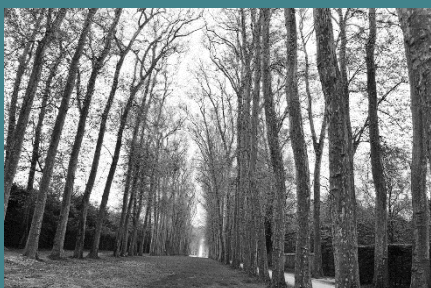


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Landscape and Ecological Management Plan (LEMP) Rev B – Badgers

Client

Vistry Cotswolds

Project

Langley Park, Chippenham

Date

November 2025

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Figure 1: Ecological Management and Enhancement Plan - Badgers

Rev	Issue Status	Prepared/Date	Approved/Date
A	Issue	LPL / 04.02.2025	APD / 14.02.2025
B	Issue	GA / 03.11.2025	KO / 04.11.2025

This document contains information on the location of badger setts and activity. Due to the sensitive nature of these records and the current public awareness, this document should remain confidential for the use of the planning application and should not be made publicly available.

1.0 INTRODUCTION

- 1.1 The following Landscape & Ecological Management Plan (LEMP) has been prepared by FPCR Environment & Design Ltd. on behalf of Vistry Cotswolds, in relation to the Site known as Langley Park, Chippenham (central grid ref: ST 922742).
- 1.2 The objective of this report is to set out the habitat protection, creation and management approaches for the landscape proposals with particular focus given to badgers, which are known to have a main sett in the northern side of the site and to utilise the site for commuting and foraging purposes.
- 1.3 The requirement for an updated LEMP for Ecology is in relation to discharge of Condition 4 of the permission: *"Prior to the commencement of works, an updated Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets. The LEMP should also include details of the legal and funding mechanism by which long-term implementation of the plan will be secured. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details"*.
- 1.4 A LEMP was previously provided in 2024 by FPCR Environment & Design Ltd. on behalf of Vistry Partnerships. This document expands upon the badger mitigation and enhancement measures that were set out in the 2024 LEMP. The present document outlines additional monitoring and management measures required after the decision to close the badger sett on Site and relocate the clan to a more suitable location.

Background and Context

- 1.5 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.
- 1.6 The site is mainly comprised of areas of hardstanding and buildings of little value to badgers. A small area of semi-natural broadleaved woodland is located in the northern side of the site, which is where the sett is located. Additionally, 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.

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)

1.9 No badger activity was recorded during initial surveys in 2012, however, 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.

Legislation & Policy

1.10 All relevant EU and UK nature conservation law will be adhered to in relation to the protection of ecological features and ecological enhancement. This includes:

- The Conservation of Habitats and Species Regulations (CHSR) 2017 (as amended).
- The Wildlife and Countryside Act (WCA) 1981 (as amended).
- The Protection of Badgers Act 1992.
- Natural Environmental and Rural Communities (NERC) Act 2006.
- The Environment Act 2021.
- National Planning Policy Framework (NPPF) 2024.

Health & Safety

1.11 Care will be undertaken throughout the design process and during construction at all stages to consider the health and safety aspects of the proposals.

1.12 The site may contain some potentially hazardous features such as footpaths across roads, overhanging trees and bodies of water and potentially hazardous operations, including tree works, maintenance works near or on highways, works near, on or in water, works involving the use of cutting machinery and potentially hazardous chemical agents, works to steep slopes, works near buried services and overhead services and frequently a combination of these.

- 1.13 The Landscape Management Company will check for below and above ground services, including land drainage, in the vicinity, and give notice if they may be affected and obtain instructions before proceeding. The Landscape Management Company will comply with Arboriculture and Forestry Advisory Group Safety leaflets.
- 1.14 The scheme should be implemented by competent landscape managers and operatives, who are responsible for the application of best practice standards and all relevant health and safety procedures, protection of the environment, avoidance of pollution and protection of protected species and habitats. The management items set out in this document in no way remove their responsibilities to current, or any future, statutory and best practice procedures or obligations.
- 1.15 Care must be taken during the management and the design of that management to assess, and where practicable reduce or eliminate risks. To this end the Management Company will periodically carry out a Health and Safety Audit of the whole of the Common Areas. This audit will review health and safety considerations and make recommendations on works necessary to maintain the Site in a safe condition. These will be worked into the landscape management as it evolves.

