



Vistry Cotswolds

Langley Park, Chippenham

Construction and Ecological Management Plan: Badgers

06 November 2025

A paper copy of this document shall be kept in the Site Office

FPCR Environment and Design Ltd

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1.0 INTRODUCTION

- 1.1 The following Construction & Environmental Management Plan for Ecology (CEMP: Ecology) has been prepared by FPCR Environment & Design Ltd., on behalf of Vistry Cotswolds, in relation to the Site known as Langley Road, Chippenham.
- 1.2 The object of this report is to provide information pertaining to the methods required during construction, to be compliant with relevant legislation and policy, with regard to protected species and habitats identified during the Reserved Matters Application.
- 1.3 The following focuses primarily on badgers for Phase 2 of the development and should be read in conjunction with the main *Construction and Environmental Management Plan (CEMP)* (Vistry Partnerships, 2024) and the Ecology focussed CEMP (FPCR, 2024). The main CEMP, Ecology specific CEMP and this CEMP specific to badgers should be kept in the Site Managers Office.
- 1.4 The requirement for an updated CEMP for Ecology is in relation to discharge of Conditions 5 (CEMP) and 11 (CMP) of planning permission 19/12/12100/REM.

“Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, an updated Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

- a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.*
- b) Working method statements for protected/priority species, such as nesting birds and reptiles.*
- c) Mitigation strategies already agreed with the local planning authority prior to determination, such as for birds and bats; this should comprise the pre-construction/construction related elements of strategies only.*
- d) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.*
- e) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).*
- f) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence. Development shall be carried out in strict accordance with the approved CEMP.”*

- 1.5 Condition 11 requires the following information:

“No development shall take place, including any demolition works, until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The construction management plan shall be delivered in conjunction with the CMS required under condition 12 of outline planning consent 16/03515/OUT. The approved detail shall be adhered to throughout the demolition/construction period. The plan shall provide for:

- *A construction programme including phasing of works;*

- *24 hour emergency contact number; - Hours of operation;*
- *Expected number and type of vehicles accessing the site: Deliveries, waste, cranes, equipment, plant, works, visitors;*
- *Size of construction vehicles;*
- *The use of a consolidation operation or scheme for the delivery of materials and goods; - Phasing of works;*
- *Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction)*
- *Programming;*
- *Waste management;*
- *Construction methodology;*
- *Shared deliveries;*
- *Parking facilities for staff and visitors;*
- *On-site facilities;*
- *Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;*
- *Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;*
- *Locations for storage of plant/waste/construction materials;*
- *Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;*
- *Arrangements to receive abnormal loads or unusually large vehicles;*
- *Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;*
- *Any necessary temporary traffic management measures;*
- *Measures to protect vulnerable road users (cyclists and pedestrians);*
- *Arrangements for temporary facilities for any bus stops or routes;*
- *Method of preventing mud being carried onto the highway;*
- *Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.”*

Proposals

- 1.6 The application relates to the approved Reserved matters application (19/12/12100/REM) for appearance, landscaping, layout and scale of 329 dwellings and related access roads, footpaths, drainage, associated car/bicycle parking provision, groundworks, open space and infrastructure following outline approval 16/03515/OUT.

