



Technical Note

Project:	Land at Blackmore Farm – Phase 1
Title:	Ecological Compliance Statement
Date:	24/03/2025
Client:	David Wilson Homes
Reference:	260319_EAD Ecology_P1476__Ecological Compliance Statement_Final02: March 2026
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1 Introduction

- 1.1.1 This Ecological Compliance Statement (ECS) has been prepared by EAD Ecology on behalf of David Wilson Homes in support of the Reserved Matters Application (RMA; access, appearance, layout, scale and landscaping) for 229 dwellings and associated infrastructure at Land at Blackmore Farm. Outline Planning Permission (some matters reserved) for the development was granted in May 2025 (Planning Ref: PL/2023/11188).
- 1.1.2 The ECS been prepared to demonstrate how the ecological avoidance, mitigation and enhancement measures approved through the Outline Permission have been integrated into the RMA and to set out the mechanisms to ensure their delivery. As the Outline Planning Application was submitted prior to implementation, the requirements of the Environment Act 2021 (and implementing Regulations) with respect to Biodiversity Net Gain do not apply to the RMA.

2 Approach

- 2.1 Table 1 provides a breakdown of the ecological parameters and measures included in the Environmental Statement that informed the Outline Consent (Gleeson Land, 2023). For each measure, the Table specifies how the RMA has or will address the requirements with reference to relevant Outline Planning Conditions. Full wording of Outline Planning Conditions pertinent to ecology are provided in Appendix 1.
- 2.1.1 The ECS is based on a review of the following ecological baseline and delivery information:
- Land at Blackmore Farm, Melksham. Environmental Statement – Chapter 10: Biodiversity (Gleeson Land, 2023).
 - Environmental Parameters Plan – Composite (Rev. D prepared by Origin3, 04/09/2024; refer to Appendix 2).
 - RM Soft Landscape Proposals (Ref: GL2543 LP 03 prepared by Golby&Luck, 19/01/2026; refer to Figure 1).

- 2.2 Update ecological surveys to review the baseline and refine the avoidance/mitigation measures set out in the Environmental Statement were undertaken by EAD Ecology in 2024; refer to Appendix 3. Survey effort was guided by Extended Phase 1 Habitat Survey undertaken in July 2023 (and re-validated in June 2024) to inform the Environmental Statement and the CIEEM Advice Note *On the lifespan of ecological reports & surveys* (CIEEM, 2019). All survey data fall within the 18-month to 3-year validity period recognised by CIEEM (2019) as acceptable where a competent ecologist has verified that site conditions remain comparable and no significant ecological change has occurred.
- 2.3 The update surveys confirmed that site conditions remain comparable and identified no significant differences from the previous surveys, leading to the conclusion that the avoidance, mitigation and enhancement measures proposed in the Environmental Statement are still valid. Full details are provided in Appendix 3.
- 2.4 All work undertaken by EAD Ecology has been undertaken in accordance with the Code of Practice issued by the Chartered Institute of Ecology and Environmental Management (CIEEM) and relevant sections of BS42020:2013.

3 Conclusions

- 3.1.1 The RMA reflects the approved Illustrative Masterplan and has followed the ecological hierarchy of avoid, mitigate, compensate and enhance. Proposals have responded appropriately to the measures detailed in the Environmental Statement. The development can avoid significant harm to biodiversity, with measures integrated into design to enhance the overall biodiversity interest of the site.
- 3.2 The avoidance, mitigation and enhancement measures set out in Table 1 to be delivered through the Ecological Mitigation and Management Plan (EMMP, Condition 17), Construction Environmental Management Plan (CEMP, Condition 18), Landscape and Ecological Management Plan (LEMP, Condition 19), Construction Method Statement (Condition 21) and Lighting plans (Condition 20) will ensure that the Environmental Impact Assessment conclusions and the legal protection of all protected species are achieved.

Table 1. Summary of Environmental Statement ecological mitigation and enhancement requirements.

Feature	ES Avoidance, Mitigation and Enhancement Measure	Details of RMA	Further information delivery
Construction Phase Impacts			
General	A Construction Ecological Management Plan (CECoMP) would be produced to ensure the delivery of all ecological avoidance, mitigation, compensation and enhancement measures during the construction phase of the Proposed Development.	The Construction Environmental Management Plan (CEMP) required by Condition 18 for each phase will fulfil the role of the CECoMP.	CEMP to be submitted to discharge Condition 18 prior to commencement of works in each phase.
General	An Ecological Clerk of Works (ECW) would be appointed to manage the delivery process.	The CEMP will specify ECW requirements, as required by Condition 18.	CEMP to be submitted to discharge Condition 18 prior to commencement of works in each phase.
General	A Landscape and Ecological Management Plan (LEMP) would be produced to detail how retained and proposed habitats, as well as species-specific measures, would be managed for the operational phase of the Proposed Development.	A LEMP will be produced in accordance with Condition 19.	LEMP to be submitted to discharge Condition 19 prior to the start of construction in each phase.
Designated sites	Construction, including the culvert, would be undertaken in accordance with Defra pollution prevention guidance. A Construction Environmental Management Plan (CEMP) would be prepared and agreed prior to the commencement of construction that would specify pollution-control measures, including measures to prevent runoff leaving the site.	The Construction Method Statement required by Condition 21 will fulfil the role of the CEMP identified in the ES.	Construction Method Statement to be submitted to discharge Condition 21 prior to commencement of works.

Table 1. Summary of Environmental Statement ecological mitigation and enhancement requirements.

Feature	ES Avoidance, Mitigation and Enhancement Measure	Details of RMA	Further information delivery
	Method statements for high-risk activities, such as refuelling, use of concrete and culvert construction, would also be included within the CEMP. These measures would ensure that water quality within the downstream Bristol Avon River LWS was protected.		
Habitats	All semi-natural broadleaved woodland adjacent to the Site would be retained and protected during construction. These woodlands, along with all retained trees and hedgerows, would be protected during construction through the use of temporary barriers (e.g. Heras fencing), which would be installed prior to the start of construction in accordance with BS 5837 'Trees in relation to design, demolition and construction. Retained semi-improved neutral grassland and the pond would also be fenced to ensure that this was retained and protected; no construction activities or storage of materials would be undertaken within the grassland area.	All semi-natural woodland will be retained, and loss of trees, hedgerows and the semi-improved neutral grassland strip has been avoided where possible (refer to Figure 1). The pond could not be retained, as it was necessary to route the road through the pond to avoid routing it along the eastern boundary, which will provide a dark corridor for bats. Compensation for loss of the pond will be detailed in the EMMP. Habitat loss/retention, buffer distances and protection fencing to be detailed in Ecological Mitigation and Management Plan (EMMP), as required by Condition 17, and CEMP.	EMMP and CEMP to be submitted to discharge Conditions 17 and 18 prior to commencement of works in each phase.
Habitats	The stream within the Site would be protected through the installation of fencing, which would remain in place throughout the construction period.	The stream will be retained and buffered from the development (refer to Figure 1) Protection fencing and buffer distances to be detailed in EMMP and CEMP. Pollution prevention measures to be detailed in Construction Method Statement.	EMMP, CEMP and Construction Method Statement to be submitted to discharge Conditions 17, 18 and 21 prior to commencement of works in each phase.

Table 1. Summary of Environmental Statement ecological mitigation and enhancement requirements.

Feature	ES Avoidance, Mitigation and Enhancement Measure	Details of RMA	Further information delivery
	Construction would be undertaken in accordance with pollution-prevention measures set out in the CEMP. Culvert construction would be undertaken in accordance with a Method Statement detailed within the CEMP.		
Plants	The semi-improved neutral grassland within the Site would be retained and protected from potential damage during construction through the use of temporary barriers (e.g. Heras fencing), which would be installed prior to the start of construction. This would ensure the continued presence of corky-fruited water-dropwort within the Site.	Semi-improved neutral grassland strip has been avoided where possible (refer to Figure 1). Protection fencing to be detailed in EMMP and CEMP.	EMMP and CEMP to be submitted to discharge Conditions 17 and 18 prior to commencement of works in each phase.
Invertebrates	Retained habitats suitable for notable invertebrates such as woodland, pond, hedgerows, mature trees and the watercourse would be protected during the course of construction.	See 'Habitats' above.	See 'Habitats' above.
Invertebrates	In addition to habitat creation proposals as part of the green infrastructure, a minimum equivalent of one bee brick per unit (or similar approved) would be incorporated into the Proposed Development, in a south-facing location on buildings or walls. Locations of bee bricks would be detailed in the CEcoMP and on construction drawings.	Locations of bee bricks will be provided in the EMMP and CEMP.	EMMP and CEMP to be submitted to discharge Conditions 17 and 18 prior to commencement of works in each phase.

Table 1. Summary of Environmental Statement ecological mitigation and enhancement requirements.

Feature	ES Avoidance, Mitigation and Enhancement Measure	Details of RMA	Further information delivery
Reptiles	Measures would be implemented to ensure that accidental killing or injury to reptiles during site clearance was avoided. Due to the low numbers and restricted distribution of reptiles recorded within the Site, a full capture and translocation would not be required. To prevent reptiles from being harmed, the approach would involve habitat manipulation through sequential reduction of vegetation height to encourage dispersal to un-affected areas of habitat, followed by a destructive search of suitable habitat, including hedgerows and scrub. Any individual reptiles or amphibians found would be moved by the ECW to suitable retained habitat outside of the work area.	Reptile mitigation strategy will be included in the EMMP with details of phase specific requirements included in the CEMP. Based on survey results the mitigation strategy to avoid killing or injury to reptiles will comprise • Identification of all suitable reptile habitat • Identification of on-site receptor site (retained habitat) • Timing and methodology for habitat manipulation under ECW supervision • Timing and methodology for destructive search of suitable habitat under ECW supervision	EMMP and CEMP to be submitted to discharge Conditions 17 and 18 prior to commencement of works in each phase.
Reptiles	In addition to habitat creation proposals as part of the green infrastructure, reptile hibernacula and log piles would be created in suitable locations. A minimum of 10 hibernacula and 10 log piles would be created; all locations would be detailed in the CECoMP.	Locations/specifications of 10 hibernacula and 10 log piles will be provided in the EMMP and CEMP.	EMMP and CEMP to be submitted to discharge Conditions 17 and 18 prior to commencement of works.
Birds	Clearance of trees, scrub and hedgerows would be undertaken between September and February inclusive (i.e. outside of the main bird-breeding season) to ensure that there were no direct effects on nesting birds. If clearance was required during the breeding season, the ECW would first check the affected habitats for active nests.	These nesting bird protection measures will be included in the CEMP.	CEMP to be submitted to discharge Condition 18 prior to commencement of works in each phase.

Table 1. Summary of Environmental Statement ecological mitigation and enhancement requirements.

Feature	ES Avoidance, Mitigation and Enhancement Measure	Details of RMA	Further information delivery
	If any were found, the nest(s) and immediate surroundings would be left undisturbed until the eggs had hatched and young had fledged, or the breeding attempt was otherwise concluded (i.e. nest abandoned/predated). The ECW would establish a buffer zone around the nest (e.g. 5m) to minimise the risk of accidental damage/destruction.		
Birds	In addition to habitat creation proposals as part of the green infrastructure, a range of bird boxes would be provided to create nesting habitat for a variety of species. Boxes would include those suitable for swifts (and other urban nesting species) to be integrated into new buildings. Tree mounted boxes would include small and large hole boxes, open fronted boxes and barn owl boxes installed within retained trees. The number, specifications and exact location of bird boxes would be detailed within the CECoMP; a minimum equivalent of one box per unit would be provided on buildings and trees, which would include a minimum of three barn owl boxes.	Locations/specifications of building integrated and tree mounted bird boxes will be provided in the EMMP and CEMP.	EMMP and CEMP to be submitted to discharge Conditions 17 and 18 prior to commencement of works.
Bats	During construction, all contractor compounds would be located a minimum of 10m away from retained hedgerows, trees and woodland to minimise potential lighting and disturbance impacts on commuting and foraging bats.	Contractor compound location(s) and light spill avoidance measures will be agreed with the ECW and detailed in the CEMP.	CEMP to be submitted to discharge Condition 18 prior to commencement of works.

Table 1. Summary of Environmental Statement ecological mitigation and enhancement requirements.

Feature	ES Avoidance, Mitigation and Enhancement Measure	Details of RMA	Further information delivery
	Between March and October inclusive, any construction lighting within the site would be turned off prior to sunset; any security lighting would be positioned at low-height and motion activated on short-timers only.		
Bats	Retained trees would be protected during construction; this would include all seven trees which contained bat roosts. This would ensure that the identified bat roosts and suitable roosting features are retained during the construction phase of the Proposed Development.	See 'Habitats' above.	See 'Habitats' above.
Bats	Should any trees require unanticipated removal during construction (e.g. due to health and safety concerns), an update Preliminary Roost Inspection would be undertaken before trees were removed. For any trees where Potential Roost Features were identified that could support multiple bats (i.e. a PRF-M tree, in accordance with the latest Bat Conservation Trust terminology), further survey would be undertaken to confirm if any roosts were present and determine appropriate mitigation and compensation. If the identified Potential Roost Features were only suitable for individual bats (i.e. a PRF-I tree), the loss of roost resource would be compensated and the tree would be inspected and felled under the supervision of a bat ecologist, only after bats had been confirmed absent.	All tree roosts are retained within the proposals. Bat roost protection measures will be included in the EMMP and CEMP.	EMMP and CEMP to be submitted to discharge Conditions 17 and 18 prior to commencement of works.

Table 1. Summary of Environmental Statement ecological mitigation and enhancement requirements.

Feature	ES Avoidance, Mitigation and Enhancement Measure	Details of RMA	Further information delivery
	If any roosting bats were recorded, a Natural England Bat Mitigation Licence would be obtained prior to the commencement of works.		
Bats	Alternative roosting provisions would be provided for bats both within the residential areas of the Proposed Development and within the green infrastructure. A minimum equivalent of one bat box per unit would be incorporated into new buildings and trees. All boxes proposed for buildings would be integrated into walls under the eaves or a gable end. Boxes outside of built form would be mounted onto retained mature trees. The specifications and locations of bat boxes would be detailed in the CEcoMP and on construction drawings.	Indicative locations and specifications of bat boxes will be provided in the EMMP and CEMP, with detailed locations provided on construction drawings and agreed on site with the ECW.	EMMP and CEMP to be submitted to discharge Conditions 17 and 18 prior to commencement of works.
Hazel dormouse	Measures would be implemented to minimise the potential for dormice to be injured/killed during hedgerow removal. An application for a Natural England Dormouse Mitigation Licence would be made, which would include a Method Statement detailing how impacts to dormice will be minimised. Mitigation would be as included in the Licence application and would include: • A minimum of 80 dormouse boxes to be provided within retained hedgerows, scrub and woodland	The proposed dormouse mitigation strategy will be provided in the EMMP and CEMP. These will be amended, if necessary, due to any changes to the mitigation strategy agreed with Natural England through the licensing process (noting that the Licence Application can only be submitted once RM approval has been granted and ecological planning conditions have been discharged).	EMMP and CEMP to be submitted to discharge Conditions 17 and 18 prior to commencement of works. Dormouse Mitigation Licence Application to be submitted to Natural England following RM approval and discharge of all ecology-related Planning Conditions.

Table 1. Summary of Environmental Statement ecological mitigation and enhancement requirements.

Feature	ES Avoidance, Mitigation and Enhancement Measure	Details of RMA	Further information delivery
	• A pre-start search of the vegetation for dormouse nests prior to any clearance. Depending on the time of year, any active dormice found would be transferred to the nearest installed dormouse box • Removal of suitable dormouse habitat (hedgerow and scrub) using measures as detailed in the Dormouse Conservation Handbook and specified in the Licence Method Statement. Depending on the time of year, this may either be a two-stage clearance over winter/spring or a single stage in summer/autumn. All habitat removal would be supervised by the Named Ecologist / Accredited Agent on the Mitigation Licence • Hedgerow, scrub and woodland protection would be maintained throughout construction		
Hazel dormouse	Habitat creation proposals (including new hedgerows, scrub and woodland) as part of the proposed green infrastructure would ensure that mitigation habitat would be delivered within the Proposed Development. This would ensure that there would be no net loss of dormouse habitat within the Proposed Development.	The RM proposals include creation of habitats suitable for dormouse (see Figure 1). The habitat creation elements of the dormouse mitigation strategy will be detailed in the EMMP. With long term management in LEMP to maximise value of habitat for dormice.	EMMP to be submitted to discharge Condition 17 prior to commencement of works. LEMP to be submitted to discharge Condition 19 prior to commencement of works.
Otter	Prior to the construction of the culvert, an ECW would undertake an inspection of the banks of the stream to ensure that no resting places/holts were present.	The proposed otter mitigation strategy including pre-commencement inspections will be provided in the EMMP and CEMP.	EMMP and CEMP to be submitted to discharge Conditions 17 and 18 prior to commencement of works.

Table 1. Summary of Environmental Statement ecological mitigation and enhancement requirements.

Feature	ES Avoidance, Mitigation and Enhancement Measure	Details of RMA	Further information delivery
	In the unlikely event that a resting place/holt was identified, works would be stopped and a Natural England Otter Mitigation Licence would be obtained. This would include a Method Statement detailing specific avoidance and mitigation measures.		
Otter	The culvert design would allow otters to pass beneath the road and traffic would also be speed restricted, in accordance with the residential nature of the Proposed Development. The proposed culvert arrangement would be set out in the CEcoMP and LEMP.	The culvert requirements for otter will be set out in the EMMP. The culvert design will be detailed in the CEMP and LEMP for the relevant phase (culvert to be delivered in Phase 2).	EMMP to be submitted to discharge Condition 17 prior to commencement of works. Phase 2 CEMP and LEMP to be submitted for approval prior to commencement of that phase.
Otter	Any construction lighting would be directed away from the watercourse in order to prevent disturbance to otters. The watercourse would be protected from damage by protective fencing where construction activities are adjacent. Adherence to Pollution Prevention Measures would ensure that adverse effects on watercourses were avoided; these would be set out in the CEMP.	These otter protection measures will be included in the EMMP, CEMP and Construction Method Statement.	EMMP, CEMP and Construction Method Statement to be submitted to discharge Conditions 17, 18 and 21 prior to commencement of works.
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Table 1. Summary of Environmental Statement ecological mitigation and enhancement requirements.

Feature	ES Avoidance, Mitigation and Enhancement Measure	Details of RMA	Further information delivery
	A review of construction proposals would be undertaken to determine whether Setts 1-3 would be impacted by adjacent groundworks. Should impacts be identified that could lead to sett damage/disturbance, and alternative construction methodologies not be possible, temporary closure of the sett(s) would be undertaken under a Natural England Badger Development Licence. Closure would be undertaken between July and November using one-way gates over a three-week period; the precise methodology would be set out in the Licence Method Statement. An update badger survey would be undertaken prior to the commencement of construction; this would inform further the required avoidance and/or mitigation measures, which would be detailed within the CEcoMP.	Construction details will be reviewed prior to commencement, based on sett activity levels at the time of works to determine if disturbance can be avoided and whether a licence would be required. These badger protection measures will be included in the EMMP and the and CEMP.	
Badger	Prior to the commencement of construction, a fence would be installed around the perimeter of development areas, which would deter badgers from entering the areas of active construction. The fence would be retained throughout the construction period. Additional site management measures would also be undertaken: • Fires would not be lit and fuel/oil/chemicals would be stored in secure sites within the construction compound	These badger protection measures will be included in the EMMP, CEMP and Construction Method Statement.	EMMP, CEMP and Construction Method Statement to be submitted to discharge Conditions 17, 18 and 21 prior to commencement of works.

Table 1. Summary of Environmental Statement ecological mitigation and enhancement requirements.

Feature	ES Avoidance, Mitigation and Enhancement Measure	Details of RMA	Further information delivery
	Excavations and piping (>200mm in diameter) would be fenced/capped overnight to deter badgers from entering. Excavations that cannot be covered would have a means of escape for any animals that may fall in (e.g. sloping sides/ramps e.g. minimum of 1:2 gradient)		
Other mammals	Clearance of hedgerows and dense scrub would be preceded by a hand search for hedgehogs by the ECW (at the same time as a search for reptiles/amphibians). Any animals found would be moved to suitable retained habitat outside of the work area by the ECW.	These hedgehog protection measures will be included in the EMMP and CEMP.	EMMP and CEMP to be submitted to discharge Conditions 17 and 18 prior to commencement of works.
Post Development Impacts			
Designated sites	On-site recreational routes and habitat creation would provide suitable recreational space to minimise recreational impacts on the identified LWS (considered to be minor due to lack of public access). These requirements would be set out in the LEMP.	Details of Public Open Space in accordance with ES measures are provided in the Landscape Plans (see Figure 1). Implementation will be secured via the LEMP.	LEMP to be submitted to discharge Condition 19 prior to commencement of works.
Habitats	Monitoring and management of new and retained habitats within and adjacent (compensation habitats) to the Site would be specified within the LEMP, which would detail the management of these habitats for the first ten years of operation. The LEMP would be reviewed and renewed every ten-years in agreement with the Council.	A LEMP including detailed monitoring proposals and programme will be produced in accordance with Condition 19. This will include a reporting and remediation protocol.	LEMP to be submitted to discharge Condition 19 prior to commencement of works.

Table 1. Summary of Environmental Statement ecological mitigation and enhancement requirements.

