

Land East of Blackmore Farm, Melksham

Environmental Statement Volume 3: Environmental Management Plan (EMP)

April 2026

Applicant
Gleeson Land Ltd
Our reference
03004

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Turley

Document Version	Lead Author	Reviewed By	Approved By
VX (Draft)	EE	MM	MM
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This document provides a summary of the mitigation measures identified through the EIA process required to manage the Proposed Development's construction and operational stage environmental effects, and establishes suitable mechanisms to secure and deliver the identified mitigation. This document should be read in conjunction with **Volume 1: Primary Report and Supporting Graphics**, **Volume 2: Technical Appendices to the Primary Report** and **Volume 4: Non-Technical Summary**.

As set out in **Chapter 2: Approach to EIA of Volume 1**, the EIA has considered primary, secondary and tertiary mitigation in line with the Institute of Sustainability and Environmental Professionals (ISEP) Environmental Impact Assessment Guide to Delivering Quality Development¹. These are defined as follows:

- Primary – modifications to the location or design of the Proposed Development made during the pre-application stage that are an inherent part of the project;
- Secondary – actions that will require further activity in order to achieve the anticipated outcome; and
- Tertiary – actions that would occur with or without input from the EIA feeding into the design process. These include actions that will be undertaken to meet other existing legislation requirements or actions that are considered to be standard practices used to manage commonly occurring environmental effects.

All primary, secondary and tertiary mitigation referenced throughout the Environmental Statement (ES) has been collated and is summarised in this Environmental Management Plan (EMP) (**Tables 1 to 3**).

Technical Chapters 6 and 7 of Volume 1 has considered primary and tertiary mitigation prior to undertaking the assessment of likely significant effects. Following the conclusion of effects based on the Proposed Development, any further mitigation measures or monitoring arrangements (i.e. secondary mitigation or enhancement) have been detailed.

Given the definition of primary mitigation, the measures are inherent to the Proposed Development, and these are described in **Chapter 4: The Proposed Development of Volume 1**. Therefore, within the EMP (**Table 1**) a summary of primary mitigation measures used to inform **Technical Chapters 6 and 7 of Volume 1** is provided.

The mitigation relied upon to 'scope out' environmental topics as part of the EIA Scoping Report (**Appendix 2.1 of Volume 2**) is also included within the EMP (**Tables 1 and 2**) (albeit these have been developed further, where appropriate).

With respect to secondary mitigation (**Table 3**), it is assumed these measures will be secured either through appropriately worded conditions and / or Section 106 agreement as determined by Wiltshire Council, as the determining authority.

¹ ISEP (2025) EIA Guide to Delivering Quality Development

Table 1: Environmental Management Plan - Primary Mitigation

Primary Mitigation	
Mitigation measure	Primary Mitigation: All forms of primary mitigation are based on the description of The Proposed Development as set out in Chapter 4 of Volume 1, and the accompanying Parameter Plans, Figures 4.1 – 4.2.
Layout / general arrangement	
P1	The land use and location of development will be limited to the uses shown and within the maximum extent of development in accordance with Figure 4.1. Public Right of Way (PRoW) MELW26 crosses the southern part of the Site and will remain in situ. The existing 132kv high voltage overhead power lines (OHL) and water main that crosses the Site will also remain in situ.
Building Heights	
P2	Built development will be a maximum of 12.5m from finished floor levels and up to 3 storeys and 12.9m from existing ground levels as shown on Figure 4.2 .
Landscape and Biodiversity Strategy	
P3	Retention of tributary to the Clacker's Brook watercourse and interconnected ditches, existing trees and hedgerows as defined by 'Existing trees & hedgerows & associated ditches (retained)' as shown on Figure 4.1 . Includes for retention of the three veteran trees within the Site.
P4	Creation of Structural Landscape Areas as shown on Figure 4.1 .
P5	Creation of landscape buffer to the existing deciduous woodland to the south east of the Site as shown on Figure 4.1 .
P6	Provision of Public Open Space, informal and formal public open spaces, allotments and play spaces within the Proposed Development (Figure 4.1).
P7	Creation of a landscape buffer to separate new built development from Blackmore House Grade II Listed Building, as shown on Figure 4.1 .

Primary Mitigation

Mitigation measure	Primary Mitigation: All forms of primary mitigation are based on the description of The Proposed Development as set out in Chapter 4 of Volume 1, and the accompanying Parameter Plans, Figures 4.1 – 4.2.
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Operational Access Strategy

P8	Primary vehicular access / egress will be via the A3102 Sandridge Common at the north of the Site (Figure 4.1).
P9	New pedestrian and cycle accesses and routes will be provided through the Site and connect between PRoW MELW26, areas through the Site as well as to the surrounding area (as shown on Figure 4.1).