Ecology Survey Background

- 1.7 The information within this document is based on ecological information contained in the previous *2015 Ecological Appraisal - Environmental Statement, Appendix 14.2 (Waterman Infrastructure & Environmental Ltd., 2016)*, *Update Ecological Briefing Note - Environmental Statement, Appendix 14.2 (Tyler Grange, 2015)*, *Outline Construction Environmental Management Plan – King Alfred’s Gate, Langley Park, Chippenham (Waterman Infrastructure & Environmental Ltd., 2016)*, *Badger Survey Report (Ref: 14762_R06c_AM, Tyler Grange, 2024)*, and *Technical Note – CEMP and Badgers (FPCR, 2024)*.
- 1.8 A timeline for the Outline (application refs: N/13/01776 and 16/03515/OUT) and Reserved Matters (PL/2023/07106 and 19/12100/REM) application and survey work is as follows:
- Bat activity surveys: 2012 (Tyler Grange)
 - Presence/absence reptile surveys: 2012 (Tyler Grange)
 - Extended phase 1 survey: April 2015 (Tyler Grange)
 - Daytime assessment of buildings and trees for bat roost potential: April 2015 (Tyler Grange)
 - Badger survey: April 2015 (Tyler Grange)
 - Update Site walkover and badger survey: January 2016 and June 2023 (Tyler Grange)
 - Update badger surveys: August 2023, January and February 2024 (Tyler Grange)
 - Camera trapping and badger survey: April 2024 (FPCR)
 - Update badger surveys: October 2025 (FPCR)

2.0 CONSTRAINTS TO CONSTRUCTION

- 2.1 No badger activity was recorded during initial surveys in 2012, follow up surveys to update the baseline, undertaken in 2015, located a subsidiary badger sett within the northwest extent of the site. Subsequent update surveys in 2015, 2023, and 2024 found that extensive excavation of the sett had occurred, with entrance numbers and activity levels sufficient to re-classify it as a main sett.
- 2.2 The majority of the site comprises hardstanding and buildings of little value to badgers; however, following extensive camera trapping survey, the western boundary has been found to be the main route used by badgers when moving from the sett. Snuffle holes and latrines were identified by FPCR ecologists in 2024 within off-site woodland to the north and greenspace to the east, with several mammal runs and squeeze points leading into adjacent residential gardens to the south and west, indicating that these are the local habitats most frequently utilised by badgers.
- 2.3 Camera trapping to monitor the site, conducted by FPCR in 2024, confirmed these areas as frequented by badgers, with records of badgers observed passing by cameras deployed at strategic monitoring locations along the edge of these habitats.
- 2.4 A CEMP was subsequently designed to retain the main badger sett and ensure long term protection for the clan. Measures within the Ecology CEMP (FPCR, 2024) detailed a precautionary pre-commencement badger check, protection of the sett, badger proof fencing from active construction areas, retained habitat corridors, supplementary feeding as well as regular compliance checks.

- 2.5 Having reviewed the design of the scheme and adjacent development proposed works, we now believe the badger sett should be closed and relocated to reduce and mitigate future disturbance and ensure the long term favourable conservation status of the species. The client wishes to relocate the sett to an area of enhanced retained green infrastructure at the south of the Site. It is our opinion that relocating the sett would also be of benefit to the badger clan long term.
- 2.6 Setts S1 and S2 lie along the north eastern corner of the Site, an area to be developed for residential house which would result in the residents curtilage falling within 10m of the existing badger sett. Therefore, both setts would be directly impacted by the development. The existing main and outlier sett will be closed and an artificial sett created in a new broad area. This is a commonly used mitigation measure.
- 2.7 The following mitigation measures are to be implemented during Phase One and Phase Two of the Sites construction (see Appendix 1). Phase One includes ongoing construction works, the mitigation for which is being undertaken as part of the Ecology CEMP (FPCR, 2024). Phase Two includes the proposed construction of plots 1-13.

3.0 PROTECTED SPECIES METHOD STATEMENTS

General Measures

- 3.1 FPCR are appointed as Ecological Clerk of Works (ECoW) and Vistry Group (Cotswolds) have their contact details.
- 3.2 The ECoW will keep a record of site visits and supervision works.
- 3.3 All FPCR staff working on site will have CSCS cards and are experienced with ECoW.
- 3.4 All licensable protected species work will be conducted by the appropriate class-licenced, low-impact class-licenced, or accredited members of staff.
- 3.5 This document shall be kept with the main CMP and a copy will be made available in the Site Managers office.
- 3.6 The ECoW contact details shall be kept in the Site Managers office and shall be contacted where it is indicated below that site supervision works or checks are required.
- 3.7 The ECoW shall be contacted for advice on any currently unplanned changes that may have an impact on the important ecological features shown in *Figure 1*, or any other ecology queries or issues that arise.