2.0 VISION, AIMS & OBJECTIVES

Vision

- 2.1 The landscape design strategy has been prepared in the context of a thorough and detailed understanding of the site landscape and its context and within the framework of relevant policy and design guidance. The landscape design embraces broader Green Infrastructure (GI) and sustainable development principles and seeks to maximise these multifunctional benefits wherever practicable. Green and blue infrastructure has been devised to integrate the urban area with the landscape and ecology elements and connect the Site to the wider landscape.

The Vision for the landscape design strategy is to:

Increase the biodiversity and recreational value of the site over the long-term

Aims & Objectives

- 2.2 The Vision consists of four main Aims, with each Aim being sub-divided into its Objectives. The Aims are outlined below, with Objectives described in detail on the following pages.

Aim 1: Maintain and enhance the biodiversity value of the site for badgers which are known to utilise the site.

- *Objective 1: Protect and maintain retained habitats and protected species within the site.*
- *Objective 2: Create a matrix of complimentary new habitats and assimilate the Sustainable Drainage System (SuDS) for the development into the GI.*

Aim 2: Balance development recreation with wildlife.

- *Objective 3: Provide a safe and inspiring recreational and leisure resource.*

Aim 3: Manage the site for biodiversity and recreational value in the long-term.

- *Objective 4: Ensure the matrix of new and existing habitats establish and are suitably maintained and monitored to ensure long-term biodiversity gain.*

Aim 4: Monitoring.

- *Objective 5: Provide a framework of monitoring and review periods.*

3.0 HABITATS & PROTECTED SPECIES TO BE RETAINED & PROTECTED

Objective 1: Protect and maintain retained habitats and protected species within the site.

Retention

- 3.1 In line with approved plans, the existing habitats will be retained where feasible within the development and will be protected through the enabling and construction phases. This document deals only with post construction measures to protect retained habitats and protected species during the management of the site. See the Ecology CEMP (FPCR, 2024) and Badger CEMP (FPCR, 2025) for mitigation measures to be used during the construction phase.

Management

- 3.2 New green infrastructure in the form of native planting (woodland, scrub, hedgerows) and grassland will ensure suitable foraging and commuting habitat is provided across the south of the site to allow for continued travel around the site area, and between the artificial sett and the woodland to the east.
- 3.3 As a result of the implementation of the above mitigation measures, it is considered that the local badger clan will not be adversely affected by proposals. These mitigation measures follow widely accepted approaches.

Monitoring

- 3.4 Regular monitoring of the artificial badger sett and foraging areas post-construction and throughout operation will be carried out annually for the first three years post-construction to assess the success of mitigation measures and to remediate any outstanding adverse impacts of the development on the identified badger sett.
- 3.5 If monitoring identifies evidence of harmful human activity, further measures will be required such as fencing (with badger access runs), or increased thicket planting to restrict access.

4.0 LANDSCAPE & ECOLOGICAL SPECIFICATION

Objective 2: Create a matrix of complimentary new habitats and assimilate the Sustainable Drainage System (SuDS) for the development into the GI.

General

- 4.1 This will be achieved through creation of diverse grassland matrices (including amenity, wildflower and wet wildflower grassland), native parkland and wetland trees, woodland retention, and ornamental wildflower and hedges on site to encourage the establishment and movement of wildlife, including badgers. The landscape design will be in accordance with the Landscape Masterplan (2334-LLA-ZZ-00-DR-L-0001 P11) provided by the client. The creation

prescriptions for these habitats have been specified in the previously submitted LEMP (Tyler Grange, 2023) and are summarised below.

- 4.2 The provision of these habitats will create shelter and foraging opportunities for invertebrates and thus will increase foraging opportunities for badgers on site.
- 4.3 A public open space area with attenuation basins, pedestrian footpaths and native and buffer planting will be created in the southernmost part of the site, on the land that is directly adjacent to the railway. Additionally, appropriate pathways will be created to provide defined access routes across the site, reducing the potential for the creation of unauthorised desire lines across more sensitive habitats, such as those around the main badger sett.

