

Ecological Parameters Plan

Survey site: Land to the east of New Road, Melksham, SN12 7QZ

Client: Stuart Little

Date: 30/03/2026

Project:

This report is prepared to inform a planning application to **Wiltshire Council**. The proposal is described as:

The construction of two self-build dwellings.

Planning Application Number:

PL/2025/09917

1.0 Introduction

This Ecological Parameters Plan (EPP) has been prepared for the above-named client to outline measures to be implemented during construction works at the above-named site.

The purpose of this plan is to ensure the protection and mitigation of ecological receptors, adhere to best practices and industry standards, and provide adequate supervision by licensed professionals. The EPP also outlines the management frameworks required for the planning and implementation of construction activities that comply with legislation and the environmental commitments.

The table below provides the wider ecological context of the site and details any associated planning conditions.

Table 1- Site Context and Background

Site Context and Landscape History
The site is located at National Grid Reference ST 92268 65151 and has an area of approximately 0.38ha comprising managed grassland, tussocky grassland, tall forbs and hedgerow. It is immediately surrounded by an equestrian centre to the north, a caravan site to the south, New Road to the west and agricultural fields to the east. The wider landscape comprises Withybed Copse ~250m east, town of Melksham ~700m west, Hack Plantation ~900m north-east, Hanging Wood ~1.3km east, Eight Acre Plantation ~1.45km south-east, Morass Wood ~1.6km south-east and A350 ~1.9km north-west. A detailed description and history are provided in the following previous ecological reports: - Preliminary Ecological Appraisal of Land to the east of New Road, Melksham, SN12 7QZ (Arbtech, 2025)¹

The table below describes the latest on-site ecological baseline conditions.

Table 2- Summary of baseline survey information for the site (Preliminary Ecological Appraisal of Land to the east of New Road, Melksham, SN12 7QZ - Arbtech and December 2025)

¹ Arbtech (2025). Preliminary Ecological Appraisal of Land to the east of New Road, Melksham, SN12 7QZ.

Ecological Background Information

Detailed using desk study and site survey.

The site had a PEA undertaken by Arbtech on the 3rd December 2025.

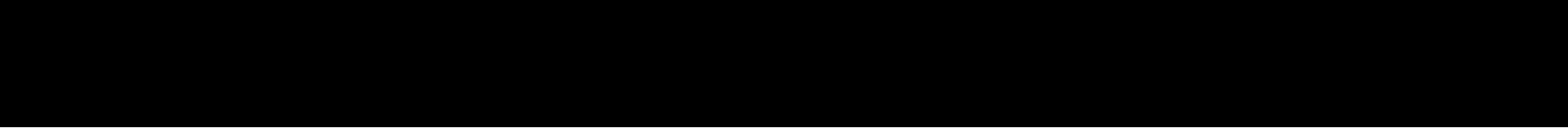
Habitats identified at the site include-

- Modified grassland with tall forbs and scattered trees g4 16 32
- Native hedgerow h2a
- Drainage ditch r1 50

This does not include habitats identified outside of the development boundary, in the wider site landscape.

Value for protected species on the site includes the following-

- **Birds** - Birds could use the hedgerow for nesting.

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- **Bats** - Habitats recorded on site are assessed to provide limited foraging and commuting opportunities for bats in the form of grassland, hedgerow and tall forbs.
 - **Reptiles** - The tall forbs, hedgerows and tussocky grassland, which are restricted to the site's boundaries, provide suitable foraging, commuting, and refuge opportunities for amphibians. Whilst the shorter sward grassland in the centre of the site provides some limited foraging and commuting value, opportunities are suboptimal due to an absence of refuge value. The presence of low numbers of common reptiles around the site's boundaries cannot be discounted.
 - **Amphibians** - The tall forbs, hedgerows and taller sward grassland, which are restricted to the site's boundaries, provide suitable foraging, commuting, and refuge opportunities for amphibians. Whilst the grassland in the centre of the site provides some limited foraging and commuting value, opportunities are suboptimal due to an absence of refuge value.

- **Terrestrial mammals** - The grassland, hedgerows and tall forbs provide limited foraging, sheltering and commuting opportunities for hedgehogs. However, the site is surrounded by stock-proof fencing. Therefore, connectivity will be reduced, and the proposed development site is unlikely to be used by hedgehogs for commuting.

The following tables detail the proposed mitigation, habitat creation and biodiversity enhancement measures for the development, as well as management requirements to ensure the longevity of these measures, as detailed in the PEA. These include further details of the habitats on site and the impacts of the development upon them and will be read in conjunction with this document.

Scope

This EPP outlines construction and ecological measures for the following works:

The construction of two self-build dwellings.

Aims and Objectives

This report aims to identify key stakeholder requirements, ensure compliance with all relevant legislation by all stakeholders, minimise potential adverse effects on the environment and protected/notable species during construction, and provide site-specific methods to avoid, minimise, and mitigate construction effects on the environment and protected/notable species. Also, to provide ecological and biodiversity enhancement measures for the site and to include a management strategy to achieve long-term success and improvements.

Work Schedules and Ecological Presence

Work schedules will be developed to ensure activities with specific timing requirements are carried out in a manner that minimises harm to ecological receptors. These schedules will be provided for all relevant personnel and contractors involved in the project. The following measures will be implemented:

Ecological Parameters Plan

Ecological Clerk of Works

A qualified and suitably experienced ecologist will be on-site during critical phases of construction, namely vegetation clearance. Their role will be to oversee and monitor compliance with the EPP, provide guidance, and take immediate action to prevent any harm to ecological receptors. The specific roles and requirements of the ECoW are discussed in the Bird and Herpetofauna sections.

Persons Responsible and Lines of Communication

During Construction

A Development Biodiversity Champion is selected for the development's construction phase. The Biodiversity Champion will be someone with significant influence during construction, such as the contract, site or project manager. They are responsible for ensuring all actions outlined in the approved EPP are implemented, including the provision of a toolbox talk prior to work commencing. Any queries with regards to the mitigation prescriptions will be addressed to the project ecologist, and communication will be retained between the Development Biodiversity Champion and project ecologist and/or a suitably qualified Ecological Clerk of Works (ECoW) throughout the construction phase of the development, where necessary to ensure the mitigation is applied and impacts to adjacent ecological receptors are effectively minimised. The project ecologist's contact details are located on the title page of this report. It is recommended that the Biodiversity Champion inform the project ecologist and designated ECoW of the commencement of construction works and provide updates where necessary. The ECoW will provide ecological expertise and guidance throughout.

Post Construction

The Biodiversity Champion will be responsible for providing the new landscaping and species-specific enhancements. The occupier of the proposed development (i.e. the landowner or managing agent) will be responsible for the management of these features post-development.

2.0 Construction Ecological Management Plan (CEMP)

Table 3- Construction and Ecological Mitigation Measures

Ecological Mitigation Measures	This table includes any measure required to obtain or comply with planning permission or other consent and to comply with legislation.
Ecological Protection Areas and Buffer Zones	
Ecological protection areas and buffer zones within the project site. These areas will be demarcated using physical means of protection, such as exclusion fencing, to prevent unauthorised access and minimise disturbance to sensitive habitats.	
Tree Protection	
Hedgerow root protection areas will be identified based on the existing hedgerow inventory. A buffer from retained hedgerows will be established and protected throughout construction (where functionally possible). No trenches or ground works will be completed within the specified buffer of any retained hedgerows on site. Hedgerows will be appropriately protected in accordance with BS 5837:2012 - “Trees in relation to design, demolition and construction – Recommendations”. As such, it is recommended that the hedgerows be separated from construction works by protective fencing throughout the duration of the construction phase of the development. A fencing specification is included within Figure 1 below. Appropriate signage should be included on the fencing to ensure that fences are not moved once established. As shown in Figure 2 . Indicative locations of the protection zones and hedgerow root protection zones can be seen in Appendix 1 .	

