



Land at the Former Commercial Nursery, Barters
Farm, Chapmanslade, Westbury, BA13 4AL

Landscape and Ecological Management Plan

July 2025

All Ecology Ltd

Tel: 01453 374109

Email: info@allecology.co.uk

Web: www.allecology.co.uk

Document Control

Site: Land at the Former Commercial Nursery, Barters Farm, Chapmanslade, Westbury, BA13 4AL

Title: Landscape and Ecological Management Plan

For: Newland Homes

Project Number: 20123

Document Version: 1.0

Document Date: 3rd July 2025

Version	Date	Version Details	Prepared by	Reviewed by	Approved by
1.0	03/07/25	-	DR	VP	JG



England and Wales Office

All Ecology Ltd,
Haw Street,
Coaley,
Dursley,
Gloucestershire,
GL11 5AY.

Scotland Office

All Ecology Ltd,
Achadh Nan Geadh,
Upper Kilchattan,
Colonsay,
PA61 7YR.

Tel: 01453 374109
Email: info@allecology.co.uk
Web: www.allecology.co.uk

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The flora and fauna detailed within this report are those noted during the field survey and from anecdotal evidence. It should not be viewed as a complete list of flora and fauna species that may frequent or exist on site at other times of the year.

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1.0 Introduction

Background

- 1.1 All Ecology was commissioned to produce this document in respect of a proposed development at Barters Farm, Chapmanslade.
- 1.2 The site is dominated by hard standing and buildings forming part of a larger commercial nursery on the edge of a construction site.
- 1.3 Planning permission (APP/Y3940/W/24/3348998) has been granted for demolition of existing buildings and general clearance of the site to allow for the erection of nine new residential dwellings and associated infrastructure.
- 1.4 The following condition was attached to the planning permission for which the present report is intended to discharge:

Condition 4

Prior to the commencement of the development hereby permitted a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the local planning authority. The LEMP shall include the following:

- a) Long term landscape and ecology objectives and targets in accordance with the Biodiversity Net Gain Preliminary Design Stage Report (July 2023, All Ecology).
- b) Management responsibilities and maintenance schedules for each ecological feature proposed as part of the development as identified in the Landscape Proposals and the Wildlife Mitigation and Enhancement Plan (September 2023, All Ecology).
- c) The mechanism for monitoring the success of the management prescriptions with reference to the appropriate Biodiversity Metric target Condition Assessment Sheets contained in the Biodiversity Net Gain Preliminary Design Stage Report (July 2023, All Ecology).
- d) A procedure for review and necessary adaptive management in order to attain the targets referred to above.
- e) Details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured.

The measures outlined in the LEMP shall be implemented in full prior to the first occupation of any of the dwellings hereby permitted and the measures implemented shall be retained for the lifetime of the development, in accordance with the approved details.

Objectives and Aim

- 1.5 The objectives of this document are to maximise the enhancement of the proposed development for biodiversity to meet policy requirements.

- 1.6 The aims of the LEMP are to ensure that the new development is constructed and managed in accordance with planning approval and wildlife legislation, and ensure the delivery of the proposed ecological enhancements in order to maximise the potential for gains on site.
- 1.7 Ecological objectives are set out for which management proposals are specified for the construction phase and the operational phase of the development, which is expected to continue in perpetuity. This document should be read in conjunction with Peter Quinn Associates – Outline Landscape Proposals, the key points of which will be summarised here.

Site Location



Figure 1: Site location plan.

2.0 Development Description and Objectives

Development Description

- 2.1 The site is subject to proposed demolition of existing buildings and general clearance of the site to allow for the erection of nine new residential dwellings with associated infrastructure, private gardens and small public areas of trees, shrubs and hedgerow planting.

Objectives

- 2.2 The objectives of the management are as follows:
- Increase the value of the site for bats by creating new gardens and planting of trees, shrubs and hedges.
 - Maintain and increase the value for roosting bats by providing new roosting features.
 - Maintain and increase the value of the site for bird species through habitat creation: hedgerow, garden habitats, trees/shrubs and nest boxes on buildings.
 - Maintain and increase the value of the site to invertebrates through habitat creation and installation of bee bricks in buildings.
 - Ensure compliance with the legal protection of roosting bats.
 - Ensure compliance with the legal protection of breeding birds.