Operational Flood Risk and Surface Drainage System

P10	All built form will be located within Flood Zone 1.
P11	Development will be steered to areas away from surface water flooding, with mitigation measures to reduce flood risk incorporated where appropriate. The proposed surface water drainage strategy will include Sustainable Drainage Systems (SuDS) which will restrict run-off from the Site to provide a 30% betterment over existing greenfield QBar rates for all rainfall events up to and including the 1 in 100-year storm, with a 45% additional allowance for the effects of climate change.
P12	Surface water treatment will also be provided in line with the CIRIA C753 The SuDS Manual ² .

Foul and Potable Water

P13	Foul and potable water connections will be made to the existing network to be agreed with Wessex Water. Any upgrades will be the responsibility of Wessex Water and therefore will not form part of the Proposed Development.
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Operational Waste Storage

P14	A Waste Management Strategy will set out the principles, strategy and targets for the management and storage of waste and maximise recycling, in accordance with Wiltshire Council's policy WCS6: Waste Reduction and Auditing ³ , will be prepared and submitted. Appropriate storage and collection facilities will be provided which will be collected and recycled / disposed of in accordance with Wiltshire Council policy.
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² CIRIA (2015) The SuDS Manual C753

³ Wiltshire and Swindon Waste Core Strategy 2006 – 2026 – Development Plan Document, Adopted July 2009

Primary Mitigation

Mitigation measure Primary Mitigation: All forms of primary mitigation are based on the description of The Proposed Development as set out in Chapter 4 of Volume 1, and the accompanying Parameter Plans, Figures 4.1 – 4.2.

Energy strategy

P15	The Proposed Development will incorporate Electric Vehicle charging Infrastructure in line with the requirements of Approved Document S⁴. The Energy and Sustainability Statement for the Proposed Development will follow the priorities of the Energy Hierarchy: • The dwellings will be ‘zero-carbon ready’, and very low carbon from the outset; • High fabric standards will be specified; • There will be no natural gas connection to the proposed development; and • Energy demand will be met through incorporation of a Future Homes Standard level of energy efficiency, using low carbon air source heat pumps complemented by solar photovoltaic panels. Other measures to reduce energy and water use will be agreed with the Wiltshire Council but are expected to accord with local planning policies.
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⁴ The Building Regulations 2010, Approved Document S available at:
https://assets.publishing.service.gov.uk/media/6218c5d38fa8f54911e22263/AD_S.pdf

Table 2: Environmental Management Plan – Tertiary Mitigation

Tertiary Mitigation	
Mitigation measure	Tertiary Mitigation: Tertiary mitigation presented below has been collated from the EIA Scoping Report (Volume 2, Appendix 2.1), Chapter 4: The Proposed Development, and Technical Chapters 6 and 7.
Construction Environmental Management Plan (CEMP): A CEMP will be prepared by the appointed contractor(s) in advance of commencing construction works. The document will provide detailed measures / controls to avoid and effectively manage potential adverse effects on the environment. This will be submitted to Wiltshire Council for approval.	
T1	The CEMP will include: <u>General Measures</u> • The proposed construction works will be carried out by a competent contractor that will comply with current legislation⁵; • The site security arrangements for the EIA Study Area during the construction stage will be in line with the requirements set out in the Construction (Design and Management) Regulations 2015⁶ and appropriate levels of security (personnel / CCTV) will be provided. • Welfare facilities and other temporary infrastructure (e.g. construction compound, material laydown, storage areas, etc.) will be set up as determined by the appointed contractor(s); • Temporary fencing / hoarding will be erected around relevant perimeters at the outset of construction and temporary secure access gates will be provided to manage the movement of vehicles, plant, equipment and personnel; • All construction activities will be in accordance with the Considerate Constructors Scheme; • Good practice guidance for water efficiency on the Site will be stipulated and monitored; • Construction working hours would be 08:00 to 18:00 Mondays to Friday; 08.00 to 13:00 on Saturday. There will be no construction works on Sundays, Public and Bank Holidays. Exceptions to these working hours will be agreed with Wiltshire Council.

⁵ This includes the Health and Safety at Work etc. Act 1974; the Control of Pollution Act 1974; and Construction (Design and Management) Regulations 2015.

⁶ Secretary of State (2015). Construction (Design and Management) Regulations 2015.

Tertiary Mitigation

Mitigation measure	Tertiary Mitigation: Tertiary mitigation presented below has been collated from the EIA Scoping Report (Volume 2, Appendix 2.1), Chapter 4: The Proposed Development, and Technical Chapters 6 and 7.
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UXO Management

- Communication to all construction workers on UXO risks, safety training by a competent expert and the attendance of UXO supervisors during the groundworks (if appropriate).

Transport

- Full construction access and traffic arrangements will be agreed with Wiltshire Council prior to construction and captured within a Construction Logistics Plan and a Construction Traffic Management Plan (CTMP).
- If hazardous loads were required, they would be subject to relevant legislative provisions such as those for transporting dangerous goods via road under The Carriage of Dangerous Goods and Use of Transportable Pressure Equipment Regulations 2009 (as amended)⁷.