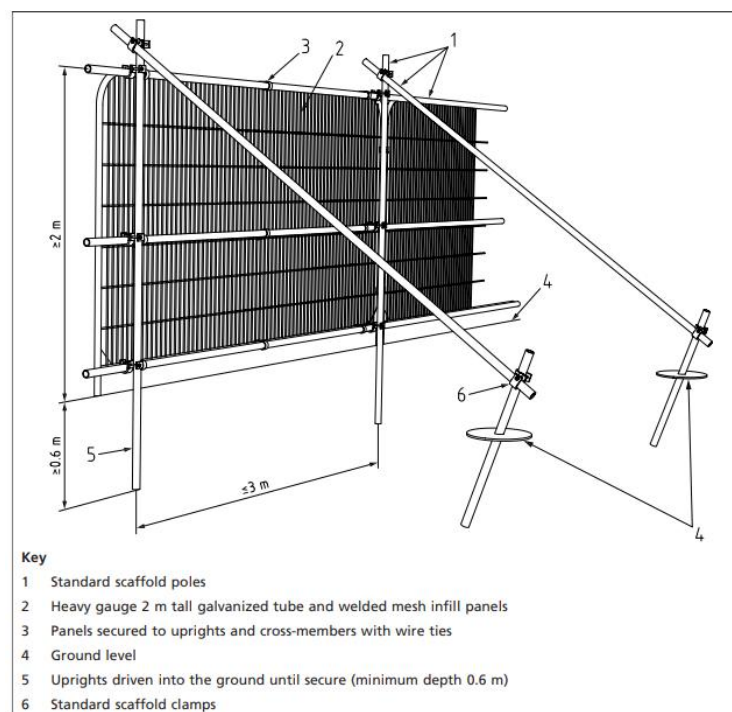


Figure 1: Default protective barrier specification (British Standards Institute 2012).



Figure 2: Appropriate sign to be attached to root protection zone fencing- Source- www.Safetysignsandnotices.co.uk

Construction measures	
Pollution Prevention	
<i>Risk</i>	Pollution resulting from increased water runoff, noise, and dust generated during construction works has the potential to contaminate the nearby drainage ditches, likely causing adverse impacts and subsequently reducing both plant and animal diversity.
<i>Statutory Compliance</i>	To limit the impacts of pollution resulting from the construction phase of the development, construction works must be completed in accordance with current statutory guidelines relating to pollution prevention (Environmental Agency 2016). Furthermore, although withdrawn in 2015, pollution prevention guidelines detailed within guidance document: <i>PPG6: Working at Construction and Demolition Sites</i> (Environment Agency 2010) remain applicable to the site. Considering both the relevant statutory requirements and best practice measures detailed within guidance document PPG6, the below mitigation prescriptions are considered suitable to mitigate impacts of pollution during the construction phase of the development. The allocated Biodiversity Champion will be responsible for ensuring the following mitigation recommendations are undertaken successfully during the works.
<i>Materials Storage and Surface Water Runoff</i>	It is recommended that the Biodiversity Champion ensure that: • No stockpiles are created on exposed ground areas and ensure that all materials and chemicals are stored securely and safely on site in accordance with current Control of Substances Hazardous to Health (COSHH) regulations (HSE 2002). • Stockpiles are located as far away as possible from the drainage ditches and on level ground to prevent any accidental run-off. • Contaminated materials, chemicals, and other hazardous substances must be stored on an impermeable surface, in a bunded area, within any area of the site. • All chemicals and hazardous substances are stored away from areas where there is heightened risk of damage from impact or collision, such as site traffic. • All chemicals and hazardous substances are labelled, containers are sealed when not in use and inspected regularly and fit for purpose. • Any damaged or old containers are replaced in line with the duty of care requirements. Note such containers may be considered hazardous waste.

	• Staff are trained in the use of spill kits and emergency procedures. • Ensure there is a designated 'responsible person' on site at all times. • Lock storage facilities when not in use.
<i>Site Drainage</i>	It is recommended that the Biodiversity Champion ensure that: • Pollution risks are identified pre-construction. • Pollutants are prevented from entering drains where possible. • If any pollutant enters a drain, immediately stop the pollution with a physical block, stop the activity causing the pollution, then notify the Environment Agency for surface water drains or the local sewerage provider for foul water drains. If there's a spill, accident, or emergency, try and prevent pollutants entering the drains. • Report all pollution incidents to site management and the Environment Agency. • Inspect drains and protection measures frequently and maintain them during the construction activity. Well maintained drains will also reduce risks of flooding and subsequent surface water run-off. • As a last resort, should any pollutants be required to enter the drainage system on site, permission from Environment Agency or the local sewerage provider must be sought before discharging anything other than clean uncontaminated surface water to a drain and other surface waters or groundwater. Apply for permission early, as authorisation can take up to four months.
<i>Airborne particle suppression</i>	It is recommended that the Biodiversity Champion ensure that: • Effective water suppression is used during demolition operations. Handheld sprays are more effective than hoses attached to equipment as the water can be directed to where it is needed. In addition, high volume water suppression systems, manually controlled, can produce fine water droplets that effectively bring the dust particles to the ground. • Avoid explosive blasting, using appropriate manual or mechanical alternatives. • Bag and remove any biological debris or damp down such material before demolition.

	• Carry out regular site inspections to monitor compliance. • Ensure all vehicles switch off engines when stationary. • Avoid the use of petrol- or diesel-powered generators and use mains electricity or battery power where possible. • Only use cutting, grinding, or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction. • Ensure an adequate water supply on the site for effective dust/ particulate matter suppression/ mitigation, using non-potable water where possible and appropriate. • Use enclosed shuts and conveyors and covered skips.
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Noise	The Biodiversity Champion must ensure that noise levels are kept to a minimum in accordance with best practice as defined in the Control of Pollution Act 1974 to avoid unacceptable levels of noise and vibrations. Further guidance can be found in British Standard 5228-1:2009. Such measures applicable to the proposed development primarily include agreed working hours limiting night work, using the quietest equipment and plant available, shutting down equipment when not in use, and completing deliveries during working hours only. Most notably, prescriptions to limit the noise of plant machinery, as detailed in Table 3.1 below within the code of practice for noise control (British Standards Institution, 2014), are likely to have the most significant impact during construction activity. Table 3.1: Methods of reducing noise levels from construction plant
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	Plant	Noise reduction of plant			Alternative plant
		Source of noise	Possible remedies (to be discussed with machine manufacturers)	A-weighted sound reduction dB	
	Hammer drive piling equipment	Pneumatic/diesel hammer or steam winch vibrator driver	Enclose hammer head and top of pile in acoustic screen	5 to 10	Bored piling Vibratory system
		Sheet pile	Acoustically dampen sheet steel piles to reduce levels of resonant vibration		Drop hammer completely enclosed in box with opening at top for crane access
		Impact on pile	Use resilient pad (dolly) between pile and hammer head. Packing needs to be kept in good condition		Steel jacket completely enclosing drop hammer with dolly and polystyrene chips fed to impact surface to dissipate energy
		Cranes cables, pile guides and attachments	Careful alignment of pile and rig		Pressed-in piling which generates its driving force from the frictional restraint of other piles
		Power units or base machine	Fix more efficient sound reduction equipment or exhaust. Acoustically dampen panels and covers. When intended by the manufacturer, engine panels need to be kept closed. Use acoustic screens when possible		
	Earth-moving plant: • bulldozer • compactor • crane • dump truck • dumper • excavator • grader • loader • scraper	Engine	Fit more efficient exhaust sound reduction equipment Manufacturers' enclosure panels need to be kept closed	5 to 10	Alternative super silenced plant might be available. Consult manufacturers for details

