

Landscape and Ecological Management Plan



**Tyler
Grange**

**Trowbridge Leisure Project
12th February 2026**

TG Report No. 16262_R07d_VKC

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16262	R07d	12 th February 2026	D
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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 Pellikaan Construction Ltd in relation to the discharge Condition 7 of the planning application (PL/2024/08255), for the proposed development of land of Bythesea Road, Trowbridge, BA14 8HR, hereafter referred to as the 'site'. The site is centred on National Grid reference ST 85450 57735. The proposed development comprises the construction of a new leisure centre with associated car parking, as shown in the Proposed Site Plan in **Appendix 1**.

1.2. Condition 7 of the decision notice states that:

"No development shall proceed above slab level until a Landscape and Ecology Management Plan (LEMP) has been prepared in accordance with the Statutory Biodiversity Metric completed by Tyler Grange (Vicky King-Cline) 4th September 2024 (or as per a revised and approved version of this document), and submitted to and been approved in writing by the Local Planning Authority.

The LEMP shall 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 shall also include details of the legal and funding mechanism(s) 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.

Reason: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme."

1.3. This LEMP:

- Provides habitat creation and management objectives and prescriptions for on-site habitats to ensure an overall measurable net gain in biodiversity;
- Details protection measures put in place for existing habitats; and
- Provides detail regarding the long-term management of the proposed habitats within the site for a period of 30 years.

1.4. The scale and type of habitats discussed in this report are further detailed in the Landscape Strategy Plan, which can be viewed in **Appendix 1**.



Coverage

- 1.5. This LEMP relates to created habitats and areas of land within the site boundary, as shown in the Landscape Masterplan in **Appendix 2**. This includes created and retained habitats.
- 1.6. 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.
- 1.7. 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**.
- 1.8. 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 off Bythesea Road, Trowbridge.
- 2.3. The site predominantly comprises hardstanding. Small areas of modified grassland, introduced shrub and ruderal vegetation, a small building, scattered trees and a line of mature trees are also present. The baseline habitats are shown on the Habitat Features Plan (**16262/P01b**).



Figure 2.1: Site context and site boundary (Aerial Imagery Google© 2025)

Ecological Features to be Managed

- 2.4. The landscape plan details for the site are provided in **Appendix 2**. In summary, the habitats to be created and managed are as follows:
- Grassland planting;
 - Mixed scrub planting;
 - Native hedgerow planting;
 - Ornamental planting;



- Tree planting; and
- Retained tree management.

Key Faunal Groups

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

- Bats: The site lies within an urban context, with light pollution within and adjacent to the site, and is suboptimal for foraging bats. However, the line of trees bordering the river corridor to the east of the site provides continuity with suitable foraging and commuting habitat in the wider area. It is assumed that light tolerant species, such as common pipistrelle *Pipistrellus pipistrellus* and soprano pipistrelle *Pipistrellus pygmaeus*, could forage within and adjacent to the site.
- Nesting and breeding birds: Trees within the site have the potential to support breeding birds of common species. Whilst some Birds of Conservation Concern (BoCC) could use the site, an important assemblage of birds would not be expected to be solely reliant upon the site, with further opportunities in the wider area.

Other Key Considerations

2.6. 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 Objectives and Constraints

Management Objectives

- 3.1. 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: **16262/R01b**).

Key Faunal Groups and Management Requirements

- 3.2. The retention of the feature with highest ecological value, namely the line of mature trees bordering the river corridor to the east (as shown on the Habitats Features Plan (**16262/P01b**)), will maintain suitable habitat for foraging and commuting bats and nesting birds.
- 3.3. The creation of shrubs, mixed scrub and 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.
- 3.4. 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.

Management Constraints

- 3.5. Management cannot be undertaken which compromises the survival or success of the fauna described in **Section 2.5**:
- 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;
 - 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.

- 3.6. Bat boxes will be left undisturbed as the type which will be installed are self-cleaning, so no maintenance will be required. Bird boxes will be monitored for damages only.



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

<u>Objective 1:</u> To protect existing retained habitats on site; <u>Objective 2:</u> To create a diverse range of new habitats on site; <u>Objective 3:</u> To ensure the continuance and expansion of opportunities for key faunal species identified on site; and <u>Objective 5:</u> To create high ecological value habitats in appropriate condition according to the targets set in the EclA (16262/R01b).		
Management Item	Rationale for Management	Management Tasks
Grassland planting	To create opportunities for wildlife, in particular foraging opportunities as well as landscape features within open areas of the site.	Grassland planting: - 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. Management: - 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. - Ensure grasslands are adequately watered during the first growing season. Management of the wildflower meadows will include: - 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. - Spring sowing – first cut six weeks following sowing, then once in May and once in September. - All arisings will be removed from site or placed in a designated compost heap. - 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>.
Scrub planting	Managed to create a variety of structures with species beneficial to wildlife including invertebrates which in turn	Scrub planting: 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 Landscape Masterplan (see Appendix 2).