Feature	ES Avoidance, Mitigation and Enhancement Measure	Details of RMA	Further delivery information
Habitats	To minimise impacts of recreation and amenity on retained and proposed habitats, signage within the public realm would be installed to set out the biodiversity value of the green infrastructure areas – and the need for them to be retained and managed as such. Furthermore, wildlife information would be provided with all new homeowner packs (and also through web-based information), setting out the key wildlife features of the Proposed Development and the need to protect and maintain them.	Details of these measures will be provided in the EMMP, with locations and specifications of signage detailed in the LEMP.	EMMP and LEMP to be submitted to discharge Conditions 17 and 19 prior to commencement of works. Landscape plans will also be updated.
Habitats	Where residential gardens abut retained or proposed new hedgerows, a post and wire mesh fence would be installed (as opposed to a close-board fence). This would protect the hedge and allow the vegetation to grow through the wire-fencing, whilst avoiding any adverse effects of shading. Such measures would seek to minimise residential damage to these retained and proposed habitat e.g. dumping of garden waste.	The design ensures that residential gardens do not abut retained or proposed new hedgerows; they are separated by management access corridors in all cases (see Figure 1). Management specified in the LEMP will prevent encroachment of hedgerows into residential gardens in order to protect the hedgerows.	LEMP to be submitted to discharge Condition 19 prior to commencement of works.
Plants	The retention and management of semi-improved neutral grassland within the Site would ensure the persistence of the notable species, corky-fruited water-dropwort.	A LEMP will be produced in accordance with Condition 19. Grassland management will aim to maintain a species rich sward containing a range of species typical of neutral grassland (e.g MG6) with annual cuts timed to enable seeds to set and arisings removed to prevent nutrient loading.	LEMP to be submitted to discharge Condition 19 prior to commencement of works.

Table 1. Summary of Environmental Statement ecological mitigation and enhancement requirements.

Feature	ES Avoidance, Mitigation and Enhancement Measure	Details of RMA	Further information delivery
	New habitats, including wildflower meadow, would be managed in accordance with the LEMP, which would include habitat management measures that would promote floristic diversity. Such management could provide appropriate conditions for corky-fruited water-dropwort to colonise new areas within the Proposed Development.		
Invertebrates	The proposed green infrastructure and built-form (e.g. bee bricks) would lead to a net gain in habitat for invertebrates. No further measures are proposed or required. Habitat management requirements for invertebrates would be set out in the LEMP.	A LEMP will be produced in accordance with Condition 19.	LEMP to be submitted to discharge Condition 19 prior to commencement of works.
Amphibians and reptiles	The proposed green infrastructure and hibernation would lead to a net gain in habitat for amphibians and reptiles. Habitat management requirements for reptiles and amphibians would be set out in the LEMP.	A LEMP will be produced in accordance with Condition 19.	LEMP to be submitted to discharge Condition 19 prior to commencement of works.
Amphibians	Highway and highway-drainage design would seek to address impacts of entrapment of amphibians, which could otherwise lead to killing and/or injury. Highway designs would integrate dropped/recessed kerbs around gully pots. Consideration would also be given to the location of structures/material-type within gully pots to enable any individuals to escape.	These measures will be included in construction drawings, which will be approved by the ECW. This will be secured via the CEMP.	CEMP to be submitted to discharge Condition 18 prior to commencement of works.

Table 1. Summary of Environmental Statement ecological mitigation and enhancement requirements.

Feature	ES Avoidance, Mitigation and Enhancement Measure	Details of RMA	Further delivery information
Birds	The proposed green infrastructure and nesting boxes would lead to a net gain in habitat for birds. Habitat management requirements for birds, including timing of works, would be set out in the LEMP.	A LEMP will be produced in accordance with Condition 19.	LEMP to be submitted to discharge Condition 19 prior to commencement of works.
Bats	The detailed design of the Proposed Development would be informed by a lighting assessment, including lux contour plans, which would minimise the adverse effects of the proposed public-realm lighting on bats. Avoidance and mitigation measures would seek to accord with current guidance and research. Lighting would be avoided as far as possible within the public open space (where health and safety considerations permitted) to maximise the value of the retained and new habitats for bats, particularly the more light-averse species. Where essential, lighting would be the minimum necessary to meet highway and public-safety requirements and designed to direct light to discrete areas appropriate for the task and prevent spill onto adjacent habitats. Indicative dark corridors for the Proposed Development are shown on the Ecological Constraints and Opportunities Plan (ECOP).	The proposed development layout has been designed to maintain a viable network of key dark corridors for bats, with ‘hop overs’ at road crossing points. The proposed locations of the dark corridors and hop overs will be provided in the EMMP, as part of the bat mitigation strategy. Lighting plans prepared by qualified lighting engineers will be produced and reviewed by ecologists in accordance with Condition 20.	EMMP to be submitted to discharge Condition 17 prior to commencement of works. Lighting plans to be submitted to discharge Condition 20 prior to installation of any external lighting.

Table 1. Summary of Environmental Statement ecological mitigation and enhancement requirements.

Feature	ES Avoidance, Mitigation and Enhancement Measure	Details of RMA	Further information delivery
	Dark corridors are defined as having a light level of <0.5lux extending to a minimum of 5m from the edge of an identified ecological feature e.g. woodland, hedgerow, stream. Indicative bat ‘hop-over’ points are also shown on the ECOP to demonstrate the potential to ensure bat flight connectivity across the Proposed Development; e.g. following the minor removal of hedgerows for road access. The lighting assessment would include an updated ‘Bat Dark Corridor Plan’ (including the identified bat roosts on/adjacent to the Site and the proposed bat ‘hop-overs’). The detailed design of the Proposed Development would seek to demonstrate compliance with this Plan. Justifications for any deviation from the Bat Dark Corridor Plan would be set out clearly in the lighting assessment.		
Hazel dormouse	The LEMP would set out the quantum of dormouse habitat being removed/isolated and that being proposed e.g. hedgerow, scrub and woodland. Management measures for all retained and proposed habitats, including dormouse boxes, would be set out in the LEMP and would maximise habitat value for dormouse.	A LEMP will be produced in accordance with Condition 19. All potential dormouse habitat (new/retained hedgerows and native scrub) will be managed to establish dense and continuous habitat with a range of fruiting species. Timing of management will minimise risks of disturbing dormice.	LEMP to be submitted to discharge Condition 19 prior to commencement of works. Dormouse Mitigation Licence Application to be submitted to Natural England following RM approval and discharge of all ecology-related Planning Conditions.

Table 1. Summary of Environmental Statement ecological mitigation and enhancement requirements.

Feature	ES Avoidance, Mitigation and Enhancement Measure	Details of RMA	Further information delivery
	In particular, the frequency and timing of management actions would be specified; e.g. rotational management of hedgerows to maximise foraging value. Dormouse monitoring would be undertaken annually for a minimum of five years after construction, which would be re-confirmed in the Natural England Dormouse Mitigation Licence.	This will be amended, if necessary, due to any changes to the mitigation strategy agreed with Natural England through the licensing process (noting that the Licence Application can only be submitted once RM approval has been granted and ecological planning conditions have been discharged).	
Otter	The Lighting Assessment culvert design would minimise adverse effects on otters. Management of the otter-routes through the culvert would be set out in the LEMP.	The culvert is not part of the Phase 1 RMA.	Lighting plans to be submitted to discharge Condition 20 prior to installation of any external lighting. Phase 2 LEMP to be submitted to discharge Condition 19 prior to commencement of Phase 2 works.
Badger	The Lighting Assessment would minimise adverse effects on badgers.	Lighting plans will be produced in accordance with Condition 20.	Lighting plans to be submitted to discharge Condition 20 prior to installation of any external lighting.
Other mammals	Hedgehog passes would be created within new all garden fences at the time of construction to allow hedgehogs to move around through the Proposed Development.	Locations/specifications of hedgehog passes will be provided in the EMMP and CEMP.	EMMP and CEMP to be submitted to discharge Conditions 17 and 18 prior to commencement of works.

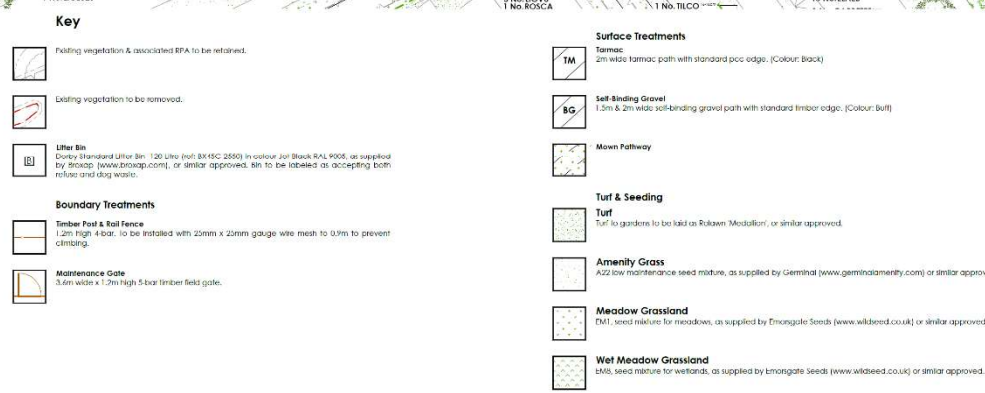
Table 1. Summary of Environmental Statement ecological mitigation and enhancement requirements.

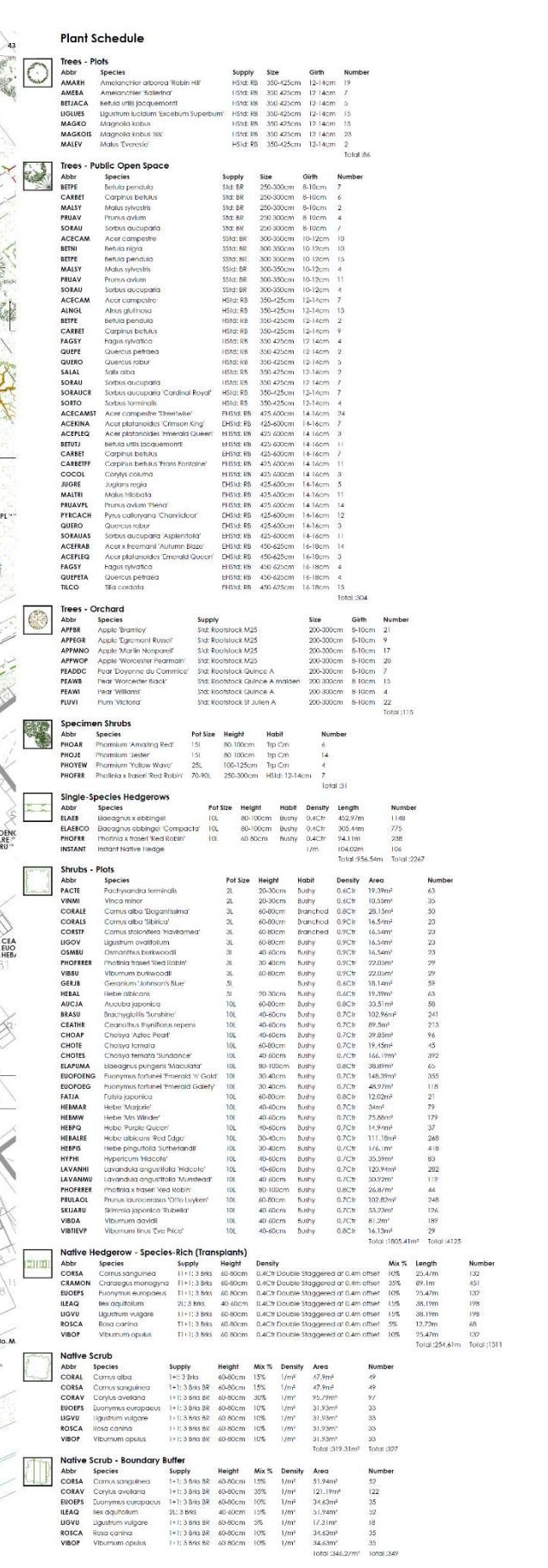
Feature	ES Avoidance, Mitigation and Enhancement Measure	Details of RMA	Further information delivery
	One hedgehog pass would be created in each boundary fence. This specification would be detailed in the CEcoMP.		

Figure 1: Landscape Plans

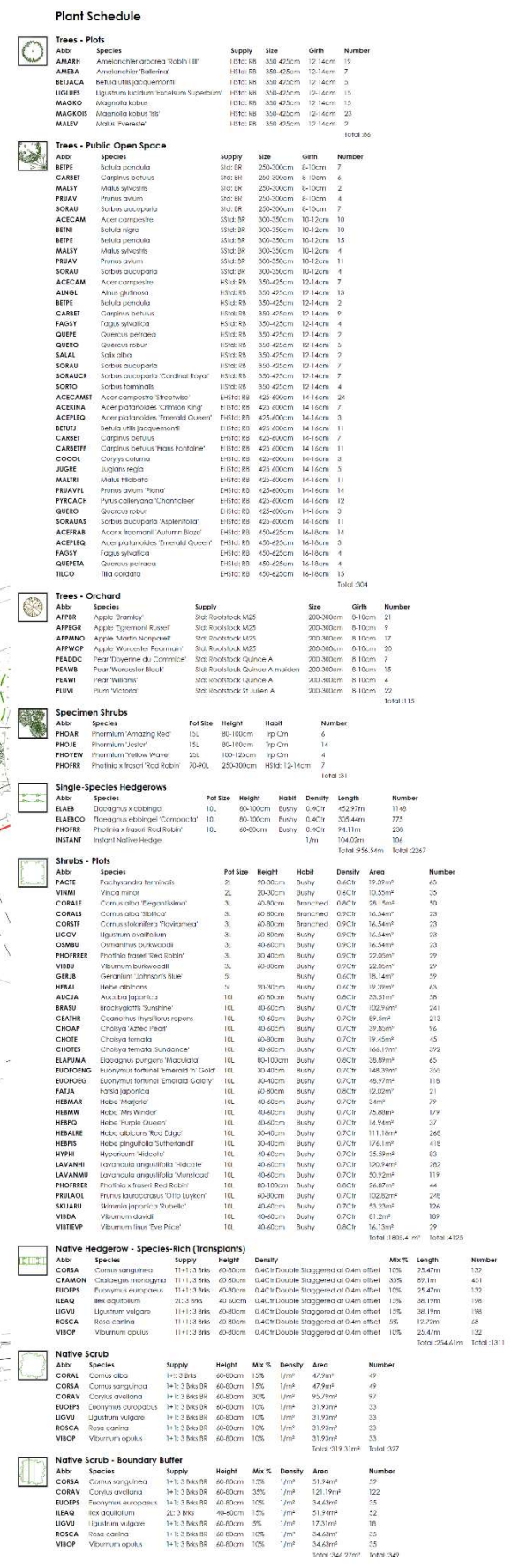
Abbr	Species	Supply	Height	Mix %	Density	Area	N
CORSA	<i>Cornus stolonifera</i>	1 x 1.5 m @ 85	40-60 cm	50%	1/m ²	51.94 m ²	1
CORAV	<i>Corylus avellana</i>	1 x 1.5 m @ 38	40-60 cm	10%	1/m ²	121.19 m ²	1
EUOPFS	<i>Fraxinus europaeus</i>	1 x 1.5 m @ 85	40-60 cm	10%	1/m ²	34.63 m ²	1
ILEAQ	<i>Ilex aquifolium</i>	20 x 30 cm	40-60 cm	15%	1/m ²	51.94 m ²	5
LUQUV	<i>Ligustrum vulgare</i>	1 x 1.5 m @ 85	40-60 cm	5%	1/m ²	17.31 m ²	1
ROSCE	<i>Rosa canina</i>	1 x 1.5 m @ 85	40-60 cm	10%	1/m ²	34.63 m ²	1
VIBOP	<i>Viburnum opulus</i>	1 x 1.5 m @ 85	40-60 cm	10%	1/m ²	34.63 m ²	1

Location Plan	Rev	Date	Notes	No. Project Land at Blackmore Farm Melksham Drawing Name Landscape Proposals (Sheet 1 of 1) Status PLANNING Client DW Redrow South West Scale 1:250 @ A0 Drawn By HJ Checked By AL Date 19/01/2026 Reference GL2543 LP 01
				 landscape architects

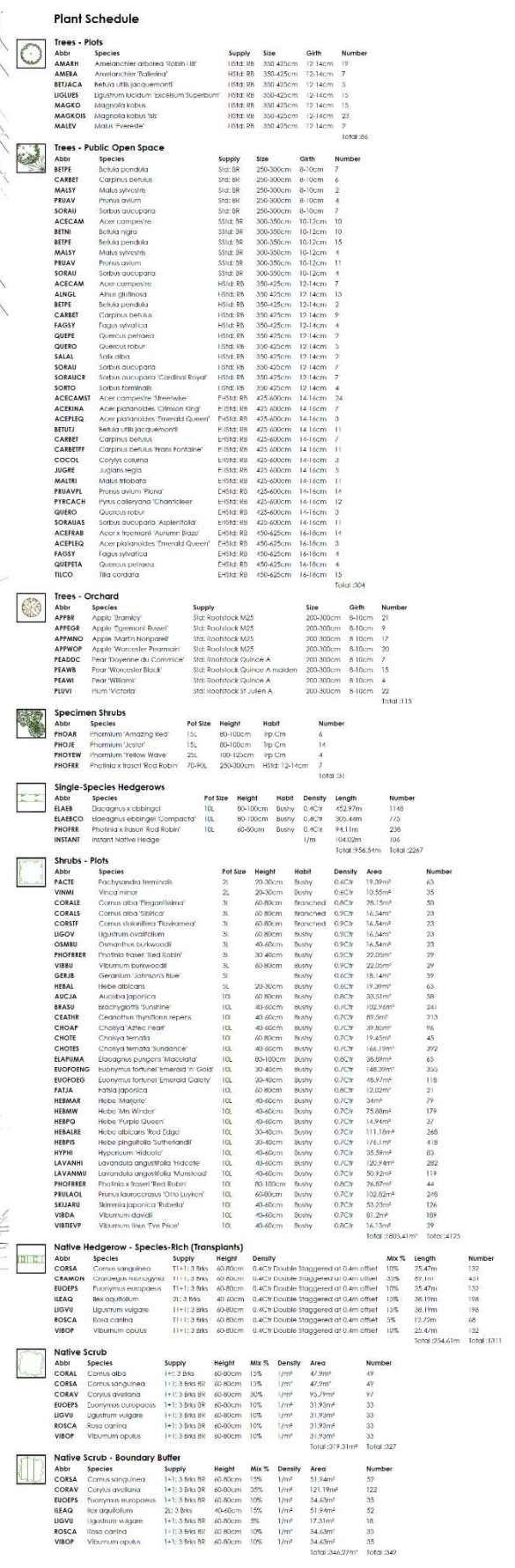




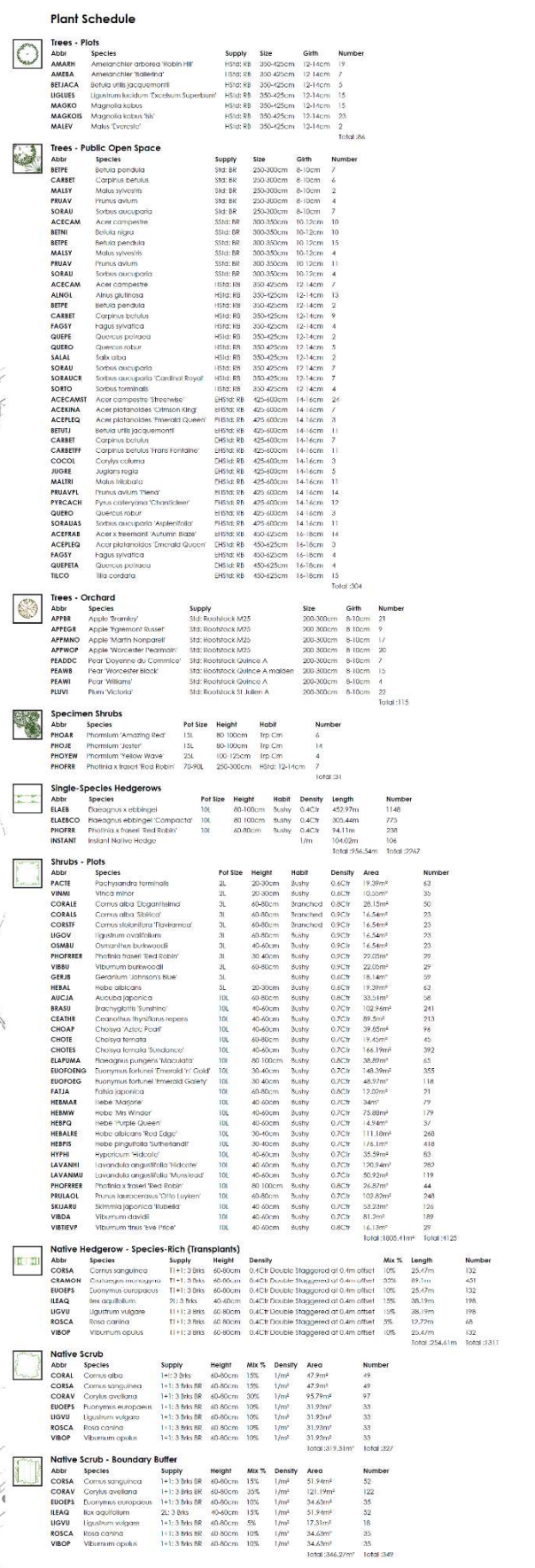
Plan	Scale	Notes	Project Land at Blackmore Farm Leppings Farm Landscape Proposals (Revised 21/2/19)
			Location PLANNING Client DW Redrow South West Scale 1:250 @ A0 Date 19/01/2026
			Drawn By HJ Reviewed By AL Reference No. GL2543 LP 02