Utilities

- Any required diversions of utilities during construction will be undertaken by the relevant Distribution Network Operator (DNO) (or a third party contractor appointed by the DNO), who will operate in line with standard good practice working measures, including accordance with the Construction (Design and Management) Regulations and other health and safety regulations.
- Existing utilities and services will be identified (if present) and, where required, disconnected and / or diverted. Appropriate notices and licenses will be sought from the relevant operator;
- The preparation of specific method statements and worker awareness briefings where works are undertaken in proximity to utilities; and
- Works will be undertaken in accordance with GS6 Avoiding danger from overhead lines⁸ and HSG47 Avoiding danger from underground services⁹.

⁷ The Carriage of Dangerous Goods and Use of Transportable Pressure Equipment Regulations 2009, UK Statutory Instruments 2009 No. 1348

⁸ HSE (2013) GS6 Avoiding danger from overhead lines.

⁹ HSE (2014) HSG47 Avoiding danger from underground services.

Tertiary Mitigation

Mitigation measure	Tertiary Mitigation: Tertiary mitigation presented below has been collated from the EIA Scoping Report (Volume 2, Appendix 2.1), Chapter 4: The Proposed Development, and Technical Chapters 6 and 7.
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Noise

- Appropriate limits on construction noise emissions, hours of working, permissible equipment types etc will be secured by way of condition.

Air Quality

- The CEMP will be informed by the Institute of Air Quality Management (IAQM) guidance and include prevention measures, such as screening stockpiles of materials, deployment of windbreak netting and dampening exposed soils as appropriate and set out requirements for ongoing monitoring. It also sets out requirements for ongoing monitoring and liaison with the local community and Wiltshire Council.

Lighting

Lighting would be controlled through the implementation of best practice measures. The reduction of obtrusive light' and would include:

- Construction lighting installations will be consistent with The Institution of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light (2021)¹⁰ and Guidance Note 08/23: Bats and artificial lighting in the UK (2023)¹¹;
- All construction lighting and compounds would be located a minimum of 10m away from the retained hedgerows and 20m from woodland edges and the watercourse;
- Overnight lighting should be kept to a minimum and directed away from retained habitats such as woodland, hedgerows and trees;
- Motion-activated lighting on short timers would be used for night-time security, where required;
- Lighting would be turned off at sunset between April and October (inclusive);

¹⁰ ILP (2021). Guidance Note on the Reduction of Obtrusive Light. Available at:

<https://theilp.org.uk/publication/guidance-note-1-for-the-reduction-of-obtrusive-light-2021/>

¹¹ Institution of Lighting Professionals (2023). Guidance Note GN08/23 - Bats and Artificial

Lighting At Night Available at <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting>

Tertiary Mitigation

Mitigation measure Tertiary Mitigation: Tertiary mitigation presented below has been collated from the EIA Scoping Report (Volume 2, Appendix 2.1), Chapter 4: The Proposed Development, and Technical Chapters 6 and 7.

- Construction task lighting will be limited to agreed working hours for the Proposed Development; and
- Visual screening (such as hoardings) applied to surrounds of compounds to contain light within those locations where compounds are located adjacent to sensitive receptors.

Waste

- Inspecting and classifying waste materials generated by the works in accordance with relevant guidance, such as Waste Classification: Guidance on the classification and assessment of waste¹² and CL:AIRE's The Definition of Waste: Development Industry Code of Practice¹³;
- All material removal, handling and disposal will be in line with appropriate legislation and guidance (e.g. Control of Pollution (Special Wastes) Regulations 1980¹⁴, The Dangerous Substances (Conveyance by Road in Road Tankers and Tank Containers) Regulations 1981¹⁵, The Hazardous Waste Regulations¹⁶. and Environmental Protection Act 1990¹⁷).
- Control measures will be available including spill kits and bunds for liquid run-off, fencing and tarpaulins for wind-blown debris.

Soil Resource Management Plan (SRMP)

- The plan would confirm the different soil types; the most appropriate re-use for the different types of soils; and the proposed methods for handling, storing and replacing soils on-site.
- The aim of the SRMP will be to re-use as much of the surplus soil resources in the design of open spaces and green infrastructure; and to maintain the quality of soils by following good practice guidance on soil handling and storage, particularly to avoid compaction and biodegradation

¹² Waste Classification: Guidance on the classification and assessment of waste (1st edition v.1.1 GB).

¹³ CL:AIRE (2011) The Definition of Waste: Development Industry Code of Practice (Version 2).

¹⁴ Control of Pollution (Special Wastes) Regulations 1980.

¹⁵ The Dangerous Substances (Conveyance by Road in Road Tankers and Tank Containers) Regulations 1981.