Phase One Construction Ecological Management Plan

- 3.8 Recent update surveys for badger activity have determined that an active badger sett is present within the northwest extent of the site, and that badgers frequently utilise connecting hedgerow habitat along the western site periphery to access adjacent residential gardens and greenspace to the south and east, respectively. Badgers therefore remain a current constraint to development during construction and will be mitigated for following the badger mitigation strategy detailed below, to avoid unnecessary harm to the species and/or damage to the sett, in accordance with the Protection of Badgers Act 1992.
- 3.9 The following mitigation measures are to be implemented during Phase One of the construction, as per Ecology CEMP (FPCR, 2024).

Protection of Badger Sett and Retained Habitat Corridors

- 3.10 As stated in the original Ecology CEMP (FPCR, 2024), the immediate area around the sett, that comprises a 30m exclusion zone (*Figure 1*), has been protected by Heras fencing, secured at the base by weighted sandbags (Appendix B). The fencing encloses the retained habitat around the sett and prevents badgers from accessing the construction zone, where they may otherwise come to harm. The fencing also protects the area around the sett from encroachment and disturbance by vehicles, construction workers, and storage.
- 3.11 Further Heras fencing, also secured with sandbags, or similar, has been erected along the western boundary of the site (*Figure 1*), installed with a 1m offset from the hedgerow, allowing badgers room to move along this boundary, both maintaining its function as a corridor through the landscape, and preventing badgers from accessing the site or construction activities from disturbing, or otherwise interfering with it.
- 3.12 Appendix B sets out suggested fencing specifications for the temporary exclusion fencing. Sandbags, or similar block barrier, will be included along the base of the Heras fencing to block off any gap underneath the fencing and prevent access by badgers.
- 3.13 In the rare event that any works are required in this zone, Heras panels may be temporarily removed to allow access during the day but will be reinstated at the end of each day to ensure the fence remains a barrier to badgers accessing the site.
- 3.14 Badger proof fencing (Appendix C) has also been installed immediately adjacent to the retained hedgerow also the western boundary of the site to prevent badgers accessing residential gardens, where they may cause conflict with local residents should construction activities result in them relocating sett excavations within privately owned gardens.

Supplementary Feeding

- 3.15 Supplementary feeding is being undertaken on a regular basis as a precautionary approach to compensate for the loss of any potential feeding routes that may be interrupted during the construction period.
- 3.16 Feed ensures a balanced diet and comprises of dog biscuits, peanuts, and mixed crushed cereals, which will be monitored and adjusted, where necessary, as badgers will leave anything they dislike. Sugary foods will be used in moderation, as excessive quantities can cause dental issues.
- 3.17 Food is dispensed in the evening to mimic the timing of normal feeding behaviour, using an automated feeder, such as the Wild Beaks heavy duty automatic feeder (or similar system), set on a timer, with food stored above ground to prevent badgers accessing too much too quickly and/or damaging the units. These will initially be programmed to dispense 1kg of food per day for the duration of the construction period, sufficient for one clan of badgers. Feeders are monitored with camera traps and feeding rates are adjusted if needed.

Compliance Surveys

- 3.18 Monthly compliance checks have been instructed by the Site manager and will be undertaken by the EcOW to ensure that:
- The sett remains protected and active,

- The badger corridor fencing remains intact, and the route remains accessible to badgers, and free of obstructions,
- The site remains excluded of badgers i.e. no evidence of badgers is identified within the development footprint; and,
- Internal fences and additional mitigation measures are adopted to prevent badgers accessing the construction area and coming to harm.

3.19 Compliance reports, which verify the mitigation measures detailed are being adhered to, will be issued by the EcOW after each check as a written record for Vistry Group, and shall be made available to view on request.