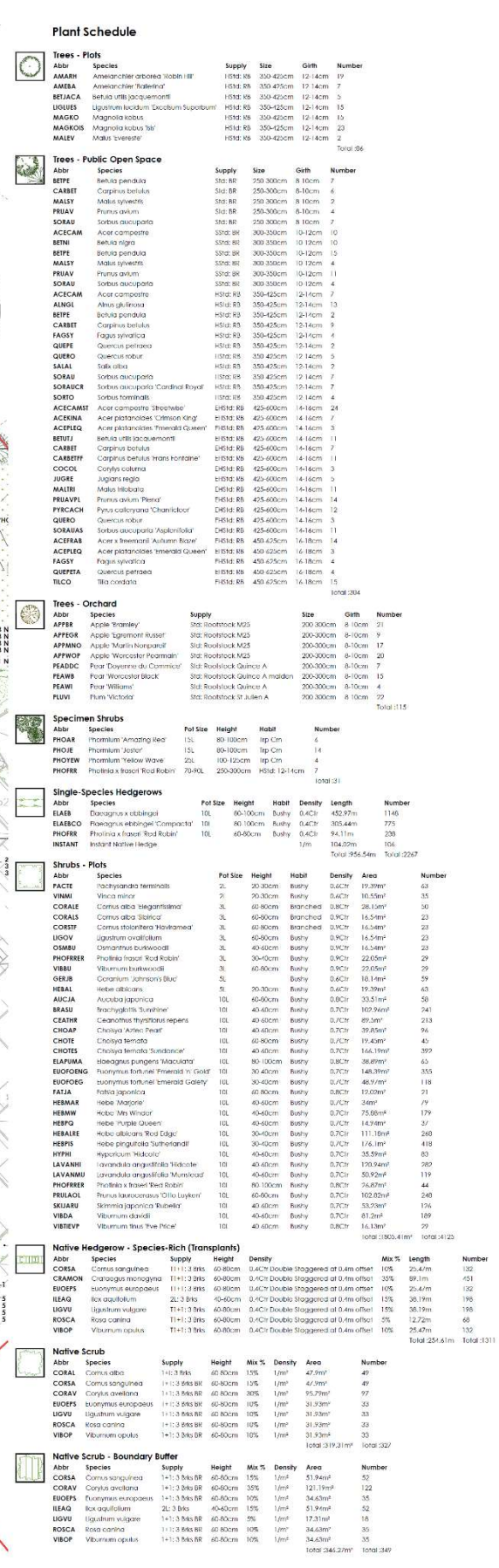


Location Plan:	Plan	Date:	Notes:	Project Land at Blackmore Farm Melksham Planning Ref: Landscape Proposals (202401410) Status PLANNING Client DW Redrow South West Scale 1:250 @ A0 Drawn By HJ Checked By AL Date 19/01/2026 Reference GL2543 LP 04



Location Map	Plan	Section	Notes	Info.
				Project Land at Blackmore Farm Melksham Planning Ref Landscape Proposals (Phase 1 of 2) Status PLANNING Client DW Redrow South West Scale 1:250 @ A0 Date 19/01/2026 Drawn By HJ Checked By AL Reference GL2543 LP 05 golby+luck landscape architects





Location	Site	Notes	Project
			Land at Blackmore Farm Melksham
			Unwinding the Landscape Proposals (page 6 of 6)
			STATUS PLANNING
			Client DW Redrow South West
			Scale 1:250 @ A0 Drawn By HJ Checked By AL
			Date 19/01/2026 Reference GL2543 LP 08
			golby+luck landscape architects

This sheet is to be read in conjunction with the following drawings: GL2543 01-09

Landscape Specification

This sheet sets out the standard landscape specification that the proposed landscaping contract shall be implemented in accordance with. It is the responsibility of the appointed Contractor to read and fully comply with the Landscape Specification set out hereafter. Not all landscape features listed below may be present on the proposed designs, but are included for completeness and to ensure landscape features introduced in later design revisions are accounted for.

Please note this landscaping scheme will be audited following installation. Audits will thoroughly inspect overall workmanship; the species, pot size, height and location of all specified soft landscaping; hard landscaping and external furniture; and the consistency between the contract drawings and site installation. Any omissions, substitutions or inconsistencies with the contract specification (including, but not limited to, trees, specimens, shrubs, hedgerows, hard landscaping elements etc.) without written agreement of the Client will be identified to the Contractor and remediated at their expense.

For instances where the site layout differs from that shown on this plan, before proceeding with installation, please contact the Landscape Architect initially in the file block using the phone number or email address provided at the bottom-left corner of this plan.

Soft Landscaping

General Specifications: All plants shall conform to BS 2934 and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the NIA Plant Healthy Certification Scheme. All plants shall be packed and transported in accordance with good horticultural practice. No species, variety, size or position to be amended without the Landscape Architects prior approval.

All landscape proposals must be referred to by the Structural Engineer during foundation design. All tree and shrub locations and species must be taken into consideration to ensure that foundation design accords with the specifications set out under Chapter 4.2 of the NHBC Standards. No species, size or location of planting stock to be changed without prior approval of the Landscape Architect and Client.

All planting to be completed in accordance with good horticultural practice.

Planting Conditions and Location: All planting has been specified making every effort to avoid conflict with highway land. Prior to submission it is the clients responsibility to ensure that all landscaping is reviewed by the project manager/highway engineer to ensure there is no conflict with highway land and future adoptions.

If planting conditions are particularly poor (e.g. waterlogged/frozen ground or poor soils), the Site Manager must be notified. All works will halt until conditions are considered acceptable. No planting should take place above concrete haunching. Plants should be suitably offset from adjacent surfacing in line with the specifications outlined below or as otherwise agreed with the Landscape Architect and Client.

Any planting stock specified in pedestrian visibility splay and exceeding 400mm in height is to be cut down to 450mm in height at the time of planting. It shall be maintained at a height not exceeding 600mm in height in perpetuity. If being transferred to private ownership, residents will be advised of this requirement.

Loam Edges & Mulching: All planting beds are to be neatly defined with a clean edge cut into turf areas using an edging iron. In seeded areas, a suitable edge is also to be formed with an edging iron, and the bed left free of surplus seed. All planting beds and hedgerows are to be mulched with a 75mm layer of bark mulch following planting, with exception to native planting areas that are to be mulched only in the locations identified in the specification below.

Watering & Maintenance: Following planting, all trees and shrubs are to be watered to field capacity. An ongoing watering programme should be prepared to ensure plant establishment. No stirming operations are permitted within 500mm of all planting stock. No mowing operations within 500mm of all trees.

Ground Preparation: If the formation level is compacted it should be ripped at 1.5m centres using a single line ripper prior to topsoiling and soft landscaping works. Topsoil depths to be 300mm for shrub beds and 150mm for grass areas, excluding meadow grassland. For meadow grassland, all areas shall be stripped of topsoil to provide a nutrient-poor substrate for meadow establishment. Topsoil shall be supplied in accordance with BS3082:2015. All soils shall be adequately stonepicked, free of debris or filler and cultivated to a suitable till for planting or seeding works in line with good horticultural practice. A suitable peat-free compost or soil conditioner is to be used where nutrient-poor soils are identified.

Trees: All tree locations and species must be taken into consideration by the project Structural Engineer to ensure that foundation design accords with the specifications set out under Chapter 4.2 of the NHBC Standards. It is the Contractors responsibility to ensure that all underground services have been located and identified in advance of tree pit excavation. Root barriers are to be provided as directed by the project Engineer and where trees are located closer to site features than the offsets recommended in Table A.1 of BS5837:2012, further guidance can be provided on request. **All trees to be supplied with a minimum 1.75m to 2.0m clear stem unless clearly specified otherwise.** Supply and aftercare shall be in accordance with BS 8545: 2014 (trees from nursery to independence in the landscape, with aftercare proposals detailed in an accompanying management plan. All trees to be planted in accordance with the approved tree pit detail: **see Details 1 to 5.** (Root stock key: BR - Bare Root, RB - Rooted Ballad, CO - Container Grown, C - Containerised). All trees planted within grass areas to be filled with Premium Shrimmer Tree Guard (Product Code: 16P931102) as supplied by Green-Tech or similar approved product.

Specimen Shrubs: Specimen shrubs to be positioned as a feature within planting beds, as indicated by the proposed design. Shrubs in the surrounding bed are to be spaced evenly in line with the proposed density.

Shrubs & herbaceous: Individual species to be planted in groups of 3-7no. within mixed species beds (proportionate groupings of lower quantities may be used where the total number of plants specified is less than 3no. per species). Low growing shrubs shall be planted to the front of the bed. All plants shall be set a minimum of 300mm back from adjacent hard surfacing and not planted above haunching: **see Detail 6.**

Grasses: Individual species to be planted in groups of 3-7no. within mixed species beds (proportionate groupings of lower quantities may be used where the total number of plants specified is less than 3no. per species). All grasses are **not** to be cut back.

Single Species Hedgerows (Container): Shrubs shall be planted in a single row in a 600-900mm wide bed proportionate to the container size, with plants set back a minimum of 300mm from adjacent hard surfacing and not planted directly over concrete haunching: **see Detail 7.**

Single Species Hedgerows (Feathered): Feathered hedgerow shrubs to be planted on a single row in a 600-900mm wide bed. The feathered shrubs are to have a upright central stem furnished with evenly spread and balanced lateral growth the full length of the stem. Feathered stock to be attached to a double line support (one at 600mm high and one at 1200mm high) fence using an approved clip tie and cut back to 1200mm in height and a tidy hedgerow form at time of planting: **see Details 7 & 10.**

Instant Hedging: Supplied as instant hedging in 1m troughs and planted in a trench of appropriate width (600-1000mm) and adequate depth to accommodate the hedge rootball. Sides and base of trench to be broken to aid root establishment. At the time of planting the hedge is to be lightly trimmed to its sides and top to integrate trough lengths together and provide a continuous appearance to the hedgerow canopy.

Native Transplant and Feathered Stock (Scrub, Woodland and Hedgerow Planting): All stock to be planted into an appropriate sized pit or notch. Transplanted stock to be protected using a 750mm x 73-105mm Tubex Standard Tree Shelter (or similar approved) and secured with a 15mm diameter min. bamboo cane inserted inside the guard and with a third of its length pushed firmly into the ground. Containerised stock (e.g. flex sp.) to be protected using a 600mm High Tubex Recycled Plastic Treeguard Mesh (or similar approved) in colour green, secured by a timber stake driven a minimum of 300mm into the ground and fixed with an appropriate tie, filled in accordance with the manufacturer's guidelines. Mesh to be installed up to a 300mm diameter so as not to restrict stock foliage at time of planting. Feathered stock to be protected using a 600mm High Tubex Recycled Plastic Treeguard Mesh (or similar approved) in colour green, secured by a timber stake driven a minimum of 300mm into the ground and fixed with an appropriate tie, filled in accordance with the manufacturer's guidelines. Where feathered or light standard stock exceeds 1500mm height at time of planting, 1200mm high mesh to be used. Mesh to be installed up to a 300mm diameter so as not to restrict stock foliage at time of planting. Shelters to feathered stock shall be omitted on plot, at the frontages and at the immediate edges of the development (e.g. adjoining drives), except where there is an identifiable risk of material damage. All bare root stock shall be root dipped in an approved water-retaining polymer. If planting is required outside the October-March season, bare root trees will be replaced by a containerised equivalent to be approved by the Landscape Architect. Planting beds and hedgerows to the frontages or immediately adjoining the development edge (e.g. along driveways) are to be mulched with 75mm layer of bark.

Native Hedgerows (Double Staggered): Hedgerow planting stock to be planted in a double staggered row at 300mm centres, 300mm apart with no less than 6 per linear metre: **see Detail 8.** Individual species to be planted in groups of 5-10no. within the bed, with species distributed proportionately with regular variation throughout the full length of the hedgerow. Species rich mixes to be planted with at least 7no. species per 30m length.

Native Hedgerows (Triple Staggered): Hedgerow planting stock to be planted in a triple staggered row, 250mm apart with no less than 12no. per linear meter and within a 950mm wide bed: **see Detail 9.** Individual species to be planted in groups of 5-10no. within the bed, with species distributed proportionately with regular variation throughout the full length of the hedgerow. Species-rich mixes to be planted with at least 7no. species per 30m length. Feathered stock are to have an upright central stem furnished with evenly spread and balanced lateral growth the full length of the stem. Feathered stock to be attached to a double line support (one for the feathered hawthorn at 1200mm high and one for transplants at 600mm high) fence using an approved clip tie and cut back to 1000mm in height and a tidy hedgerow form at time of planting: **see Detail 10.**

Native Scrub & Woodland Planting: Individual species to be planted in groups of up to 12no. within the bed, with species distributed proportionately with regular variation throughout the full bed.

Marginal & Aquatic species: Individual species to be planted in groups of up to 20no. within the bed, with species distributed proportionately with regular variation throughout the full bed. Plants to be planted in a suitable notch and firmed into the ground.

Amenity Turf & Seeding: Seed to be applied at the rates (g/m²) advised by manufacturer/supplier. Prior to seeding, ground shall be cultivated to a fine tillth incorporating 150mm of topsoil to finished formation level. All areas shall be free of weed growth and stonepicked prior to turfing/seeding.

Meadow & Wildflower Grassland: Seed to be applied at the rates (g/m²) advised by manufacturer/supplier. Prior to seeding, all areas shall be stripped of topsoil to provide a nutrient-poor substrate for meadow establishment. Where ground requires additional soil fill to meet finished formation levels this shall be made up using site-won subsoil.

Bulbs: Individual species to be planted in drifts or groups of 25-50no. (proportionate groupings of lower quantities may be used where the total number of plants specified is less than 25no. per species).

Hard Landscaping

The Landscape Contractor shall ascertain the location of services or utilities from the Site Manager prior to any proprietary excavation being carried out. A CAT scanner will be used over all areas prior to excavation. Any damage to services or utilities occurring at the fault of the Contractor shall be repaired at their expense. Any services or utilities restricting the implementation of the proposed landscaping scheme shall be brought to the attention of the project Landscape Architect prior to commencement of works.

All hard landscaping products shall be installed in strict accordance with the manufacturer guidelines. Unless otherwise stated, the hard landscaping specifications provided on this drawing are for planning purposes only. Detailed construction drawings must be prepared prior to implementation. All construction details must be prepared in consultation with the project engineer and taking into account the soil bearing ratio and vegetation influence. Longfall should not exceed 1:21 unless otherwise agreed and a crossfall of 1:40 or similar must be provided to aid positive drainage.

Any defective and damaged products shall be rejected by the Contractor. Significant variations in product quality, colour or finish shall not be accepted and if installed will be replaced at the Contractor's expense.

Cutting of materials and paving shall be completed to ensure products are free from chips, splintering and sharp or abrasive edges. Any curved elements shall have the radius marked out prior to cutting. Finished edges in natural stone products shall be dressed to ensure the down edge bares a similar finish to the typical product finish (e.g. smooth or riven).

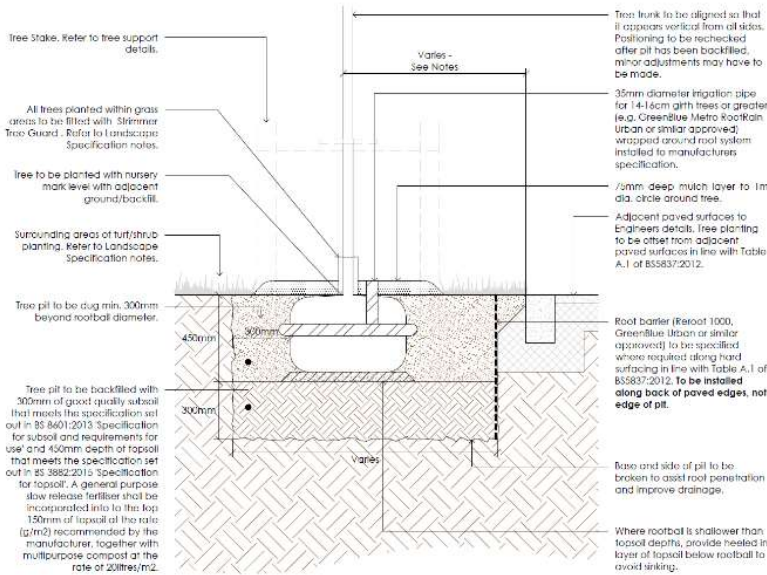
The Contractor will prepare a RAMS (risk assessment and method statement) prior to completing any hard landscaping works and provide a copy to the Site Manager.



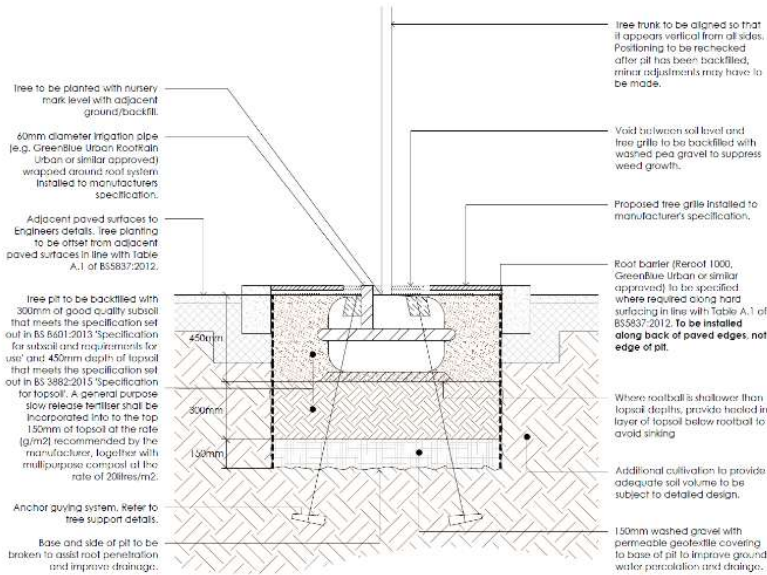
Tel: 01530 265688 | email: info@golbyandluck.co.uk | web: www.golbyandluck.co.uk
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Typical Tree Pit Details

Detail 1 - Typical tree pit within Soft Landscape (N.T.S.)



Detail 2 - Typical tree pit within Hard Landscape (N.T.S.)



Typical Tree Pit Dimensions

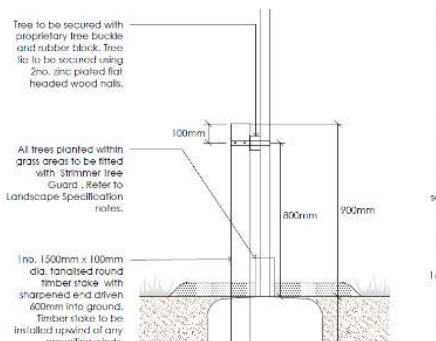
Tree Pit & Support System Guide

Tree Girth	Size	Min. Rootball Diameter	Min. Tree Pit Width	Support System
6-10cm	Std	300mm	900mm	Single Stake
10-12cm	SSB	300mm	900mm	Single Stake
12-14cm	HSB	400mm	1000mm	Double Stake
14-16cm	EHSD	500mm	1000mm	Double Stake
16-18cm	EHSD	500mm	1100mm	Double Stake
18-20cm	THSD	500mm	1100mm	Double Stake
20-25cm	SA	600mm	1200mm	Double Stake
25-30cm	SA	700mm	1300mm	Anchor System
30-35cm	SA	800mm	1400mm	Anchor System
35-40cm	SA	900mm	1500mm	Anchor System
40-45cm	SA	1000mm	1600mm	Anchor System
45-50cm	SA	1200mm	1800mm	Anchor System
50-60cm	SA	1300mm	1900mm	Anchor System

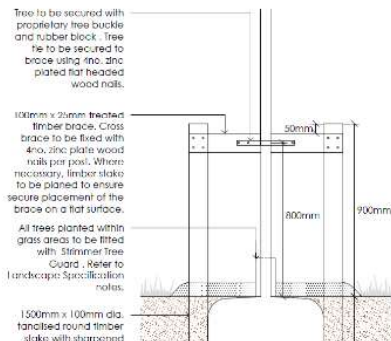
Notes:

- Anchor system to be used on all trees within hard landscape.
- Above ground staking for 25cm+ trees may also be required in addition to the anchoring system. Supplier to confirm additional supports where required.