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 (16262/R01b).

Management Item	Rationale for Management	Management Tasks
	provide a foraging resource for bats and birds.	- Notch planting only permitted with spade and re-firm soil after planting. Install individual porous 1 m diameter mulch mats around each plant. Management: - Until establishment, formative pruning to be undertaken twice annually to encourage growth. - Shrub shelters, spiral guards and any protective fencing to be removed once the planting is established. - Informal management of scrub once every two years. Cut back, coppicing and thinning where required, to maintain a naturalised buffer. - Create log piles with larger woody vegetation and remove all other arising from site. - 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.
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.	Planting: - Water plants thoroughly immediately after planting. - Immediately after planting cut back any damaged, dead or diseased branches. - After planting rake soil to a fine tilth with approved cambers and no hollows. Aftercare: - Planting areas are to be brought up to field capacity on completion of planting and during maintenance visits subject to prevailing conditions. - Planted areas to be maintained weed and litter free during maintenance and management period. - Plants, which have become loosened, lifted or out of the ground to be set upright and re-firmed by treading. - 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. - Herbaceous planting to be dead headed after flowering, and dead leaves cut back to ground level in autumn.



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 (16262/R01b).

Management Item	Rationale for Management	Management Tasks
		- Ornamental grasses to be cut back in early spring. - Control vigorous plant species that are out competing others, by selective removal, pruning or thinning. - An approved, slow-release fertiliser to be applied annually to planting beds for the first 3 years. - Adjacent paving areas to be kept free of planting. - 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. - Due to the short-lived nature of some shrubs and herbaceous species, provision should be made for some replacements after 5-10 years.
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.	Hedgerow planting: - 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 Landscape Masterplan (see Appendix 2). Management: - Until established, formative pruning to be undertaken twice annually to keep the hedgerows neat and tidy, and encourage growth. - 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. - 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 breeding birds are present. If any are present, no works will take place in that area until the young have fledged the nest. - Management will take place during winter to avoid the active period for most wildlife, including the breeding bird season.
Tree planting	To create opportunities for wildlife in particular nesting birds as well as landscape	Tree Planting: 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



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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 (16262/R01b).

Management Item	Rationale for Management	Management Tasks
	features within open areas of the site.	accordance with the developed programme and prior to occupation where practicable, or in the next planting season following completion of hard works. Management: • 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. • Tree supports are to be regularly checked, adjusted, repaired and replaced as necessary and irrigation tubes to be kept free of blockages. • 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. • Stakes and ties to be removed after 2 – 3 years, once the trees have been successfully anchored. • Pruning to be completed between September – February (outside the nesting bird season) as necessary. • Annual monitoring in growing season.
Retained tree protection and management	To retain and maintain opportunities for wildlife, in particular nesting birds, as well as landscape features within open areas of the site.	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. 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.



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. 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 Pellikaan Construction Ltd. Pellikaan Construction 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.
- 5.4. 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. Pellikaan Construction 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: Proposed Site Plan

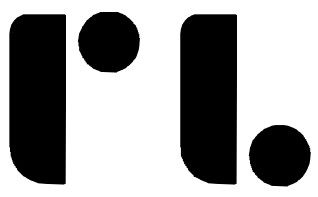


Key:

- Land in the care or ownership of the applicant (blue)
- Application Boundary (red line)
- Proposed Building Outline
- Existing Tree and Associated RPZ
- Existing Tree/Vegetation to be Removed
- Existing Services and Easement (see Hydrock Drwg.)
- River Biss 8m Buffer
- River Biss 15m Buffer

Notes

- All site information based on survey information provided by Wiltshire Council - topographical survey: 2646B.
- Existing building locations based off utilities survey provided by Wiltshire Council:
- 55202_P
- Ordnance survey information provided by Ordnance Survey @ Landmark Information Group Limited 2023. All right reserved.Licence number-2531203: Promap-2531203-2636415-720-0
- Ownership boundary, from drawing: 'LW_HMLR Title Plan WT245810 East Wing County Hall'
- Civils locations based off drawing provided by Hydrock: 31436-HYD-00-ZZ-DR-7000 & Utilities Survey provided by Wiltshire Council: 33202_P.
- Tree Data and RBZ's based off drawing received from Tyler Grange: 16262_P02 Tree Constraints Plan_Ex.
- River Biss buffer zones based off Tyler Grange drawing; 16262/P05



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Registered Office England No. 06558029

Project Name

Trowbridge Leisure Centre

Client Name

Wiltshire County Council

Drawing Title

Proposed Site Plan_with Existing Constraints

Scale

1 : 500 • A1

Project No.

