

Landscape Ecological
Management Plan
(LEMP)

Proposed Residential
Development on Land
to the North of
Brickhill Farm
Warminster
Wiltshire

A report prepared
for Greatworth
Properties Ltd

May 2026



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1 INTRODUCTION

1.1 General

Encompass Ecology Ltd was commissioned by Greatworth Properties Ltd to produce a Landscape Ecological Management Plan (LEMP) for the proposed residential development on land to the North of Brickhill Farm, Warminster, Wiltshire, *see figure 1*.

The requirement for the Biodiversity focused LEMP document was conditioned within the outline planning permission granted for the site (Wiltshire Council planning reference PL/2021/10503), as a means to enhance and secure the management of habitats and features of biodiversity interest within the operational phase of development to ensure both long-term function and maintenance.

The current LEMP document has been produced to avoid or reduce impacts on the key ecological resource (notably habitats) identified within the ecological surveys undertaken at the study site and to provide habitat enhancements, in accordance with current NPPF guidance and local planning policies. The LEMP document should also be read in conjunction with the construction plans and the specific arboricultural assessment reports commissioned.

1.2 Site description

The main development area still comprises a single field of improved grassland habitat (modified grassland resource under UK Hab assessment procedures), the grassland resource having been maintained at a low level (<10cm) through regular mechanical cutting such that it aligns with more of an amenity type grassland habitat, as previously described by Greenwood Ecology, 2021 and updated by Encompass Ecology, 2024.

The site is bounded by mature hedgerow boundaries, principally on the eastern and western sides, with the northern hedgerow containing a combination of young standard Elm trees and varying degrees of bramble scrub, the tree succumbing to Dutch Elm disease and thereby reducing its condition as a hedgerow corridor. Again, this aligns with the previously described habitats on site.

Off-site, there is traditional orchard habitat within the adjacent field to the east and there is arable land-use locally to both north and west.

The only slight change to the baseline habitat previously described by Greenwood Ecology 2021 is an area of taller grassland that has been allowed to develop along the southern site boundary at the proposed site entrance. This grassland area which is approximately 40cm in height is dominated by Cocksfoot grass tussocks and Yorkshire Fog grasses, common species and represents a species poor area of less regularly managed habitat, (other neutral grassland habitat).

1.3 Summary of proposed works

Outline planning permission has been granted for the construction of nine (No. 9) residential dwellings on site on land to the north of Brickhill Farm, Bath Road, Warminster, (Wiltshire Council planning reference PL/2021/10503). A proposed layout is presented in figure 2.

Specific habitats currently on site that will be impacted by the proposed construction works primarily comprise the modified grassland habitat that occupies the main field plot but also includes localised areas of bramble scrub and tree saplings at the southern site boundary where access is proposed and for the potential for works to impact retained hedgerow features and associated trees.

Habitat impacts will constitute a combination for temporary and permanent impacts; the impacts to the grassland sward comprising a permanent habitat loss, whilst the potential for retained hedgerow impacts will be primarily temporary, restricted to during the construction phase only.

Upon completion of works, the development will be landscaped to include structured habitats, which in combination with a biodiversity enhancement plan aims to improve the existing overall intrinsic biodiversity value.

1.4 Phasing of Works

It is understood that the works will be completed within a single phase of construction likely commencing in mid-2026 and that the entire process will likely take approximately 18 months to complete, subject to suitable ground, weather and working conditions.

1.5 Summary of baseline landscape elements and ecological resource likely to be affected by works

Following the preliminary ecological assessment (PEA) undertaken on site by Greenwood Ecology, notable species interests were found to be present on site for which additional surveys were undertaken, which would require special consideration or would propose potential timing restrictions of works on site.

The pertinent and potential ecological receptors identified through the studies undertaken to date that could be affected through the construction period include:

1.5.1 *Sites of Nature Conservation Interest*

The current development site is not designated wholly or in part as a site of statutory or non-statutory nature conservation interest.

The study site is however contained within the Bradford on Avon Bat Special Area of Conservation (SAC) consultation zone, with a significant roost of Greater Horseshoe bats present >3km to the north-east.

Given the fact that horseshoe bats were not encountered within the monthly bat activity surveys (walked and remote) undertaken on site, it is not considered that the

functioning of the Bradford on Avon Bat SAC site will be impacted and there is not requirement for an Appropriate Assessment to be undertaken.

1.5.2 *Landscape elements/Habitats*

- Scattered trees
- Hedgerows
- Modified grassland

1.5.3 *Ecological resource/Species*

- Breeding Birds
- Badgers
- Reptiles

2. SCOPE OF WORKS

2.1 Scope of the LEMP

The LEMP has been produced to provide a long-term 30 year vision for the management of the habitats on site and provide a focus for biodiversity gains and management, including those protected sites, habitats and species listed in section 1.5.

Due to the relatively small nature of the works involved, a landscaping plan and a biodiversity enhancement plan (BEP) are presented with an iterative management scheme proposed which maintains, if not improves the biodiversity value of the site, see *figures 3 and 5*.

