

# Landscape and Ecological Management Plan



**Tyler  
Grange**

**Spring Park Data Centre  
29th October 2025**

TG Report No. 15116\_R14\_VKC

| Project No: | Report No.                       | Date                            | Revision                          |
|-------------|----------------------------------|---------------------------------|-----------------------------------|
| 15116       | R14                              | 29 <sup>th</sup> October 2025   | -                                 |
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# Section 1: Introduction and Site Context

## Purpose

- 1.1. This Landscape and Ecological Management Plan (LEMP) has been prepared by Tyler Grange Group Ltd on behalf of Ark Estates 4 Ltd in relation to the proposed development of land to the south of Spring Park Data Centre, Corsham, hereafter referred to as 'the site'. The site is centred on National Grid reference ST 85270 68754.
- 1.2. A full planning application for the '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' was submitted to Wiltshire Council in June 2024 (planning reference: PL/2024/05527).
- 1.3. Following comments from Wiltshire Council, this LEMP has been prepared prior to the determination of the planning application to support the Habitat Regulations Assessment (HRA) process and to avoid the need for a pre-commencement condition of a LEMP.
- 1.4. This LEMP:
  - Provides habitat creation and management objectives and prescriptions for on-site habitats;
  - Details protection measures put in place for existing habitats;
  - Provides detail regarding the long-term management of the proposed habitats within the site for a period of 30 years; and
  - Describes how the functionality of habitats for bats will be maintained and created, in accordance with the lighting strategy (shown in **Appendix 2**).
- 1.5. The scale and type of habitats discussed in this report are further detailed in the Detailed Soft Landscape Plan, which can be viewed in **Appendix 1**.
- 1.6. A detailed Habitat Management and Monitoring Plan (HMMP) for the created habitats will supplement the detail provided in the LEMP to ensure the created habitats reach their target conditions.

## Coverage

- 1.7. This LEMP relates to created habitats and areas of land within the site boundary, as shown in the Detailed Soft Landscape Plan in **Appendix 1**. This includes created and retained habitats.
- 1.8. This LEMP will set out details of the long-term management of habitats and is set out as follows:



- **Section 2** describes the site context including details of habitats of ecological value that will be managed under this LEMP;
- **Section 3** sets out management objectives for the LEMP and describes constraints that may influence management prescriptions;
- **Section 4** describes the management prescriptions to achieve objectives set out in Section 3, as well as setting out monitoring and remedial actions where necessary;
- **Section 5** outlines the monitoring schedule and remedial measures which may be identified during the course of the management period; and
- **Section 6** describes who will be responsible for implementing the plan and how arrangements for funding will be organised.

- 1.9. The management regime would broadly commence at the beginning of the construction period and would be in place for a period no less than 30 years from the commencement of the development, with management prescriptions adapted to different stages of habitat enhancement. Full details of management prescriptions are provided in **Section 5**.
- 1.10. Implementation of the plan will be iterative in that the management prescriptions will be refined as necessary based on the outcomes of the first cycle of management being implemented.



## Section 2: Site Summary

- 2.1. This section provides context for the development site (within the site boundary) and describes the baseline habitats and ecological resources of the site.

### Site Location and Context

- 2.2. The extent of the site is denoted by the red line boundary, as shown in **Figure 2.1** in relation to the wider context of the site. It is located to the south of Rowan Lane, Corsham.
- 2.3. The site primarily comprises tall ruderal vegetation, with some scattered scrub. Concrete foundations of previously demolished buildings are still present within the site and broadleaved semi-natural woodland and scrub are present around the site perimeter, with a large woodland block to the west. The southern extent of the site comprises mainly other neutral grassland and dense scrub. The baseline habitats are shown on the Habitat Features Plan (ref: **15116/P01a**).
- 2.4. The site falls into the consultation zone for Bath and Bradford-on-Avon Bat sites SAC, and therefore it will be necessary to conduct a Habitat Regulations Assessment (HRA) prior to determination to assess whether the development proposals in isolation, or in combination, are likely to cause a significant adverse effect on the features for which the SAC is designated, namely greater horseshoe *Rhinolophus ferrumequinum* and lesser horseshoe *R. hipposideros* bats. This LEMP therefore provides detail with respect to lighting measures and maintenance of habitat functionality with specific focus on the qualifying species of the SAC.



Figure 2.1: Site context and site boundary (Aerial Imagery Google© 2024)

### Ecological Features to be Managed

- 2.5. Post-development, many of the existing habitats within the site will be retained; the broadleaved woodland, mixed scrub, trees, hedgerows, some of the ruderal vegetation and much of the grassland in the southern extent of the site are to be retained as part of the

proposals. The majority of the ruderal vegetation in the northern extent of the site is to be lost which will be compensated for through post-development habitat creation (see Ecological Impact Assessment (EclA) **15116/R08c** and the Post-development Habitats Plan **15116/P11a** appended to this report).

2.6. The Detailed Soft Landscape Plan details for the site are provided in **Appendix 1**. In summary, the habitats to be created and managed are as follows:

- Mixed scrub planting;
- Modified grassland planting (amenity spaces);
- Native hedgerow planting;
- Ornamental planting;
- Other neutral grassland planting;
- Pond and SuDS creation;
- Tree and woodland planting; and
- Retained tree management.

## Key Faunal Groups

2.7. The following key faunal groups have been assessed as likely to use the site.

### Badger

2.8. The site and wider survey area provide suitable habitat for badger with opportunities for foraging and commuting across the scrub, grassland and woodland habitats. A badger sett is present in the southern extent of the site (exact location of the sett is confidential).

2.9. Habitat creation and enhancement measures proposed will enhance the site's importance for badgers. The woodland planting and grassland creation will provide opportunities for foraging and landscape bunds will provide opportunities for nest building.

### Bats

2.10. The site supports a range of foraging and commuting bat species including brown long-eared bat *Plecotus auritus*, common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *P. pygmaeus*, lesser horseshoe bat *Rhinolophus hipposideros*, greater horseshoe bat *R. ferrumequinum*, noctule bat *Nyctalus noctula*, Leisler's *N. leisleri*, serotine *Eptesicus serotinus*, barbastelle bat *Barbastella barbastellus* and *Myotis* sp.