New habitats

Scattered trees

- 4.4 New tree planting around the periphery, attenuation basins and within the site will comprise a mix of native, parkland and wetland tree species, to provide structure and focal points, also providing linking/stepping-stone habitats for badgers across more open habitats. Fruit trees such as Apple *Malus domestica*, Pear *Pyrus communis* and Elder *Sambucus nigra*, are highly recommended as they can provide food resources to badgers.
- 4.5 Following the prescriptions made by Tyler Grange in their Landscape Ecological Management Plan (2023)¹, newly planted trees and hedgerows *"will be provided with suitable irrigation during the first growing season and watered as required, particularly during times of drought. All new planting will also be monitored following completion of the development. Any trees or specimens that die, become seriously damaged or diseased, will be removed and replaced in the next planting season with other plants of a similar size and species to those originally planted"*.

Native and Ornamental Hedgerow

- 4.6 Native and ornamental hedgerow will be created to increase biodiversity and connectivity across the site. Native species provide resources for foraging and sheltering wildlife (including badgers), and the hedgerow should be managed to maximise these opportunities. Where possible a 2m wide grassland buffer should be incorporated into the management of adjoining grassland. This will allow vegetation to grow long providing invertebrates with a food resource throughout the year and thus increasing foraging opportunities for badgers.
- 4.7 Ornamental hedge planting will be created as part of the development, providing a formal structural buffer and screening. It will also provide sheltered corridors across the Site for wildlife to commute.
- 4.8 Following the previous LEMP prescriptions, *"native hedgerows will be planted with mixed native species and will include species of known wildlife benefit such as blackthorn *Prunus spinosa*, hawthorn *Crataegus monogyna*, and crab apple *Malus sylvestris*. New native planting will provide a qualitative uplift for biodiversity and offer additional habitat for birds, bats and a range of other faunal groups, as well as improving ecological connectivity around the site.*

¹ Tyler Grange (2023). Landscape Ecological Management Plan Langley Park. 14762_R05a_11th December 2023_AM.

Planting and establishment of all hedging will be undertaken in accordance with the planting details provided".

Amenity Grassland

- 4.9 New short-sward amenity grassland will be established around the site and managed to provide a neat and visually pleasing greenspace.

Wildflower Meadow

- 4.10 As specified on the previous LEMP, "an 'Emorsgate EM2 Standard General-Purpose Meadow Mix' will be used to create areas of species-rich grassland. In March – May or September - October, prepared areas will be seeded at a rate of 5g/m² or as specified by the manufacturer and lightly rolled in after seeding".
- 4.11 Soil preparation will involve "topsoil stripping and preparation of the ground to render it in a suitable condition, free of injurious weeds, rubbish or other contaminants".
- 4.12 New conservation grassland areas will be created and managed to allow a floristically diverse sward to develop, providing resources and shelter for invertebrates, and increasing foraging opportunities for badgers on site.

SuDS Basin

- 4.13 A grassland suitable for seasonally wet areas will be created. An appropriate seed mix will be chosen to create a tussocky habitat suitable for amphibians and invertebrates.
- 4.14 As specified on the previous LEMP, an 'Emorsgate EM8 Meadow Mixture for Wetlands' will be used to create areas of wet grassland "to ensure the establishment of plants tolerant of the periodic inundation required of SUDs". Soil preparation will be same as above.

Objective 3: Provide a safe and inspiring recreational and leisure resource.

Large areas of POS will be created, to ensure these areas go on to benefit the wildlife at the site (including badgers) wide 2m rides will be created alongside all hedgerows as a buffer. Information boards could be provided as a tool to raise awareness of the reasons behind such measures within the local community.

5.0 LANDSCAPE & ECOLOGICAL MANAGEMENT

Objective 4: Ensure the matrix of new and existing habitats establish and are suitably maintained to ensure long-term biodiversity gain.

- 5.1 All landscape features will be managed according to the prescriptions outlined in the previous Landscape Ecological Management Plan (Tyler Grange, 2023). In this document, particular attention has been given to those habitats that are suitable and of importance for badgers. Management prescriptions to trees, retained woodland and hedgerows and wildflower meadow will be as follows:

General

- 5.2 Litter will be removed from the site as part of the general management and maintenance visits. All litter, stones or other debris will be collected and removed by the Contractor immediately prior to grass cutting operations.