Plant	Noise reduction of plant			Alternative plant
	Source of noise	Possible remedies (to be discussed with machine manufacturers)	A-weighted sound reduction dB	
Compressors and generators	Engine	Fit more efficient sound reduction equipment	Up to 10	Super silenced plant is available. Consult manufacturers for details Electric-powered compressors are available as opposed to diesel or petrol Sound-reduced compressor or generator can be used to supply several pieces of plant. Use centralized generator system
	Compressor or generator body shell	Acoustically dampen metal casing Manufacturers' enclosure panels need to be kept closed		
	Total machine	Erect acoustic screen between compressor or generator and noise-sensitive area. When possible, line of sight between top of machine and reception point needs to be obscured Enclose compressor or generator in ventilated acoustic enclosure	Up to 10 Up to 20	
Pneumatic concrete breaker, rock drills and tools	Tool	Fit suitably designed muffler or sound reduction equipment to reduce noise without impairing machine efficiency Ensure all leaks in air line are sealed	Up to 15	Hydraulic and electric tools are available For large areas of concrete, machine designed to break concrete in bending can be used Thermic lance
	Bit	Use dampened bit to eliminate ringing		
	Total machine	Erect acoustic screen between compressor or generator and noise-sensitive area. When possible, line of sight between top of machine and reception point needs to be obscured Enclose breaker or rock drill in portable or fixed acoustic enclosure with suitable ventilation	Up to 10 Up to 20	
Rotary drills, diamond drilling and boring	Drive motor and bit	Use machine inside acoustic shed with adequate ventilation	Up to 15	Thermic lance

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Implementation of the Waste Hierarchy	The Biodiversity Champion must ensure that all construction activity is completed in accordance with the Waste Hierarchy (Defra 2011) in an attempt to reduce the amount of waste produced during the construction phase of the development. As such, the construction phase must be completed in accordance with the following core principles: <i>In the first instance:</i> • Re-use products and materials where possible. • Recycle and compost material resources where possible. • Attempt to recover energy from waste.																														

	<i>Where none of the above options offer an appropriate solution, waste disposal is the final option:</i> • Only transfer controlled waste to an “authorised person” (Waste Collection Authority, the holder of an Environmental Permit, Registered Water Carrier or Waste Disposal Authority). • Ensure that non-hazardous waste is transferred under a Waste Transfer Note which must be retained for two years. • Hazardous waste is moved under a waste consignment note that provides a clear description of the waste material. The consignment note must be retained for three years. • The waste is the responsibility of the company until it has been fully recovered or finally disposed of.
Wildlife Protection – Precautionary Methods of Working-	
<i>Herpetofauna</i>	There are four known ponds within 500m of the site boundary on OS maps (the nearest pond is ~60m north, and the nearest drainage ditch is ~5m north). The tall forbs, hedgerows and taller sward grassland, which are restricted to the site’s boundaries, provide suitable foraging, commuting, and refuge opportunities for reptiles and amphibians. Whilst the grassland in the centre of the site provides some limited foraging and commuting value, opportunities are suboptimal due to an absence of refuge value. All of the refuge opportunities are restricted to the site’s boundaries. Some level of GCN presence is assumed (with common amphibians and reptiles likely to be present on site). The grassland removal will not fragment landscape connectivity for any existing amphibian populations and will not significantly reduce habitat availability, thereby potentially rendering any existing populations unviable. So, despite the removal of the short sward grassland for the proposed development, the loss of this habitat is likely to be inconsequential to local amphibian and reptile populations, given that the majority of the hedgerow will be retained. However, there is a low risk that reptiles and amphibians could be in the vicinity of the works in the site’s boundaries. Therefore, a licensed mitigation strategy in conjunction with a District Level Licence (DLL) was identified as the most appropriate route forward for the project. Ecological Clerk of Works

	A qualified and licenced ecologist will be present on site to act as an ecological clerk of works (ECoW) during the clearance of vegetation of value to reptiles and amphibians. The ECoW will complete a toolbox talk to contractors immediately prior to vegetation clearance works to highlight the potential presence of reptiles and amphibians and to outline indicators of their presence. Pre-Development Vegetation Clearance Vegetation clearance works must take place outside of the typical hibernation period for reptiles and amphibians, which is typically between November and February. Reptiles and amphibians are mostly torpid during this timeframe and are thus most vulnerable to injury or death. Undertaking vegetation clearance works during their active period, typically between March and September, will allow individuals to disperse unperturbed to adjacent retained habitats. a) Before any development, the ground flora on the affected parts of the site will be strimmed down to 300mm, directed towards off site suitable habitat. Any reptiles that are found will be encouraged to move away of their own volition, or if in immediate danger or likely to find itself in danger, deposited in a bucket and placed by gloved hand outside of the development area in retained suitable habitat by a suitably experienced ecologist. If Great crested newts are found, they are to be moved by a licensed ecologist to a safe location. b) Any spoil/log or rubble piles will be destructively searched for reptiles at the same time. c) This will be followed by a rest period of at least 24 hours. d) The second cut will be to ground level/ bare ground. Reptiles and amphibians are most likely to be present at or just below ground level; the phased technique allows any individuals present at this vegetation level to disperse. e) In addition to phasing, any cutting will be conducted systematically, towards areas of retained habitat to encourage any individual reptiles and amphibians to retreat to retained habitat unharmed and thus preventing individuals from becoming trapped in a central habitat island. f) The development zone will be managed thenceforth as bare ground or close mown vegetation. A suitable systematic cutting technique is exemplified below in Figure 3.
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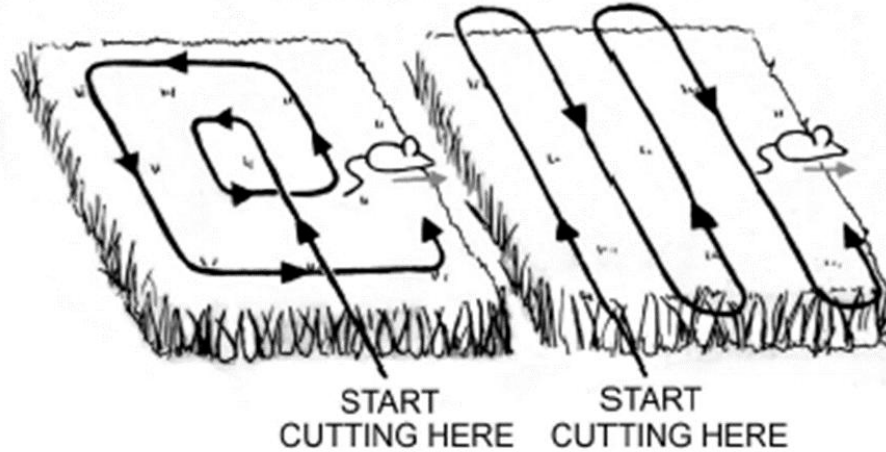


Figure 3: A schematic representation of vegetation cutting patterns as best to eliminate terrestrial opportunities for reptiles and amphibians within the construction zone.