2.11. Post-development, much of the suitable habitat of importance to bats (namely hedgerows, trees, woodland and other neutral grassland) is to be retained. Habitat creation at the northern extent of the site including woodland planting, shrub planting, grassland creation and attenuation pond creation, will increase species diversity and create additional opportunities for invertebrates (prey) and improve foraging opportunities and connectivity for bats. Habitat creation at the southern extent of the site including tree planting, species-rich hedgerow planting, scrub planting and pond creation will further enhance foraging opportunities and connectivity for bat species.



- 2.12. Bat boxes will also be provided on retained trees within the dark corridors along the boundaries, as shown in the External Lighting Strategy in **Appendix 2**, to increase roosting opportunities.
- 2.13. A sensitive lighting strategy, shown in **Appendix 2**, has been designed to include dark corridors around the perimeters of the site. The dark corridors – comprising the retained woodland and habitat within 15 m of its edges – will achieve 0 lux during both the construction and operational phases thus ensuring the retained woodland will be continue to provide connectivity for commuting bats as well as foraging opportunities.

## **Invertebrates**

- 2.14. The site supports a diverse assemblage of invertebrates due to the diversity of herbaceous ruderal vegetation species, low level of management of this vegetation, edge habitat of woodland providing sheltered air, complementary vegetation structures and the rubble and debris piles offering potential refugia.
- 2.15. The grassland that will be created around the edge of the site will be of low nutrient to promote a diversity of vascular plants for invertebrates to re-colonise post-development. Species composition should include plants already demonstrated to be of value to invertebrates.

## **Nesting and breeding birds**

- 2.16. The woodland, trees and hedgerows comprise suitable nesting habitat for a range of common bird species. These features are being retained and as such the majority of bird species anticipated to be present are likely to continue to use the site post-development.
- 2.17. New habitat creation including trees and hedgerows will also provide improved opportunities for these species post-development, as will the provision of bird nesting boxes on new buildings and retained trees along the site boundaries.

## **Reptiles**

- 2.18. The site supports a low population of slow worm *Anguis fragilis*; a peak count of three adult slow worms were found during reptile surveys undertaken in 2022.
- 2.19. Post-development the creation of other neutral grassland, mixed scrub and new species-rich native hedgerow planting will offer improved opportunities for this species, as well as other common reptiles which could be present. The creation of log piles and hibernacula will also create additional opportunities for reptiles.

## **Other notable species**

- 2.20. The site offers some suitable foraging, commuting and shelter habitat to support western European hedgehog *Erinaceus europaeus*, although no evidence of this species has been recorded. Post-development the majority of suitable hedgehog habitat is to be retained and new habitats of importance created.



- 2.21. No evidence of any other protected or priority fauna has been noted within the site and, based on the habitats present, none would be anticipated to be present post-development.

### **Other Key Considerations**

- 2.22. Aside from the faunal groups identified onsite, the principal purpose of this document and habitat management is to ensure the landscape detail delivers the benefits and target conditions assessed within the Defra Statutory Biodiversity Metric for the site.

## Section 3: Management Constraints and Objectives

### Management Constraints

- 3.1. Management cannot be undertaken which compromises the survival or success of the fauna described in **Section 2**. This could result in an offence under protective legislation pertaining to wildlife, notably the Wildlife and Countryside Act (WCA) 1981 (as amended) and the Protection of Badgers Act 1992.
- 3.2. This mitigation and management strategy will ensure that no breach in legislation occurs with regards to bats, badgers, nesting birds and reptiles. The measures proposed below will also protect other protected/priority species which may be present including hedgehogs and invertebrates.

### Badger

- 3.3. Badgers and their setts are afforded protection under the Protection of Badgers Act 1992. Tree planting, hedgerow planting and the pond creation will all be over 20 m away from the badger sett to avoid any disturbance. Post-development, badgers will have free access to the southern extent of the site and woodland around the proposed data centre. A pre-commencement check for badgers is to be undertaken at a maximum of three months prior to works commencing on site.

### Bats

- 3.4. All bats and their roosts are afforded protection under the WCA 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations') (as amended). No trees or potential roosting features are to be lost to facilitate the development, however, in the unlikely event any bat roost is encountered during works at the site, all works will stop immediately. Tyler Grange or an appropriate specialist would be contacted, a Natural England European Protected Species (EPS) licence (or other appropriate mitigation licence) applied for and appropriate mitigation implemented.
- 3.5. All management works should take place within daylight hours to avoid the disturbance of foraging and commuting bats, or if unavoidable maintain dark corridors through the site.
- 3.6. Bat boxes will be left undisturbed as the type which will be installed are self-cleaning, so no maintenance will be required

### Nesting birds

- 3.7. All breeding birds, their nests, eggs and young are protected under the WCA 1981 (as amended), which makes it illegal to knowingly damage or destroy a nest site while it is in use or being built. Species listed under Schedule 1 of the WCA 1981 are afforded additional protection from disturbance while breeding.



- 3.8. As such, all tree, shrub cutting works should occur outside of the 'core' nesting bird period (works to take place: September – February inclusive). Due diligence is also required by maintenance staff to avoid the disturbance of nesting birds, which can also nest outside the core period. Should vegetation clearance works be required between the months of March to August inclusive, a Suitably Qualified Ecologist (SQE) should inspect the vegetation to assess presence of nesting birds.
- 3.9. Bird boxes will be monitored for damages only.

### **Other notable fauna**

- 3.10. Reptiles and hedgehog are afforded protection under the WCA 1981 (as amended) although it is important to note that this legislation protects the species and not their habitat. As such, where minor impacts to suitable reptile and/or hedgehog habitat are proposed such as the removal of ruderal vegetation, appropriate mitigation measures will be implemented to ensure that none of these species are harmed during works. The mitigation measures are set out in the Construction Environmental Management Plan (CEMP) (ref: **15116\_R15**).