11120

Status

S2

Purpose Of Issue

S2 Issued for information

Project	Org	Vol	Level	Form	Role
11120	• RL	• XX	• ZZ	• DR	• A

Number

F0006

Revision

P04

Appendix 2: Landscape Masterplan



KEY

Sewer easement

SOFT LANDSCAPE

- Existing trees (with root protection areas)
- Existing vegetation to be retained, and improved through thinning / pruning and removal of invasive species
- Proposed public realm trees (non native)
- Proposed native trees
- Proposed feature trees
- Proposed flowering lawn
- Proposed ornamental planting
- Proposed native hedges
- Proposed native scrub planting
- Proposed wildflower meadows
- Proposed swales
- Proposed mounds with c.1:3 sides, smooth contours and rounded top
- Proposed woodland understory mix

HARD LANDSCAPE

- Resin bonded gravel surfacing
Colour: Buff. With galvanised steel edging or similar approved
- Paving flags - entrance plaza
Tobemore Manhattan - 600mm x 150mm
Colour: Silver Grey
- Block paving - entrance spaces
Tobemore Fusion - 300mm x 200mm
Colour: Mid grey
- Hoggin footpath (informal)
Supplier: Allgreen or equal and approved
Somerset Buff Saltbinder 0-14mm
- Tarmac surfacing - buff to engineer's spec
- Tarmac surfacing - standard to engineer's spec
- Existing Tarmac surfacing to be retained
- Parking bays
Forterra - Chartrise Block Paving
Colour: Charcoal
- Crossing points
Forterra - Chartrise Block Paving
Colour: Fenwick
- Seating walls - bespoke 600mm high PCC walls with integrated timber seating - colour and finish TBC
- Cycle stands
Vestra VROOM large cycle stand or equal and approved
Colour: dark grey
- Bollards
Marshalls RB101 or equal and approved
Colour: dark grey - powder coated
- Removable bollards
Marshalls RB101 or equal and approved
Colour: dark grey - powder coated
- Picnic bench
Browap Land Picnic Bench - BX31 2002 or equal and approved
- Accessible picnic bench
Browap Land Picnic Bench - BX31 2002 - EXT or equal and approved
- Seating
Browap Nation Rustic 4 Slat Seat - BX17 4055 or equal and approved
- Waste bins
Anform Urban Furniture - Box Litter Bin RAL colour TBC
- Electric vehicle spaces
- Family spaces
- Accessible parking
- Stepping stones
Tobemore Mayfair Slabs - 450mm x 450mm x 40mm
Colour: Silver
- Watering points - to have removable tap heads
- Wayfinding locations
- Information lectern
- Natural play locations
- Geocellular system- for footpath section with RPAs. To arboriculturalists recommendations
- Post and rail fencing - nailed half round post and rail fencing by Jacksons Fencing or similar approved
- Knee rail fencing - treated timber knee rail fencing by Jacksons Fencing or similar approved
- Location of Solar Car Ports



This line should measure 70mm when printed correctly

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Rev	Date	By	Chk	Description
P01	19.06.2025	TH	TH	Issued for Review and Comment
P02	23.06.2025	TH	TH	Issued for Review and Comment
P03	24.06.2025	TH	TH	Issued for Review and Comment
P04	08.07.2025	TH	TH	Issued for Review and Comment
P05	16.07.2025	TH	TH	Issued for Review and Comment
P06	11.08.2025	TH	TH	Issued for Review and Comment
P07	27.10.2025	TH	TH	Kerbs amended due to coach tracking
P08	30.10.2025	TH	TH	Crossing amended
P09	24.11.2025	TH	TH	Various amends to western car park
P10	25.11.2025	TH	TH	Minor amends for dwg issue
P11	11.12.2025	TH	TH	Planting amended
P12	16.01.26	TH	TH	Parking amended for solar car ports
P13	19.01.26	TH	TH	Parking amended for solar car ports
P14	20.01.26	TH	TH	Solar car port amended
P15	22.01.26	TH	TH	Tree numbers and positions amended
P16	28.01.26	TH	TH	S278 works updated
P17	11.02.26	TH	TH	S278 works updated

RL

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Registered Office England No. 09165629

Project Name

Trowbridge Leisure Centre

Client Name

Wiltshire County Council

Drawing Title

LANDSCAPE GENERAL
ARRANGEMENT - Whole Site

Scale

1:500 • A1

Project No.

11120

Status

S3 Issued for Review and Comment

Project	Org	Vol	Level	Form	Role
11120	RL	XX	ZZ	DR	L

Number

08003

Revision

P17

Plans:

Plan 1: Habitat Features Plan (**16262/P01b**)





Legend

Site boundary

Building

Introduced shrub

Modified grassland

Hardstanding

Ruderal vegetation

Scattered trees

Line of trees

Native Species-poor Hedge

Non-native Hedge

Target Notes

T1 - T3: Small-leaved cotoneaster growth

T4: Ivy growth on building

River Biss

River Biss 8m buffer

River Biss 15m buffer



0 10 20 m

Project	Pellikaan Trowbridge
Drawing Title	Habitat Features Plan
Scale	As Shown (Approximate)
Drawing No.	16262/P01b
Date	September 2024
Checked	VKC/RC



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