Due to the validation date of the outline planning permission being before February 2024, there is no requirement for Biodiversity Net Gain (BNG) as part of the current planning assessment process.

2.2 Objectives of the LEMP

- To minimise damage to adjacent habitats and trees from the works proposed and identify and protect those valuable, retained habitats on site that will form part of the final landscape plan.
- To protect and enhance the remaining valuable habitats on site.
- To suggest a management structure in which those retained habitats are enhanced in a manner that both increases their inherent conservation value and also provides a coherent management strategy in continuity with the function of the site
- To provide managed biodiversity gain and direction.

2.3 Legislative requirements

The legislative and policy guidance relevant to the ecological receptors present on site can be seen below in table 2.3.1.

Resource type (Sites/Habitat)	Location	International Protection	National Protection	Local Protection	Status	Implications
<i>Sites</i>						
Site falls within Bradford on Avon Bat SAC consultation zone	All site areas	-	-	-	-	.
<i>Habitats</i>						
Traditional Orchard	Off-site	-	NERC s41	-	-	A priority UK BAP habitat - Generally species rich, uncommon habitat with biodiversity value. The woodland habitat on site is understood to be planted and not semi-natural in nature, although it does possess a good structure and under-storey on the northern and western sides of the Beauchamp Centre. This habitat area remains outside of the scope of the current LEMP.
Scattered Trees	On site	-	-	-	-	Common habitat type that requires retention and root protection where valuable. Currently found mainly within hedgerow corridors on site.
Hedgerow	On site	-	NERC s41	-	-	A priority UK BAP habitat. Dense, mixed native species hedgerow corridors on both Eastern and Western site boundaries, the Eastern hedgerow separating the development area from the traditional orchard habitat off site to the east.
Modified Grassland	On site and Off site	-	-	-	-	Common habitat not requiring formal mitigation found throughout the site (within the development area and also buffering the badger sett). Well maintained and without structure and significant flowering resource.

Table 2.3.1: Summary of Key Environmental Resources (Sites and Habitats) at the Brickhill Farm, Warminster Study site.

3. LANDSCAPE STRATEGY

The aim of the landscape strategy within the context of the current works, is to retain and enhance the existing boundary hedgerow corridors, whilst mitigating the loss of modified grassland habitat through enhancement of retained grassland areas to provide improved habitat diversity/complexity and connectivity around the development area. A landscaping plan is attached which include references to landscaping areas on site to be targeted for improvement/management, see figures 3 and 4.

To complement the landscaping strategy, a Biodiversity Enhancement Plan (BEP) is also provided detailing enhancements to be made within the built form, (see figure 5).

3.1 Landscape Elements

The landscaping strategy proposed is based on the principal habitat areas within the red line development area and the adjoining grassland area to the north which buffers the badger sett and northern field boundary, and includes the following landscape elements;

Scattered trees

It has been identified within the arboricultural assessment undertaken that the scattered trees present are within the hedgerow corridor, with the exception of tree T5 within the south-eastern corner of the site.

No tree removal is deemed necessary as part of the works proposed and tree protective fencing is proposed to be employed during the construction phase of development, (see CEMP document).

To complement the existing tree resource on site further tree planting will take place within the development area but also within the buffer area to the north of the residential development (area 1) and meadow areas to the south (areas 2 and 3), to include the provision of Field maple, Lime and Oak specimen trees.

Hedgerow

Existing hedgerow corridors will also be retained through the construction phase with hedgerow protective fencing to accord to BS:5837 throughout the construction phase.

A new native hedgerow feature is however proposed that will separate the northern badger sett buffer (area 1) from the residential gardens to the south. This will provide additional habitat linkage and functionality across the site area.

Modified Grassland

The modified grassland present is under regular management intervention and is maintained at a low level and offers no significant ecological value. Much of this low value habitat area will be lost to development.

Within the final landscape scheme, meadow grassland habitat will be created on either side of the access road (areas 2 and 3) above the water main easement, and also at the very northern end of the site (area 1), buffering the badger sett. All of these areas are proposed to be managed as areas of grassland meadow habitat, with subtle differences as to their management prescriptions.