## **Management Objectives**

- 3.11. In addition to the above trends and constraints, and in line with the measures outlined in the reports produced in support of the outline application, the following factors have also been considered in the development of prescriptions for the mitigation, enhancement and compensation of ecological features at the site:
- The existing character and habitat present at the site and in the local area;
  - The location and function of retained habitats;
  - The habitat requirements of species currently present within the site, in particular protected species and species of principal importance (SoPI) as defined in section 41 of the Natural Environment and Rural Communities Act 2006;
  - Wiltshire Council local planning policy in relation to biodiversity;
  - Opportunities to contribute towards priority habitats and species within Wiltshire;
  - The sustainability of habitats to be created, taking into account natural processes (such as succession) and management inputs required to maintain them;
  - Opportunities to enhance structural variety within habitats through new habitat planting; and
  - Opportunities to strengthen green corridors across and around the site through creation, retention and enhancement of habitats to maximise connectivity for wildlife.



3.12. Considering the habitats and key fauna present within the site, the following objectives for nature conservation management have been set:

- Objective 1: To protect retained habitats on site;
- Objective 2: To create a diverse range of new habitats on site;
- Objective 3: To ensure the continuance and expansion of opportunities for key faunal species identified on site;
- Objective 4: To monitor the efficacy of nature conservation management through regular assessment of habitat establishment; and
- Objective 5: To create high ecological value habitats in appropriate condition according to the targets set in the Ecological Impact Assessment (EclA) (ref: **15116/R08c**).

### **Key Faunal Groups and Management Requirements**

- 3.13. The retention of the features with highest ecological value – namely the broadleaved woodland in the north of the site, the other neutral grassland in the southern extent of the site and the mature trees and hedgerows (shown on the Habitats Features Plan (**15116/P01a**) – will maintain suitable habitat for foraging and commuting bats, badgers, hedgehogs, invertebrates, nesting birds and slow worms.
- 3.14. The creation of shrubs, mixed scrub, grassland and native tree and hedgerow planting will enhance the site and ensure commuting, foraging and nesting resources are created and enhanced within the site for local fauna.
- 3.15. Roosting provisions for bats and nesting provisions for birds within the site will be increased through the inclusion of bat and bird boxes on retained trees, as well as incorporated into the proposed building.
- 3.16. The operational lighting measures, specifically the dark corridors set out in the External Lighting Strategy (shown in **Appendix 2**), will ensure the continued suitability of the woodland habitat in particular for foraging and commuting bats for light-sensitive species such as greater and lesser horseshoe bats.

## Section 4: Management Prescriptions

- 4.1. The management prescriptions, including timings and responsibilities, are set out in **Table 4.1** below. The LEMP will be implemented in stages as indicated in the timings column of the table. The management prescriptions should be read alongside the specification notes provided on the soft landscape detail (provided separately).
- 4.2. It will be the responsibility of the controlling body (be that the existing landowners, or any subsequent owners or associated nominated body) to employ an SQE to undertake all monitoring for the duration of the LEMP.
- 4.3. The prescriptions seek to cover a period of no less than 30-years post development and will be reviewed to be applied for the lifetime of the development. Habitat management actions are detailed within **Table 4.1**; these are to assist the appointed site maintenance contractor in tracking management actions.

### Standards of Workmanship and Planting Stock

- 4.4. Landscape management and maintenance are to be carried out in accordance with the following standards (as per the latest revisions):
  - Maintenance operations in accordance with BS4428: Code of Practice for General Landscape Operations;
  - Maintenance of soft landscaping (other than amenity turf) in accordance with BS7370-4: Grounds Maintenance. Recommendations for Maintenance of Soft Landscape;
  - All plants to confirm to BS3936: Nursery Stock and the National Plant Specification;
  - Planting of new trees in accordance with BS8545: Trees from nursery to independence in the landscape; and
  - Tree work to be carried out in accordance with BS3998: Tree Work – Recommendations.
- 4.5. Planting stock is to be watered as required during the growing season in order to ensure successful establishment (likely to be 1 – 2 years for ornamental planting and hedges and up to 3 years for trees). Following any dry periods of 7-10 days, soil moisture content should be assessed, and watering undertaken as necessary.
- 4.6. Where required, mulch is to be regularly topped up to 75 mm, ensuring that the lower branches and foliage of plants are not smothered.

**Table 4.1. Management Prescriptions**

| <p><u>Objective 1:</u> To protect existing retained habitats on site;<br/> <u>Objective 2:</u> To create a diverse range of new habitats on site;<br/> <u>Objective 3:</u> To ensure the continuance and expansion of opportunities for key faunal species identified on site; and<br/> <u>Objective 5:</u> To create high ecological value habitats in appropriate condition according to the targets set in the EclA (15116/R08c).</p> |                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Management Item                                                                                                                                                                                                                                                                                                                                                                                                                          | Rationale for Management                                                                                                                                                                                     | Management Tasks                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Retained tree protection and management                                                                                                                                                                                                                                                                                                                                                                                                  | To retain and maintain opportunities for wildlife, in particular nesting birds and foraging bats, as well as landscape features within open areas of the site.                                               | <p>All retained trees should be surveyed and tagged by a suitably qualified arborist with any defects catalogued. Remedial action may be required to render trees in a safe condition and corrective actions such as the removal of dead limbs, crown thinning or reduction and pollarding should be considered where directed by the arborist, although only where there is a risk to the new residents/public due to the benefits to wildlife that these features could support. Felling should only be undertaken where directed by the arborist.</p> <p>Any proposed pruning works to the retained tree should be preceded by a pre-works survey by a suitably experienced ecologist/ECOW. In the event any bat roosts are identified, all works would stop until appropriate mitigation and a bat licence from Natural England is obtained and implemented.</p>                                                                                                                                                          |
| Infill planting of retained hedgerows                                                                                                                                                                                                                                                                                                                                                                                                    | To improve structure, increase species diversity and provide an enhancement for wildlife.                                                                                                                    | Infill retained hedgerows to bolster gaps and increase diversity using those native species used for new hedgerow creation. This will be completed prior to the grounds works to ensure there is habitat suitable to support foraging bats available prior to the removal of existing habitat.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Grassland planting                                                                                                                                                                                                                                                                                                                                                                                                                       | To create opportunities for wildlife, in particular invertebrates and in turn foraging opportunities for bats, badgers, reptiles and hedgehogs, as well as landscape features within open areas of the site. | <p>Grassland planting:</p> <ul style="list-style-type: none"> <li>Areas of flowering lawn and wildflower meadow are proposed around the site. Areas of newly planted grassland will be seeded, with sowing to be undertaken following the manufacturer's instruction. Sowing will be undertaken in autumn or spring, after suitable ground preparation including removing weeds using repeated cultivation.</li> </ul> <p>Management:</p> <ul style="list-style-type: none"> <li>Grass areas shall be mown in order to maintain the visual amenity of the area. Mowing frequency and height shall be adjusted to the function and use of each area. This will ensure that flowers are available throughout spring and summer. Arisings would be removed. Hand tools shall be used around trees, plants and confirmed spaces where it is impractical to use machinery.</li> <li>Ensure grasslands are adequately watered during the first growing season.</li> </ul> <p>Management of the wildflower meadows will include:</p> |