3.0 Survey and Site Assessment

- 3.1 The site does not fall within, or adjacent to, any statutory or non-statutory designated sites. The site is small and generally isolated from designated sites in the surrounding area. Given the small-scale proposals, no impacts to designated sites in the wider area is predicted.
- 3.2 A Preliminary Ecological Appraisal of the site carried out by All Ecology Ltd was carried out in January 2023 with an update survey in September 2024. The site was found to be dominated by hard standing and buildings forming part of a larger commercial nursery. The site was partially bound by fence and hedge with residential settlement to the south, a new residential development currently under construction west, bare ground north and the remainder of the commercial nursery to the east. Habitats on site are considered to be low ecological value.
- 3.3 Site buildings comprise a small office, shed, metal storage unit and a number of polytunnels. Buildings provided either negligible or no potential for roosting bats with no evidence of bats recorded associated with the buildings. Habitats on site were considered poor in regards to foraging and commuting bats.
- 3.4 The site is generally poor for birds with foraging and nesting habitat generally limited to a short section of species-poor hedge with further nesting potential within buildings. The site is not likely to support a notable breeding bird assemblage.
- 3.5 The habitats on site do not provide potential for notable or protected fauna or flora. The site is likely to provide habitat for common rodent species such as Brown Rat with some potential for Badgers and Fox to occasionally pass through the site.

Management Proposals

- 3.6 The management proposals include the following summary items:
- Creation and maintenance of habitats.
 - Fauna – enhancement.

Habitat Removal

- 3.7 All habitat removal would be undertaken in accordance with the accompanying CEMP.

Habitat Creation

Tree planting in public areas

- 3.8 All trees to be rootballed, and pit-planted into prepared pits, with compost worked into backfill at 25% of volume. Trees to be planted with single stakes 1.8m long x 75mm dia. Secured with superstretch type tree ties. After planting, trees to be watered in thoroughly.

Garden hedge

- 3.9 Hedge to be planted at 6 plants per linear m. Hedge plants planted into prepared ground. After planting, water in thoroughly.

Native hedge in public areas

- 3.10 Hedge to be planted at 6 plants per linear m in single-species groups of 5 - 10. Hedge plants planted into prepared ground. After planting, water in thoroughly.

Shrubs in public areas

- 3.11 Shrubs to be planted into prepared ground. Exact planting position to be agreed with Landscape Architect on-site prior to planting. Shrubs to be watered in thoroughly and topped with 50mm bark mulch.

Management and Monitoring

Trees and Shrubs

- 3.12 Trees and shrubs within public areas would be assessed annually and any poor condition or dead examples would be replaced as necessary. Trees will not be subject to a regular pruning regime allowing canopy to retain 75% of expected canopy size for its age and height.

Hedges

- 3.13 New whips will be checked regularly and any damaged or dead whips replaced. Management will be carried out in January and/or February only, avoiding periods of hard frost. Cuttings would be removed from the edge of the hedge after cutting.

Amenity grassland and gardens

- 3.14 No specific management proposed. Private gardens to be managed by future owners.

Biodiversity Net Gain

- 3.15 The development, based on current and proposed habitat/hedgerow conditions, distinctiveness and areas, would result in a habitat net unit change of 0.30 units (+200.25%) and hedgerow net unit change of 0.07 (+30.42%). On site gains are predominantly achieved by planting of shrubs, trees and native hedgerow within public areas. Gardens and a small area of amenity grassland also have a minor contribution to biodiversity gains. Management of gardens will be the responsibility of the property owner. The areas of planting within public areas on site will need to be retained and managed for a minimum of 30 years. These habitats are as follows:

- Introduced Shrub (condition assessment N/A)
- Urban Tree (target condition: moderate)
- Species-rich native hedgerow (target condition: good)

Lighting

- 3.16 Private lighting on individual plots will utilise highly directional warm white LED lighting in down spots at 2.5 m high using warm white (2700 K) 8W LED lamps, 550 lumens with a 35 degree beam angle. These would be individually activated by PIR sensors on a 1 minute cut off to further reduce their impacts. These will assist in lighting only the areas where lighting is required and minimising light spill either directly or through reflected light.