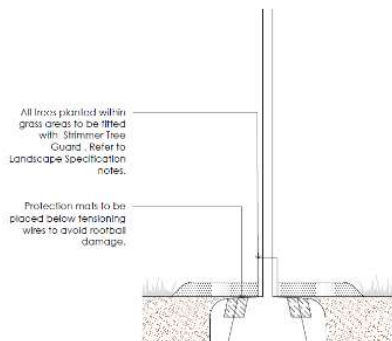
Detail 3 - Standard to Select Standard Support Detail



Detail 4 - Heavy Standard to Semi Mature Support Detail

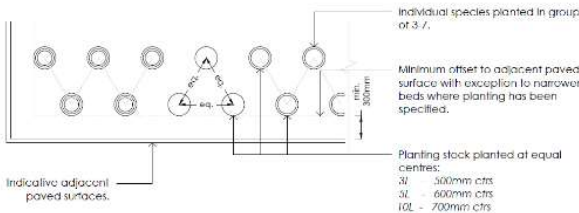


Detail 5 - Typical Semi Mature 25cm+ Girth Support Detail

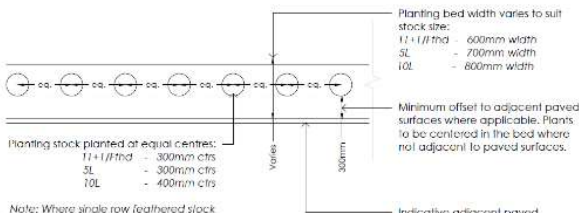


Typical Soft Landscaping Setting Out Details

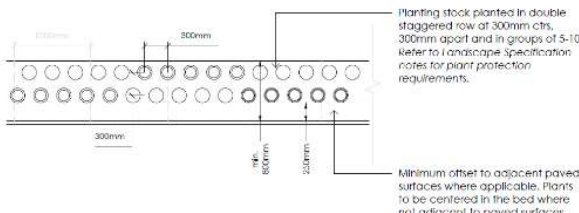
Detail 6 - Typical Shrub Planting Layout (N.T.S.)



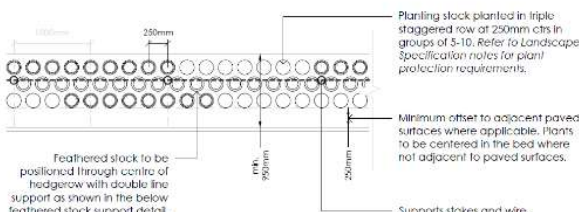
Detail 7 - Typical Single Row Hedgerow Layout (N.T.S.)



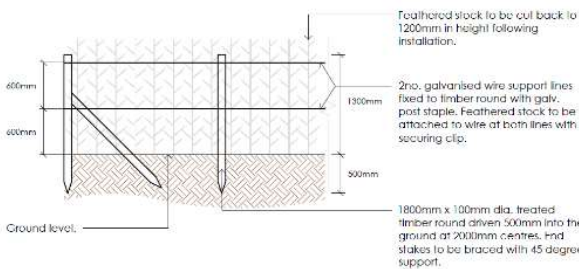
Detail 8 - Typical Native Hedgerow Double Staggered Layout (N.T.S.)



Detail 9 - Typical Native Hedgerow Triple Staggered Layout (N.T.S.)



Detail 10 - Typical Feathered Stock Support Detail (N.T.S.)



Rev	Date	Notes	Int.	Project
				Land at Blackmore Farm Melksham
				Drawing title Landscape Specification
				Sheet 1 of 1
				Status PLANNING
				Client DW Redrow South West
				Scale NTS @ A1
				Drawn By HJ
				Checked By AL
				Date 19/01/2026
				Reference GL2543 SP 01
				golby+luck landscape architects

Appendix 1: Ecological Conditions applied to Outline Planning Permission (PL/2023/11188)

Condition 17

Prior to commencement of development on site, including site clearance, an Ecological Mitigation and Management Plan (EMMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan which will be prepared in broad accordance with the Ecological Constraints and Opportunities Plan (ES Chapter 10: Biodiversity prepared by ead ecology, 14/12/2023) and Environmental Parameters Plan – Composite (Ref Masterplan 417A Rev. B prepared by Origins, 19/12/2023). The plan will include the following elements:

- Evidence of how measures detailed in the Avoidance, Mitigation, Compensation and Enhancement Section (paragraphs 10.134-10.172) and summarised in Table 10.8 of ES Chapter 10: Biodiversity shall be implemented across the Site.
- A drawing/s specifying the location of mitigation and enhancement measures required by the Avoidance, Mitigation, Compensation and Enhancement Section (paragraphs 10.134 - 10.172) and summarised in Table 10.8 of ES Chapter 10: Biodiversity.
- A drawing/s specifying measured habitat unit areas including condition, hedgerow lengths and measured buffer distances along features of conservation importance.
- A drawing/s showing the location, number and specification of new features for nesting birds, roosting bats, reptiles and insects.
- Species specific mitigation strategies for reptiles, bats (roosting, foraging and commuting), dormouse, otter and badger.
- A drawing/s specifying the location and extent of habitats and features with species specific management priorities including reptile receptor areas, bat commuting and commuting habitat including dark corridors and cross over points, dormouse habitat, otter mitigation along Clackers Brook and retained at roosts.
- Mitigation and enhancement strategy for Clackers Brook tributary and retained
- broadleaved woodland.
- A BNG Calculation for the site, based on Metric 4.0 (as approved).

The approved EMMP shall set a framework for all reserved matters applications, which shall only be permitted where in accordance with the approved EMMP and will include timescales for implementing the approved measures. The site shall be managed in accordance with the approved EMMP in perpetuity unless agreed in writing by the Local Planning Authority, and monitoring reports shall be submitted to the Local Planning Authority in accordance with the monitoring programme therein.

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.

Condition 18

Prior to the commencement of works on a development pursuant to each phase, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a 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 enhancement measures for that phase, as set out in the approved EMMP (Condition 18), to be implemented before and during the construction phase, including but not necessarily limited to, the following:

- Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
- Mitigation strategies and method statements for protected / priority species, such as nesting birds, badgers, hazel dormice, amphibians, reptiles and bats.
- The appointment of an Ecological Clerk of Works (ECoW), including role, responsibilities and frequency / timing of attendance on site.
- Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
- Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

Development of each phase shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors and to prevent pollution of the water environment prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

Condition 19

Prior to the start of construction on any given development phase, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP should include the landscape and ecological avoidance, mitigation and enhancement measures for that phase (as set out in the approved EMMP) and will include:

- Long term objectives and targets in accordance with the EMMP.
- Monitoring, management and maintenance responsibilities and schedules for each ecological feature within the development for a period of no less than 30 years from the commencement of the scheme.
- The mechanism for monitoring success of the management prescriptions with reference to the appropriate Biodiversity Metric target Condition Assessment Sheet(s) in the EMMP.
- A procedure for review and necessary adaptive management in order to attain targets.
- 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.

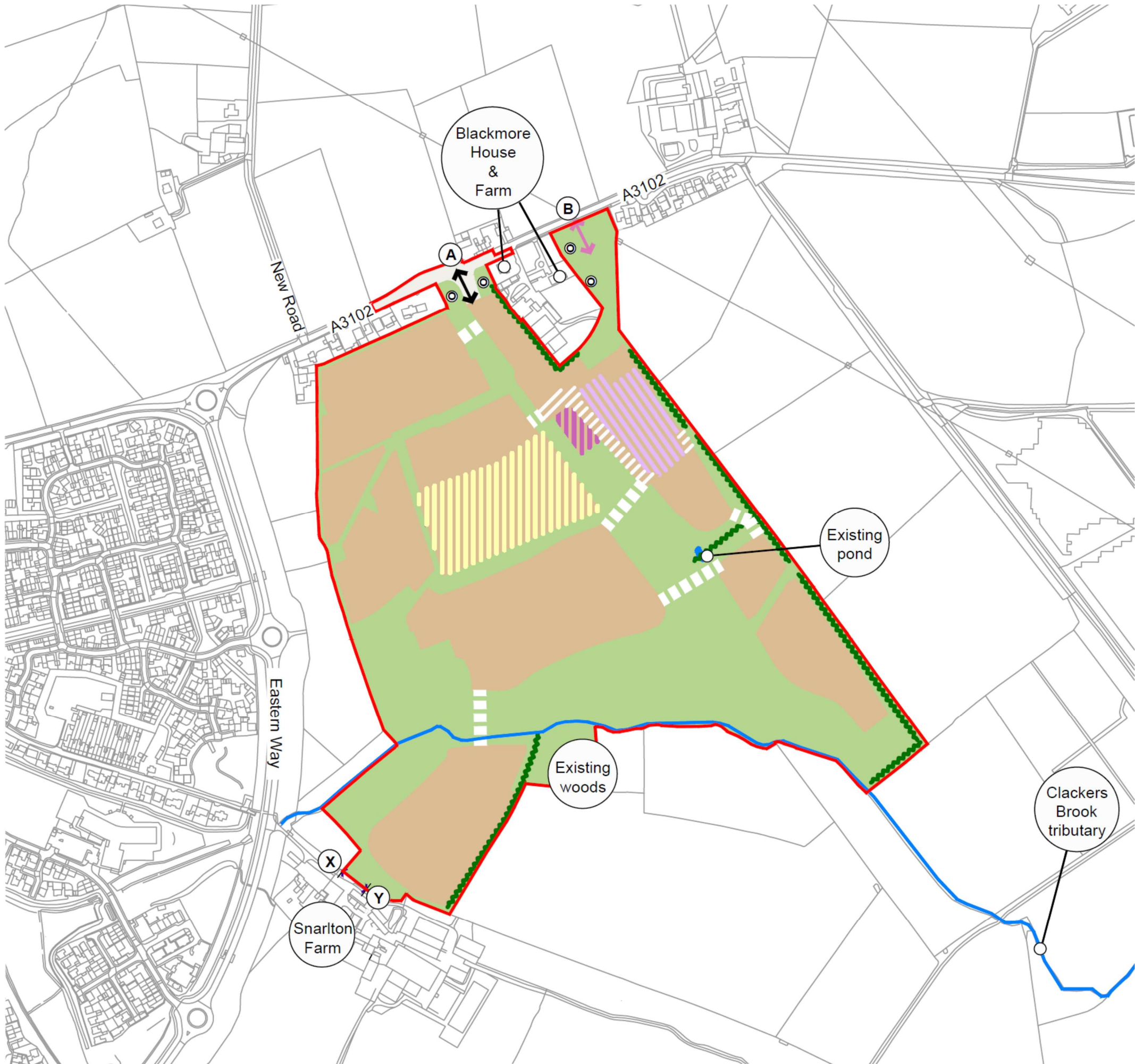
Condition 20

No external lighting shall be installed on site for each phase of the development until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 “Bats and artificial lighting at night”, issued by the Bat Conservation Trust and Institution of Lighting Professionals.

The approved lighting shall be installed and maintained in accordance with the approved details and no additional public external lighting shall be installed, unless approved in writing by the Council.

REASON: In the interests of the amenities of the area, to minimise unnecessary light spillage above and outside the development site.

Appendix 2: Approved Parameter Plan – Composite (PL/2023/11188)



Application Site Boundary



Ⓐ- Proposed All Modes Access from Sandridge Common



Ⓑ- Proposed Pedestrian / Cycle and Emergency Access from Sandridge Common



Areas of Orchard Planting



ⓧ&Ⓨ- Boundary through which link to PRoW MELW41 can be taken



Residential Development Land
inc. highways and incidental spaces / verges / parking



Land Reserved for Primary School ¹



Land Reserved for Mixed-Use Hub ²



Land Reserved for Employment Land Uses ²

¹ Provisions for delivery to be secured through planning obligations.

² Provisions for delivery to be secured through planning condition.



Highway access areas within mixed-use core area



Green Infrastructure - inc POS, natural landscape, hedgerows, allotments, orchards, woodland, SUDS/Existing watercourse, drainage infrastructure & short highway connections across GI corridors



Key Highway Infrastructure links across larger GI corridors between development areas (other links will occur across narrower GI corridors - see above)



Structural landscape buffers

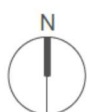
proj: 18-045 drg: 520

date: 04/09/24 rev: D

ORIGIN3

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0117 980 4900
www.origin3.co.uk
info@origin3.co.uk



Blackmore Farm, Melksham Parameter Plan - COMPOSITE

Gleeson Land

1:2500 @ A1 / 1:5000 @ A3

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Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions/contaminants, drainage, design & planning/density negotiations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey.

W:\PLANNING\18-045 Blackmore Farm, Melksham\Urban Design\3 Drawings & Images\2 Drawings in Progress\CAD\18045_520D_Parameter Composite_Mplan417B.dwg

Appendix 3: 2024 Update Ecological Surveys

Great Crested Newt Survey

Introduction

EAD Ecology was commissioned by Gleeson Land to undertake an update great crested newt survey of the approved mixed-use development site at Blackmore Farm, Melksham. The update survey is detailed in this report. Comparison is made with the previous survey results, which were set out in Technical Appendix 10.5 of the Environmental Statement (EAD Ecology, 2023) and submitted with the Outline Planning Application for the approved mixed-use development.

Methodology

Identification of ponds

Ordnance survey mapping (1:2,500) and aerial photography were used previously to search for ponds within 250m from the Survey Area, in line with Natural England guidance (English Nature, 2001) taking into account the results of English Nature Research Report 576 (English Nature, 2004) and recent Natural England web-based standing advice (2015).

Presence/absence survey (eDNA)

Nine ponds were initially identified within 250m of the Survey Area; refer to Figure A3.1. Ponds 1, 4 and 7 were not included within the scope of the survey. Pond 1 was a slurry pit and Ponds 4 and 7 were dry at the time of the survey, in 2021 and in 2024. Environmental DNA (eDNA) samples were collected from Ponds 2, 3, 5, 6, 8, and 9 on 14 May 2024 by a Natural England GCN-licensed ecologist in accordance with methodology stated in the Defra Technical Report (WC1067; Biggs *et al.*, 2014). Samples were subsequently analysed by ADAS using quantitative polymerase chain-reaction testing.

Habitat Suitability Index (HSI) assessment

A Habitat Suitability Index assessment (HSI; Oldham *et al.*, 2000) was undertaken previously in 2021/22; this survey was not repeated in 2024 but is included in this report for ease of reference. A HSI is a numerical index, between zero and one; zero indicates unsuitable habitat, one represents optimal habitat. The HSI for the great crested newt incorporates ten suitability indices, all of which are factors thought to affect great crested newts. The suitability of the ponds to support GCN was then categorised using the following scale show in Table A3.1 (ARG UK, 2010):

Terrestrial habitat suitability for amphibians within the site was assessed during the habitat surveys in June 2024.

Table A3.1: Categorisation of HSI scores

HSI score	Pond suitability
<0.5	Poor
0.5 – 0.59	Below average
0.6 – 0.69	Average
0.7 – 0.79	Good
>0.8	Excellent

Results and conclusions

Results

GCN DNA was not detected in any of the samples and a negative result was returned for all surveyed ponds. All samples passed inhibition and degradation controls.

Ponds 2, 3, 6 and 9 were previously considered to have 'Poor' suitability for GCN. Pond 5 was assessed as providing 'Below average' suitability for GCN. Pond 8 was considered to have 'Good' suitability for GCN; refer to Figure 1.

No changes to the site habitats or surrounding area likely to have affected the local distribution of amphibians including GCN were identified in June 2024.

Conclusions

There are no changes in GCN activity since the previous site surveys; refer to Paragraph 1.1.1. Presence of GCN within the site remains unlikely. Generic avoidance and mitigation measures for amphibians for the approved development remain as previously stated in Chapter 10 of the Environment Statement (Gleeson Land, 2023).

References

ARG UK (2010) Advice Note 5 Great Crested Newt Habitat Suitability Index. ARG UK.

Biggs J, Ewald N, Valentini A, Gaboriaud C, Griffiths RA, Foster J, Wilkinson J, Arnett A, Williams P and Dunn F (2014) Analytical and methodological development for improved surveillance of the Great Crested Newt. Appendix 5. Technical Advice note for field and laboratory sampling of great crested newt (*Triturus cristatus*) environmental DNA. Freshwater Habitats Trust, Oxford.

EAD Ecology, 2023. Great Crested Newt Survey. Technical Appendix 10.5, Environmental Statement. Land at Blackmore Farm, Melksham. Gleeson Land.

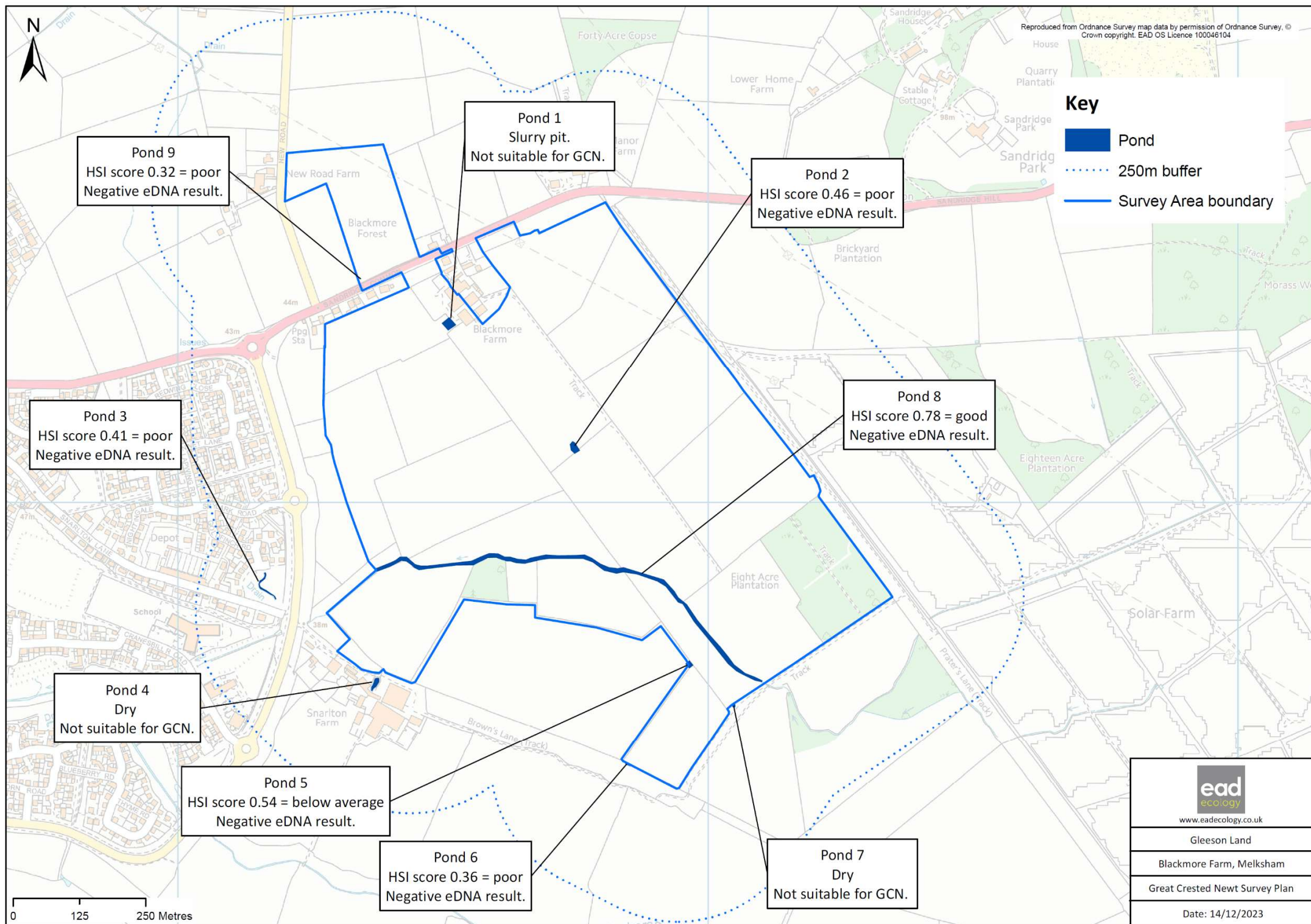
English Nature (2001) Great Crested Newt Mitigation Guidelines. English Nature.

English Nature (2004) Species Conservation Handbook. English Nature, Peterborough.

Oldham RS, Keeble J, Swan MJS & Jeffcote M (2000) Evaluating the suitability of habitat for the Great Crested Newt (*Triturus cristatus*). *Herpetological Journal* 10, 143-155

Gleeson Land, 2023. Environmental Statement. Land at Blackmore Farm, Melksham.

Figure A3.1: GCN Survey Plan



Reptile Survey

Introduction

EAD Ecology was commissioned by Gleeson Land to review the requirement for an update reptile survey of the approved mixed-use development site at Blackmore Farm, Melksham. The previous reptile-survey methodology and results were set out in Technical Appendix 10.6 of the Environmental Statement (EAD Ecology, 2023), which was submitted with the Outline Planning Application for the approved mixed-use development.

Review

Walkover surveys to verify the results of the previous Phase 1 Habitat Survey of the site was undertaken by a suitably qualified and experienced ecologist in March 2024 and June 2024; refer to Figure 10.2 of the Environmental Statement. The walkover surveys confirmed that there had not been any significant changes to the habitat suitability or extents within the site or surrounding area likely to have affected the local distribution of reptiles.

Accordingly, in the professional opinion of the EAD Ecology, the results of the previous reptile surveys undertaken in April-May 2021 were considered to provide a reliable representation of the reptile assemblage within the site for the purposes of mitigation design and implementation. Accordingly, no update reptile survey was required or undertaken. This conclusion aligned with guidance regarding the validity of ecological-survey data, as set out in BS42020:2013 'Biodiversity — Code of practice for planning and development'.

Conclusion

A 'low' population of slow-worms and grass snakes occur within the site. Avoidance and mitigation measures for reptiles for the approved development remain as previously stated in Chapter 10 of the Environment Statement (Gleeson Land, 2023).