¹⁶ The Hazardous Waste (England and Wales) Regulations 2005 and CIRIA C741 (2015).

¹⁷ Environmental Protection Act 1990.

Tertiary Mitigation

Mitigation measure Tertiary Mitigation: Tertiary mitigation presented below has been collated from the EIA Scoping Report (Volume 2, Appendix 2.1), Chapter 4: The Proposed Development, and Technical Chapters 6 and 7.

Ground and Earthworks and Foundations

- All earthworks and foundation design will be in accordance with relevant industry guidance, including but not limited to: CIRIA Report C572: Treated ground engineering properties and performance; British Research Establishment document FB75: Building on Fill – Geotechnical Aspects, BS 6031:2009: Code of Practice for Earthworks and HM Government (2013) Approved Document A – Structure.
- The mitigation measures identified to reduce exposure to contamination/ground gas, where identified through site investigations (see Ground Investigation Works and Remediation Strategy), during construction activities will be controlled through the implementation of the CEMP.
- Measures to prevent the release of any contamination to controlled waters during construction activities will be controlled in line with CIRIA C532: Control of Water Pollution from Construction Sites - Guidance for Consultants and Contractors (2001) and may be informed by a Piling Risk Assessment if significant contamination is encountered.

Flood Risk and Drainage

- Temporary surface water drainage will be installed and maintained to mitigate flood risk and sediment loading in line with practice guidance such as British Standard 8582¹⁸ and CIRIA's Control of water pollution from construction sites¹⁹.

Landscape and Ecology

- Suitable offsets from existing trees and hedgerows and Root Protection Areas will be enforced in line with British Standards such as BS 5837:2012 and the recommendations of the Arboricultural Impact Assessment and other standard practice around retained veteran trees, woodlands and hedgerows (minimum 15m buffer for veteran trees, 10m for woodland and 5m for hedgerows).
- Clearance of trees and hedgerows will be undertaken between September and February inclusive (i.e. outside of the main bird-breeding season) to ensure that there are no direct effects on nesting birds. If clearance is required during the breeding season, the Ecological Clerk of Works (ECW) would first check the affected habitats for active nests. If any were found, the nest(s) and

¹⁸ British Standard 8582:2013 – Code of practice for surface water management for development sites.

¹⁹ CIRIA (2001) Control of water pollution from construction sites. Guidance for consultants and contractors (C532).

Tertiary Mitigation

Mitigation measure Tertiary Mitigation: Tertiary mitigation presented below has been collated from the EIA Scoping Report (Volume 2, Appendix 2.1), Chapter 4: The Proposed Development, and Technical Chapters 6 and 7.

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. 5 m) to minimise the risk of accidental damage/destruction.

- A Construction Ecological Management Plan (CECoMP) will be produced to ensure the delivery of all ecological avoidance, mitigation, compensation and enhancement measures during the pre-construction and construction stages of the Proposed Development. The CECoMP can form an Appendix to the CEMP and will include:
 - Risk assessment of all potentially damaging construction activities;
 - Identification of biodiversity protection zones (permanent and temporary);
 - Details of requirements for Natural England Mitigation Licences for dormice, and bats / badger;
 - Invasive Species Method Statement (if required);
 - Practical measures to avoid or reduce impacts (including lighting) during construction to amphibians, reptiles, nesting birds, dormice, bats, badger, otter and hedgehog;
 - The location and timing of sensitive works to avoid harm to biodiversity features;
 - Construction lighting controls to protect bat flight lines;
 - The times during construction when specialist ecologists need to be present on-site;
 - Responsible persons and lines of communication such as an Ecological Clerk of Works (ECW);
 - Use of protective fences, exclusion barriers and warning signs; and
 - Ongoing monitoring, including compliance checks during construction and immediately post-completion of construction works.

Ground Investigation Works

T2	Ground investigations will be required (as recommended by the planning application report 'Geo-Environmental Site Investigations') to inform the Geotechnical Design Report (GDR) to develop an Earthworks Specification for the cut and fill required for the development platforms.
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Tertiary Mitigation

Mitigation measure	Tertiary Mitigation: Tertiary mitigation presented below has been collated from the EIA Scoping Report (Volume 2, Appendix 2.1), Chapter 4: The Proposed Development, and Technical Chapters 6 and 7.
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Archaeology Strategy

T3	Archaeological remains have been identified in the southern part of the Site by trial trenching comprising remains related to Roman period settlement. Subject to detail design at the reserved matters stage, these Roman remains could either be preserved through record via a programme of archaeological recording, or preserved in-situ, if not subject to any intrusive development, any remains preserved in situ would be subject to an Archaeological Management Strategy (AMP) that would highlight the archaeological potential, should future work take place in this part of the site. The scope of any mitigation concerning a programme of archaeological recording would be agreed in advance with the Archaeological Advisor to the LPA and could be suitably addressed through a condition attached to any planning permission granted.
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Building safety strategy and site security

