this assessment, any guards and canes/stakes should be checked to ensure they are providing protection but not damaging the developing plant and that its roots are still firmly seated in the ground. If the plant has become loose in the ground, the soil around the base should be re-firmed and guards adjusted accordingly.

The space above the mulch mat around the whip/hedge plant should be kept clear of competing vegetation and weeds at all times.

The shrub shelter/guard should be removed once the whip/hedge plant has established a strong enough root system to support itself and has begun to grow strongly clear of the top of the shelter/guard, likely to be 1-2 years after planting. Biodegradable mulch mats can remain in place indefinitely.

Formative pruning should be carried out in accordance with BS3998 as required during the first 5 years to ensure the desired form is achieved.

For further guidance on whip and tree maintenance during establishment refer to BS8545:2014 Section 11.



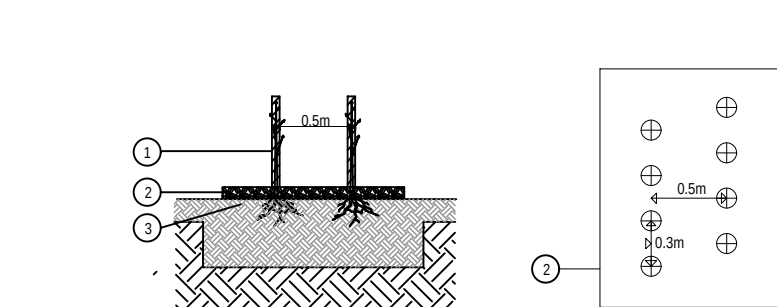
Native Hedgerow Planting with Mulch Matt (Double Staggered)

1. Spiral guard with supporting cane

2. 1.2m wide biodegradable weed mat roll pegged down with biodegradable pegs along line of hedgerow to prevent weed growth and retain moisture.

3. Whip to be notch planted into previously prepared topsoil 450mm depth with amelioration/fertiliser as per NBS spec.

4. Container-grown plants to be pit-planted into previously prepared topsoil 450mm depth with amelioration/fertiliser as per NBS spec.



Native Hedgerow Planting with Ornamental Mulch (Double Staggered)

1. Spiral guard with supporting cane

2. 1.2m wide ornamental mulch 75mm deep to slow weed growth and retain moisture.

3. Whip to be notch planted into previously prepared topsoil 450mm depth with amelioration/fertiliser as per NBS spec.

4. Container-grown plants to be pit-planted into previously prepared topsoil 450mm depth with amelioration/fertiliser as per NBS spec.

Immediately after planting, water the whip, saturating the ground around its base to field capacity.

For further general guidance on planting refer to BS8545:2014 Section 10 and BS4428:1989 Section 9.

Plant Schedule

Trees - Native

Number	Common Name	Species	Girth	Height	Specification	Density
17	Common Maple	Acer campestre	14-16cm	400-450cm	RB 3x: Extra Heavy Standard: Clear Stem min. 200: 5 brks	Counted
49	Common Maple	Acer campestre	175-200cm		Feather: 2x: 5 brks: B	4.5Cr
4	Norway Maple	Acer glaberrimus	14-18cm	425-450cm	RB 3x: Extra Heavy Standard: Clear Stem 175-200: 4 brks	Counted
12	Norway maple	Acer platanoides		200-250cm	B 2x: Feather: 5 brks	Counted
9	Sycamore	Acer pseudoplatanus	14-16cm	400-450cm	3x: Extra Heavy Standard: clear stem minimum 200cm: 5 breaks: RB	Counted
39	Common alder	Alnus glutinosa	175-200cm		Feather: 2x: 5 brks: B	4.5Cr
10	Common Silver Birch	Betula pendula	14-16cm	400-450cm	RB 3x: Extra Heavy Standard: Clear Stem 175-200: 5 brks	Counted
49	Common Silver Birch	Betula pendula	350-375cm		Feather: 2x: 5 brks: B	4.5Cr
8	White-barked Himalayan Birch	Betula utilis jacquemontii	200-250cm		B 2x: Feather: 5 brks	Counted
23	Common Hornbeam	Carpinus betulus	12-14cm	350-425cm	RB 3x: Heavy Standard: Clear Stem 175-200: 5 brks	Counted
7	Common Hornbeam	Carpinus betulus	200-250cm		B 2x: Feather: 5 brks	Counted
33	Common Hawthorn	Crataegus monogyna	60-80cm		BR 1+1: Transplant: seed raised	1.5Cr
3	Common Hawthorn	Crataegus monogyna	12-14cm	350-425cm	3x: Heavy Standard: clear stem 175-200cm: 5 breaks: RB	Counted
16	Common Beech	Fagus sylvatica	12-14cm	350-425cm	RB 3x: Heavy Standard: Clear Stem 175-200: 5 brks	Counted
6	American sweetgum	Liquidambar styraciflua	200-250cm		RB 2x: Feather: 5 brks	Counted
11	Common Crab Apple	Malus sylvestris	12-14cm	350-425cm	RB 3x: Heavy Standard: Clear Stem min. 200: 5 brks	Counted
22	Wild Cherry	Prunus avium	12-14cm	350-425cm	RB 3x: Heavy Standard: Clear Stem min. 200: 5 brks	Counted
39	Wild Cherry	Prunus avium	150-175cm		Feather: 2x: 5 brks: B	4.5Cr
9	Wild Cherry	Prunus avium	14-16cm	400-450cm	RB 3x: Extra Heavy Standard: Clear Stem 175-200: 5 brks	Counted
5	Bird Cherry	Prunus padus	12-14cm	350-425cm	RB 3x: Heavy Standard: Clear Stem min. 200: 5 brks	Counted
33	Slave	Prunus spinosa	60-80cm		BR 1+1: Transplant: seed raised	1.5Cr
7	Common Oak	Quercus robur	12-14cm	350-425cm	RB 3x: Heavy Standard: Clear Stem 175-200: 5 brks	Counted
4	Rowan	Sorbus aucuparia	12-14cm	350-425cm	RB 3x: Heavy Standard: Clear Stem min. 200: 5 brks	Counted
39	European mountain ash	Sorbus aucuparia	125-150cm		Feather: 2x: 3 brks: B	4.5Cr
9	Small-leaved Lime	Tilia cordata	12-14cm	350-425cm	RB 3x: Heavy Standard: Clear Stem 175-200: 5 brks	Counted
Total: 463						