Pre-commencement Survey & Monitoring

- 3.20 A pre-commencement badger check prior to works will need to be conducted to search for any new evidence of activity / occupation.
- 3.21 If the findings of the pre-commencement survey suggest a change in badger use of the site that puts them at risk, or if a change to the proposals (at any stage) is assessed by the Ecological Clerk of Works to result in potentially illegal disturbance to a badger sett that cannot be avoided, sett monitoring and a DEFRA mitigation licence will be required to legitimise the works. Due to seasonal constraints, the sett closure will be undertaken under a licence in July 2026.

Additional Mitigation Measures during Construction

- 3.22 To prevent accidental harm to any badgers casually using the Site, all excavations should be covered at night, or a ramp provided to prevent them from getting trapped. This will also protect other, less notable large mammals such as fallow deer *Dama dama* and fox *Vulpes vulpes*, which may be utilising the Site.
- 3.23 The following precautionary methods are recommended to ensure that badgers are not harmed during development works:
- Should any deep trenches need to be left open overnight a means of escape will be provided such as a suitably placed plank of wood to avoid badgers becoming trapped on the site;
 - Potentially poisonous/hazardous substances required on site during the construction phase will be stored securely in fenced areas; and
 - Any temporarily exposed open pipe systems will be capped or blocked in such a way as to prevent badgers gaining access.'
 - There shall be no lighting outside of site hours (07:30-18:00) throughout the year and no construction activity or machinery use outside these hours, which might outside cause disturbance to nocturnal wildlife, such as badgers.
- 3.24 The ECoW will not be responsible for ensuring such measures are implemented; however, compliance with these recommendations will be checked during compliance visits undertaken by the ECoW.

Phase Two Construction Ecological Management Plan

- 3.25 The existing badger sett will be closed under a Natural England licence prior to any works within Phase 2 beginning. This will include the creation of an artificial badger sett and closure of the existing setts S1 and S2 following evidence that badgers are using the artificial sett.
- 3.26 Furthermore, a pre-commencement survey will be undertaken within three weeks of construction works starting to ensure up-to-date knowledge of how badgers are using the site and that no additional mitigation is required.

Artificial Sett

- 3.27 To mitigate the loss of the existing badger sett on site, an artificial sett will be created in the south of the site, along an existing hedge. This area will be subject to minimal disturbance during and post-construction due to being outside of the main development area. This area will be connected with suitable new and existing foraging habitat on and off-site and will include habitat suitable for natural sett creation. The location has been chosen to provide connectivity with the original sett location (~200m).
- 3.28 The artificial sett will comprise 10 entrances to replicate those lost at the existing setts, with six entrance chambers and four nesting chambers. The sett will be constructed to the following specification:
- 300mm corrugated piping for the tunnels and entrance holes. Pipes from the entrance chambers to outside will include bends to act as a wind break.
 - Entrance chambers will be approximately 500x500x500mm with two holes cut off the centre.
 - Nesting chambers will be approximately 750x750x500mm, with extra holes to allow badgers to dig new tunnels.
 - Chambers will be constructed from exterior ply-wood or other suitable structure
 - 100mm of gravel to be placed below chambers to assist drainage.
 - The artificial sett will be constructed as a raised mound, with a minimum of 1.5m of topsoil above chambers.
- 3.29 Full details of the artificial sett have been agreed with Natural England as part of the licencing process.
- 3.30 Native planting will be used above and around the sett to provide shelter and seasonal foraging and reduce risks of human disturbance. This will comprise of a mixture of native shrub as per the Detailed Planting Plan (No. 2334-LLA-ZZ-00-DR-L-0001-P11 Landscape Masterplan (004)), which will provide a natural deterrent and foraging resources.
- 3.31 The area around (surrounding 5m of land) and on top of the sett will then be densely planted, during the appropriate season, with shrub species, such as blackthorn *Prunus spinosa*, crab apple *Malus sylvestris* and hawthorn *Crataegus monogyna* to provide cover, protection and a food source for badgers.