Enhancement for Fauna

Installation of roosts/roosting features for bats

- 3.17 A total of five Ibstock Enclosed Bat Box C will be installed at the apices of gable ends of the new houses to provide new roosting sites for crevice dwelling bats. A variety of locations and aspects have been chosen to maximise the chance of occupation. Alternative bat boxes may be used where necessary but only if approved by the assigned ecologist.
- 3.18 This type of bat box has been chosen as it requires no annual maintenance.

Installation of Bird Boxes

- 3.19 A total of 6 bird boxes will be installed on buildings across the site. A variety of locations would be used to maximise the chance of occupation. The following boxes are proposed:

- Four Ibstock Integrated Swift Boxes
- Two Ibstock Sparrow and Starling Box*

* Alternative box may be used as necessary, approved by the assigned ecologist

- 3.20 All on-going management of habitats that could be utilised by nesting birds (hedges, larger shrub and trees) would be carried out outside the bird nesting season of March to August inclusive.
- 3.21 Any maintenance of bird boxes will be associated with the general up-keep of the buildings and will be the responsibility of the owner. It is advised that bird boxes are cleaned out annually between November and February to prevent a build-up of decaying nest debris. The specification of the bat boxes has been chosen to avoid the need for regular maintenance, which could disturb roosting bats, which requires a licence.

Installation of Bee Habitat/Bricks

- 3.22 Three Ibstock Bee habitat/Bricks will be installed in the external fabric of buildings. Any maintenance of bee bricks will be minimal and associated with the general up-keep of the buildings. It's recommended to clean the cavities in the spring or autumn to remove debris.

Management Responsibilities

- 3.23 The implementation of this management plan will be the responsibility of Newland Homes who will instruct the strict adherence to this plan, with the available resources, as well as with assistance from area specialists where necessary to ensure that all measures are executed using best possible practice. All appointed sub-contractors will be approved as competent and knowledgeable in their position.

Mechanism for Ensuring Delivery

- 3.24 Upon completion of the habitat creation and establishment, a report will be produced and sent to the Council Ecologist detailing and confirming the works carried out including the provision of bat, bird boxes and bee bricks.

- 3.25 An information pack that will include a copy of this LEMP, will be provided to the each of the new dwellings detailing the wildlife features that have been included in their new development and which species may be present, and the time of year that bird boxes and bee bricks can be cleaned out.
- 3.26 Following the completion of each monitoring survey a letter will be produced and sent to the Council Ecologist confirming the works have been carried out in accordance with the Management Plan and maintain a record of any changes to the grassland.

Schedule of Works

- 3.27 The following schedule of works sets out the annual management activities as well as the other planting on site and site monitoring following the first year of establishment.

Table 1: Schedule of works.

Activity	Year									
	1	2	3	4	5					10
Hedgerows (outside of residential curtilage only)										
Inspect hedgerows for dead whips/damage and re-plant as necessary *	X	X	X	X	X					
Hedges to be pruned (January – February) *	X	X	X	X	X	X	X	X	X	X
Shrubs (outside of residential curtilage only)										
Inspect for poor condition/dead shrubs and replace as necessary *	X	X	X	X	X	X	X	X	X	X
Trees (outside of residential curtilage only)										
Pruning/tree surgery	No regular pruning regime. Pruning/or tree surgery works only to be carried out where absolutely necessary in order to maintain canopy size. All necessary tree works to be carried out to BS3998 Tree Works Recommendations.									
Enhancement Features (fauna)										
Inspect for any damaged/missing bat boxes and the invertebrate home and replace as necessary *	X	X	X	X	X	X	X	X	X	X
Clean bird nest boxes (October – February) *	X	X	X	X	X	X	X	X	X	X
Clean hedgehog homes (spring or autumn) *	X	X	X	X	X	X	X	X	X	X
Progress Report										

Progress report sent to the LPA	X	X	X	X	X					
Review management plan every 5 years and implemented in perpetuity**					X					X
* Annually for a minimum of 30 years. ** Every five years after the initial five-year period for a minimum of 30 years.										

Remedial Action

- 3.28 Habitat management to be reviewed every five years for a minimum of a 30-year period to ensure created habitats are achieving target conditions indicated within the Biodiversity Net Preliminary Design Stage Report and associated Condition Assessment Sheets. Any updated management strategies will be documented within the progress reports sent to the LPA within the 5-yearly management plan review.