References

EAD Ecology, 2023. Reptile Survey. Technical Appendix 10.6, Environmental Statement. Land at Blackmore Farm, Melksham. Gleeson Land.

Gleeson Land, 2023. Environmental Statement. Land at Blackmore Farm, Melksham.

Barn Owl Survey

Introduction

EAD Ecology was commissioned by Gleeson Land to undertake an update barn owl survey of the approved mixed-use development site at Blackmore Farm, Melksham. The update survey is detailed in this report. Comparison is made with the previous survey results, which were set out in Technical Appendix 10.8 of the Environmental Statement (EAD Ecology, 2023) and submitted with the Outline Planning Application for the approved mixed-use development.

Methodology

A three-stage barn owl survey was undertaken in accordance with the IEEM publication 'Barn owl survey methodology and techniques for use in Ecological Assessment' (Shawyer, 2011). The Stage 1 scoping process was based on previous surveys carried out by EAD Ecology at the site; see below. Two subsequent surveys were carried out on the following dates:

- Stage 2 – 14th May 2024.
- Stage 3 - 22nd July 2024.

The initial walkover survey was undertaken within the Survey Area to establish and record features that may offer potential nest sites, roost sites or foraging habitat for barn owls. Potential features include built structures, mature trees and habitats. Mature standard trees were assessed and recorded within the Stage 1 scoping process based on the diameter of the trunk at chest height as set out by Shawyer (2011):

- Ash, sycamore and crack willow: 0.5m diameter or more (>80 years old);
- Horse chestnut and beech: 0.75m diameter or more (>150 years); and
- Oak: 1.5m diameter or more (>250 years).

The Stage 2 survey involved a detailed ground-based inspection of trees and buildings, using binoculars, to record potential nest sites (PNS) or active roost sites (ARS). Potential features include holes, cavities and chambers. Habitats within the site boundary were also assessed, based on the appearance and structure of the vegetation, for their potential to offer potential foraging or commuting habitat (PFH).

The Stage 3 survey involved a detailed inspection of trees and buildings identified as supporting PNS, in order to identify the presence or absence of an occupied breeding site (OBS). A tree or building confirmed to have an OBS would include one where breeding was currently taking place or where it had done so in the recent past. The detailed inspection included identifying the presence of adult barn owls, their moulted feathers, pellets, eggs, egg shells, chicks or down, which was carried out by a Natural-England licensed barn owl ecologist.

Results

Six mature oak trees were identified within Stage 2 surveys as having the potential to support nesting and/or roosting barn owls; refer to Figure A3.2. However, no evidence of an occupied breeding site was recorded during the Stage 3 survey. No evidence of nesting or roosting barn owls was recorded in the buildings during Stage 2 surveys; refer to Figure A3.2.

One incidental record of barn owl was recorded on 2 September 2024 during a bat activity survey. This was an individual recorded flying between trees in the south of the Survey Area; refer to Figure A3.2. It is still considered likely that barn owls are using the site regularly for foraging and roosting.

Conclusions

There are no significant changes to the extent of barn owl activity within the site in comparison with that recorded previously; refer to Paragraph 1.1.1. Avoidance and mitigation measures for barn owl for the approved development remain as previously stated in Chapter 10 of the Environment Statement (Gleeson Land, 2023).

References

EAD Ecology, 2023. Barn Owl Survey. Technical Appendix 10.8, Environmental Statement. Land at Blackmore Farm, Melksham. Gleeson Land.

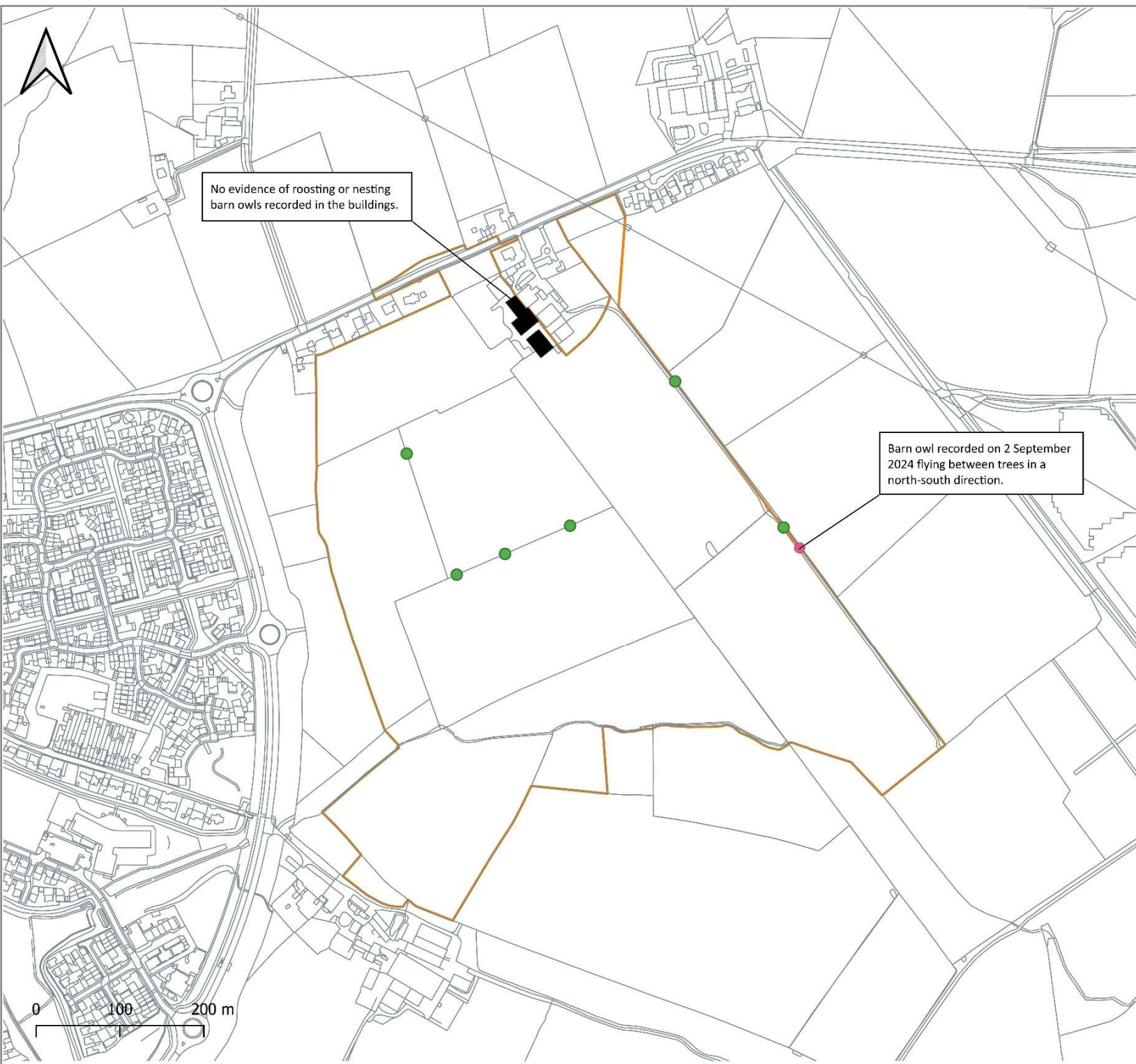
Shawyer, C.R. (2011). Barn Owl *Tyto alba* Survey Methodology and Techniques for use in Ecological Assessment: Developing Best Practice in Survey and Reporting, IEEM, Winchester.

The Barn Owl Trust (Undated) Survey Techniques. Leaflet No. 8. Barn Owl Trust, Ashburton.

The Barn Owl Trust (2012) Barn Owl Conservation Handbook. Pelagic Publishing, Exeter.

Gleeson Land, 2023. Environmental Statement. Land at Blackmore Farm, Melksham.

Figure A3.2: Barn Owl Survey Plan



Key

- Tree supporting 'Potential Nest Site' for barn owls
- Buildings
- Barn owl record
- ▭ Survey Area boundary

Badger Survey

Introduction

EAD Ecology was commissioned by Gleeson Land to undertake an update badger survey of the approved mixed-use development site at Blackmore Farm, Melksham. The update badger survey is detailed in this report. Comparison is made with the previous badger survey results, which were set out in Technical Appendix 10.9 of the Environmental Statement (EAD Ecology, 2023) and submitted with the Outline Planning Application for the approved mixed-use development.

Methodology

A badger survey was undertaken in accordance with the Mammal Society publication *Surveying Badgers* (Harris *et al* 1989). A search for badger setts and other badger activity (hairs, pathways, latrines, foraging signs) was carried out by two ecologists on 18 June 2024.

Setts 2, 3 and 5 were difficult to inspect fully due to dense vegetation. Sett activity and tunnel direction may, therefore, differ slightly from that recorded and documented in this report. This was not a significant constraint to the survey or to survey conclusions. Results and conclusions

Results

Five outlier badger setts were recorded across the Phase 1 Survey Area; refer to Figure A3.3 and Table A3.2. Other evidence of badger activity was noted, including paths along field margins. Habitats throughout the site provided suitable foraging habitat for badger.

Table A3.2: Summary of badger survey results

Sett number	Sett category	Status	Activity and number of entrances
1	Outlier	Active	Three entrances: all active
2	Outlier	Active	One entrance: active
3	Outlier	Active	Two entrances: both active
4	Outlier	Active	Two entrances: one active, one disused
5	Outlier	Active	One entrance: active

Conclusions

There are no significant changes to the extent of badger activity within the site in comparison with that recorded previously. Avoidance and mitigation measures for badgers for the approved development, including pre-commencement update surveys, remain as previously stated in Chapter 10 of the Environment Statement (Gleeson Land, 2023).

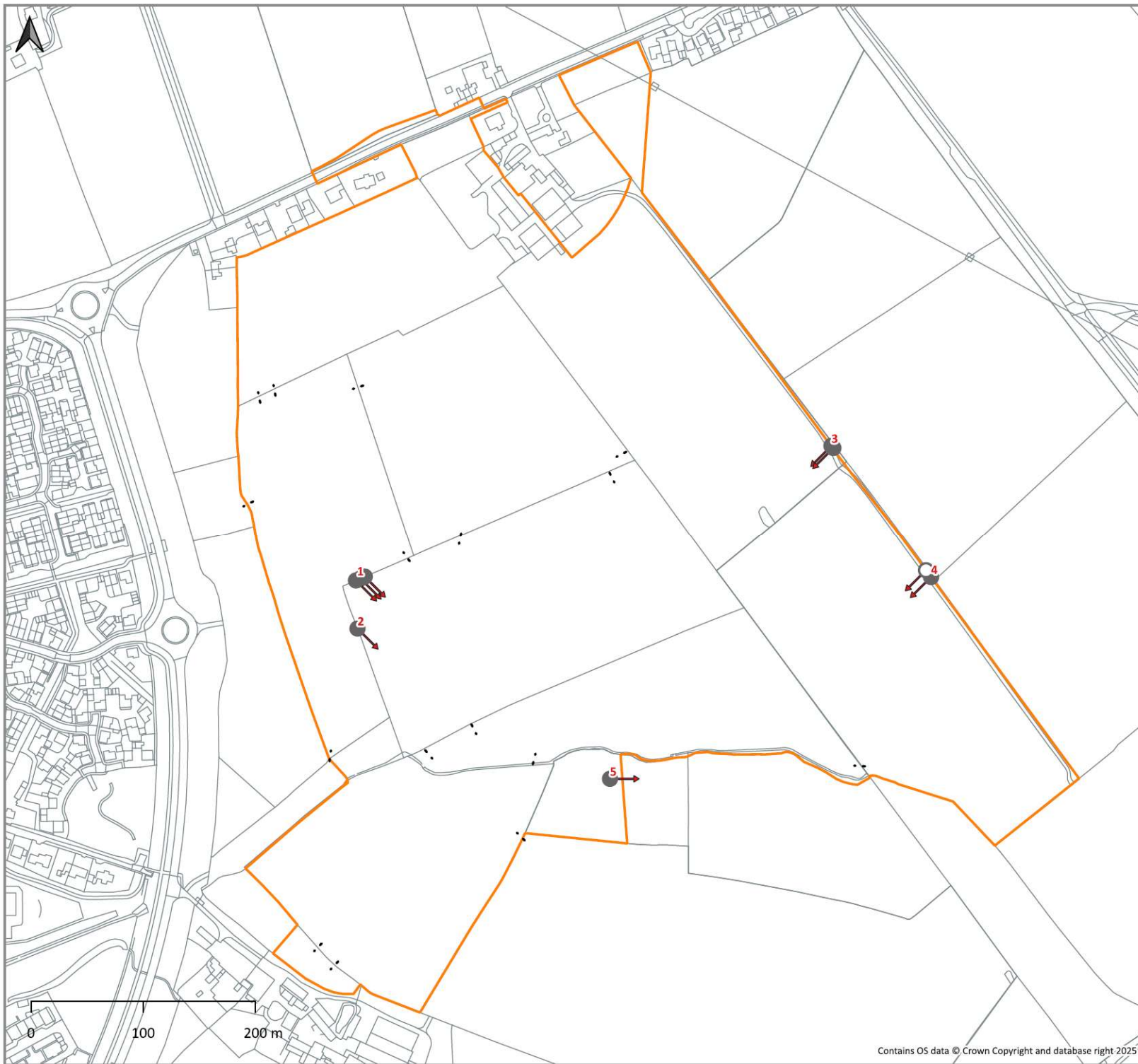
References

EAD Ecology, 2023. Badger Survey. Technical Appendix 10.9, Environmental Statement. Land at Blackmore Farm, Melksham. Gleeson Land.

Harris S, Cresswell P and Jefferies D., 1989. Surveying Badgers. The Mammal Society, Bristol.

Gleeson Land, 2023. Environmental Statement. Land at Blackmore Farm, Melksham.

Figure A3.3: Badger Survey Plan



Key

- Phase 1 survey boundary
- ▶ Tunnel direction
- Outlier sett - active
- Outlier sett - disused
- Mammal track

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Gleeson Land

Blackmore Farm, Melksham

Badger Survey Plan

02/04/2025

Created by: LH

Scale at A3 1:3,262

Bat Roost Survey

Introduction

EAD Ecology was commissioned by Gleeson Land to undertake an update bat roost survey of the approved mixed-use development site at Blackmore Farm, Melksham. The update survey is detailed in this report. Comparison is made with the previous survey results, which were set out in Technical Appendix 10.10 of the Environmental Statement (EAD Ecology, 2023) and submitted with the Outline Planning Application for the approved mixed-use development.

Methodology

Buildings – Preliminary roost assessment (PRA)

All buildings located within or adjacent to the site were assessed on 14 May 2024 for their suitability to support roosting bats in accordance with the Bat Conservation Trust (BCT) guidelines (Collins [ed.] 2023); refer to Table A3.3. Buildings were subject to detailed internal and external inspections by licenced bat ecologists for evidence of bats, such as droppings, staining and feeding remains, using a high-powered torch and endoscope. Following the initial inspection, any buildings with suitability for roosting bats were subject to emergence surveys to establish and characterise any roosts present.

Table A3.3: Guidelines for assessing the bat roost suitability of buildings (adapted from Collins [ed.] 2023).

Suitability	Description – roosting habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats i.e. unlikely to be suitable for maternity or hibernation)..
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.

Trees – Ground level tree assessment (GLTA)

All trees were subject to a ground-level tree assessment on 13 May 2024. This assessment involved a detailed inspection of each tree from ground level using binoculars to record potential bat roost features, such as rot holes and hazard beams. The inspections followed Bat Conservation Trust (BCT) guidelines (Collins [ed.] 2023; refer to Table A3.4.

Trees with potential to support roosting bats that are close enough to proposed adoptable roads/residential were subject to an initial aerial assessment by a tree climber with an endoscope.

Table A3.4. Guidelines for assessing the potential suitability of trees for bats (adapted from Collins [ed.] 2023).

Suitability	Description of roosting habitats
PRF-I	PRF is only suitable for individual bats or very small numbers either due to size or lack of suitable habitats

PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony
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An aerial tree inspection of all trees classified as PRF-I and PRF-M were undertaken on 14 August 2024. Trees assessed as PRF-I were not subject to further survey, while two further aerial inspections of trees categorised as PRF-M were carried out on 30 August 2024, and 23 September 2024.

All aerial tree inspections were undertaken by an ecologist with a Level 2 Class Licence and Tree Climbing and Aerial Rescue Qualification (City and Guilds NPTC Level 2: CS38). A second ground-based Ecologist with Tree Climbing and Aerial Rescue qualification (City and Guilds NPTC Level 2: CS38) was also in attendance for health and safety purposes.

Emergence surveys

In accordance with BCT guidelines, 'Low' suitability buildings were subject to one dusk emergence survey between May and September 2024. Buildings with 'Negligible' roost suitability did not require further survey in accordance with the BCT guidelines (Collins [ed.] 2023).

Emergence surveys of buildings commenced approximately 15 minutes before sunset and continued for at least 90 minutes after sunset. Surveyors were positioned where suitable bat access features could be observed and were equipped with Night Vision Aids (NVAs) and broadband bat detectors (Anabat Express and Anabat Scout) in order to record any echolocation registrations for subsequent analysis.

Limitations

There were no survey limitations.

Results

Preliminary roost assessment - buildings

A total of 15 buildings were inspected in the wider survey area, which included two residential properties and a complex of agricultural buildings. Of these, only three buildings were within the site boundary - Building 7, Building 8, and Building 9; refer to Table A3.5 and Figure A3.4.

Table A3.5: Preliminary roost assessment results – buildings

Building ref	Structure Description	Photo	Bat Potential & Evidence	Roost suitability
7	Open-fronted barn. Constructed from a steel girder framework with blockwork and timber slats on west elevation, half height metal doors on the north and south elevations and open to the east. Gabled roof covered with corrugated fibre cement.		No evidence of bats. Potential bat access through gap under timber fascia on east elevation, however very limited in extent.	Negligible
8	Hay barn and cattle shed. Building constructed from blockwork and corrugated tin with internal walls created from wooden sleepers. Gabled roof covered with corrugated asbestos that has been extended to the south. Open structure.		No evidence of bats. Potential roosting feature in small crevice under asbestos gable trim on southern elevation but very limited.	Negligible

Building ref	Structure Description	Photo	Bat Potential & Evidence	Roost suitability
9	Barn and cattle shed (open barn for storage to the north and cattle shed to the south). Open-sided barn constructed from wooden sleepers, breezeblock and timber slats on southern upper half of the wall. Cattle shed constructed from corrugated tin and breezeblocks on west elevation, wooden sleepers on north elevation, timber slates and breezeblocks on east and south elevations. Double gable roof covered with corrugated asbestos.		No evidence of bats. Potential bat access through lifted gable trim on east elevation of cattle shed and on west elevation of open-sided barn.	Low

Ground Level Tree Assessment and Aerial Inspection

34 trees were subject to a ground-level tree assessment; refer to Table A3.6. Tree 15 was confirmed as a 'Day roost'; a single natterer's bat was recorded roosting during an aerial inspection on 30 August 2024. No further bat roosts were confirmed. Of the remainder, nine trees were categorised as PRF-M and 17 trees were categorised as PRF-I. Seven trees were characterised as having negligible potential to support bats. The results of the tree assessment are provided in Table.A3.6; refer also to Figure A3.5.