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Objective 5: To create high ecological value habitats in appropriate condition according to the targets set in the EclA (15116/R08c).

| Management Item | Rationale for Management                                                                                                                                                                          | Management Tasks                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 |                                                                                                                                                                                                   | <ul style="list-style-type: none"> <li>Autumn sowing – first summer cut to leave the grassland at a sward height of between 40 – 70mm in May and a second cut to the same length in the September.</li> <li>Spring sowing – first cut six weeks following sowing, then once in May and once in September.</li> <li>All arisings will be removed from site or placed in a designated compost heap.</li> <li>Perennial weeds will be controlled at flowering and before seeds have set by selective scything, pulling or topping. These include species such as docks <i>Rumex</i> sp., thistles <i>Cirsium</i> sp. and ragwort <i>Jacobaea vulgaris</i>.</li> <li>Grassland will be cut on rotation. No grassland will be cut to a short height, less than 150 mm, adjacent to potential hibernation habitat to reptiles, such as hedgerows and hibernacula.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Scrub planting  | Managed to create a variety of structures with species beneficial to wildlife including invertebrates which in turn provide a foraging resource for badgers, bats, birds, hedgehogs and reptiles. | <p>Scrub planting:</p> <ul style="list-style-type: none"> <li>Planting will be carried out in the first planting season following the completion of the development, where reasonably practical, and in accordance with the detail provided in the Detailed Soft Landscape Plan (see <b>Appendix 1</b>).</li> <li>Notch planting only permitted with spade and re-firm soil after planting. Install individual porous 1 m diameter mulch mats around each plant.</li> </ul> <p>Management:</p> <ul style="list-style-type: none"> <li>Until establishment, formative pruning to be undertaken twice annually to encourage growth.</li> <li>Shrub shelters, spiral guards and any protective fencing to be removed once the planting is established.</li> <li>Informal management of newly planted and existing scrub once every two years to ensure it doesn't take over the grassland habitat. Cut back, coppicing and thinning where required, to maintain a naturalised buffer.</li> <li>Create log piles with larger woody vegetation and remove all other arising from site.</li> <li>Visually inspect the surrounding grassland to prevent encroaching of scrub into other habitats. Cut back as required, once every two years between September and February inclusive and annually, in October.</li> </ul> |



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| Management Item         | Rationale for Management                                                                                                                                   | Management Tasks                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ornamental planting     | Planting of shrubs and bulbs to provide suitable foraging habitat for a range of species and to act as a nectar source for invertebrates, and other fauna. | <p>Planting:</p> <ul style="list-style-type: none"> <li>• Water plants thoroughly immediately after planting.</li> <li>• Immediately after planting cut back any damaged, dead or diseased branches.</li> <li>• After planting rake soil to a fine tilth with approved cambers and no hollows.</li> <li>• It is recommended that loose, bare substrate is left under the shrub planting for the development of solitary bee and wasp assemblage.</li> </ul> <p>Aftercare:</p> <ul style="list-style-type: none"> <li>• Planting areas are to be brought up to field capacity on completion of planting and during maintenance visits subject to prevailing conditions.</li> <li>• Planted areas to be maintained weed and litter free during maintenance and management period.</li> <li>• Plants, which have become loosened, lifted or out of the ground to be set upright and re-firmed by treading.</li> <li>• Pruning to be carried out annually or bi-annually, depending on rate of growth necessary to maintain a neat form and height appropriate to the species and setting.</li> <li>• Herbaceous planting to be dead headed after flowering, and dead leaves cut back to ground level in autumn.</li> <li>• Ornamental grasses to be cut back in early spring.</li> <li>• Control vigorous plant species that are out competing others, by selective removal, pruning or thinning.</li> <li>• An approved, slow-release fertiliser to be applied annually to planting beds for the first 3 years.</li> <li>• Adjacent paving areas to be kept free of planting.</li> <li>• General autumn tidy of planting areas with removal of dead foliage, leaf fall etc. Decorative seed heads may be left on to provide winter interest, but then removed at the end of winter.</li> <li>• Due to the short-lived nature of some shrubs and herbaceous species, provision should be made for some replacements after 5-10 years.</li> </ul> |
| Ponds and SuDS creation | Creation of a pond within the site, as well as two attenuation basins, will increase foraging                                                              | Creation:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |



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| Management Item   | Rationale for Management                                                                                                                                                                                             | Management Tasks                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   | opportunities for bats, birds and reptiles. The pond and SuDS will also provide a water source for wildlife and may offer breeding opportunities for amphibians.                                                     | <ul style="list-style-type: none"> <li>Create a new pond and attenuation basins as per drainage consultant specification to ensure that the pond holds water all year round and has different depths to create a variety of habitats for a variety of aquatic vegetation to establish.</li> <li>The pond will be created prior to ground clearance for construction. This will ensure this additional foraging habitat for bats is available before the ruderal vegetation in the northern extent of the site is removed.</li> </ul> <p>Management (to occur between November and end of January):</p> <ul style="list-style-type: none"> <li>Cutting back any vegetation causing overshadowing (clear aquatic vegetation every five years to prevent coverage of more than two thirds of the pond) – any vegetation removed should be left at the pond margin for 24 hours prior to its removal from site</li> <li>Removal of invasive species such as duckweed <i>Lemna minor</i> so that there is less than 10% coverage.</li> <li>Annual scrub control and removal as necessary.</li> <li>De-silting of ponds every ten years or as required.</li> <li>Non-native species should be managed to ensure that no plants such as Himalayan balsam <i>Impatiens glandulifera</i> establish.</li> <li>Removal of rubbish and litter five times a year in Years 2 to 5.</li> </ul> |
| Hedgerow planting | Planting of hedgerows to provide suitable foraging and nesting habitat for a range of species and to act as a food source for invertebrates, and other fauna including badgers, bats, birds, reptiles and hedgehogs. | <p>Hedgerow planting:</p> <ul style="list-style-type: none"> <li>Planting will be carried out in the first planting season following the completion of the development, where reasonably practical, and in accordance with the detail provided in the Detailed Soft Landscape Plan (see <b>Appendix 1</b>).</li> </ul> <p>Management:</p> <ul style="list-style-type: none"> <li>Until established, formative pruning to be undertaken twice annually to keep the hedgerows neat and tidy, and encourage growth.</li> <li>Once established, the hedges within the car parking areas to be maintained in a regular, rectangular shape with a maximum height of 1.2 m and a width of 1 m.</li> <li>Should any management be required within the breeding bird period, checks for nesting birds by the ECoW (see above) will take place prior to any works commencing to ensure that no</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |



Objective 1: To protect existing retained habitats on site;  
Objective 2: To create a diverse range of new habitats on site;  
Objective 3: To ensure the continuance and expansion of opportunities for key faunal species identified on site; and  
Objective 5: To create high ecological value habitats in appropriate condition according to the targets set in the EclA (15116/R08c).

| Management Item | Rationale for Management                                                                                                      | Management Tasks                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 |                                                                                                                               | <p>breeding birds are present. If any are present, no works will take place in that area until the young have fledged the nest.</p> <ul style="list-style-type: none"> <li>Management will take place during winter to avoid the active period for most wildlife, including the breeding bird season.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Tree planting   | To create opportunities for wildlife in particular nesting birds as well as landscape features within open areas of the site. | <p>Tree Planting:</p> <ul style="list-style-type: none"> <li>Native trees are to be planted within the site to increase biodiversity, improve connectivity and create further ecological enhancements. This new tree planting will be undertaken in accordance with the developed programme and prior to occupation where practicable, or in the next planting season following completion of hard works.</li> </ul> <p>Management:</p> <ul style="list-style-type: none"> <li>All new trees within the site will be monitored following completion of the development and any trees that die, become seriously damaged or diseased will be removed and replaced in the next planting season with other trees or plants of a similar size and species as those originally planted. Following establishment, tree surgery such as crown lifting or dead wood removal will be carried out as required on semi-mature and mature trees.</li> <li>Tree supports are to be regularly checked, adjusted, repaired and replaced as necessary and irrigation tubes to be kept free of blockages.</li> <li>Tree stake ties to be adjusted (loosened or tightened) regularly to avoid asphyxiation of the tree trunk and to ensure rubbing does not occur in windy conditions.</li> <li>Stakes and ties to be removed after 2 – 3 years, once the trees have been successfully anchored.</li> <li>Pruning to be completed between September – February (outside the nesting bird season) as necessary.</li> <li>Annual monitoring in growing season.</li> </ul> |
| Bat boxes       | Provision of bat boxes to increase roosting opportunities for bats                                                            | Six bat boxes will be incorporated into the proposed development; two Vivara Pro Build-in WoodStone Bat Boxes (or similar) will be installed onto new buildings during construction and four Schwegler 2F Universal Bat Boxes will be installed on retained trees within the dark corridors in the retained woodland in the northern extent of the site, increasing roosting opportunities for certain bat species.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |



Objective 1: To protect existing retained habitats on site;  
Objective 2: To create a diverse range of new habitats on site;  
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Objective 5: To create high ecological value habitats in appropriate condition according to the targets set in the EclA (**15116/R08c**).

| Management Item              | Rationale for Management                                                                                      | Management Tasks                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              |                                                                                                               | The boxes will be installed facing between south-west and south-east, approximately 4 m above the ground. Boxes will be located in least noisy areas of the development site and in the dark areas of the surrounding woodland, as shown on the Ecological Enhancement Plan <b>15116/P15</b> .                                                                                                                                                                                                                                                                                                          |
| Bird boxes                   | Provision of bird boxes to increase nesting opportunities for birds                                           | Three Schwegler 1SP Sparrow terrace (or similar) will be installed onto new buildings during construction. An additional three general purpose bird boxes such as the Schwegler 2GR Nest Boxes will be installed onto retained trees along the site boundaries. The locations of these boxes, in the least noisy areas of the development site and in the surrounding woodland, are shown on the Ecological Enhancement Plan <b>15116/P15</b> .<br><br>All boxes will be installed in line with manufacturer guidelines on a north to northeastern aspect of the building or tree, as high as possible. |
| Bee bricks and insect hotels | Provision of bee bricks and insect hotels to increase opportunities for solitary bees and other invertebrates | Two bee bricks will be built into the walls of the proposed buildings. These will be approximately 1 m above ground level on the southern or eastern aspect of the building, as shown on the Ecological Enhancement Plan <b>15116/P15</b> . Two additional standalone insect hotels will also be installed, beneficial for solitary bees, beetles and lacewings.                                                                                                                                                                                                                                        |
| Brash piles                  | Piles of brash will offer refugia for invertebrates and hedgehogs                                             | Piles of brash should be created around the site as replacement refugia for invertebrates.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Log piles and hibernacula    | Enhancement of habitat and refuge for reptiles                                                                | Reptile hibernacula and log piles are to be created within suitable habitat, as shown on the Ecological Enhancement Plan <b>15116/P15</b> . These should be installed in Year 1, prior to the completion of the buildings, between November and February when reptiles are inactive.                                                                                                                                                                                                                                                                                                                    |
| Hedgehog highways            | Hedgehog highway to be created to facilitate movement between the site                                        | Access for hedgehogs will be maintained through the retention of access points in the existing wire fences in the southern extent of the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                          |