Retained and newly planted trees

- 5.3 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 arborist, although only where there is a risk to the new residents due to the benefits to wildlife that these features could support. Existing retained trees will be left unmanaged unless otherwise dictated for reasons of public safety.
- 5.4 Additionally, *"all new trees within the site will be monitored for a 5-year period 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"*.

Retained woodland

- 5.5 The retained woodland, where the sett is located, will be inspected twice a year for fly-tipping, garden waste and signs of overuse by the public. Ecological visual inspection by a qualified ecologist will provide baseline data for future surveys to be monitored against.
- 5.6 Arisings from any woodland management activity will, where possible will be used to provide opportunities for invertebrates and bryophytes by forming micro-habitats from piles of dead wood or recumbent dead logs away from publicly accessible areas. Woodpiles will be created at the woodland edge and within the woodland interior. Where practical, piles will be situated in partial sunlight with some shade.
- 5.7 Any vegetation clearance or management required within the 30m sett buffer zone is to take place using hand tools only. Care is to be taken to avoid blocking sett entrance holes with arisings and to avoid trampling over said sett entrances. The 30m sett buffer zone is to be left relatively dense to offer as much shelter and protection as possible.

New and retained hedgerows

- 5.8 Hedgerows will be managed to maximise their importance to protected species, such as badgers, and their biodiversity importance. Prescriptions include cutting every three or more years to create a thick and dense vegetation. Hedgerows will be maintained to a height and width > 1.5m, where road safety requirements and access allow. Of importance is the existing hedgerow located along the western boundary of the site, as it is the main foraging route used by badgers.
- 5.9 Where hedgerows adjoin amenity grassland a minimum margin width of 500mm shall be maintained as longer grass for biodiversity value. Grass shall be cut once per annum to 300mm in height. Grass shall be cut by means of tractor mounted or pedestrian guided rotary, flail or reciprocating blade machines.
- 5.10 Management of hedgerows will take place during the winter months to avoid the active period for wildlife, and to maintain foraging resources during the summer and autumn months.

Wildflower Meadow

- 5.11 Regular mowing in the first year to a height of 40-60mm is recommended to control annual weeds and balance growth of grasses and wildflowers (removing arisings).
- 5.12 Dig out or spot treat pernicious weeds as necessary.

- 5.13 Following establishment mow after flowering in July or August to around 50mm, removing arisings after they have dried (around 48 hours) to reduce soil nutrients.
- 5.14 Suspend cutting each year from mid-spring until after flowering in late summer and once established cutting can be reduced to a maximum of 2 cuts per year.

6.0 MONITOR THE SITE AND REVIEW THE PLAN

Objective 5: Provide a framework of monitoring and review periods.