Table A3.6: Preliminary roost assessment results - trees

Tree ref	Tree species	Tree description	% Ivy cover	Roost suitability
1	Oak	Single-stem mature tree with knot holes and horizontal cracks on west elevation at 8m height.	5	Negligible
2	Oak	Single-stem mature tree with wound and cracks in central trunk at 2m height.	0	PRF-I
3*	Oak	Single-stem mature tree with cracks in dead limbs and lifted bark on east and west elevation. Two woodpecker holes on west elevation at 6m height.	15	PRF-M*
4	Ash	Single-stem mature tree with dead cavern in trunk and holes in central dead branch.	2	PRF-I
5*	Oak	Single-stem mature tree with a woodpecker hole in snapped branch near trunk on west elevation at 6m height. Cracks in dead branches.	1	PRF-I*
6*	Oak	Single-stem mature tree with peeling bark on east and west elevation. Small cracks in deadwood on south elevation and a hole on west elevation at 12m height.	0	PRF-I*
8	Oak	Single-stem mature tree. A large knot hole in trunk with staining around edge on south elevation at 4m height.	1	PRF-M
9	Oak	Single-stem mature tree with one small hole on west elevation at 6m height.	2	Negligible
10	Oak	Single-stem mature tree. Peeling bark on branch and trunk on east elevation. Hole at tree base on north elevation.	2	PRF-I
11	Oak	Single-stem mature with tree woodpecker hole on stump of broken branch on south elevation at 4m height. Various holes at ground level on north and south elevations.	2	PRF-I
12	Oak	Single-stem mature tree with crevices and cracks in deadwood and peeling bark. Woodpecker hole on broken limb on south elevation at 9m height.	2	Negligible
13	Oak	Single-stem mature tree with a woodpecker hole on trunk on west elevation at 4m height.	0	PRF-M

Tree ref	Tree species	Tree description	% Ivy cover	Roost suitability
14	Oak	Single-stem mature tree with lifted bark and cracks on trunk and branches. Two holes on dead limbs on south elevation at 9m and 11m height.	0	PRF-I
15	Oak	Single-stem mature tree with lifted bark and cracks on west elevation at 6m height. Knot hole on south elevation branch at 9m height.	0	Confirmed – Natterer's
16*	Oak	Single-stem mature tree with two holes on trunk on west elevation at 8m height. Small holes and cracks on north elevation.	2	PRF-M*
17	Oak	Single-stem mature tree with two woodpecker holes on trunk on south elevation at 4m and 5m height. Four woodpecker holes on east elevation of stem at 7m height.	2	PRF-M
18	Oak	Mature single-stem tree with lifted bark on east elevation at 7m height.	0	Negligible
19*	Oak	Single-stem mature tree with two woodpecker holes on south elevation at 8m height. Two knot holes on south elevation at 8m height.	0	PRF-M*
20	Oak	Single-stem mature tree with lifted bark on south elevation at 6m height and a large hole at base on east elevation. Various cracks at branch stumps on east elevation of the trunk at 4m and 5m height.	5	PRF-I
28	Oak	Single-stem mature tree with a hole in branch on east elevation at 4m height. A hole in stump on south elevation at 3m height and a deep crack in broken branch on south elevation at 3m height.	2	PRF-M
56	Oak	Single-stem mature tree with cracks in broken limb on north and south elevation. A knot hole on stem on east elevation at 9m height. A woodpecker hole on dead branch on south elevation at 7m height.	5	PRF-M
57	Oak	Two single-stem mature trees adjacent to each other. Various cracks in dead limbs.	5	PRF-I
58	Oak	Single-stem mature dying tree with lifted and flaking bark on north and south elevation.	0	PRF-I
59	Oak	Single-stem mature tree with lifted and flaking bark around ends of dead limbs.	2	PRF-I
62	Oak	Single-stem mature tree with various cracks in dead wood on east elevation. A hole in dead wood on trunk on south elevation at 3m height. A knot hole in trunk on south-west elevation at 4m height. A woodpecker hole in branch on west elevation at 12m height.	5	Negligible

Tree ref	Tree species	Tree description	% Ivy cover	Roost suitability
65	Oak	Single-stem mature tree with a long fissure (narrow horizontal gap) on east elevation at 6m height.	0	Negligible
66*	Oak	Single -stem mature tree with lifted bark and cracks in dead branches. A hole in trunk on west elevation at 4m height and lifted bark on trunk on west elevation at 4m and 6m height.	0	PRF-I*
67	Oak	Single-stem mature tree with a woodpecker hole on branch on west elevation at 8m height. A wound on dead limb on south elevation at 8m height.	20	PRF-M
68	Oak	Single-stem mature tree with two knot holes on south elevation at 5m height. Cracks in dead limb on east elevation at 6m height.	0	Negligible
69	Oak	Single-stem mature tree with cracks in dead wood and lifted bark on south elevation. A knot hole on south-east elevation at 5m height.	15	PRF-I
70	Oak	Single stem mature tree. Cavity and holes in trunk on east and west elevation.	90	PRF-I
72	Oak	Single-stem mature tree with a knot hole on east fork of trunk on east elevation at 6m height. An additional knot hole on south elevation at 12m height.	5	PRF-M
73	Oak	Single-stem mature tree with cracks in stump of dead limb on north elevation at 7m height.	2	PRF-I
79	Oak	Single-stem mature tree with tear out on the northern elevation at 7m height, a knot hole on the western elevation at 2m height, and a callous roll on the northern elevation at 7m height.	0	PRF-I

* Roost recorded in previous surveys in 2021 or 2023.

Emergence/re-entry surveys of buildings

No bats were recorded emerging or re-entering Building 9; refer to Tables A3.7 and A3.8.

Table A3.7: Survey weather conditions – buildings

Date	Building surveyed	Start – End	Sunset/ Sunrise	Cloud cover (Start-end)	Wind force	Min. temp (°C)
22.08.24	9	20:00 – 21:45	20:15	7/8 – 7/8	2 – 1	16

Table A3.8: Emergence survey results - buildings

Building Reference	Date	Survey Results
9	22.08.24	No bats emerged.

Conclusions

There are no significant changes to the extent of bat roosts within the site in comparison with that recorded previously. Whilst a larger number of bat roosts in trees were recorded in 2021 and 2023, avoidance and mitigation measures for roosting bats for the approved development remain as previously stated in Chapter 10 of the Environment Statement (Gleeson Land, 2023).

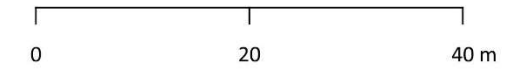
References

EAD Ecology, 2023. Bat Roost Survey. Technical Appendix 10.10, Environmental Statement. Land at Blackmore Farm, Melksham. Gleeson Land.

Collins, J (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn). The Bat Conservation Trust, London.

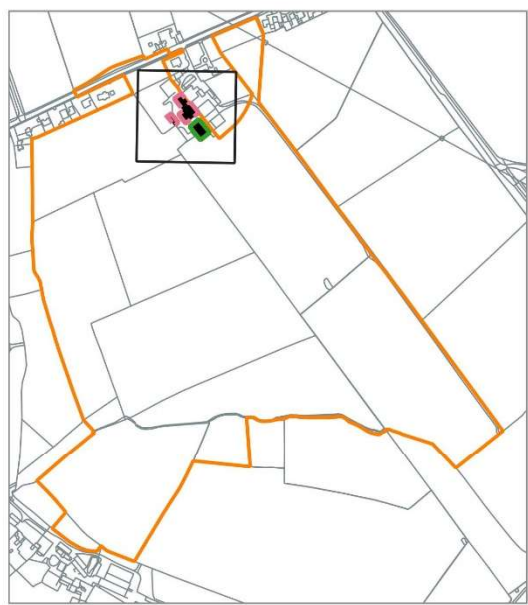
Gleeson Land, 2023. Environmental Statement. Land at Blackmore Farm, Melksham.

Figure A3.4: Bat Roost Suitability Plan (Buildings)



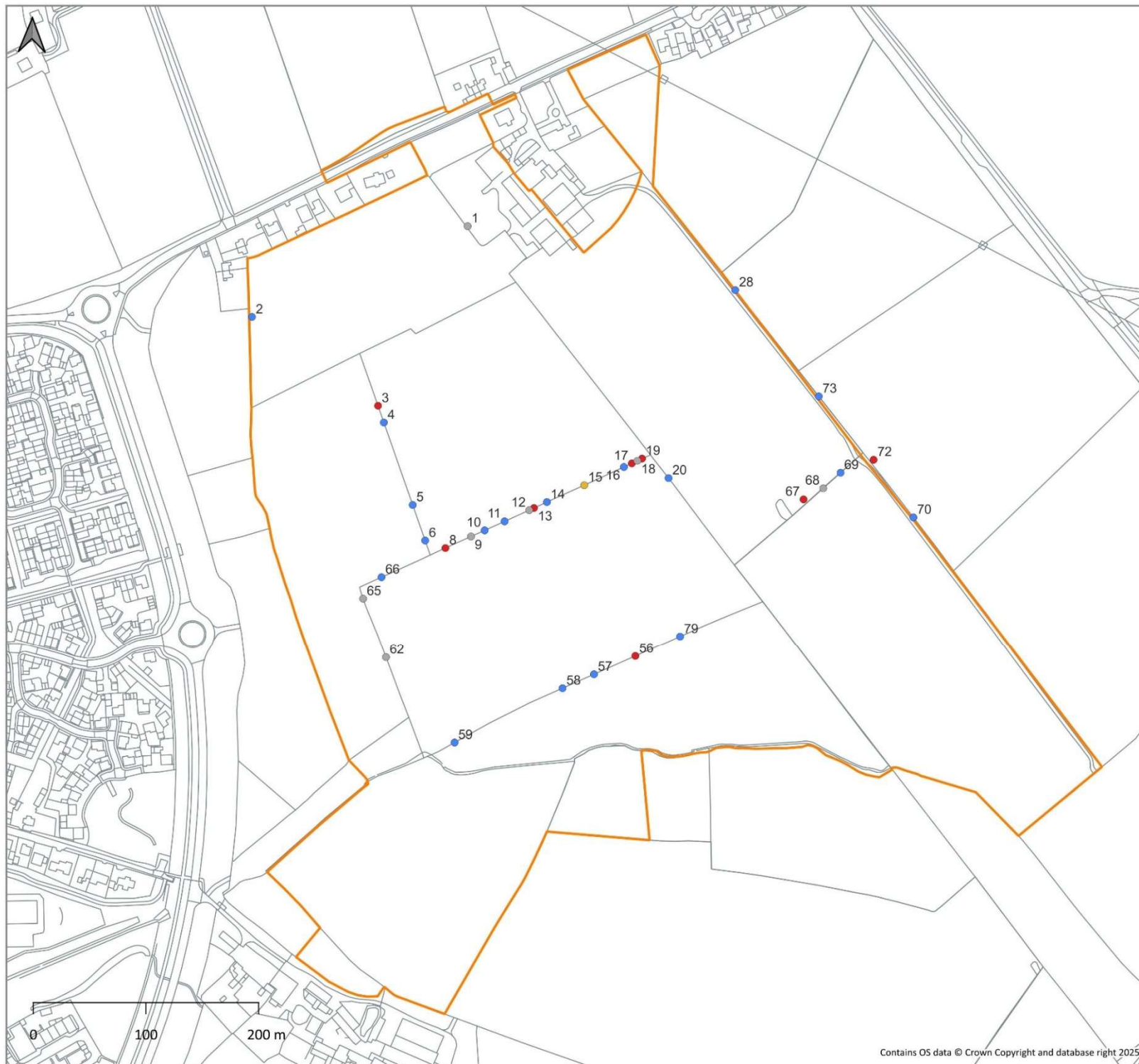
Key

- Phase 1 survey boundary
- Building - negligible bat roost suitability
- Building - low bat roost suitability
- Surveyor Position



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	Blackmore Farm, Melksham		
	Bat building roost plan		
	03/04/2025	Created by: EG	Scale at A3 1:500

Figure A3.5: Bat Roost Suitability Plan (Trees)



Key

- Phase 1 survey boundary
- Confirmed roost
- PRF-M - features suitable for multiple bats and may be used as a maternity colony
- PRF-I - features suitable for individual or very small numbers of bats
- Negligible potential for roosting bats

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	Blackmore Farm, Melksham		
	Bat tree roost plan		
	03/04/2025	Created by: EG	Scale at A3 1:3,250

Bat Activity Survey

Introduction

EAD Ecology was commissioned by Gleeson Land to undertake an update bat activity survey of the approved mixed-use development site at Blackmore Farm, Melksham. The update bat activity survey is detailed in this report. Comparison is made with the previous bat activity survey results, which were set out in Technical Appendix 10.11 of the Environmental Statement (EAD Ecology, 2023) and submitted with the Outline Planning Application for the approved mixed-use development.

Methodology

Night-time Bat Walkover

Following BCT guidelines (Collins [ed.] 2023), night-time bat walkover surveys were undertaken between June and September 2024 (3 June 2024, 24 July 2024 and 2 September 2024). Ecologists were positioned at predetermined locations primarily at potential flight lines close to potential roost sources such as groups of buildings or trees. The survey commenced at sunset and the ecologists remained in position for 30-60 minutes to count, observe behaviour and make acoustic recordings with bat detectors (Anabat Scout) of bat activity. The ecologists then walked a predetermined route taking acoustic recordings and noting a time-stamped narrative of their observations. All echolocation calls were recorded and subsequently analysed using 'Anabat Insight' (Titley Electronics) to species or genus.

Static detector survey

Stratified sampling of the site using static bat detectors was undertaken between May and October 2024 (inclusive). Seven static bat detectors (Anabat Express) were deployed for a minimum of five nights per month on habitat features likely to be of value for commuting bats; refer to Table A3.9 and Figure A3.6. Detectors were programmed to record from 30 minutes prior to sunset to 30 minutes post-sunrise.

Table A3.9 Static Detector Survey details

Static Detector Location	Static Detector location	Survey periods	Total number of nights
1	Northern field – positioned along species-rich hedgerow with microphone facing north (improved grassland field)	• 16/05 – 20/05 • 14/06 – 18/06 • 17/07 – 21/07 • 14/08 – 18/08 • 12/09 – 16/09 • 16/10 – 20/10	30
2	Located south of Blackmore Farm Complex – positioned on a species-rich hedgerow, adjacent to a dry ditch with the microphone facing west (improved grassland field).	• 16/05 – 20/05 • 13/06, 15/06 - 18/06 • 17/07 – 21/07 • 14/08 – 18/08 • 12/09 – 16/09 • 16/10 – 20/10	30
3	South-west corner of the site – located on a fence post adjacent to a species-rich	• 16/05 – 20/05 • 14/06 – 18/06	30

Table A3.9 Static Detector Survey details

Static Detector Location	Static Detector location	Survey periods	Total number of nights
	hedgerow and running water with the microphone facing east (poor semi-improved grassland field).	• 17/07 – 21/07 • 14/08 – 18/08 • 12/09 – 16/09 • 16/10 – 20/10	
4	Located south of the site – static detector positioned adjacent to semi-natural broadleaved woodland and running water with the microphone facing north (across the running water toward a poor semi-improved grassland field).	• 16/05 – 20/05 • 14/06 – 18/06 • 17/07 – 21/07 • 14/08 – 18/08 • 12/09 – 16/09 • 16/10 – 20/10	30
5	Eastern portion of the site – located on a species-rich hedgerow adjacent to a wet ditch with microphone facing east (arable field).	• 16/05 – 20/05 • 14/06 – 18/06 • 17/07 – 21/07 • 14/08 – 18/08 • 12/09 – 16/09 • 16/10 – 20/10	30
6	Southern portion of the site – located on fence post adjacent to species-rich hedgerow and running water with microphone facing north-east (poor semi-improved grassland field).	• 23/05 – 27/05 • 14/06 – 18/06 • 17/07 – 21/07 • 14/08 – 18/08	20
7	Located to the west of the site – positioned on the western boundary located on a species-rich hedgerow with trees, microphone facing east (semi-improved neutral grassland field).	• 16/05 – 20/05 • 14/06 – 18/06 • 24/07 – 28/07 • 14/08 – 18/08 • 12/09 – 16/09 • 16/10 – 19/10	29

Limitations

There were no limitations to surveys that are considered to affect the reliability of the impact assessment conclusions. Minor limitations are as follows:

- Static detector Position 6 in May and Position 7 in July suffered a malfunction and were subsequently redeployed.
- Static detector Position 7 suffered a malfunction in October and only recorded four nights of data.
- Static detector Position 2 suffered a malfunction in June and an alternative night was used for analysis (13th June).
- Static detector Position 6 in September and October malfunctioned. This is not considered a significant limitation given the number of nights the static detectors were deployed between May-August 2024. It is not considered to affect the overall conclusions.
- Walkover route 2 was modified on the 24th July due to the woodland being inaccessible.

- Walkover routes 1 and 2 were modified on the 2nd September due to the presence of cattle.

Analysis

All bat detector data was downloaded and analysed using 'Anabat Insight v2.0.8' (Titley Electronics).

For the night-time bat walkover and static detector surveys, bat registrations for each species were defined as a series of pulses within a single Anabat Insight Full Spectrum (WAV) file. The maximum WAV file length of recordings was set to five seconds to optimise the performance of the British Trust for Ornithology (BTO) Acoustic Pipeline software.

Night-time Bat Walkover survey

The bat registrations recorded during the NBW survey were analysed manually by EAD Ecology staff, using Anabat Insight, against bat call characteristics using reference data from known bat roosts, as well as stock recordings from other bat workers and call parameters detailed in relevant literature (Russ, 2012).

Static detector survey

All recordings were analysed using species identification algorithms (BTO Acoustic Pipeline; <https://www.bto.org/our-science/products-and-technologies/bto-acoustic-pipeline/how-acoustic-pipeline-works>). The BTO pipeline processes recordings from the UK with regional classifiers using full spectrum data processing. Each five-second file was assigned to species level using this system, along with an independent estimate of error in species identification. Following this analysis, all non-Pipistrellus calls (excluding *Pipistrellus nathusii*) and low confidence calls (less than 0.5 probability) were manually checked by EAD Ecology staff to confirm identification, using Anabat Insight v2.0.08 (Titley Electronics).

Species groups

Species identification from sound files and use of associated sonogram analysis software is constrained where overlaps in the parameters of call structure occur between closely related species. In addition, bats will alter their call characteristics in relation to both habitat structure and their behaviour. This can limit the ability to accurately analyse calls to species level, particularly in the genera's *Myotis* and *Nyctalus*/*Eptesicus*.

Myotis species

Registrations from *Myotis* genus bats are virtually impossible to separate to species level due to their plasticity in call structure and as such, where no other information was available, such as visual observation of bat behaviour, habitat structure, position in relation to known roosts, or clear registrations allowing detailed slope profile analysis, identification to species has not been attempted and registrations were grouped as '*Myotis* sp'.

Big bats

Registrations from *Nyctalus* and *Eptesicus* genus bats demonstrate overlapping sound characteristics and can therefore be subject to misclassification. For the purposes of this assessment, registrations have only separated to species level where clear distinction can be made. Calls showing some of the characteristics but not meeting all of the parameters set out in Table A3.10 were identified as 'big bat' or *Nyctalus* / *Eptesicus* bats.

Table A3.10. Registration parameters used to distinguish *Nyctalus* / *Eptesicus* bats

Species	Characteristic Registration Parameters
Noctule <i>Nyctalus noctula</i>	Registration shows two types of alternating frequency Peak frequency below 21 kHz
Leisler's <i>N. leisleri</i>	Registration shows two types of alternating frequency Peak frequency above 24 kHz
Serotine <i>Eptesicus serotinus</i>	Registrations are of a single, consistent type Peak frequency between 24 kHz and 32 kHz

Results

At least ten bat species were recorded during the NBW and static detector surveys. Species name abbreviations used in the results hereafter are provided in Table A3.11.

Table A3.11: Bat name abbreviations used in results

Common name	Scientific name	Species code
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	Pp
Soprano pipistrelle	<i>P. pygmaeus</i>	Ppyg
Nathusius' pipistrelle	<i>P. nathusii</i>	Pn
Noctule	<i>Nyctalus noctula</i>	Nn
Nyctalus bat	<i>Nyctalus sp.</i>	Nysp
Serotine	<i>Eptesicus serotinus</i>	Es
Noctule, serotine or Leisler's bat	<i>Eptesicus</i> / <i>Nyctalus sp.</i>	EorNy
Greater horseshoe bat	<i>Rhinolophus ferrumequinum</i>	GHS
Lesser horseshoe bat	<i>Rhinolophus hipposideros</i>	LHS
Barbastelle	<i>Barbastelle barbastellus</i>	Bb
Myotis bat	<i>Myotis sp.</i>	Mysp
Long-eared bat	<i>Plecotus sp.</i>	Plsp

Night-time Bat Walkover surveys

At least seven bat species were recorded within and adjacent to the survey boundary, with the majority of calls from common pipistrelle and soprano pipistrelle bats. These are both common and widespread bat species. The following observations were recorded during the surveys (refer to Figure A3.6):

- Several common pipistrelle and soprano pipistrelle bats were recorded commuting along boundary hedgerows and foraging around veteran trees.
- A single barbastelle registration was recorded in June in the northern portion of the site.
- A small number of long-eared bats (five registrations) were recorded in June and July. These registrations were located in the south of the site predominately adjacent to the watercourse, indicating an occasional commuting route for individual long-eared bats at this time of year.
- *Nyctalus* / *Eptesicus* bats were observed commuting across the site.

- *Myotis* bats were recorded commuting and foraging along boundary hedgerows across the site. In July, foraging activity was concentrated in the north of the site adjacent to the Blackmore Farm.
- A small number of lesser horseshoe bat (LHS) calls (four registrations) were recorded in July and September. These calls were located in the southern portion of the site along boundary hedgerows indicating occasional commuting routes for individual lesser horseshoe bats.

Weather conditions recorded during the NBW are provided in Table A3.12

Table A3.12: Weather conditions during the night-time bat walkover surveys

Date	Start - end times	Sunset	Cloud (Oktas)	Wind speed (Beaufort)	Temp. (C)
03.06.2024	21:18	21:18	6/8	1	16
	23:48		5/8	1	15
24.07.2024	21:04	21:04	8/8	1	16
	23:04		8/8	2	15
02.09.2024	19:51	19:51	8/8	0	20
	21:51		7/8	0	18

Static detector surveys

General bat assemblage

At least ten species of bat were identified during the static detector surveys with a cumulative total of 79383 registrations recorded across seven static detector locations. Common pipistrelle accounted for the highest number of registrations within the site (79.15%), followed by soprano pipistrelle (8.67%), *Myotis* bat (5.15%) *Nyctalus* species (2.87%) and noctule (1.97%). Other species recorded but accounting for less than one percent of the registrations included barbastelle, noctule, serotine or Leisler's bat, long-eared bat, lesser horseshoe bat, greater horseshoe bat, serotine and Nathusius' pipistrelle.

Three static detectors recorded levels of bat activity above the mean bat activity index (BAI) recorded across the site (BAI 37.99); Positions 1, 5 and 6 (refer to Figure A3.6). Bat activity levels were highest at Position 5, which recorded a BAI of 86.22, compared to a BAI of 83.59 at Position 1 which recorded the second highest bat activity levels. Activity at Position 5 was dominated by three species (common pipistrelle, soprano pipistrelle and *Myotis* bat), comprising 95% of registrations recorded at this location. Position 1 followed a similar trend to Position 5, with common pipistrelle and *Myotis* bat comprising 96% of bat activity. Position 6 recorded a BAI of 80.98 and similarly, *Myotis* bat and pipistrelle species accounted for 94% of activity.