Shrubs

Number	Common Name	Species	Height	Pot Size	Specification	Density
225	Common Dogwood	Cornus sanguinea	60-80cm		BR 1+1: Transplant: seed raised: Branched: 3 brks	1.5Cr
325	Common Hazel	Corylus avellana	60-80cm		BR 1+2: Transplant: seed raised: 3 brks	1.5Cr
436	Common Hawthorn	Crataegus monogyna	60-80cm		BR 1+1: Transplant: seed raised	1.5Cr
149	Common Spindle Tree	Euconymus europaeus	60-80cm	1+1: B		1.5Cr
107	Common Holly	Ilex aquifolium	60-80cm	5L	Branched: C	1.5Cr
18	Common Holly	Ilex aquifolium	40-60cm	2L	Leader With Laterals	1.5Cr
211	Common Privet	Ligustrum vulgare	60-80cm		1+1: 3 brks: B	1.5Cr
229	Blackthorn	Prunus spinosa	60-80cm		BR 1+1: Transplant: seed raised: Branched: 2 brks	1.5Cr
131	Dog Rose	Rosa canina	60-80cm		BR 1+1: Transplant: seed raised	1.5Cr
211	Common Elder	Sambucus nigra	60-80cm		1+1: 3 brks: B	1.5Cr
181	Guelster Rose	Viburnum opulus	60-80cm		BR 1+2: Transplant: seed raised: Branched: 3 brks	1.5Cr
Total: 2223						

Conifers

Number	Common Name	Species	Pot Size	Specification	Density
10	Scots Pine	Pinus sylvestris	5x	Leader & laterals: Feathered to base	Counted
37	Scots Pine	Pinus sylvestris	5x	Leader & laterals: Feathered to base	4.5Cr
Total: 47					

Marginal / Aquatics

Number	Common Name	Species	Specification	Density
30	Meadowweet	Polygonum ulmaria	C	0.5Cr
57	Yellow flag iris	Iris pseudacorus	C	0.5Cr
57	Ragged Robin	Lychnis flo-cuculi	C	0.5Cr
30	Gypsywort	Lycopus europaeus	C	0.5Cr
57	Purple Loosestrife	Lythrum salicaria	C	0.5Cr
57	Water Forget-me-not	Myosotis scorpioides	C	0.5Cr
Total: 288				

Hedges

Number	Common Name	Species	Height	Specification	Density
512	Common Maple	Acer campestre	60-80cm	BR 1+1: Transplant: seed raised	0.3Cr Double Staggered at 0.5m offset
912	Common Hornbeam	Carpinus betulus	60-80cm	BR 1+1: Transplant: seed raised	0.3Cr Double Staggered at 0.5m offset
512	Common Hazel	Corylus avellana	60-80cm	BR 1+2: Transplant: seed raised: branched: 3 brks	0.3Cr Double Staggered at 0.5m offset
257	Common Hawthorn	Crataegus monogyna	60-80cm	BR 1+1: Transplant: seed raised	0.3Cr Double Staggered at 0.5m offset
257	Holly	Ilex aquifolium	60-80cm	Leader With Laterals	0.3Cr Double Staggered at 0.5m offset
257	Blackthorn	Prunus spinosa	60-80cm	BR 1+1: Transplant: seed raised: branched: 2 brks	0.3Cr Double Staggered at 0.5m offset
257	Common Elder	Sambucus nigra	60-80cm	BR 1+1: Transplant: seed raised: branched: 3 brks	0.3Cr Double Staggered at 0.5m offset
Total: 2564					

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purpose of issue PLANNING

h	Mown path added.	24-09-2024	NMa
g	Addition of retaining wall to bund. Bridleway diversion.	20-09-2024	NWa
-	Original	05-05-2023	sRP
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client
Ark Data Centres

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drawing title
Detailed Soft Landscape Plan

Sheet 10 of 10			
date	24 SEPTEMBER 2024	drawn by	sRP
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Appendix 3: Proposed Lighting Strategy – Bat Corridor





An abstract collage of various geometric shapes and icons in shades of blue, purple, and yellow. The shapes include triangles, squares, and polygons. Icons include a hand with a small burst of lines above it, a large purple arrow pointing downwards, a purple asterisk-like shape, a black silhouette of a plant with leaves, a black silhouette of a hand with fingers spread, and a black silhouette of a fan or wheel. A yellow hexagon is the central focus, containing the main text.

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