Sett Closure

- 3.32 The artificial sett will be constructed prior to the closure of the existing setts, and closing will not take place until evidence of badgers being aware of its location is confirmed. The artificial sett is considered to be in sufficient proximity and location that badgers from the existing setts will

naturally find it, however, once constructed both setts will be monitored for use and measures to encourage use undertaken as necessary, with the laying of peanuts in syrup at the artificial sett and between the two as foraging to attract badger to the artificial sett.

- 3.33 Once evidence is found of badgers using the artificial sett, the existing setts can be closed under licence from Natural England. The period in which Natural England grants licences for sett closures, and in which sett closures can take place, is July to November inclusive.
- 3.34 Within the licensable period, closure of the sett will be achieved through the use of heavy-duty wire mesh and one-way badger gates. One-way badger gates will be installed over the sett entrances (allowing badgers to exit, but not enter) over the sett entrances for a period of 21 days. Badger proof mesh will also be fixed to the ground in the sett areas to prevent badgers from digging back into the setts. Vegetation may need to be cleared to facilitate the installation of gates and mesh. The setts will be monitored over the 21-day period by the licence holder/accredited agent at least three times a week to ensure that the gates remain effective and that badgers have not regained access. Should badgers regain access, the sett will be resecured, and the 21-day period reset.
- 3.35 Following a 21-day exclusion period, the sett will be carefully excavated under the supervision of the licence holder/accredited agent. Removal of the sett entrances and associated chambers necessary to facilitate the development will be undertaken with an excavator working towards the centre of the sett to be destroyed, cutting 0.5 m slices in a trench to a depth of 2 m. Exposed tunnels will be checked for recent badger activity with full attention paid to health and safety requirements. Where feasible the sett should be destroyed from several directions, in the above manner, until only the central core of the sett remains. Once confirmed that no badgers remain in the chamber effected by the development, these chambers will be destroyed and the area back-filled and made safe. Excavation of the setts required to facilitate the development will be completed within one working day, as badgers may re-enter exposed tunnels and entrances. Where works to destroy specific entrances and associated chambers cannot be completed within the same day, removal of the entrances / chambers will be delayed until the next full working day.

Construction Phase

- 3.36 In order to ensure that badgers are not harmed during works and in line with best practice the following precautionary working methods are recommended for all areas of the application site;
 - Prior to commencement of works, in order to ensure compliance with the badger mitigation / method statement and to avoid any impacts on badgers, the project manager will take responsibility or appoint a person to be responsible for the following:
 - compliance with legal consents and planning conditions relating to badgers;
 - installation of physical protection measures and sensitive working practices to be implemented during construction;
 - regular inspection and maintenance of physical protection measures and monitoring of working practices during construction.
 - Contractors and site personnel will be given a toolbox talk summarising working methods and mitigation that will be required. Species specific flyers will be displayed within the site office, providing identification details and contact information for the appointed ecologist.

- All protective buffer fencing (see Figure 1) should be installed prior to any works starting on-site and can be tied into the site security fencing. Once the pre-commencement survey has been completed and fencing is in place the ground strip can commence.
- If during construction any new setts or areas of digging within or immediately adjacent (within 30m) to the construction zone are identified all works within 30m must cease and an ecologist consulted before works can continue.
- Any excavations, trenches or pits relating to the development should be covered overnight to avoid entrapment of badgers or if left open an egress point (e.g. mammal ladders or a roughened plank) will be placed within the excavation to form a ramp to allow badgers to escape. All excavations should be inspected each morning to ensure no badgers have become trapped overnight, if a badger is found an ecologist must be contacted immediately for further advice. Contractors should be made aware trapped badgers may dig a temporary sett into the side of a trench.
- The storage of topsoil or other 'soft' building materials on site must be given careful consideration. Badgers may use these mounds in which to create new setts. Any mounds created will be subject to regular inspections.
- All chemicals or materials that may harm badgers must be safely stored away from potential badger habitat and contained in such a way that they cannot be accessed or knocked over by badgers.
- All buried pipe-work larger than 150mm outside diameter left open should be blocked off at the end of each day
- If any badger holes are observed, works in that area should stop and further advice sought from FPCR.
- Walkovers will be completed by an ecologist to ensure no setts are being dug in the original sett location or elsewhere on site outside of the badger mitigation area.
- Further to the above, no works shall take place within 30m of the artificial badger sett. This includes movement of heavy machinery. In order to ensure the above is enforced, a buffer fence should be erected and maintained for the duration of construction works. Warning signs should be affixed to the fencing; denoting the area as a Biodiversity Protection Zone and indicating that access is prohibited. Fencing should be positioned such that it does not prevent badgers from accessing other off-site habitats, however, should limit the potential for badgers to enter the construction site, with minimal or no gaps at ground level.