Site Management During Construction

- Any materials will be stored on pallets away from tall vegetation (if any). Rubble created during the development will be safely disposed of in a skip. If no skip is available, the rubble will be stored off the ground (e.g. on pallets) until it can be removed from the site, to prevent common reptiles and amphibians from using the rubble piles for hibernation or refugia. If rubble and other piled items need to be left on the floor overnight or for any period of time beyond that working day, they must be dismantled by hand.
- All trenches will (where possible) be backfilled before nightfall, or a ramp will be left to allow amphibians to easily exit. Any trench that could not be closed the previous day must be checked for reptiles and amphibians at the beginning of the next working day; particularly where this is scheduled for infilling.

	- Any chemicals or pollutants used or created by the development will be stored and disposed of correctly according to COSHH regulations. - Any reptiles or amphibians found must be encouraged to move away of their own volition, or if in immediate danger and unable to perambulate themselves, will be captured in a gloved hand or by any other means, avoiding injury, and safely relocated to suitable cover within the retained habitat. No amphibian will be handled via bare hand due to the risk they may absorb toxic compounds through their permeable skin. - If at any point GCN or reptiles are found during development, further advice has been obtained from a qualified ecologist and the relevant regulators.
<i>Birds</i>	The hedgerow on site provides foraging and nesting habitat for a wide range of species. The proposed development will result in the loss of scrub, short-maintained grassland and taller sward grassland. The proposed development will result in the loss of the modified grassland, drainage ditches and the tall forbs. A ~6m section of hedgerow will be removed for the site access. However, the majority of the hedgerow will be retained. The proposed development could result in the destruction or disturbance of active bird nests, leading to their subsequent abandonment. If vegetation clearance and other activities will be undertaken outside the core nesting period, 1st March to 31st August, a nesting birds check of the vegetation (and any remaining or regrowth vegetation from earlier cuts) will be undertaken by the project ecologist or ECoW, within 48 hours prior to the commencement of work. All active nests will need to be retained with a species-appropriate (generally 5m or more) buffer until the young have fledged (species-specific but typically 4-6 weeks). The buffer will need to be increased in the event of the presence of any Schedule 1 species as reckless disturbance as well of destruction of the nests of such species is an offence. Buffer zones regarding schedule 1 species are on a case-by-case, species-by-species basis and must be reflected accordingly.

	If nests are identified, these will need to include signage on any fencing or buffer boundary to make awareness of presence. Examples of appropriate work signs are shown in Figure 4. Signs will be installed in full view in areas where nesting birds have been identified on the pre-work checks. Figure 4: Work signage regarding nesting birds on the site. Source- www.Britishsafety signs.co.uk
<i>Bats</i>	Bat roosts are not expected to be directly impacted by the development but may be disturbed during commuting and foraging activities. A lighting strategy is provided later within the report.
██████████ <i>terrestrial mammals</i>	The following recommendations are given in order to mitigate against potential harm to hedgehogs, ██████████ and other mammalian fauna during the development works. • The work zone will be checked for wildlife prior to works commencing, with any fauna encouraged to move away via their own volition or transported by gloved hand to the reptile receptor area if this not be possible. This will only apply to smaller mammal species. Larger mammals such as ██████████ foxes will not be transported by hand. • Any inadvertently injured wildlife will be taken to an appropriate local wildlife carer or vet. • Any trenches dug will ideally be backfilled before contractors leave. If this is not possible they will be covered at night or have a rough sawn plank placed in them to act as a ramp for any wildlife which may fall in. They must be checked for wildlife before backfilling. • Security lighting must be directed away from undergrowth and vegetated site boundaries.

	Any chemicals or pollutants used or created by the development will be stored and disposed of correctly according to COSHH regulations.
Lighting Strategy	
The hedgerows on site are suitable for commuting and foraging bats and other nocturnal wildlife. The site is currently a dark area. Additional lighting could impact the behaviour of wildlife and adversely affect the integrity of roosting and foraging resources. Any proposed external lighting will be installed in accordance with current guidance issued by the Bat Conservation Trust and Institute of Lighting Professionals: Guidance Note 08/23: Bats and Artificial lighting in the UK (BCT & ILP 2023). The new proposed dwellings rear garden would include the retained hedgerow. To ensure the hedgerow remains a dark zone and is enforced, a covenant within the sale document will be put in place for the new occupants of the dwellings, requiring that no lighting be installed within 5m of the dark zone. The proposed dark zones are illustrated in Appendix 2. The strategy below utilises light prescriptions detailed within this guidance to limit the impacts of artificial lighting on bats and other light-sensitive species using retained habitats on and directly adjacent to the site, including [REDACTED] hedgehogs. In particular, the lighting strategy seeks to influence the lighting design so that impacts can be avoided on key habitats of value, including: - Any site boundaries and hedgerows. - The species-specific habitat enhancements detailed below, predominantly the bird and bat boxes. - Retained habitats on and directly adjacent to the site. The following lighting design prescriptions are considered suitable for the type and scale of the Development to minimise the impacts of artificial lighting on site or within the public realm on bats and other light-sensitive species. Lighting design prescriptions recommended for the Site comprise:	

- The new southern boundary, as well as the retained western and northern hedgerows, must not be illuminated to ensure the present dark zones are retained. The dark zones are illustrated in **Appendix 2**.
- Reducing the operating time of any installed public realm lighting and levels of illuminance provided via: Part-night operation. Turning off lights between certain hours, for example, between midnight and 06:00.
- The use of motion sensors will be avoided to ensure no unnecessary light spill occurs during night-time hours. Where the use of motion sensors cannot be avoided, lights must be set to be turned on for no longer than 1 minute.
- Wall lights and security lights will be 'dimmable' and set to the lowest light intensity settings. There are several products on the market that allow the control of the light intensity and the duration that the lights are on.
- Avoiding light spill via: The use of directional lighting by using luminaires with rear shields and an upwards lighting ratio of zero; and Consideration to the height and spacing between lighting columns where practicable. Examples include stud LED or footpath lighting. There will be no bare bulbs and no light pointing upwards. The spread of light will be kept in line with or below the horizontal. Use low-level lighting in conjunction with hoods, cowls, louvres and shields.
- Lights will be directional to ensure that light is directed to the intended areas only.
- Light type: Use of lamps that minimise UV emissions or use UV filters to reduce the attractiveness of the lamp to invertebrates. Use high-pressure sodium or LED lamps, ideally warm white as its function as an invertebrate attractant is relatively low.
- The use of landscaping as to block light spill where appropriate.
- Install lighting systems that deliver no greater than a 3lux average illuminance, with a maximum horizontal illuminance of 0.6 uniformity (subject to appropriate maintenance factors).
- Use narrow spectrum light sources to lower the range of species affected by lighting.
- Use light sources that emit minimal ultra-violet light.
- Avoid white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required in order to manage the blue shortwave length content they will be of a warm / neutral colour temperature <4,200 kelvin.
- External lighting will be on PIR sensors that are sensitive to large objects only (so that they are not triggered by passing bats) and will be set to the shortest time duration to reduce the amount of time the lights are on.