## Section 5: Monitoring and Remedial Measures

- 5.1. Along with the requirement for ongoing management of the site by specialist contractors, it will also be necessary for the site to be periodically monitored by an SQE (as set out by Objective 4 in **Section 3** of this report) to ensure the created and retained habitats are in the appropriate condition and are either showing signs of success in the management objectives put forward (i.e. between Years 1 and 3) and later with evidence that each habitat has achieved its target.
- 5.2. It is therefore recommended that monitoring of the site is undertaken in Year 1 once development and habitat creation in a given area is complete.
- 5.3. A lighting consultant will also be required to visit the site to check that the operational lighting levels are as designed and that the measures in the lighting strategy are being implemented to ensure functionality of the habitats within the site for bats. This should be annually with timing on an ad-hoc basis. If lighting is not being implemented correctly, this should be rectified urgently.
- 5.4. In Year 1 of a phase, monitoring will be required once all landscaping in a phase has been completed to ensure that all created/retained habitats have been installed to the correct specification and location. Should the monitoring by the SQE identify that a habitat or feature has been installed incorrectly or to the wrong specification, it will be the responsibility of the SQE to report this to Ark Estates 4 Ltd. Ark Estates 4 Ltd and their appointed contractors will then be responsible for resolving the issue immediately. The results of the monitoring at Year 1 for a given phase will be compiled into a short note for submission to the Local Planning Authority.
- 5.5. Monitoring will then be required in Years 2, 3, 5, 10, 20 and 30 post-development. The appointed SQE will perform a condition assessment of all created habitat features to assess their progress against management objectives. Should any habitats appear to be failing or in poor condition, it will be the responsibility of the SQE to report this to Wiltshire Council and their contractors. It will then be the responsibility of Wiltshire Council and their contractors to implement the necessary remedial measures (i.e. re-fixing rabbit guards, replacement of failing tree/hedge stock). The results of the monitoring in Years 2, 3, 5, 10, 20 and 30 will be compiled in reports for submission to the Local Planning Authority.

## Section 6: Delivery of the LEMP

- 6.1. Ark Estates 4 Ltd will be responsible for the implementation of the management prescriptions provided in **Table 4.1** for initial habitat establishment period and Wiltshire Council responsible for the subsequent aftercare / management, as well as that the monitoring proposed in Objective 4, which will need to be completed by an SQE. Should the site be acquired by a new owner, liability for continuing the management prescriptions provided in **Table 4.1** would transfer to the new owner.
- 6.2. An SQE shall be responsible to undertake the required monitoring measures discussed above during Years 1, 2, 3, 4, 5, 10, 20 and 30. This should then extend to the lifetime of the development project on review at Year 30. The SQE will also be responsible (through the funding of the current landowner) to undertake the compiling of results of the monitoring for submission to the Local Planning Authority (Wiltshire Council).

# Appendix 1: Detailed Soft Landscape Plan





Site Boundary

Land under Control of the Applicant

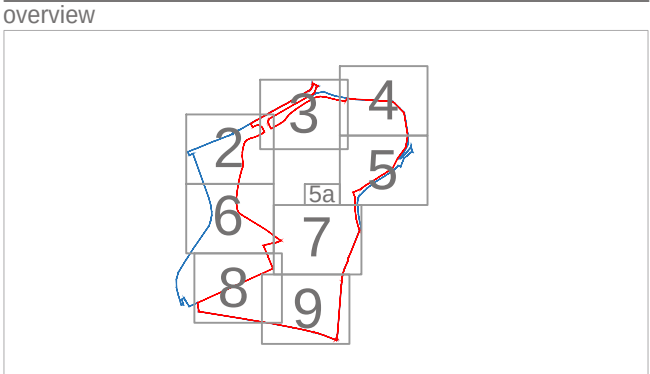
8

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.<br>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

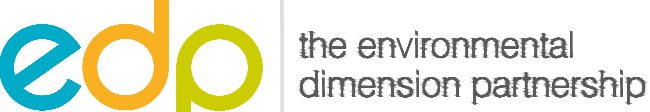
drawing number edp7897\_d021h

scale 1:1000 @ A1

drawn by sRP

checked CMY

QA RBa



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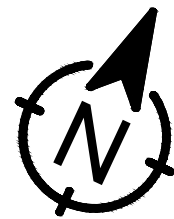
## Appendix 2: External Lighting Strategy



| Schedule                                                                          |          |                                                                                   |          |                                       |                                                                                                    |                          |
|-----------------------------------------------------------------------------------|----------|-----------------------------------------------------------------------------------|----------|---------------------------------------|----------------------------------------------------------------------------------------------------|--------------------------|
| Symbol                                                                            | Label    | Image                                                                             | Quantity | Catalog Number                        | Description                                                                                        | Lamp Lumens      Wattage |
|  | AW       |  | 3        | DSX0.4.LA162.FW (DSX0.4 LED.BLS) (TZ) | D-Series 0 - Area luminaire with Back Light Shield Mounted on Wall Bracket @ 4m - 2700k            | 11491    114             |
|  | D1(BLC)  |  | 8        | DSX0.4.LA082.BLC                      | D-Series 0 - Area luminaire With Back Light Cut-Off Technology Mounted on 6m Column - 2700k        | 4787    56               |
|  | D1(RCCO) |  | 1        | DSX0.4.LA082.RCCO                     | D-Series 0 - Area luminaire with Corner Optics and Cut-Off Technology Mounted on 6m Column - 2700k | 4830    61               |
|  | EW       |  | 11       | DWL 1.LA042.FW.W025                   | Denver ID Wall Mounted at Height Shown (3m & 4m AFFL) - 2700k                                      | 3427    25               |
|  | GWE      |  | 3        | DWL 1.LA032.NR.W018.E M3              | Denver ID Wall Mounted at 3m AFFL - Emergency Version - 2700k                                      | 2241    18               |
|  | HW       |  | 4        | DWL 1.LA022.AY.W011                   | Denver ID Wall Mounted at 3.5m AFFL - 2700k                                                        | 1292    10.3             |
|  | I        |  | 2        | CSVT 1.LM0548.M1.SY                   | CSVT LED BATTEN - Mounted Under Canopy - 4000k                                                     | 5011    36               |