The levels of bat activity were lowest along the western boundary of the site at Position 3 (BAI 5.78) and Position 7 (BAI 4.11).

Light-averse bat species recorded within the site included *Myotis* species, long-eared bat, barbastelle, lesser horseshoe bat and greater horseshoe bat. Long-eared bat activity was recorded at all static detector positions with a total of 617 registrations. Position 6 recorded the highest levels of long-eared bat activity (BAI 1.35), followed by Position 1 (BAI 0.44). The earliest registration on site was approximately 33 minutes after sunset in August at Position 6 which suggests this bat was associated

with a nearby roost. The closest known brown long-eared roost to the site is approximately 0.8km south-west. Barbastelle bats were recorded at all static detector locations with a total of 134 registrations recorded across the site. Barbastelle activity was highest at Position 5 (57 registrations; BAI 0.18); located on the eastern boundary. Of these, 30 registrations were recorded in June.

Myotis species

Myotis species were recorded at all static detector positions with a total of 4089 registrations recorded. *Myotis* activity was highest at Position 6 (BAI 5.30), Position 1 (BAI 4.00) and Position 5 (BAI 3.13); refer to Tables A3.13-A3.14 and Graph 3. The highest *Myotis* bat activity recorded by a single detector was at Position 6 in August (582 registrations; BAI 11.11) and Position 1 in August (551 registrations; BAI 10.52). An increase in *Myotis* bat activity in August could be associated with juvenile dispersal from a nearby roost. The closest known *Myotis* bat roost was a Natterer's (undetermined) roost approximately 50m north-east of the site. Daubenton's and whiskered bats have also been recorded within 4km of the survey area.

Greater horseshoe bats

Greater horseshoe bat (GHS) was recorded in low numbers (11 or fewer registrations) at all Positions with the exception of Position 1, which failed to record any greater horseshoe bat activity. A total of 24 registrations were recorded between May and October 2024 (18 individual nights). GHS activity across the site as a whole (combined all static locations) was highest in August (10 registrations). Foraging activity was not recorded within the site as defined by Miller (2001).

Lesser horseshoe bats

Lesser horseshoe bats (LHS) were recorded at all static detector locations with a total of 420 registrations recorded across the site. The highest levels of activity were recorded at Position 6 (BAI 0.61) and Position 5 (BAI 0.43); located along the eastern boundary and within the southern portion of the site; refer to Figure 1.

Monthly variation in LHS activity was observed within the site. LHS activity (BAI) was highest in June at Positions 4 and 7, in July at Positions 5 and 6, in August at Positions 1 and 3 and in September at Position 2 (refer to Tables A3.13-A3.14 and Graph 7). The largest observed peak in activity was recorded in July. The peak number of LHS registrations recorded on a single night at a single static location was 56 (Position 5; 20/07/2024). However, this night is considered as an anomaly and a result of opportunistic foraging. The data indicates that on nights where LHS bat activity was recorded, excluding the above, between 1 and 22 registrations were recorded over any one-night period on any one detector.

The temporal activity patterns of LHS registrations across the survey period (May – October) are generally indicative of commuting and occasional foraging within the site; refer to Graph 8¹. Foraging activity was not recorded within the site as defined by Miller (2001).

Conclusions

There are no significant changes to the extent of bat activity within the site in comparison with that recorded previously. Habitat assessment in June 2025 confirmed no change in habitat status or surrounding landscape likely to have affected distribution of bats. Avoidance and mitigation measures for bats for the approved development remain as previously stated in Chapter 10 of the Environment Statement (Gleeson Land, 2023).

¹ Lesser horseshoe bats' median emergence is 31 minutes after sunset (Jones & Rydell, 1994).

Table A3.13. Number of registrations recorded within the Survey Area.

Static Detector Location	Month	Bb	EorNy	Es	GHS	LHS	Mysp	Nn	Nysp	Plsp	Pp	Ppyg	Pn	Total
1	May	4	10	0	0	12	82	9	5	32	7682	261	1	8098
	Jun	4	28	0	0	6	118	13	0	37	5620	61	16	5903
	Jul	0	4	7	0	7	79	41	77	0	3869	9	3	4096
	Aug	8	2	6	0	22	551	34	40	36	2471	22	0	3192
	Sep	6	4	3	0	1	237	35	9	31	2280	47	4	2657
	Oct	1	0	0	0	2	209	2	4	6	2491	64	0	2779
	Total	23	48	16	0	50	1276	134	135	142	24413	464	24	26725
2	May	0	0	1	0	9	14	8	6	2	315	18	5	378
	Jun	0	0	0	0	1	1	0	0	0	150	7	0	159
	Jul	0	20	10	1	1	10	47	192	0	607	42	1	931
	Aug	0	0	5	0	3	20	6	4	0	175	7	0	220
	Sep	1	104	29	0	11	128	71	199	15	778	52	0	1388
	Oct	0	0	0	0	4	30	4	0	2	63	10	0	113
	Total	1	124	45	1	29	203	136	401	19	2088	136	6	3189
3	May	6	0	1	1	1	18	24	20	22	266	31	0	390
	Jun	2	0	0	1	0	15	38	5	10	28	4	0	103
	Jul	0	26	3	0	0	29	77	143	4	189	12	0	483
	Aug	14	8	7	1	8	30	48	218	25	293	22	0	674
	Sep	0	6	1	0	1	11	41	0	0	40	7	0	107
	Oct	0	0	0	0	1	2	0	0	1	73	15	0	92
	Total	22	40	12	3	11	105	228	386	62	889	91	0	1849
4	May	0	0	1	0	2	62	52	6	14	573	56	0	766
	Jun	1	8	0	0	10	38	36	1	13	114	33	0	254
	Jul	0	8	35	2	4	85	68	530	6	1439	15	0	2192
	Aug	0	0	0	0	0	0	0	11	0	104	0	0	115

Table A3.13. Number of registrations recorded within the Survey Area.

Static Detector Location	Month	Bb	EorNy	Es	GHS	LHS	Mysp	Nn	Nysp	Plsp	Pp	Ppyg	Pn	Total
	Sep	0	3	0	4	0	11	0	0	0	125	22	0	165
	Oct	8	0	0	0	3	45	9	3	12	250	55	0	385
	Total	9	19	36	6	19	241	165	551	45	2605	181	0	3877
5	Apr	0	0	2	1	4	70	157	25	9	5123	69	2	5462
	Jun	30	17	0	0	21	101	60	13	9	4891	661	0	5803
	Jul	3	40	0	0	90	382	72	232	2	5674	101	1	6597
	Aug	17	0	3	0	18	283	242	172	28	6691	619	0	8073
	Sep	4	22	23	0	3	137	7	10	0	950	46	0	1202
	Oct	3	0	0	0	3	26	12	4	8	304	69	0	429
	Total	57	79	28	1	139	999	550	456	56	23633	1565	3	27566
6	May	1	14	0	0	14	148	38	13	134	800	1935	0	3097
	Jun	10	24	1	0	8	140	26	0	52	1047	1215	0	2523
	Jul	0	4	9	1	63	106	18	245	0	2197	1161	0	3804
	Aug	4	6	2	1	28	582	46	43	62	4667	53	0	5494
	Total	15	48	12	2	113	976	128	301	248	8711	4364	0	14918
7	May	0	0	1	0	17	6	0	2	1	86	10	0	123
	Jun	1	0	0	1	25	35	29	0	9	51	5	1	157
	Jul	0	0	1	1	2	11	28	0	2	31	5	0	81
	Aug	6	0	0	8	10	163	65	35	24	188	24	0	523
	Sep	0	4	1	0	3	63	90	6	7	121	29	0	324
	Oct	0	0	0	1	2	11	8	2	2	16	9	0	51
	Total	7	4	3	11	59	289	220	45	45	493	82	1	1259
Total	-	134	362	152	24	420	4089	1561	2275	617	62832	6883	34	79383

Table A3.14. Bat Activity Index (BAI) recorded within the Survey Area.

Static Detector Location	Month	Bb	EorNy	Es	GHS	LHS	Mysp	Nn	Nysp	Plsp	Pp	Ppyg	Pn	Total
1	May	0.09	0.22	0.00	0.00	0.26	1.78	0.20	0.11	0.69	166.45	5.66	0.02	175.46
	Jun	0.10	0.67	0.00	0.00	0.14	2.81	0.31	0.00	0.88	133.72	1.45	0.38	140.46
	Jul	0.00	0.09	0.16	0.00	0.16	1.75	0.91	1.71	0.00	85.75	0.20	0.07	90.78
	Aug	0.15	0.04	0.11	0.00	0.42	10.52	0.65	0.76	0.69	47.16	0.42	0.00	60.92
	Sep	0.10	0.07	0.05	0.00	0.02	3.85	0.57	0.15	0.50	37.07	0.76	0.07	43.20
	Oct	0.01	0.00	0.00	0.00	0.03	2.88	0.03	0.06	0.08	34.36	0.88	0.00	38.33
	Total	0.07	0.15	0.05	0.00	0.16	3.99	0.42	0.42	0.44	76.36	1.45	0.08	83.59
2	May	0.00	0.00	0.02	0.00	0.20	0.30	0.17	0.13	0.04	6.83	0.39	0.11	8.19
	Jun	0.00	0.00	0.00	0.00	0.02	0.02	0.00	0.00	0.00	3.57	0.17	0.00	3.78
	Jul	0.00	0.44	0.22	0.02	0.02	0.22	1.04	4.26	0.00	13.45	0.93	0.02	20.63
	Aug	0.00	0.00	0.10	0.00	0.06	0.38	0.11	0.08	0.00	3.34	0.13	0.00	4.20
	Sep	0.02	1.69	0.47	0.00	0.18	2.08	1.15	3.24	0.24	12.65	0.85	0.00	22.57
	Oct	0.00	0.00	0.00	0.00	0.06	0.41	0.06	0.00	0.03	0.87	0.14	0.00	1.56
	Total	0.00	0.39	0.14	0.00	0.09	0.63	0.43	1.25	0.06	6.53	0.43	0.02	9.97
3	May	0.13	0.00	0.02	0.02	0.02	0.39	0.52	0.43	0.48	5.76	0.67	0.00	8.45
	Jun	0.05	0.00	0.00	0.02	0.00	0.36	0.90	0.12	0.24	0.67	0.10	0.00	2.45
	Jul	0.00	0.58	0.07	0.00	0.00	0.64	1.71	3.17	0.09	4.19	0.27	0.00	10.70
	Aug	0.27	0.15	0.13	0.02	0.15	0.57	0.92	4.16	0.48	5.59	0.42	0.00	12.86
	Sep	0.00	0.10	0.02	0.00	0.02	0.18	0.67	0.00	0.00	0.65	0.11	0.00	1.74
	Oct	0.00	0.00	0.00	0.00	0.01	0.03	0.00	0.00	0.01	1.01	0.21	0.00	1.27
	Total	0.07	0.13	0.04	0.01	0.03	0.33	0.71	1.21	0.19	2.78	0.28	0.00	5.78
4	May	0.00	0.00	0.02	0.00	0.04	1.34	1.13	0.13	0.30	12.42	1.21	0.00	16.60
	Jun	0.02	0.19	0.00	0.00	0.24	0.90	0.86	0.02	0.31	2.71	0.79	0.00	6.04
	Jul	0.00	0.18	0.78	0.04	0.09	1.88	1.51	11.75	0.13	31.89	0.33	0.00	48.58
	Aug	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.21	0.00	1.98	0.00	0.00	2.19

Table A3.14. Bat Activity Index (BAI) recorded within the Survey Area.

Static Detector Location	Month	Bb	EorNy	Es	GHS	LHS	Mysp	Nn	Nysp	Plsp	Pp	Ppyg	Pn	Total
	Sep	0.00	0.05	0.00	0.07	0.00	0.18	0.00	0.00	0.00	2.03	0.36	0.00	2.68
	Oct	0.11	0.00	0.00	0.00	0.04	0.62	0.12	0.04	0.17	3.45	0.76	0.00	5.31
	Total	0.03	0.06	0.11	0.02	0.06	0.75	0.52	1.72	0.14	8.15	0.57	0.00	12.13
5	Apr	0.00	0.00	0.04	0.02	0.09	1.52	3.40	0.54	0.20	111.00	1.50	0.04	118.35
	Jun	0.71	0.40	0.00	0.00	0.50	2.40	1.43	0.31	0.21	116.38	15.73	0.00	138.08
	Jul	0.07	0.89	0.00	0.00	1.99	8.47	1.60	5.14	0.04	125.75	2.24	0.02	146.20
	Aug	0.32	0.00	0.06	0.00	0.34	5.40	4.62	3.28	0.53	127.69	11.81	0.00	154.07
	Sep	0.07	0.36	0.37	0.00	0.05	2.23	0.11	0.16	0.00	15.45	0.75	0.00	19.54
	Oct	0.04	0.00	0.00	0.00	0.04	0.36	0.17	0.06	0.11	4.19	0.95	0.00	5.92
	Total	0.18	0.25	0.09	0.00	0.43	3.12	1.72	1.43	0.18	73.92	4.90	0.01	86.22
6	May	0.02	0.31	0.00	0.00	0.31	3.31	0.85	0.29	3.00	17.91	43.33	0.00	69.34
	Jun	0.24	0.57	0.02	0.00	0.19	3.33	0.62	0.00	1.24	24.91	28.91	0.00	60.03
	Jul	0.00	0.09	0.20	0.02	1.40	2.35	0.40	5.43	0.00	48.69	25.73	0.00	84.31
	Aug	0.08	0.11	0.04	0.02	0.53	11.11	0.88	0.82	1.18	89.07	1.01	0.00	104.85
	Total	0.08	0.26	0.07	0.01	0.61	5.30	0.69	1.63	1.35	47.29	23.69	0.00	80.98
7	May	0.00	0.00	0.02	0.00	0.37	0.13	0.00	0.04	0.02	1.86	0.22	0.00	2.67
	Jun	0.02	0.00	0.00	0.02	0.59	0.83	0.69	0.00	0.21	1.21	0.12	0.02	3.74
	Jul	0.00	0.00	0.02	0.02	0.04	0.24	0.60	0.00	0.04	0.66	0.11	0.00	1.74
	Aug	0.11	0.00	0.00	0.15	0.19	3.11	1.24	0.67	0.46	3.59	0.46	0.00	9.98
	Sep	0.00	0.07	0.02	0.00	0.05	1.02	1.46	0.10	0.11	1.97	0.47	0.00	5.27
	Oct	0.00	0.00	0.00	0.02	0.03	0.19	0.14	0.03	0.03	0.28	0.16	0.00	0.88
	Total	0.02	0.01	0.01	0.04	0.19	0.94	0.72	0.15	0.15	1.61	0.27	0.00	4.11
Total	-	0.06	0.17	0.07	0.01	0.20	1.96	0.75	1.09	0.30	30.07	3.29	0.02	37.99

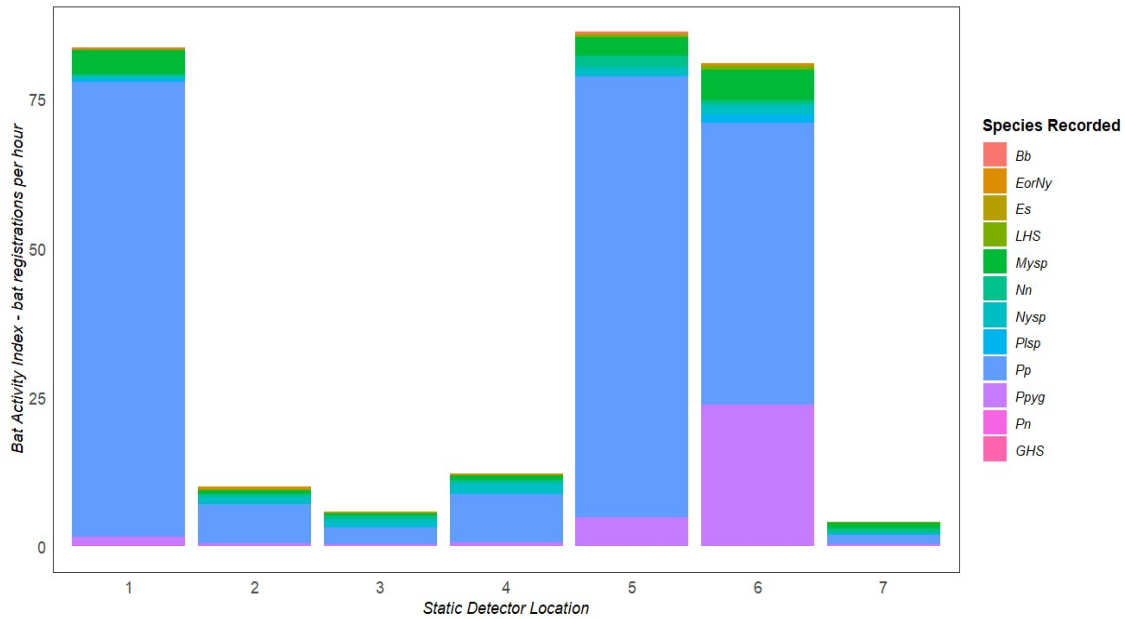
Table A3.15. Number of hours static detectors were deployed at each Position (May – October).

Static Detector Location	Month	Total hours of active deployment
1	May	46.15
	Jun	42.03
	Jul	45.12
	Aug	52.40
	Sep	61.50
	Oct	72.50
	Total	319.70
2	May	46.15
	Jun	42.04
	Jul	45.12
	Aug	52.40
	Sep	61.50
	Oct	72.50
	Total	319.71
3	May	46.15
	Jun	42.03
	Jul	45.12
	Aug	52.40
	Sep	61.50
	Oct	72.50
	Total	319.70
4	May	46.15
	Jun	42.03
	Jul	45.12
	Aug	52.40
	Sep	61.50
	Oct	72.50
	Total	319.70
5	May	46.15
	Jun	42.03
	Jul	45.12
	Aug	52.40
	Sep	61.50
	Oct	72.50
	Total	319.70
6	May	44.66
	Jun	42.03
	Jul	45.12
	Aug	52.40
	Total	184.21
7	May	46.15

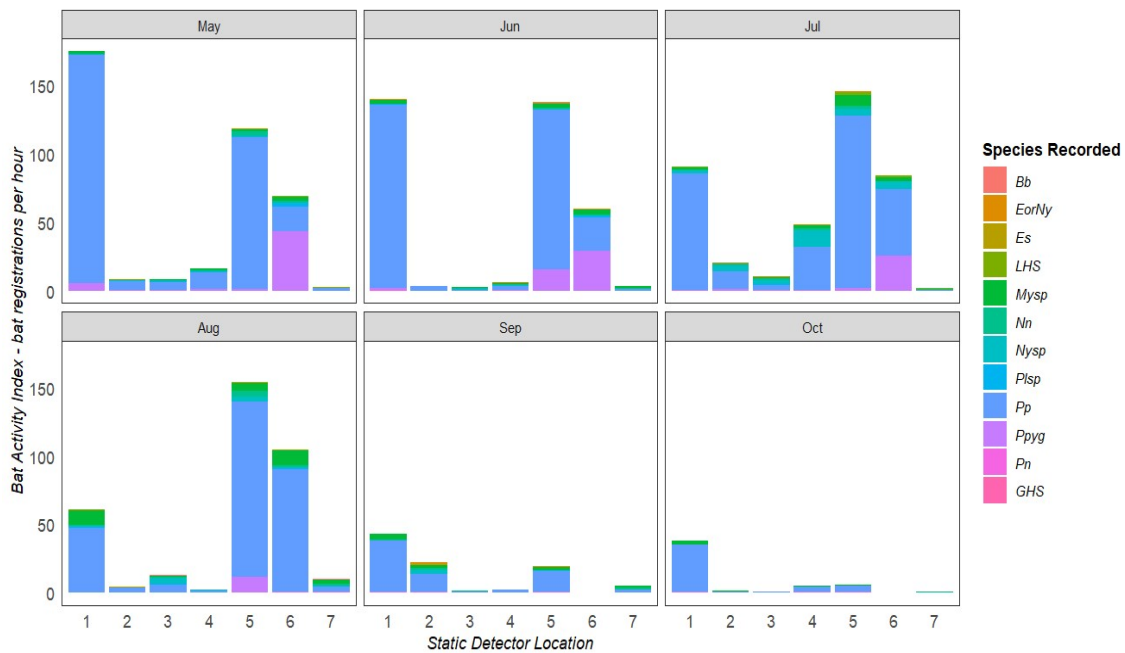
Table A3.15. Number of hours static detectors were deployed at each Position (May – October).