T4	The final end-users/building management company will have in place the required emergency procedures/practices (i.e. Fire Emergency Evacuation Plan (FEEP)) or apparatus/instruments (i.e. smoke detectors/sprinklers) required by law for commercial occupation. In addition, buildings will be designed with appropriate fire preventative measures (i.e. fire doors, extinguishers etc.) and all external façades and materials will meet the necessary fire resistance standards set out within Building Regulations and by law. The design of the Proposed Development will be informed by 'Secure by Design' principles and appropriate design and site management measures (including appropriate lighting and passive surveillance of public spaces) will be implemented to ensure that the potential for crime and anti-social behaviour is minimised.
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Healthcare Provision / Contributions

T5	Development contribution payments through the appropriate mechanisms (i.e. S106 and/or Community Infrastructure Levy, CIL) towards the delivery of new and/or expanded and/or enhanced local healthcare provision.
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Educational Provision / Contributions

T6	The Proposed Development will similarly make proportionate development contribution payments through the appropriate mechanisms (i.e. S106 and/or Community Infrastructure Levy, CIL) towards the delivery of the primary school on the Cumulative
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Tertiary Mitigation

Mitigation measure	Tertiary Mitigation: Tertiary mitigation presented below has been collated from the EIA Scoping Report (Volume 2, Appendix 2.1), Chapter 4: The Proposed Development, and Technical Chapters 6 and 7.
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Project 1 site and/or towards other expansions/enhancements to local provision to mitigate its impact in relation to the early years and primary phases of education where required.

Noise Assessments

T7	Operation Noise Assessment: further noise assessment will be carried out at detailed design stage to determine suitable mitigation measures and secured by the way of a condition.
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Transport and Access

T8	Primary access will connect to the internal road network of secondary and tertiary roads that will lead to the proposed dwellings. Internal circulation roads will provide access for residents and visitors parking.
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P9	Car parking will be provided in line with Wiltshire Council standards ²⁰ . Secured cycle storage areas will be provided.
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Operational Lighting Strategy

P10	Lighting will be installed at proposed accesses, along internal routes, as well as within landscaping areas (where required) in line with relevant standards and guidance, such as: CIE 150: 2017 – Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations, 2nd Edition; ILP GN01 - Guidance Notes for the Reduction of Obtrusive Light 2021; BS 5489-1 : 2020 – Code of Practice for the Design of Road Lighting; SLL Guide to Limiting Obtrusive Light 2012; SLL Lighting Handbook 2018; CIBSE LG 6 – The Exterior Environment 2016; and ILP Guidance Note 08/23 Bats and Artificial Lighting in the UK.
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²⁰ Wiltshire Council Car Parking Strategy as part of the Wiltshire Local Transport Plan (2011-2026).

Table 3: Environmental Management Plan – Secondary Mitigation

Secondary Mitigation	
Mitigation measure	Secondary Mitigation: Full detail is outlined in Technical Chapters 6 and 7, and Appendix 8.1
Landscape and Ecological Management Plan (LEMP)	
S1	A Landscape and Ecological Management Plan (LEMP) will be prepared in support of reserved matters applications, secured by a planning condition. This will ensure that the proposed planting (including woodland and hedgerows) will be appropriately suited to the Site (in terms of species, locations and numbers) and help to ensure that they will successfully establish and mature, so as to contribute to the effective mitigation of the Proposed Development.
S2	The LEMP will include a detailed planting plan and schedule ensuring: • Dark corridors will be created through linear woodland planting along Eight Acre Plantation and along the western boundary to contribute to ecological mitigation and connectivity. These will also create ‘green fingers’ between the Proposed Development and the consented site (Cumulative Project 1) to the west to break up large scale urban massing in line with recommendations within the Site Landscape Appraisals for site reference Me1(CBA 2023))²¹; • Where hedgerows fall outside of the Site boundary new hedgerows will be planted within the Site boundary to strengthen the landscape framework across the Proposed Development and ensure that visual mitigation can be provided. Where hedgerows are weak or gappy these will be enhanced with new hedgerow planting; • Planting within the area of open space to the north-east of the Site will include native scrub and tree planting, including some specimen tree planting and will contribute to softening and filtering views of the Proposed Development from the east; and • A large multifunctional area of public open space will be created to the south which will contribute to a sensitive transition to the wider countryside, retain rural features and multi-functional links through the countryside in line with recommendations within the Wiltshire Local Plan Review: ‘Sites Landscape Appraisals’ for Local Plan Review site reference Me1 as shown on Figure 1.13 (Chris Blandford Associates 2023 and retain a rural setting for Footpath MELW26. Views towards the outward facing proposed development will be filtered and softened by layers of new planting, including around attenuation basins and along the

²¹ Chris Blandford Associates (CBA) (September 2023) Wiltshire Local Plan Review: Sites Landscape Appraisals. Available at: <https://www.wiltshire.gov.uk/local-plan-document-library>

Secondary Mitigation

watercourse in line with published landscape character guidelines.