- All lighting on the developed site will make use of the most up to date technology available.

Consideration will be given to both internal and external lighting. Measures to reduce light spillage from internal lightning are shown in **Figure 5**.

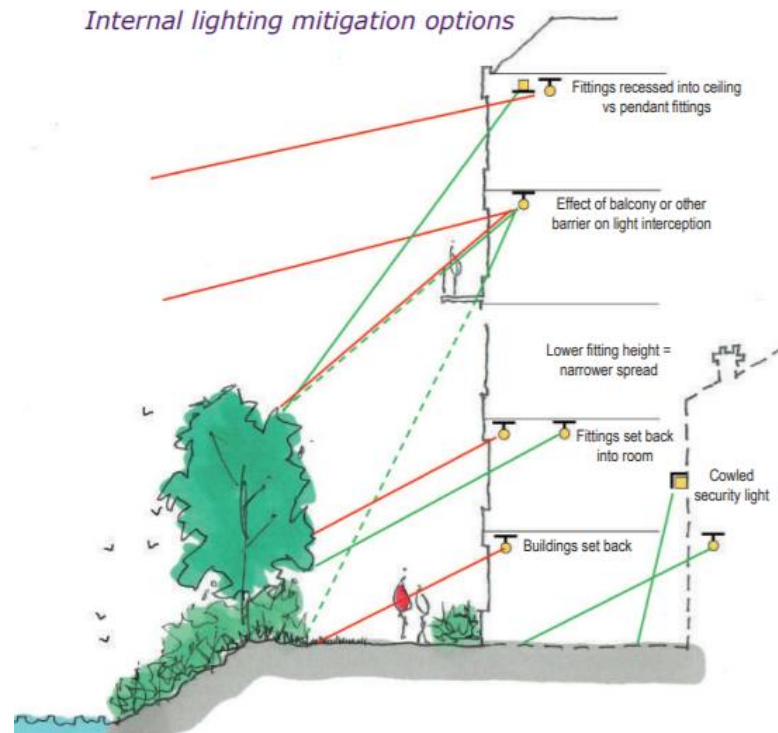


Figure 5: Mitigation measures for internal lighting.

3.0 Habitat Creation and Biodiversity Enhancement Measures

Table 4 details the habitat creation and biodiversity enhancement measures for the site. These are also illustrated in **Appendix 2 for habitat and 3 for fauna species.**

Table 4- Provision of New Landscaping and Species-Specific Enhancements

Ecological/Biodiversity enhancement and management measures	This table includes any measures required to obtain or comply with planning permission, conditions, or other consent, and to comply with legislation.
Works	Specification
Tree and Shrub Planting	Overview New native tree planting is proposed across the site, as shown in the proposed plans (see Appendix 1 and 2). This will focus on a range of native species, such as English oak, beech, chestnut, birch, hazel, and hawthorn. Oak, birch and hawthorn have the best chance of establishing in more acidic soils. Ornamental species such as laurel, rhododendron, and non-native cotoneasters listed on Schedule 9 of the invasive species list must be avoided. Objectives • To plant a range of trees and shrubs that will provide pollinating, foraging, commuting, and refuge opportunities for protected and/ or notable species groups, including amphibians, bats, birds, hedgehogs, and reptiles. • Ensure that good horticultural practice is employed to encourage the long-term health and vitality of all trees and shrubs. • Ensure well-balanced crowns and/ or natural shape by preventing over-competition. Risks • Inappropriate tree selection for position, soil type, etc

	• Shade, as well as competition for water and nutrients, from surrounding tall mature trees both on- and off-site • Inappropriate fully-grown size (e.g. species too large for the site will predispose towards future removal before the tree achieves maturity) • Incorrect planting method • Insufficient support/staking and protection of young trees from wind damage • Insufficient irrigation during establishment Creation Method • Ground preparation and planting Each tree will be planted within a hole three times as wide of the supplied pot and of a similar depth. Root balls will be soaked thoroughly in water before planting and root balls will be loosened to expose restricted roots before planting. The planted trees will then be backfilled, ensuring there are no air pockets around roots or any roots protruding out of the ground. • Timing It is best to prepare the land during the summer, ready for planting between November and March. Planting trees before the new year helps ensure better rooting and subsequent establishment, including faster growth during the first growing season. Recommended management prescriptions Table 4.1: New tree planting management
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	<table><tr><th>Management</th><th>When</th><th>Rationale</th></tr><tr><td>At the end of each growing season all plant failures are to be 100% replaced</td><td>When required; checked annually in Autumn.</td><td>To maintain amenity and wildlife value.</td></tr><tr><td>If required, provision of stakes and guards. Guards to be left on for a minimum of 5 years</td><td>N/A</td><td>Protect from damage</td></tr><tr><td>Stakes will be checked and any broken or damaged stakes during this time would be removed (as above) and replaced with ties re-fixed</td><td>When required; checked annually in Autumn.</td><td>Maintain protection</td></tr><tr><td>Remove weeds</td><td>When required; checked twice annually in early spring and in Autumn.</td><td>Reduce competition for resources nutrients etc.by weeds</td></tr><tr><td>Application of bark mulch at a depth of 50 mm</td><td>Immediately after planting and then when required; checked annually in Autumn.</td><td>Reduce competition for resources nutrients etc.by weeds</td></tr><tr><td>Do not apply chemical fertilisers</td><td>At all times.</td><td>The use of chemical fertilisers will encourage vigorous grasses and weeds to grow</td></tr><tr><td>Apply a light dressing of well-rotted manure</td><td>Annually in the winter</td><td>Note the overuse of manure fertilisers will encourage vigorous grasses and weeds to grow.</td></tr><tr><td>Watering will be undertaken before and after planting out and as necessary for the continued thriving of all planting.</td><td>When required; provide more water during periods of draught and less water during times of prolonged rain.</td><td>Ensures plants do not dry out and subsequently fail.</td></tr><tr><td>Check and replace any plant failures once a year</td><td>For the first 5 years</td><td>To ensure no gaps form.</td></tr></table>	Management	When	Rationale	At the end of each growing season all plant failures are to be 100% replaced	When required; checked annually in Autumn.	To maintain amenity and wildlife value.	If required, provision of stakes and guards. Guards to be left on for a minimum of 5 years	N/A	Protect from damage	Stakes will be checked and any broken or damaged stakes during this time would be removed (as above) and replaced with ties re-fixed	When required; checked annually in Autumn.	Maintain protection	Remove weeds	When required; checked twice annually in early spring and in Autumn.	Reduce competition for resources nutrients etc.by weeds	Application of bark mulch at a depth of 50 mm	Immediately after planting and then when required; checked annually in Autumn.	Reduce competition for resources nutrients etc.by weeds	Do not apply chemical fertilisers	At all times.	The use of chemical fertilisers will encourage vigorous grasses and weeds to grow	Apply a light dressing of well-rotted manure	Annually in the winter	Note the overuse of manure fertilisers will encourage vigorous grasses and weeds to grow.	Watering will be undertaken before and after planting out and as necessary for the continued thriving of all planting.	When required; provide more water during periods of draught and less water during times of prolonged rain.	Ensures plants do not dry out and subsequently fail.	Check and replace any plant failures once a year	For the first 5 years	To ensure no gaps form.
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Native Hedgerow Planting	Overview: Native hedgerow is proposed across the site as shown in Appendix 1 & 2. This will focus on a range of native species, such as hawthorn, beech, spindle and blackthorn.																														