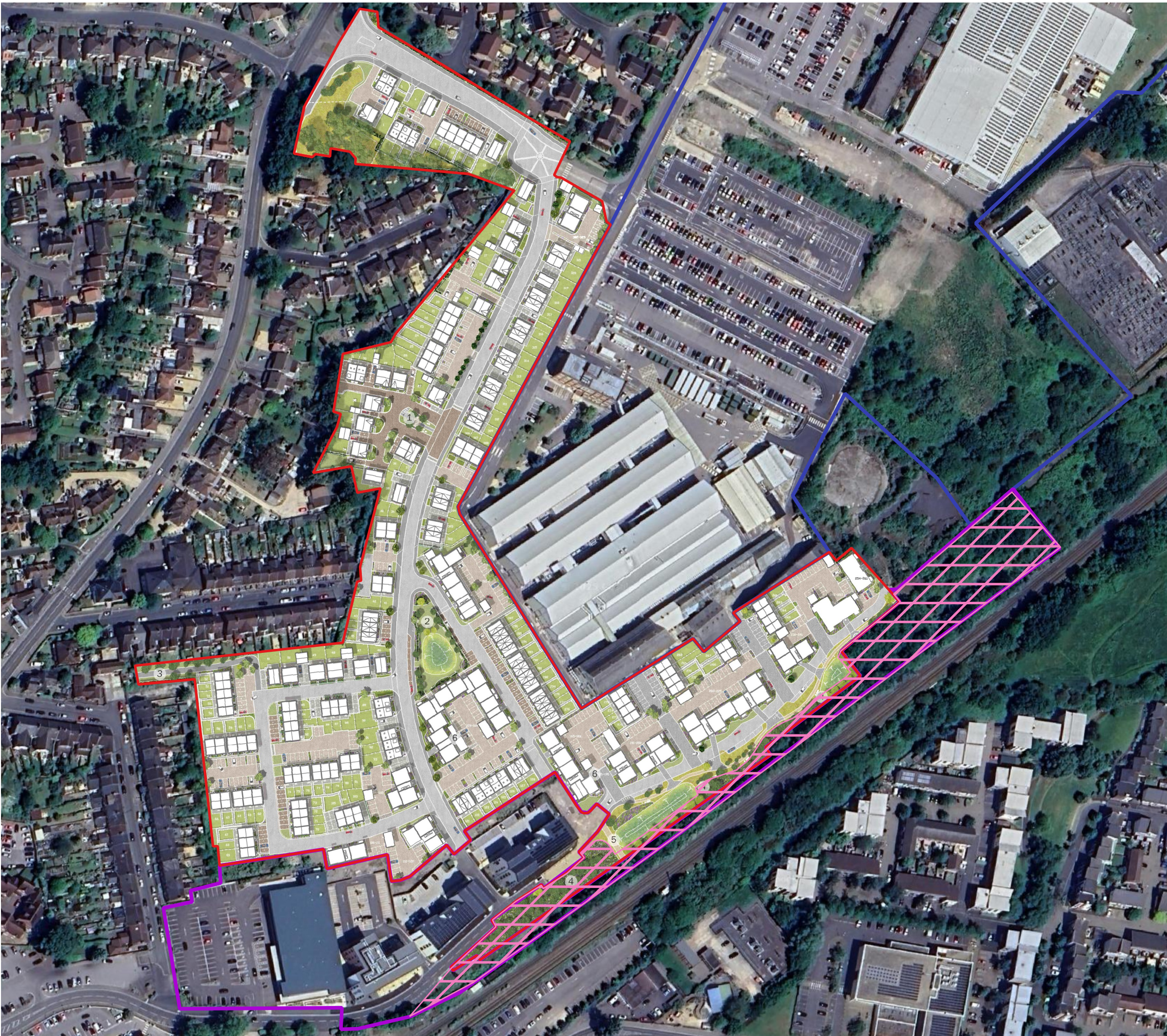
- 6.1 Regular monitoring of the badger sett will be undertaken annually for the first three years post-construction. If monitoring identifies evidence of harmful human activity, further measures will be required such as fencing (with badger access runs), or increased thicket planting to restrict access.
- 6.2 In order to ensure that the habitats created within the site reach and maintain their value to badgers on site, all habitats will be monitored.
- 6.3 Results of this monitoring will be used to inform changes to the management plan and ten-year work programme. The prescriptions provided here will not be set in stone and will be altered if required in agreement with the Local Planning Authority (LPA). The management plan will run for a period of ten years, with the work programme fully reviewed at the end of the initial five year period by those members of staff involved in site management, and the LEMP updated accordingly, to be updated for the life of the development.
 - Ecological inspection by a qualified ecologist in years 5 and 10 to provide baseline data for future surveys to be monitored against.
 - Annual arboricultural visual inspection, as part of the tree safety risk assessment for the development.
 - Regular monitoring, where applicable, of landscape features for condition and health and safety purposes.
 - Every 5-years the landscape managers will review the plan and amend where required.

FPCR Environment and Design Ltd

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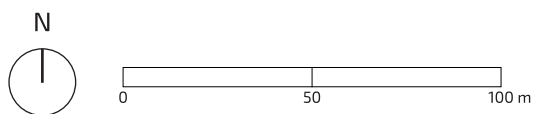
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Key

-  Site Boundary
-  Future Off-Site Development
-  Vistry Land Ownership Boundary
-  Suitable area for foraging & commuting badgers

date
05/11/25

drwn/chkd
GA/KO

client
Vistry Homes
project

Langley Park, Chippenham

title
Badger Enhancements Plan

scale
1:2,000 @ A3

number
FIGURE 1

rev
12521 E-01

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