S3

LEMP to include following planting principles:

- Enhancements will be made to improve the health and longevity of existing features through initial work and securing their long-term management Improvements are assumed to include, but are not limited to, gapping up and augmentation with additional planting to ensure species and age diversity. This to be delivered through a LEMP and secured through condition;
- New woodland and hedge enhancement planting will comprise native locally prevalent trees and shrubs, ideally of local provenance, planted in accordance with best practice measures (set out below) to maximise contribution to integration with the wider landscape and to biodiversity and ensure long term sustainability. The woodland planting mix to create a woodland and woodland edge structure and to include sufficient evergreen trees and shrubs that soften the Proposed Development in views towards the Site in winter.
- Best practice guidelines for the implementation of planting are set out below to indicate the level of workmanship which could be specified through condition, though do not constitute a detailed specification at this outline design stage:
 - All plants shall conform to BS 3936 Nursery stock - Specification for trees and shrubs and be in accordance with the Horticultural Trades Association (HTA) National Plant Specification;
 - Supplying nurseries shall be registered under the HTA Nursery Certification Scheme;
 - All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by (Committee for Plant Supply and Establishment) CPSE;
 - All plants shall be of the species and sizes shown in the plant schedule;
 - Planting shall not be carried out when the ground is waterlogged, frost bound or during periods of cold drying winds;
 - All stock to be of native provenance;
 - All bare root stock shall be root dipped in an approved water-retained polymer;
 - All new tree planting is to be in accordance with BS8545 Trees: from nursery to independence in the landscape;
 - Recommended topsoil depth is 450mm for shrubs. All topsoil, including existing stored for re-use on site and imported topsoil to be tested to ensure in line with BS3882 Specification for Topsoil; and
 - Existing trees to be retained are to be protected in accordance with BS 5837:2012 - Trees in Relation to Design, Demolition and Construction. Protective fencing is to be installed as per the detail on the drawing therein.

Secondary Mitigation

Habitats: Habitat Management and Monitoring Plans

S4	Implementation of the proposed landscape and habitat measures will deliver a minimum 10% biodiversity net gain (as detailed in Appendix 7.16). Detailed planting plans and habitat specification will be prepared to inform the Biodiversity Gain Plan and final metric calculations. The Habitat Management and Monitoring Plan(s) (HMMP) for all retained and proposed habitats will set out the habitats to be created, their target conditions, and their long-term management. The HMMP will detail Site establishment and management measures, including: • Soil nutrient analysis prior to establishment to determine suitability or necessary preparatory measures to provide an appropriate substrate for species-rich neutral grassland creation. • Confirmation of nutrient reduction measures such as topsoil stripping or soil inversion where required. • Grassland seeding with locally appropriate wildflower and grass mixes to promote structural and species diversity to deliver recognised grassland communities. • Planting of broadleaved woodland, orchard and hedgerows using locally appropriate species. • Enhancement of riparian habitats. • Retained hedgerow enhancement and management through gapping-up, laying, and sympathetic management to promote dense, structurally diverse growth. • Defined cutting or grazing regimes to maintain species-rich sward structure and heterogeneity. • Habitat monitoring at agreed intervals to assess condition and establishment against BNG targets. • Adaptive management to refine prescriptions if monitoring indicates underperformance. The HMMP will set out management prescriptions for the first thirty years post-construction and form part of the Biodiversity Net Gain Plan, as required by the Statutory BNG Condition, prepared in accordance with the standard HMMP template.
S5	New and retained hedgerows will be separated from residential garden boundaries by open space wherever possible or protected by a 1.8m post and wire mesh fence.
S6	Relevant properties subject to a restrictive covenant within their title deeds; to restrict permitted management to ensure that the integrity of hedgerows is maintained.

Secondary Mitigation

Habitats: Invasive Species

- S7 Prior to the commencement of construction, an update survey of the Site will be carried out to re-confirm the Site baseline in respect of invasive plant species. Should any Schedule 9 Species²² be identified, management may be required, which would be undertaken in accordance with an Invasive Species Method Statement. The Method Statement would include steps to remove and/or prevent the spread of the invasive species a result of construction activities. The Method Statement would be appended to the CEcoMP/CEMP as appropriate. Delivery of measures would be undertaken by a specialist contractor.

Invertebrates

- S8 A minimum equivalent of one insect / bee brick per unit will be incorporated into the Proposed Development, in a south-facing location on buildings or other walls concentrated around areas of nectar and pollen-rich planting within the open space where possible. Locations of insect/bee bricks will be detailed in the CEcoMP.