	Ornamental species such as laurel, rhododendron, and non-native cotoneasters listed on Schedule 9 of the invasive species list must be avoided. Objectives • To create dense hedgerows that will provide foraging, commuting, and refugia opportunities for notable species groups including bats, birds, [REDACTED] and hedgehogs. • To ensure native species only are planted. • Ensure cultural techniques are employed which use a variety of mulches and organic fertilisers and which minimise the use of chemicals and peat wherever possible. Risks • Not enough spacing between planting- will prevent healthy root growth • Inappropriate species were chosen based on soil type leading to poor establishment • Poor management practice leading to degradation of quality • Insufficient support/staking and protection from wind damage, or grazing damage • Insufficient irrigation during establishment Creation Method • Ground preparation Prepare the ground by digging over a strip approximately 60-90cm (2-3ft) wide and one spit (or spade blade) deep. Soils that become waterlogged in winter may require a permanent drainage system. Alternatively, form the soil into a ridge about 15-20cm (6-8in) high and 50-70cm (20-28in) across to plant into. • Planting Plants will be positioned set back from hardscaped boundaries to allow space for the hedgerow to develop and mature prior to requiring any significant management/ cutting back. Plant density will focus on achieving a hedgerow width >1m; as such, plants will be planted in a staggered double row approximately 45-60cm apart, where individual plants are planted 90cm apart within each row.
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- **Timing**

It is best to prepare the land during the summer ready for planting between November and March. Planting before the new year helps ensure better rooting and subsequent establishment including faster growth.

Recommended management prescriptions over a minimum 30-year period

Table 3.4: hedgerow planting management prescriptions.

Management	When	Rationale	BNG condition criteria compliance
At the end of each growing season all plant failures are to be 100% replaced	When required; checked annually in Autumn.	To maintain amenity and wildlife value.	B1 & B2
If required, provision of stakes and guards. Guards to be left on for a minimum of 5 years	N/A	Protect from damage	A1 & A2
Stakes will be checked and any broken or damaged stakes during this time would be removed (as above) and replaced with ties re-fixed	When required; checked annually in Autumn.	Maintain protection	D2
Remove weeds	When required; checked twice annually in early spring and in Autumn.	Reduce competition for resources nutrients etc.by weeds	D1
Application of bark mulch at a depth of 50 mm	Immediately after planting and then when required; checked annually in Autumn.	Reduce competition for resources nutrients etc.by weeds	D1
Apply a light dressing of well-rotted manure	Annually in the winter	Note the overuse of manure fertilisers will encourage vigorous grasses and weeds to grow.	A1 & A2
Watering will be undertaken before and after planting out and as necessary for the continued thriving of all	When required; provide more water during periods of draught and less water during times of prolonged rain.	Ensures plants do not dry out and subsequently fail.	A1, A2, B1, & B2

	<table><tr><td>planting.</td><td></td><td></td><td></td><td></td></tr><tr><td>Check and replace any plant failures once a year</td><td>For the first 5 years</td><td>To ensure no gaps form.</td><td colspan="2">A1, A2, B1, & B2</td></tr><tr><td>Once the hedgerow reaches an average height of 1.5m or above along the hedgerow length, this height or above must be retained.</td><td>To be checked annually once hedgerow reaches 1.5m in height.</td><td>To ensure the hedgerow is not maintained at a low level of worse value to biodiversity.</td><td colspan="2">A1</td></tr><tr><td>Once the hedgerow reaches an average width of 1.5m or above along the hedgerow length, this width or above must be retained.</td><td>To be checked annually once hedgerow reaches 1.5m in width.</td><td>To ensure the hedgerow is not maintained at a thin density of worse value to biodiversity.</td><td colspan="2">A2</td></tr><tr><td>Flailing to be avoided- due to increase risk of disease entering individuals. Management to include a mixture of pruning, live head and dead hedge layering once at a suitable size.</td><td>Once hedge has reach desired size, to be undertaken in winter months after any berry producing plants have finished. No cutting between 1st March and 31st September. Laying recommended very 5-10 years</td><td>To increase hedge density and to prevent high volumes of damage which will reduce hedgerow health and quality over time.</td><td colspan="2"></td></tr></table>	planting.					Check and replace any plant failures once a year	For the first 5 years	To ensure no gaps form.	A1, A2, B1, & B2		Once the hedgerow reaches an average height of 1.5m or above along the hedgerow length, this height or above must be retained.	To be checked annually once hedgerow reaches 1.5m in height.	To ensure the hedgerow is not maintained at a low level of worse value to biodiversity.	A1		Once the hedgerow reaches an average width of 1.5m or above along the hedgerow length, this width or above must be retained.	To be checked annually once hedgerow reaches 1.5m in width.	To ensure the hedgerow is not maintained at a thin density of worse value to biodiversity.	A2		Flailing to be avoided- due to increase risk of disease entering individuals. Management to include a mixture of pruning, live head and dead hedge layering once at a suitable size.	Once hedge has reach desired size, to be undertaken in winter months after any berry producing plants have finished. No cutting between 1 st March and 31 st September. Laying recommended very 5-10 years	To increase hedge density and to prevent high volumes of damage which will reduce hedgerow health and quality over time.		
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Bat Boxes	Overview A total of two bat boxes will be installed on the site. The boxes will be integrated into the building's façade during construction. The proposed locations are shown on the plans provided in Appendix 3. Details of the bat boxes recommended for the sites are as follows: Risks • Inappropriate bat boxes chosen for species that are/may be present at the site • Incorrect positioning of bat boxes leading to lack of uptake. • Materials chosen for bat boxes have a short lifespan • Boxes end up being removed, damaged, taken over by birds, or blocked.																									

	Integrated bat boxes to be integrated into the façade of new buildings • The recommended integrated bat bricks will be constructed of woodcrete/ woodstone. Boxes of this construction are known to require minimal maintenance and have a lifespan of 25 years plus. • 2 x Vivara Pro Build in woodstone bat boxes (or similar) (see Figure 6) will be installed into the façade of new buildings. This bat brick type is suitable for integration into a range of building types including brick walls, timber cladding, and stone and are suitable to support a range of species including common pipistrelles <i>Pipistrellus pipistrellus</i> and soprano pipistrelles <i>Pipistrellus pygmaeus</i> which are likely to be present in the local area. • The bat boxes will be positioned 3-5m above ground level facing a southwest elevation with a clear flight path to and from the entrance, away from artificial light and facing vegetated habitats. Figure 6: Integrated Vivara Pro Build In Woodstone Bat Box (image credit: https://mediacdn.nhbs.com/jackets/jackets_resizer_xlarge/25/256321.jpg)
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	Recommended management The proposed bat box is designed to require no management or maintenance. Furthermore, preventing physical disturbance to the bat box will increase the likelihood of roosting bats occupying it. However, it is recommended that the bat box be inspected annually for the first five years after installation, outside the typical active season for bats (May to September inclusive). Bat boxes must be replaced if they are damaged or removed from their recommended location.
Bird Boxes	Overview Two bird boxes are recommended to be installed on site. Integrated bird boxes are proposed for this site, including house sparrow terraced-style boxes. The proposed locations are shown on the plans provided in Appendix 3. Risks • Boxes installed in unsuitable locations (height, orientation, protection) • Boxes left uncleaned from one season to the next, resulting in unhealthy conditions and/or rejection as a potential nesting site. • Boxes installed are made of materials that have a short lifespan or have a higher risk of predation- ie wood • Integrated boxes are being installed incorrectly • Integrated boxes are getting blocked at a later date. Bird box specification • The recommended bird boxes will be constructed of woodcrete/ woodstone. Boxes of this construction are designed to require no maintenance and a lifespan of 25 years plus. • 2 x Vivara Pro WoodStone House Sparrow Nest Boxes (or similar) (see Figure 7) will be installed into the façade of new buildings. This bird box type is designed to provide enhanced nesting opportunities for house sparrow <i>Passer domesticus</i>. House sparrows are priority species listed on Section 41 of the NERC Act. However alternative species like tits will also utilise these boxes if sparrows are not present.