| Statistics          |        |         |         |         |
|---------------------|--------|---------|---------|---------|
| Description         | Symbol | Avg     | Min     | Min/Avg |
| Car Park            | +      | 10 lux  | 0 lux   | 0.00    |
| Entrance & Car Park | +      | 5 lux   | 0 lux   | 0.00    |
| Loading Bays        | +      | 81 lux  | 64 lux  | 0.79    |
| Perimeter           | +      | 13 lux  | 0 lux   | 0.00    |
| Service Road        | +      | 0 lux   | 0 lux   | N/A     |
| Service Road West   | +      | 15 lux  | 4 lux   | 0.27    |
| Service Yard South  | +      | 21 lux  | 0 lux   | 0.00    |
| SPILL               | +      | 0.3 lux | 0.0 lux | 0.00    |

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NOTES:  
FOR BUILDING LAYOUTS AND DESCRIPTION REFER  
TO ARCHITECTURAL DRAWING 22077-PL1101.



|     |                            |          |           |
|-----|----------------------------|----------|-----------|
| PR5 | STAGE 2 ISSUE FOR PLANNING | 23.10.25 | CF-LC-PUL |
| PR4 | STAGE 2 ISSUE FOR PLANNING | 30.09.24 | CF-LC-PUL |
| PR3 | STAGE 2 ISSUE FOR PLANNING | 11.04.24 | CF-LC-PUL |
| PR2 | STAGE 2 ISSUE FOR PLANNING | 02.06.23 | CF-LC-PUL |
| PR1 | STAGE 2 ISSUE FOR PLANNING | 05.05.23 | CF-LC-PUL |

| Rev | Description | Date | Drw-Chk-App |
|-----|-------------|------|-------------|
|-----|-------------|------|-------------|



part of 

design | build | maintain

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Client



Project  
SPRING PARK EXPANSION  
CORSHAM

Drawing Title  
SITE PLAN  
EXTERNAL LIGHTING LAYOUT

|             |                                   |          |          |
|-------------|-----------------------------------|----------|----------|
| Status      | S5 - SUITABLE FOR CLIENT APPROVAL |          |          |
| Scale       | 1:500                             | Size     | A0       |
| Drawing No. | 9123-JCA-ST-XX-D-E-63001          | Proj.No. | OPP09123 |
| Revision    | P05                               |          |          |

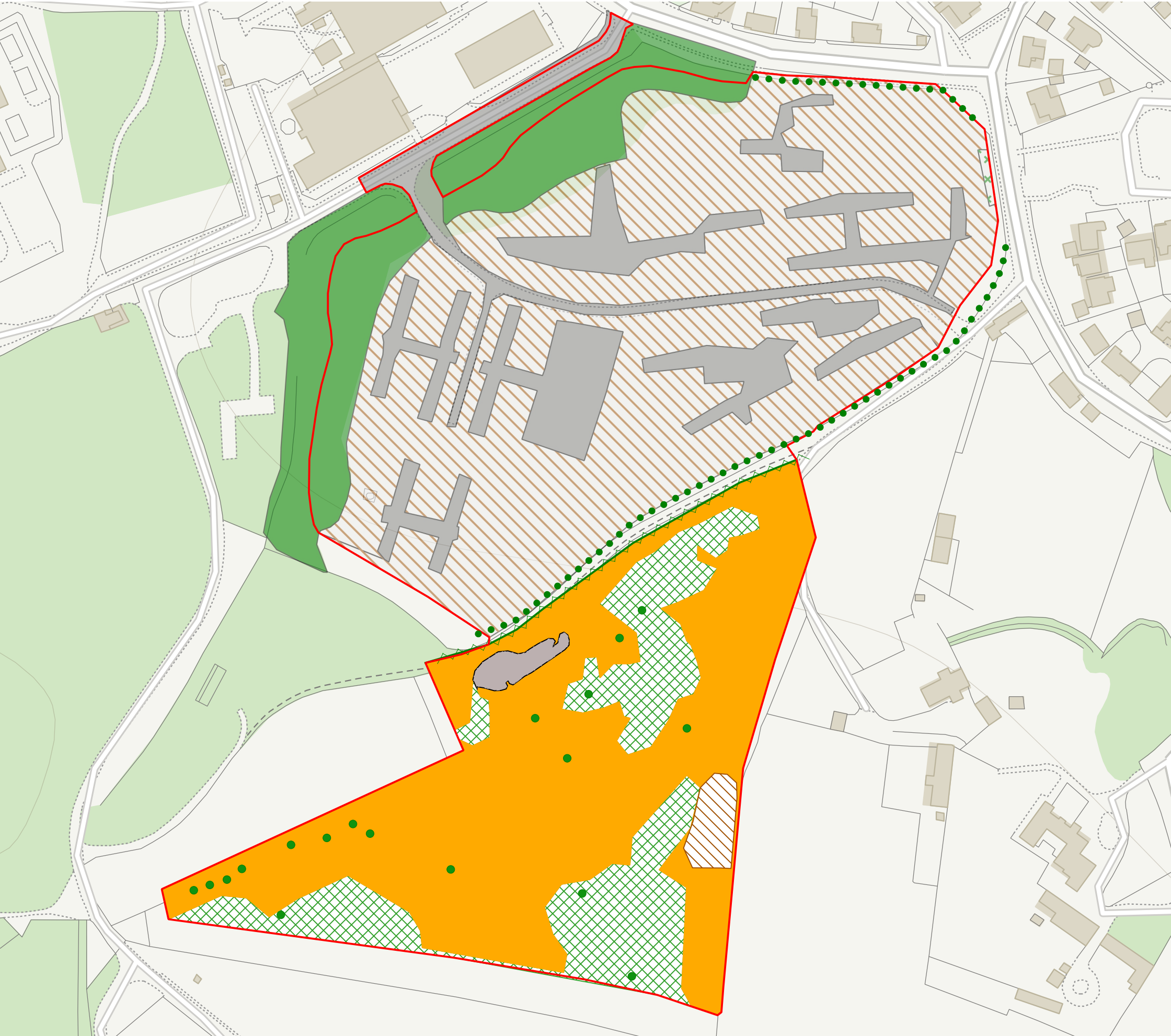
## Plans:

Plan 1: Habitat Features Plan (**15116/P01a**)

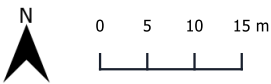
Plan 2: Ecological Enhancement Plan (**15116/P15**)

Plan 3: Post-development Habitats Plan (**15116/P11a**)





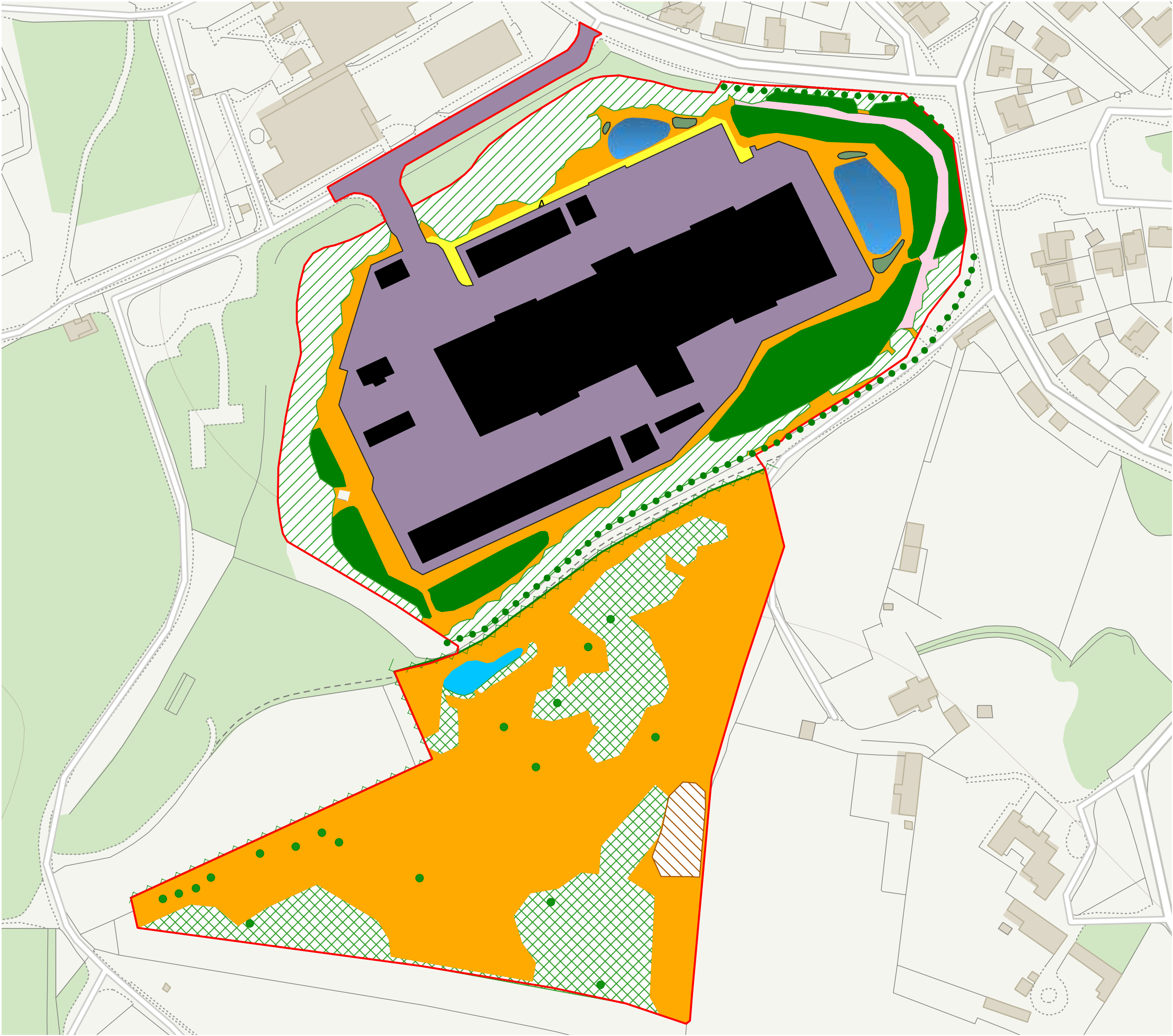
- Legend
- Indicative Redline Boundary
  - Hardstanding
  - Mixed Scrub
  - Other Neutral Grassland
  - Tall Ruderal Vegetation
  - Scattered Scrub
  - Semi-natural Broadleaved Woodland
  - Scattered Broadleaved Trees
  - Line of Trees
  - Native Hedgerow



|               |                             |
|---------------|-----------------------------|
| Project       | Spring Park Data Centre     |
| Drawing Title | Habitats Features Plan - P6 |
| Scale         | As Shown (Approximate)      |
| Drawing No.   | 15116/P01a                  |
| Date          | May 2024                    |
| Checked       | VKC/HDBJ                    |







Legend

-  Indicative Redline Boundary
-  Amenity Grassland
-  Buildings
-  Hardstanding
-  Hogging Footpath
-  Mixed scrub
-  Native Shrubs
-  Other Neutral Grassland
-  Pond
-  SuDS
-  Tall Ruderal (Retained)
-  Woodland
-  Woodland (Retained)
-  Scattered Broadleaved Trees
-  Proposed Broadleaved Trees
-  Line of Trees
-  Existing Native Hedgerow
-  Proposed Species-rich Hedgerow



0 5 10 15 m

|               |                                     |
|---------------|-------------------------------------|
| Project       | Spring Park Data Centre             |
| Drawing Title | Post-development Habitats Plan - P6 |
| Scale         | As Shown (Approximate)              |
| Drawing No.   | 15116/P11a                          |
| Date          | May 2024                            |
| Checked       | VKC/HDBJ                            |



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