Amphibians/reptiles

- S9 Measures will be implemented during Site clearance to minimise the risk of accidental killing of or injury to amphibians (and reptiles). This will comprise habitat manipulation of the grassland and arable field margins proposed for removal to encourage any reptiles and amphibians to move into retained habitat outside of the working area. This will involve two-stage cutting of the field margins between April and mid-October. The vegetation will first be cut to 150mm and then left for 24 hours to allow reptiles/amphibians to move into adjacent habitat. Vegetation will then be cut to ground level to discourage reptiles/amphibians from re-entering the work area. Both cuts will be supervised by the ECW. The latter cut will be preceded by a destructive search by the ECW, removing any sheltering materials such as logs and refuse. Any individual reptiles/amphibians found would be moved to suitable habitats outside of the works area, such as those adjacent to the stream corridor. Once complete, the vegetation will be maintained at a low-level (<50 mm) until the start of development works.
- In the unexpected event that an individual GCN was found during Site clearance, all works in the vicinity would cease immediately. Advice would be sought from a Natural England GCN Class Licence holder who would review the requirement for a Natural England Mitigation Licence in order to allow works to proceed.

²² Invasive plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 available at: <https://www.legislation.gov.uk/ukpga/1981/69/schedule/9>

Secondary Mitigation

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| S10 | Five reptile/amphibian hibernacula will be created in the south of the Site within the Public Open Space (Figure 7.1) to enhance the suitability of these areas for reptiles. The locations and installation methods will be set out in the CEcoMP. |
| S11 | Proposed new habitats and amphibian/reptile hibernation sites within the Green Infrastructure will be managed in accordance with the HMMP, for the benefit of these species. Highway and highway-drainage design will seek to address impacts of entrapment of amphibians, which could otherwise lead to killing and/or injury. Highway designs will integrate dropped/recessed kerbs around gully pots. Consideration will also be given to the location of structures / material-type within gully pots to enable any individuals to escape. |

Birds

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| S12 | A range of bird boxes will be provided to create nesting habitat for a variety of species. Boxes will include those suitable for swifts (and other urban nesting species) to be integrated into new buildings. Tree mounted boxes will include small and large hole boxes, and open-fronted boxes installed in retained trees. The number, specifications and locations of bird boxes will be detailed within the CEcoMP; a minimum equivalent of one box per residential unit will be provided. |
| S13 | The assumed barn owl tree roost will be inspected by a licensed ecologist prior to commencement of development works to check its status and, if necessary, identify an appropriate buffer zone to minimise the risk of disturbance. This buffer zone would be detailed in the CEcoMP. |

Hazel Dormouse

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| S14 | <p>All hedgerow/scrub removal will be undertaken under a Natural England Dormouse Mitigation Licence. All mitigation will be detailed in the Application Method Statement and will include appropriate methodology and timing of hedgerow removal to avoid impacts on individual dormice. Hedgerow removal will be undertaken through either a one-stage or two-stage clearance process in order to minimise the risk to dormice:</p> <ul style="list-style-type: none">• One-stage clearance: Clearance of hedgerow/scrub vegetation in September/October or April/May; and• Two-stage clearance: The hedgerow sections would firstly be cut, using hand tools, to a minimum height of 150 mm during winter (November to March inclusive) when dormice are likely to be hibernating at ground level; this would render the area unsuitable for dormice, encouraging them to move out of the affected area on emergence from hibernation in spring. The coppiced stumps would be removed from May onwards, when dormice are unlikely to be present at ground level. A suitably experienced ecologist would supervise both stages of the hedgerow removal and undertake a finger-tip search for dormice/nests. |
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Secondary Mitigation

S15	The LEMP will include the provision of significant new native hedgerow and woodland planting which will ensure a net gain of optimal dormouse habitat in locations accessible to the local dormouse population. Planting will include species of known benefit to dormice including hazel, hawthorn, blackthorn and spindle.
S16	30 heavy-duty dormouse nest boxes will be provided within retained hedgerows prior to Site clearance; locations will be provided in the CECoMP. The dormouse nest boxes will be maintained by the licensee in perpetuity and replaced if/when necessary. Dormouse monitoring will be undertaken by the licensee, as required by the Natural England Dormouse Mitigation Licence.
S17	The HMMP will include appropriate long-term management of new and retained hedgerows, and new woodland and scrub habitat, with the objective of increasing their habitat value for dormouse. Retained hedges will be managed to maintain a minimum height of 3m with a maximum of 50% of hedges trimmed in a single year. This will maintain the availability of foraging habitat (i.e. fruiting/flowering shrubs) within the Site in all years. Hedgerow management will be undertaken between November and February, i.e. during the dormouse hibernation period and outside of the breeding-bird period.