Badger Exclusion zone. Gap left in fencing to allow badgers continued access northwards into off-site, adjacent area of woodland, in which signs of use have been identified.

30m Sett Exclusion zone. To be demarcated with Heras fencing secured at the base with sandbags, or similar base barrier. Designed to keep machinery, equipment and personnel from entering the area around the sett and disturbing badgers.

1m Foraging buffer. 1m zone offset from the western hedgerow to be demarcated with Heras fencing secured at the base with sandbags. Designed to keep badgers out of the construction area, while keeping machinery, equipment and personnel from entering the foraging route and disturbing badgers. Maintains foraging route southwards.

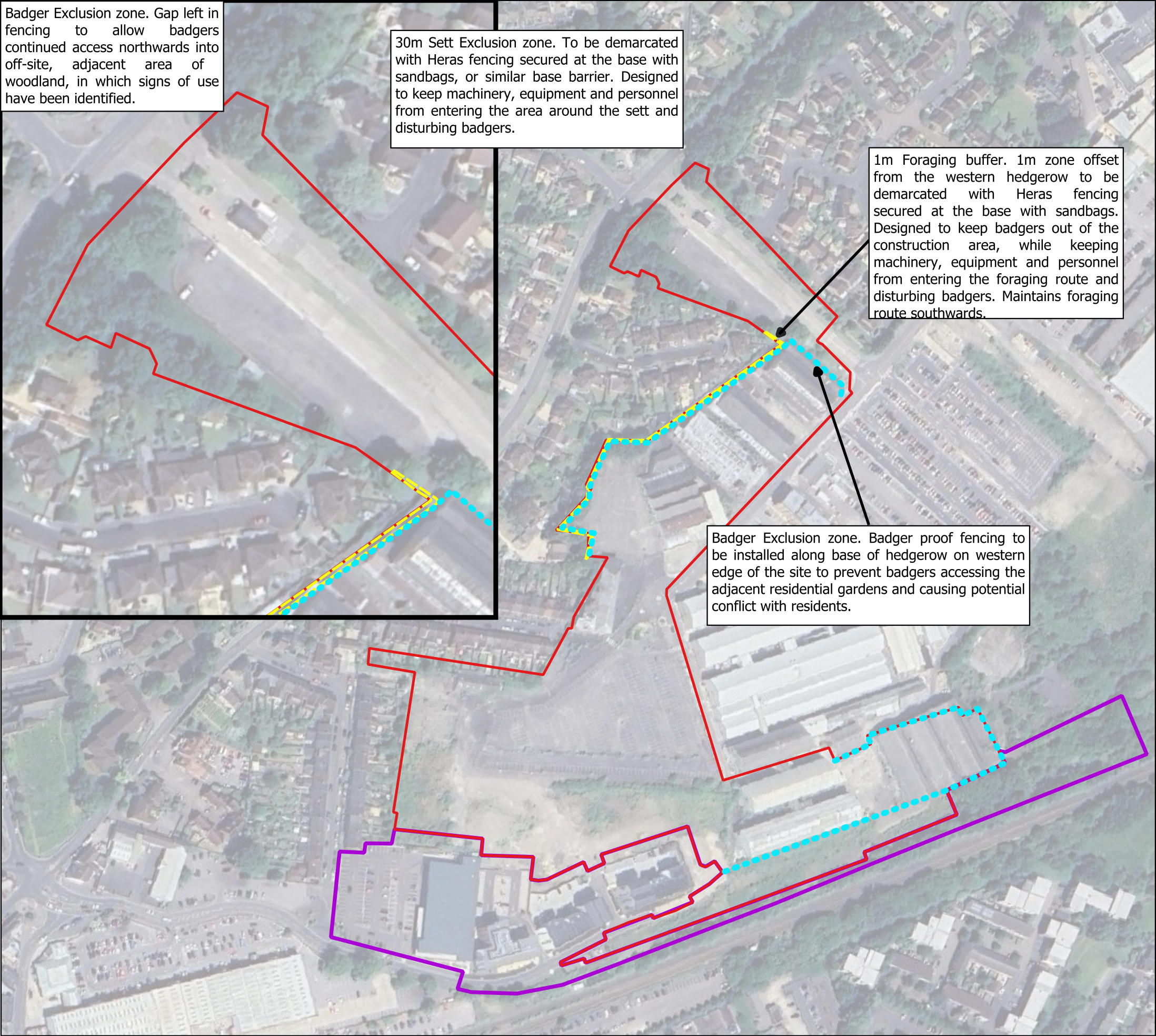
Badger Exclusion zone. Badger proof fencing to be installed along base of hedgerow on western edge of the site to prevent badgers accessing the adjacent residential gardens and causing potential conflict with residents.