	The bird boxes will be positioned approximately 3m above ground level, facing a northern elevation where they will be sheltered from prevailing wind, rain and strong sunlight.  Figure 7: Vivara Pro WoodStone House Sparrow Nest Box (image credit: https://mediacdnhbs.com/jackets/jackets_resizer_xlarge/21/210670.jpg) Recommended management The proposed bird box is designed to require no management or maintenance. Furthermore, preventing physical disturbance to the bird box will increase the likelihood of its occupation by nesting birds. However, it is recommended that the bird box be inspected annually for the first five years after installation, outside the typical nesting bird season (March to September inclusive). External bird boxes must be replaced if they are damaged or removed from their recommended location. Internal bird boxes will not be blocked or removed.
Reptile/amphibian hibernacula	Overview A hibernaculum will be created at the site using locally sourced materials to provide both basking and safe hibernation opportunities for reptiles and amphibians. The proposed location is shown on the plans provided in Appendix 3.

Risks

- The wrong style of hibernaculum is created based on the soil type
- The hibernaculum gets destroyed or tampered with
- Entrances into the hibernaculum are blocked by continued plant growth.

Creation

One Hibernacula will be created using natural materials such as logs, stone, vegetation arising and earth. This can be done using material from the site clearance. This will continue to provide enhanced refuge and over-wintering opportunities for reptiles and amphibians at the site. Two suitable designs are shown in **Figure 8**. These can be installed adjacent to the new hedgerow, trees and shrubs on the southern boundary.

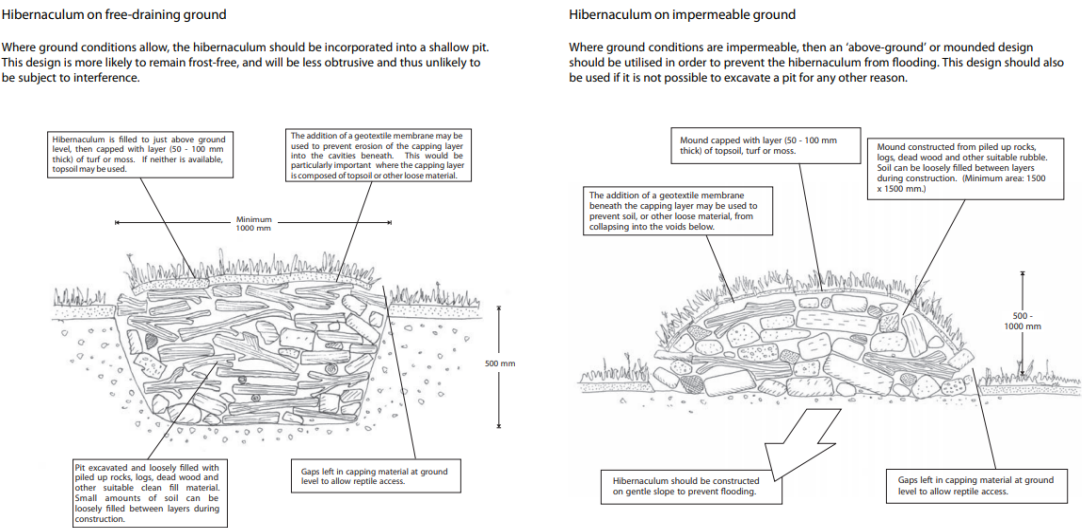


Figure 8: A representation of a man-made hibernaculum.

	Recommended management The hibernaculum is designed to have as little input and management as possible. But every few years, the gaps will be checked to ensure they are still open and provide access in case they become blocked with mud or plant growth. If there’s a risk of destruction, appropriate signage will be installed to inform the presence of the feature and that these are not to be removed Hibernaculum may sink in height as wooden material rots down over time, additional material can be added on top long-term in order to maintain size.
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Compliance and Reporting

Pre-construction and Construction

The EPP requires stakeholders to comply fully with the pre-construction and construction-related elements of any mitigation strategies agreed with the Local Planning Authority and Natural England under any license requirements. Construction activities will therefore be conducted strictly in accordance with the approved EPP. Regular inspections and monitoring will be undertaken to ensure compliance with the plan's requirements.

Any deviations or incidents that may affect ecological receptors will be immediately reported to the designated ecologist / Natural England. Updates to the EPP will be relayed to the Local Planning Authority.

The EPP will be periodically reviewed and updated as necessary throughout the construction phase to address changing site conditions and evolving ecological considerations.

The ECoW or Suitably Qualified Ecologist (SQE) will make a final site check and sign off once the landscaping and installation of species-specific enhancements are complete. The Post-Development Biodiversity Champion will then be responsible for managing the site's ecological features in accordance with this EPP, and for identifying and implementing remediation measures as part of ongoing site management.

Post Development

Post-development site visits by a Suitably Qualified Ecologist (SQE) will be undertaken covering a 30-year management term to confirm the successful installation and management of landscaping and species-specific enhancements. Visits will be completed in years 1, 2, 5, 10, 15, 20, 25, and 30 following the development occupation.

The SQE will produce a report detailing the results of each site visit, including photographs and any remediation requirements. Where remediation is necessary, additional evidence may be required to ensure that remediation is applied effectively. Depending on the scale of the required remediation, additional evidence may comprise an additional site visit by an SQE or photographic evidence to be provided by the Post-Development Biodiversity Champion.