Bats

S18	Roosting habitat will 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 residential unit will be incorporated into new buildings and trees. All boxes proposed for buildings will be integrated into walls under the eaves or a gable end. Boxes outside of built form will be mounted onto retained mature trees within the Green Infrastructure. Bat boxes within buildings are designed to be maintenance-free and no management will be required. Bat boxes on trees will be maintained and replaced as necessary; this will be specified in the Habitat Management and Monitoring Plans (HMMP).
S19	No works to trees identified as confirmed roosts or as having potential to support roosting bats are proposed. In the event that unforeseen works affecting such trees are required (e.g. for health and safety reasons), then update tree inspections and/or dawn re-entry surveys would be undertaken to check for roosting bats. If bats were recorded, an application would be made for a Natural England Bat Mitigation Licence, which would detail in full the proposed mitigation measures.
S20	A strategic minimum 5m wide 'dark corridor' (<0.5 lux) along the length of the eastern Site boundary, as well as east-west dark corridors in the north and south of the Site (refer to Figure 7.1). Bat crossing points ('hop overs') will be provided across key road-breaks to ensure the maintenance of these dark corridors, retaining north-south and east-west connectivity of habitats for light-sensitive species. This will ensure that functional flight lines for bats, including light-sensitive species, are maintained during the

Secondary Mitigation

operational stage.

S21	The trees supporting bat roosts will be retained within minimum 5m radius dark (<0.5 lux) buffer zones with connectivity to the dark habitat corridors. This will ensure that functional flight routes linking these roosts to new onsite habitats and wider off-Site habitats (including the adjacent broadleaved woodland) to the east and south of the Site are retained.
S22	The detailed design of public-realm lighting will seek to minimise adverse effects on bats and maintain suitable roosting, foraging and commuting habitat for the range of bats identified within the Site. Where essential, lighting will be the minimum necessary to meet public safety requirements and designed to direct light to discrete areas appropriate for the task and prevent spill onto adjacent habitats. The lighting design will consider the following: • Narrow Spectrum lights with no UV content, e.g. warm white LED (up to 2700 K). • Variable lighting regimes (motion sensors or part night lighting) in areas close to watercourse and Site boundaries. • Directional downlights - illuminating below the horizontal plane. • Reducing the height of light units (whilst ensuring light does not spill above the horizontal plane). • Use of fore/rear shields to restrict light direction. • Avoidance of upward light (e.g. ground mounted floodlights up-lighting trees, buildings and vegetation). Lighting proposals will be reviewed by a suitably qualified ecologist and will be subject to approval by Wiltshire Council.

Badger

S23	Prior to construction, a re-survey of the Site will be undertaken to ensure no new badger setts are present within or in close proximity to the working area, and also to establish current activity and status of the identified badger setts. This will inform further the required avoidance and/or mitigation measures, which will be detailed within the CEcoMP.
S24	For retained setts, exclusion zones marked by post and rail fencing (or similar) would be set out at a 20 m radius around these setts prior to construction to avoid any accidental damage. Where retention of setts is not feasible (given consideration of relevant technical constraints), a Natural England Badger Development Licence would be obtained to enable the temporary or permanent closure of the affected setts between July and November, as advised by the ECW. No works would be undertaken in the area around an affected sett until the Licence was in place and the closure completed in accordance with the Licence method statement.
S25	General construction management measures to minimise impacts on badgers will be adhered to during construction to protect

Secondary Mitigation

badger welfare. Excavations and piping (>100 mm in diameter) will be fenced/capped overnight to deter badgers from entering; excavations that cannot be covered will have a means of escape for any animals that may fall in (e.g., sloping sides / ramps a maximum of 1:2 gradients). Fuel, oil and chemicals will be stored in secure sites within the construction compound, and no fires will be lit.

S26 Details of the management of habitats adjacent to retained setts and the avoidance of associated disturbance actions will be set out in the HMMP. The lighting parameters (as for bats: S20 to S22) will minimise adverse lighting effects on badger movement and foraging.

Otter

S27 The watercourse will be protected from damage by protective fencing (e.g. Heras fencing) where construction activities are adjacent. Any contractors' compounds will be located away at least 20m from the watercourse to minimise potential lighting and disturbance impacts and any construction lighting within the vicinity of the watercourse will be turned off prior to sunset. Any security lighting will be positioned at low-height and motion activated on short-timers.

Other Mammals

S28 Clearance of hedgerows will be preceded by a hand search for hedgehogs by the ECW (at the same time as a search for dormice). Any animals found will be moved to suitable retained habitat outside of the work area by the ECW. (The mitigation measures proposed for badger will also minimise the risk of hedgehogs getting trapped/harmed in excavations.)

S29 Hedgehog 'passes' will be created in garden close-board fencing immediately following installation to allow hedgehogs to move around the Site post-construction. Each gap will have a dimension of 13 cm x 13 cm and will either be cut out of the bottom of the fence, or a similar sized gap left at the end of a board. One hedgehog pass will be created in each boundary fence; this requirement will be set out in the CEcoMP.

Framework Travel Plan

S30 Framework Travel Plan to encourage travel by sustainable modes of transport.