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Key

- Site Boundary
- Vistry Land Ownership Boundary
- Badger Foraging Mitigation**
- 1m Foraging Buffer
- Badger Proof Fencing



client
Vistry Group (Cotswolds)

project
Langley Park,
Chippenham

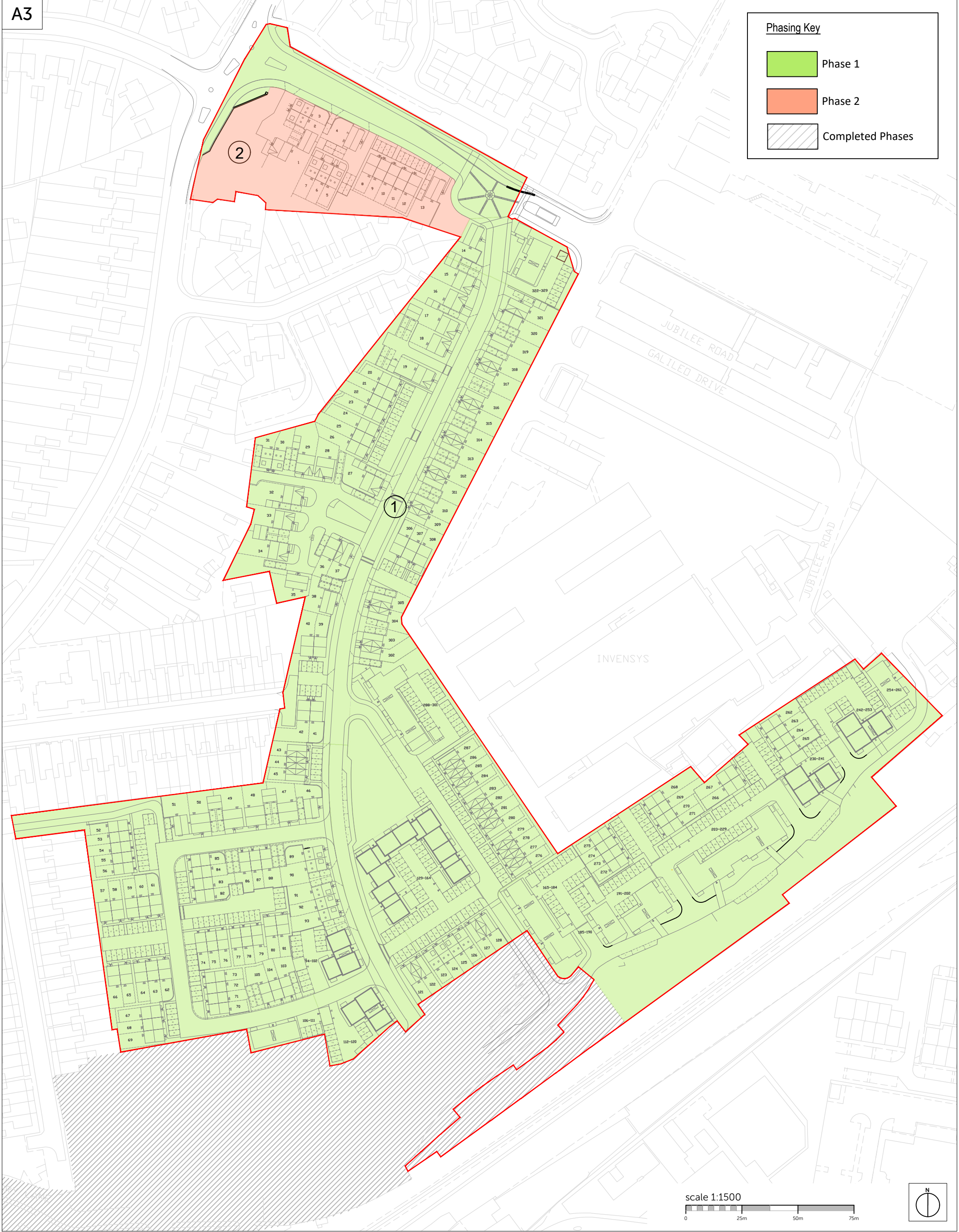
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MANAGEMENT PLAN - BADGERS