Static Detector Location	Month	Total hours of active deployment
	Jun	42.03
	Jul	46.68
	Aug	52.40
	Sep	61.50
	Oct	57.87
	Total	306.63
Total	-	2089.35

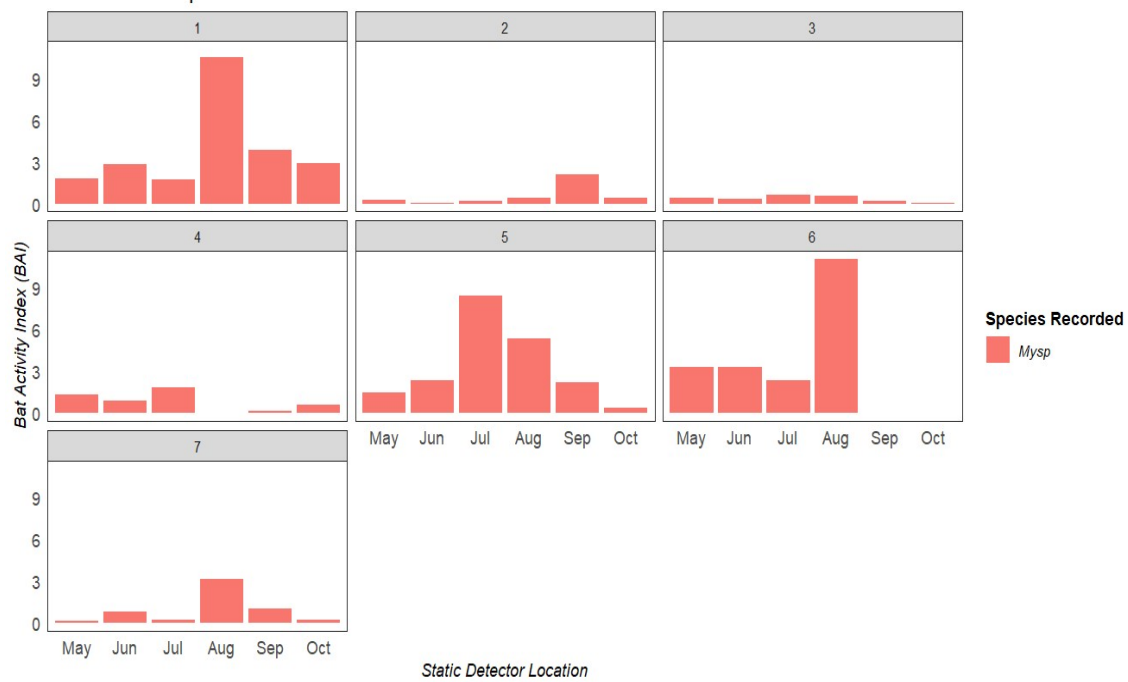
Graph 1. Bat Activity Index (BAI) recorded across the survey area.



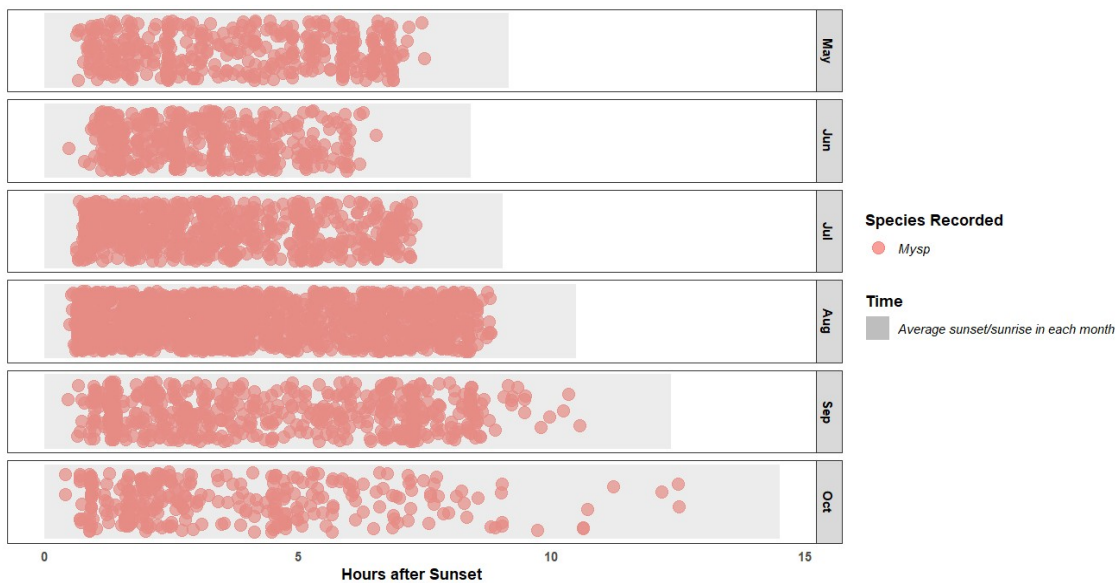
Graph 2. Monthly variation in BAI across the survey area.



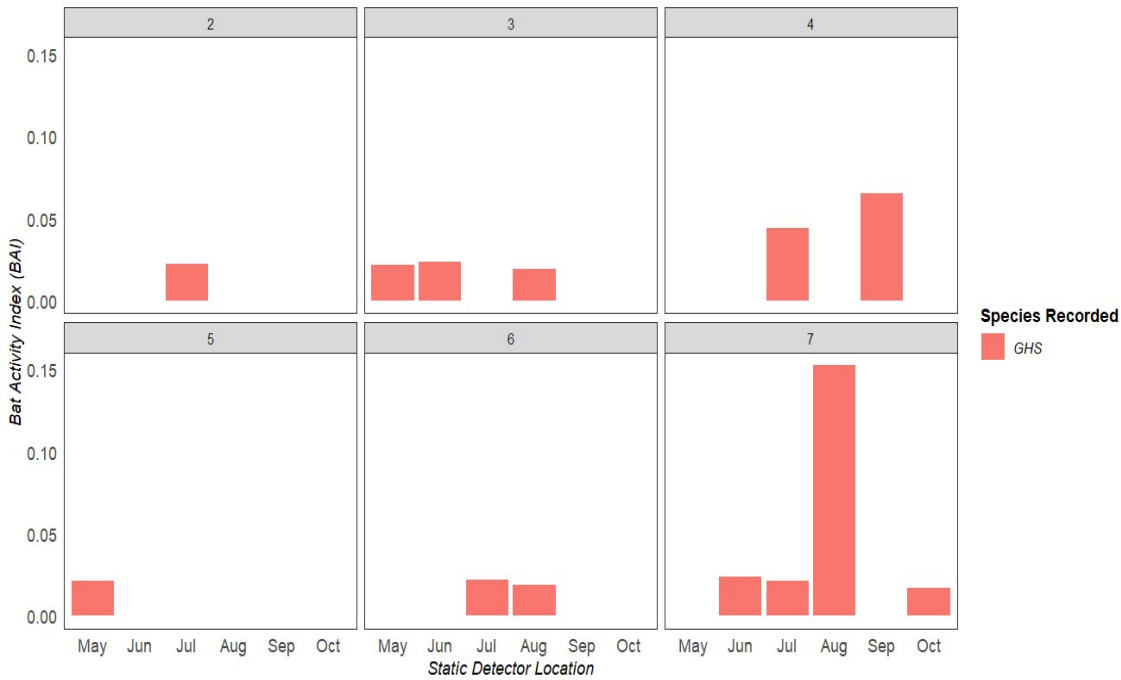
Graph 3. *Myotis* bat (Mysp) activity recorded across the survey area.



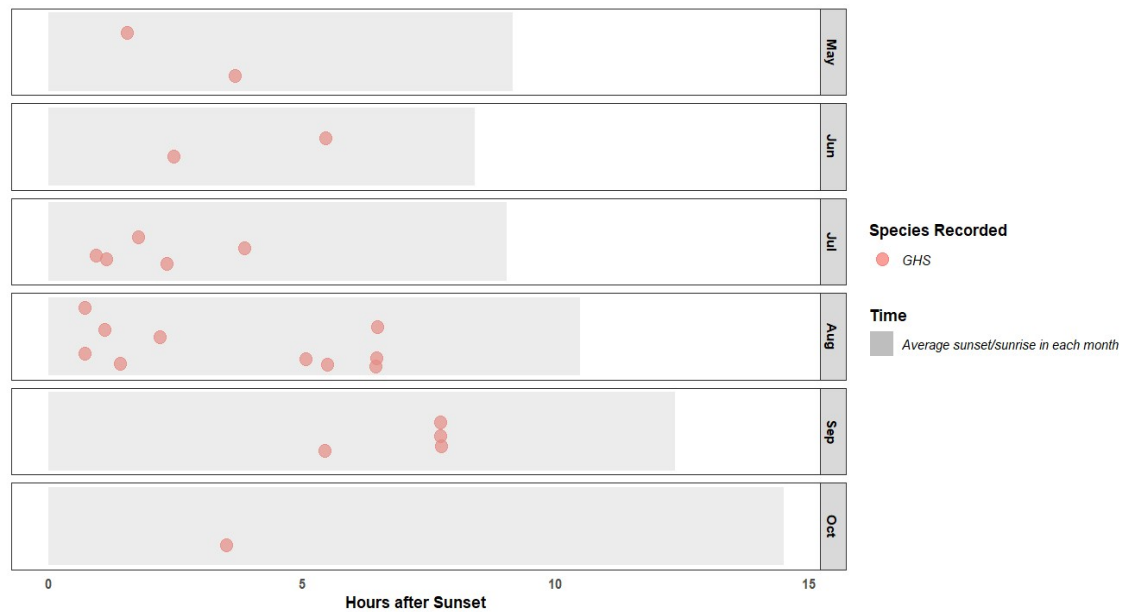
Graph 4. Temporal distribution of Mysp registrations within the survey area; all static detector locations.



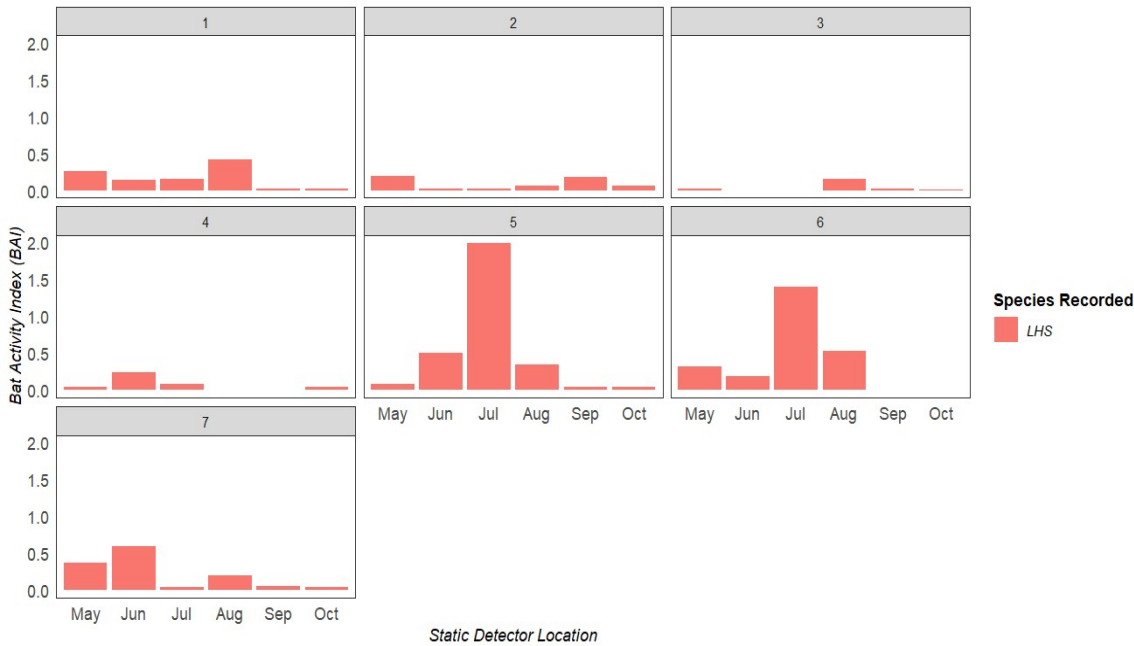
Graph 5. Greater horseshoe bat (GHS) activity recorded across the survey area.



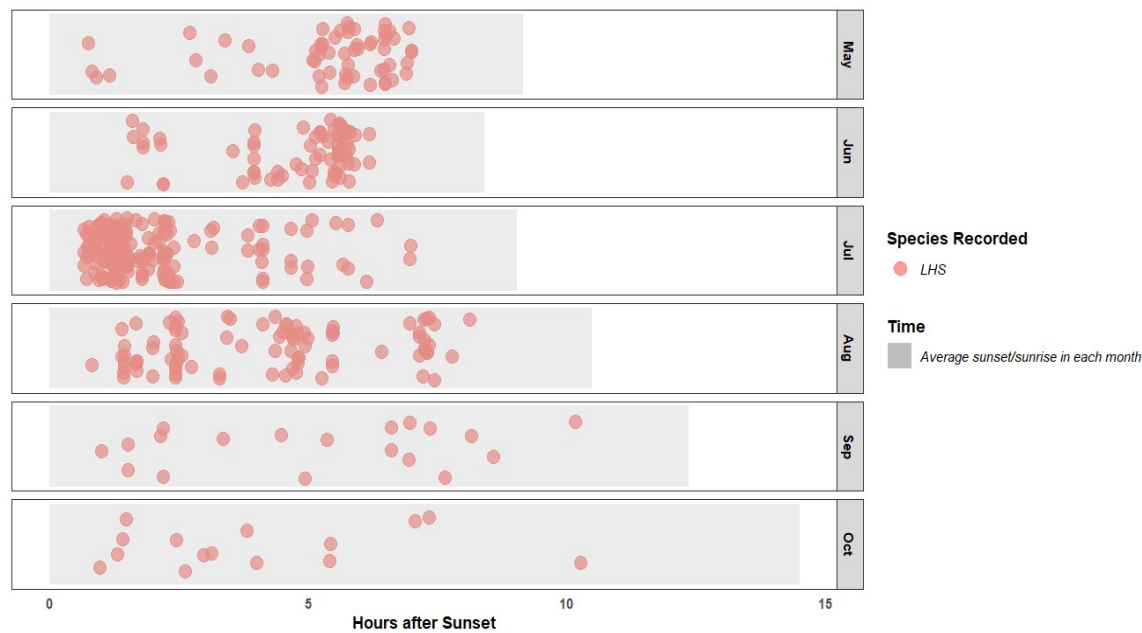
Graph 6. Temporal distribution of GHS registrations within the Survey Area; all static detector locations.



Graph 7. Lesser horseshoe bat (LHS) activity recorded across the survey area.



Graph 8. Temporal distribution of LHS registrations within the Survey Area; all static detector locations.



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Collins, J (ed.), (2024) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn). The Bat Conservation Trust, London.

EAD Ecology, 2023. Bat Activity Survey. Technical Appendix 10.11, Environmental Statement. Land at Blackmore Farm, Melksham. Gleeson Land.

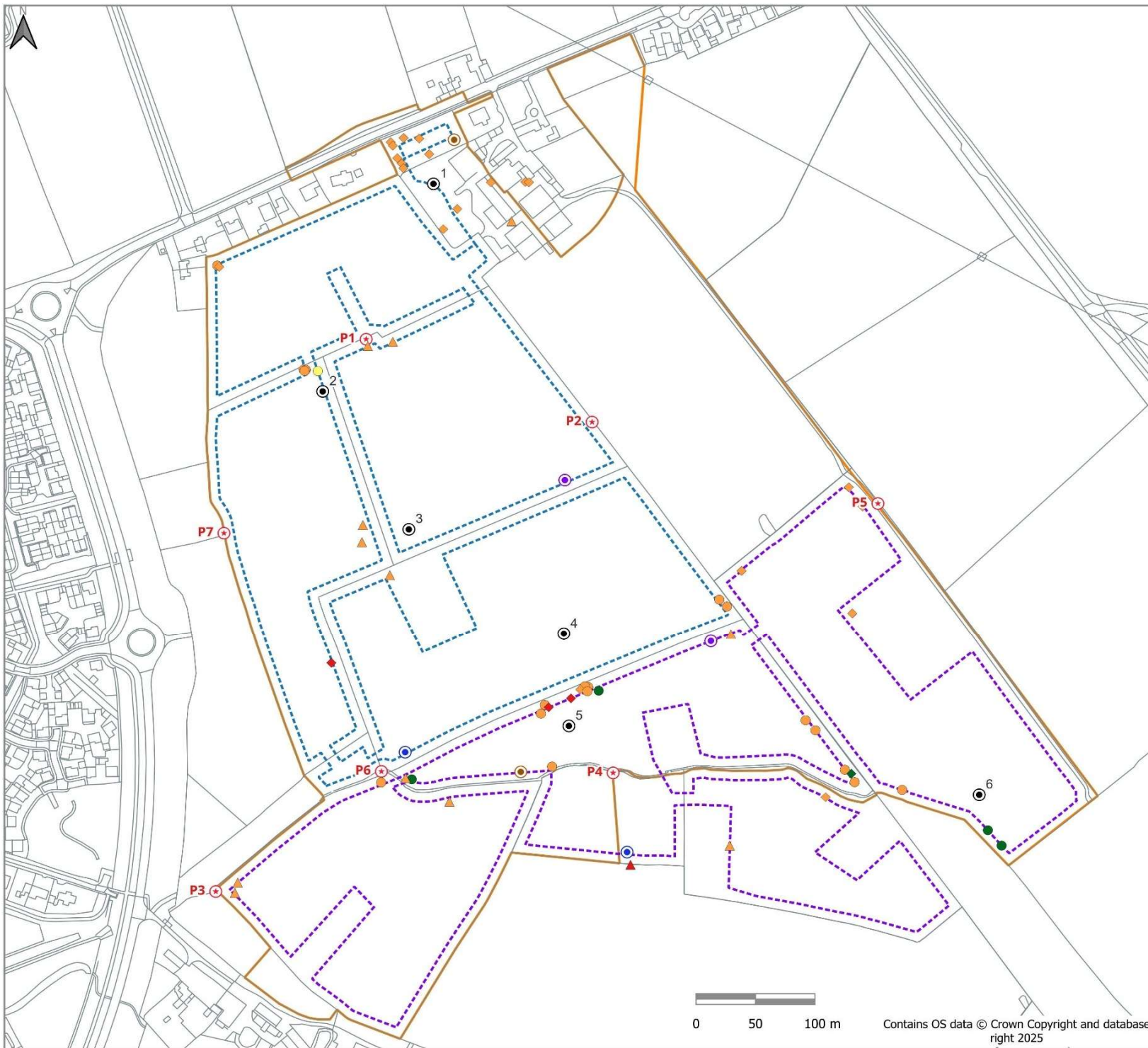
Miller B (2001) A method for determining relative activity of free flying bats using a new activity index for acoustic monitoring. Acta Chiropterologica 3 (1): 93 – 105.

R Core Team (2019) R: A language and environment for statistical computing. R Foundation for Statistical Computing. Vienna, Austria. URL <https://www.R-project.org/>.

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Gleeson Land, 2023. Environmental Statement. Land at Blackmore Farm, Melksham.

Figure A3.6: Bat Survey Plan



Key

- Walkover route 1
- Walkover route 2
- June Start Point
- July Start Point
- September Start Point
- Night-time bat walkover survey notes
- ★ Static detector location

Light-averse species

- Mysp recorded in June
- Plsp recorded in June
- Bb recorded in June
- ◆ LHS recorded in July
- ◆ Mysp recorded in July
- ◆ Plsp recorded in July
- ▲ LHS recorded in September
- ▲ Mysp recorded in September
- ▭ Phase 1 survey boundary

Night-time Bat Walkover Notes

No.	Habitat use by bats
1	Myotis bats recorded commuting and foraging in July (13 registrations).
2	A single barbastelle recorded in June.
3	Nyctalus/ Eptesicus bats observed commuting across the site.
4	Several common and soprano pipistrelle bats were recorded commuting along boundary hedgerows and foraging around veteran trees.
5	A small number of LHS bats (four registrations) were recorded in July and September.
6	Five long-eared bat registrations were recorded in June and July located in the south of the site.

Otter and Water Vole Survey

Introduction

EAD Ecology was commissioned by Gleeson Land to undertake an update otter and water vole survey of the approved mixed-use development site at Blackmore Farm, Melksham. The update survey is detailed in this report. Comparison is made with the previous survey results, which were set out in Technical Appendix 10.13 of the Environmental Statement (EAD Ecology, 2023) and submitted with the Outline Planning Application for the approved mixed-use development.

Methodology

Two otter and water vole surveys were undertaken in accordance with survey guidelines published by Strachan and Moorhouse (2006) and Chanin (2003). The first survey was undertaken on the 24 May 2024; the second was undertaken on 14 August 2024. All waterbodies within the Survey Area were surveyed for the following signs:

Otter

- Holts/couches.
- Riparian pathways, tail slides and footprints.
- Feeding signs (tables).
- Spraint and jelly.

Water vole

- Burrows and lawns.
- Riparian pathways.
- Feeding signs.
- Latrines.

Results

No evidence of otter was recorded during the survey but periodic use of the watercourse within the Survey Area was still assumed given the favourable conservation status of this species locally. No evidence of water vole was recorded.

Conclusions

There are no changes in otter or water vole activity within the site in comparison with that recorded previously; refer to Paragraph 1.1.1. Avoidance and mitigation measures for both species for the approved development remain as previously stated in Chapter 10 of the Environment Statement (Gleeson Land, 2023).

References

EAD Ecology, 2023. Otter and Water Vole Survey. Technical Appendix 10.13, Environmental Statement. Land at Blackmore Farm, Melksham. Gleeson Land.

Chanin P (2003) *Monitoring the Otter Lutra lutra*. Conserving Natura 2000 Rivers Monitoring Series No.10. English Nature, Peterborough.

Strachan R, Moorhouse T and Gelling T (2011) *Water Vole Conservation Handbook*. WildCRU, Oxford & 3rd Edition.

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