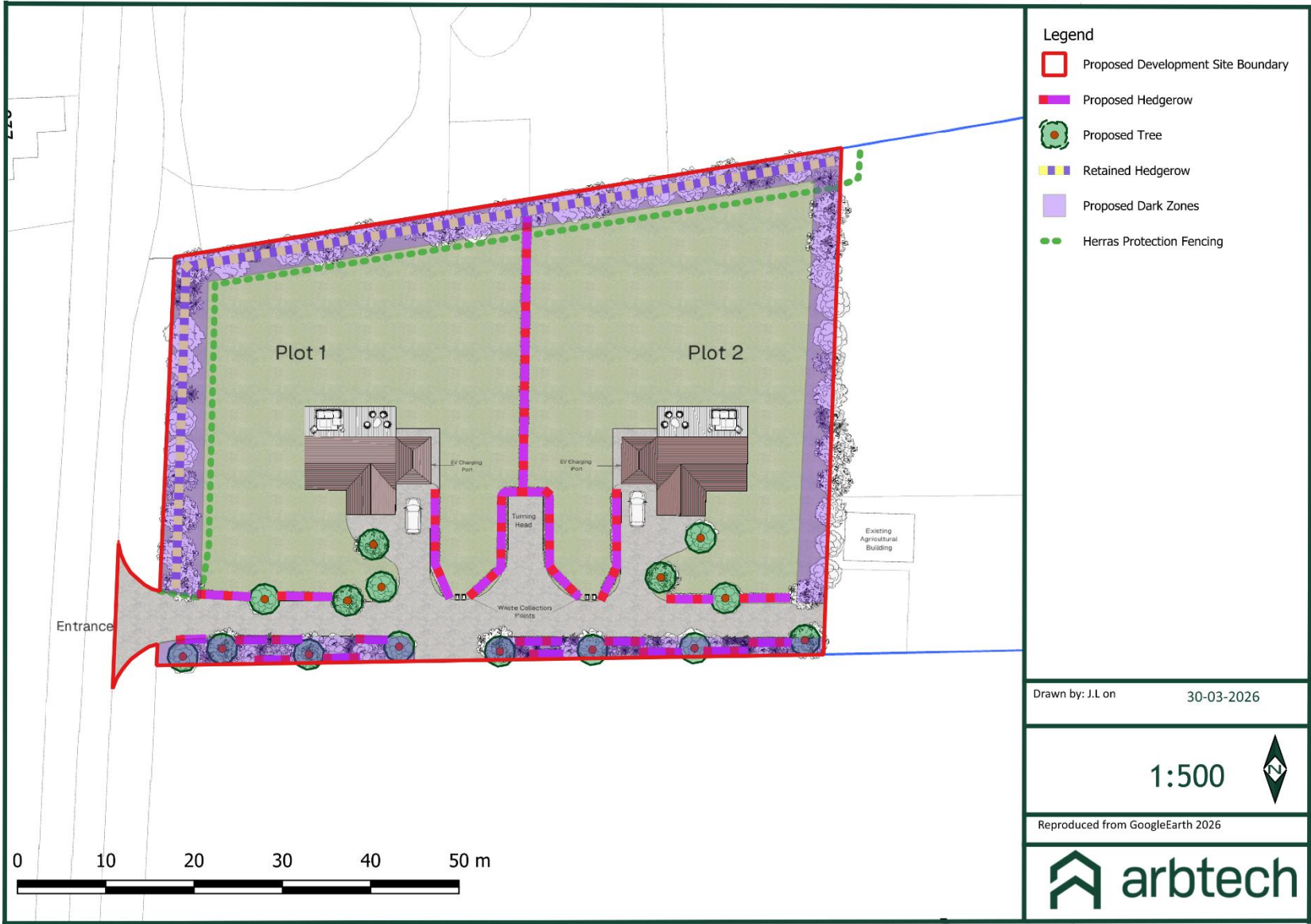
Ecological Parameters Plan

This requirement will be defined based on the results of each site visit. Once the SQE confirms that the biodiversity enhancements have been installed correctly, no further site visits will be necessary following the year 5 visit. The Post-Development Biodiversity Champion will then be responsible for managing ecological features at the site correctly in accordance with this EPP, alongside identifying and implementing remediation measures as part of the ongoing site management.

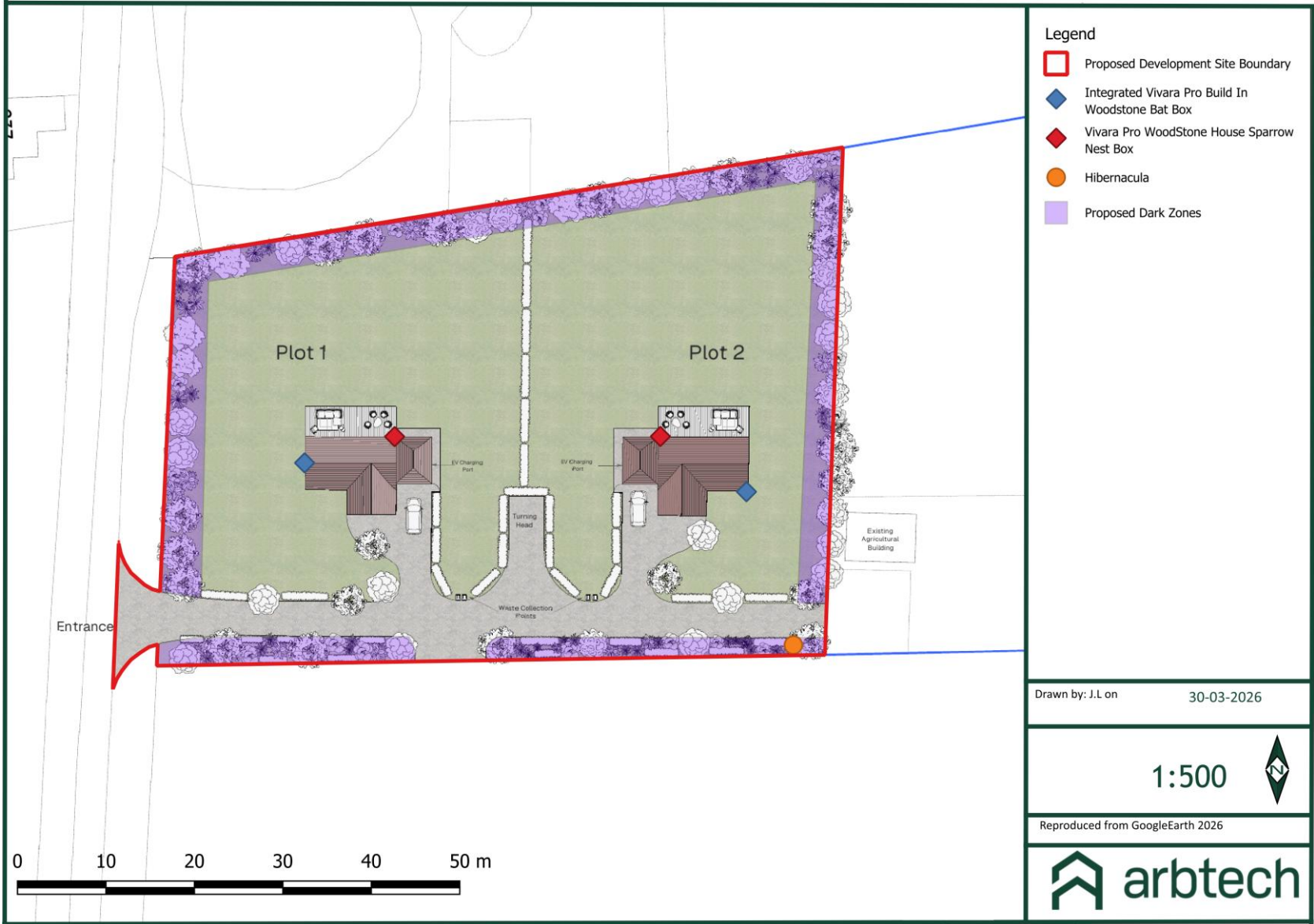
Appendix 1: Site master plan



Appendix 2: Habitat on-site creation, mitigation and protection zones



Appendix 3: Species-specific enhancements



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