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Figure 1



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Date

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Project

Langley Park, Chippenham

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Client

Visrty Partnerships

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Author

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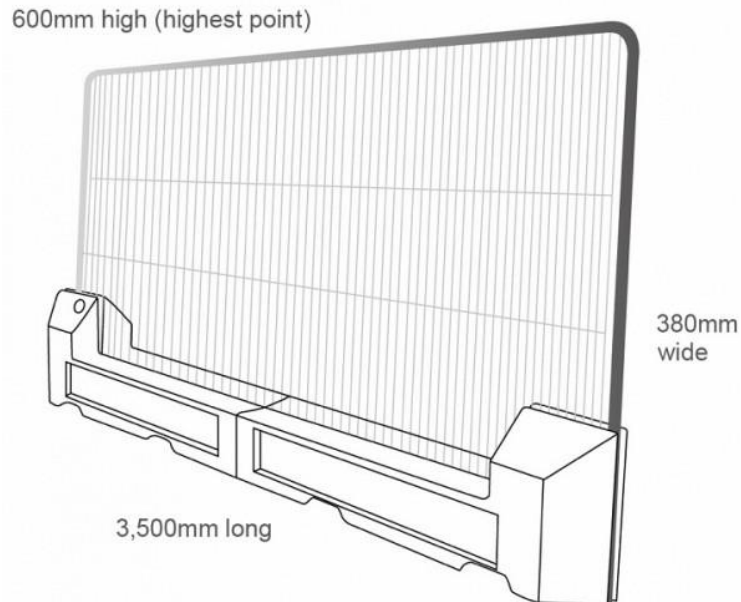
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thrive.

architects

Appendix B: Temporary Protective Fencing Specification

Fencing should comprise double clipped Heras fencing on block feet, with sandbags or block barrier boarding (as indicated) to cover gap at base. The fence should be secured at either end to the site hoarding and clearly signed as an ecologically sensitive area.



Appendix C: Permanent Protective Fencing Specification

Fence should be constructed to the typical specification for site hoarding, as shown in the image below. Any posts to be installed within the buffer zone for the sett will be installed under the supervision of the project ecologist as a precaution.