Landscape Area	Value	Target	Proposed Impact	Mitigation	Enhancement
Area 1	Valued at site level	To provide a more diverse, self managing grassland habitat type with greater structure and species diversity than present, which provides both a buffer to the badger sett present and also provides inherent biodiversity opportunities.	None – to be fenced off prior to the commencement of works.	Heras type protective fence to be installed across the site (east-west), 20 metres offset from northern site boundary.	Over-seed existing grassland with Emorsgate EM10 Tussock grassland mix and subsequent management. Planting of native tree saplings within meadow area to add structure.
Areas 2 and 3	Valued at site level	To provide a more diverse, species rich meadow grassland either side of access road.	Likely loss during construction phase for site compound etc	None proposed	Over-seed existing grassland with Emorsgate EM2 Meadow grassland mix and subsequent management. Planting of native tree saplings within meadow area to add structure.
Hedgerow Corridors	UK BAP(P) habitat	Retention and suitable management to retain their functionality	Possible damage during construction phase but considered insignificant.	Tree protective fencing (BS 5837:2012) to protect retained hedgerows during construction.	Provision of new native hedgerow corridor across site between development area and badger sett buffer zone.
Scattered trees	Valued at Local Level	Retention and suitable management to retain their functionality	Possible damage during construction phase but considered insignificant.	Tree protective fencing (BS 5837:2012), ground protection and use of arboricultural supervision during any ground excavation required to reduce impact on retained trees. Trees to be checked for nesting birds prior to works commencement.	New saplings to be planted within meadow areas to add structural diversity.

5. LANDSCAPE MANAGEMENT

Landscaping Elements

The aim of the landscaping strategy is to enhance the quality and the management of the grassland and hedgerow components and function of the site, to both benefit habitat functionality on site but also provide benefit those highlighted species present on site.

Specific habitat management measures proposed are tabulated and include;

Brickhill Farm : Management Prescriptions (Years 0-2)			
Works Area and Habitat	Management Action	Timing and Frequency	Comments
Area 1 – Meadow Grassland	Over-seed existing grassland with Emorsgate EM10 Tussock grassland mix and subsequent management.	Period October 2026 or spring 2027, according to supplier recommendations/timetabling of works on site.	Preparation of soil in accordance with advice from Emorsgate seeds – tilling soil, spot treatment/removal of perennial weeds, watering during establishment. Management in first year to include late August cutting, allowing cut material to rest on site for 1-2 weeks before removing cut material from site.
Areas 2 and 3 – Meadow Grassland	Over-seed existing grassland with Emorsgate EM2 Meadow grassland mix and subsequent management.	Period October 2026 or spring 2027, according to supplier recommendations/timetabling of works on site.	Preparation of soil in accordance with advice from Emorsgate seeds – tilling soil, spot treatment/removal of perennial weeds, watering during establishment. Management in first year to include late July/early August cutting, allowing cut material to rest on site for 1-2 weeks before removing cut material from site.
Areas 1-3 – New tree planting	Ensure trees are staked securely, guarded, watered and growing well. Replace any failings with new stock.	Planting prior to April 2027. Watering during summer periods and checking every month.	4 x small leaved Lime (<i>Tilia cordata</i>), 3 x Field Maple (<i>Acer campestre</i>) and 4 x native Oak (<i>Quercus robur</i>) trees to be provided throughout planting areas.
Hedgerows Corridors - existing	Siding up to prevent outgrowth whilst still allowing hedge to fruit	Annual siding up in period December to February	Avoids bird nesting season and prevents early removal of fruiting bodies through management.
Hedgerow Corridors - new	Ensure woody hedgerow material is staked securely, guarded, watered and growing well. Replace any failings with new stock.	Planting prior to April 2027. Watering during summer periods and checking every month.	Native mix planted in staggered double rows at 30cm spacings. Species composition to comprise Hawthorn (50%), Holly (10%), Field Maple (20%), Dogwood (10%) and Guelder Rose (10%).

Brickhill Farm : Management Prescriptions (Years 3-30)			
Works Area and Habitat	Management Action	Timing and Frequency	Comments
Area 1 – Tussock Grassland	Annual Management	Yearly - August	EM10 Tussock Mix requires little management once in place. Likely from year 3 that checks will only be required to hand remove or spot treat any perennial weeds (e.g. Dock) will grassland self-sustaining. Assessment of grassland resource and flowers to ensure current management is working well and review/change as necessary.
Areas 2 and 3 – Wildflower grassland	Annual management	Yearly, one; late July to early August in accordance with supplier recommendations.	Management to include late July/early August cutting, allowing cut material to rest on site for 1-2 weeks before removing cut material from site. Hand removal or spot treatment of any perennial weeds (e.g. Dock)
	Annual Assessment	Yearly - July	Assessment of grassland resource and flowers to ensure current management is working well and review/change as necessary.
Areas 1-3 – New tree planting	Ensure trees are staked securely, guarded, watered and growing well. Replace with new stock any failings	Continue watering during summer periods and check yearly.	Replace any failed saplings as required with new native woody saplings of the same species.
Hedgerow Corridors – Existing	Siding up to prevent outgrowth whilst still allowing hedge to fruit	Annual siding up in period December to February	Avoids bird nesting season and prevents early removal of fruiting bodies through management.
Hedgerow Corridors - New	Ensure woody hedgerow material is staked securely, guarded, watered and growing well. Replace any failings with new stock.	Check condition annually.	Replace any failed saplings as required with new native woody saplings of the same species.

6. REVIEW AND MONITORING

Areas 1 and 3

The success of management operations should be reviewed on a yearly basis to ensure the LEMP document is still applicable.

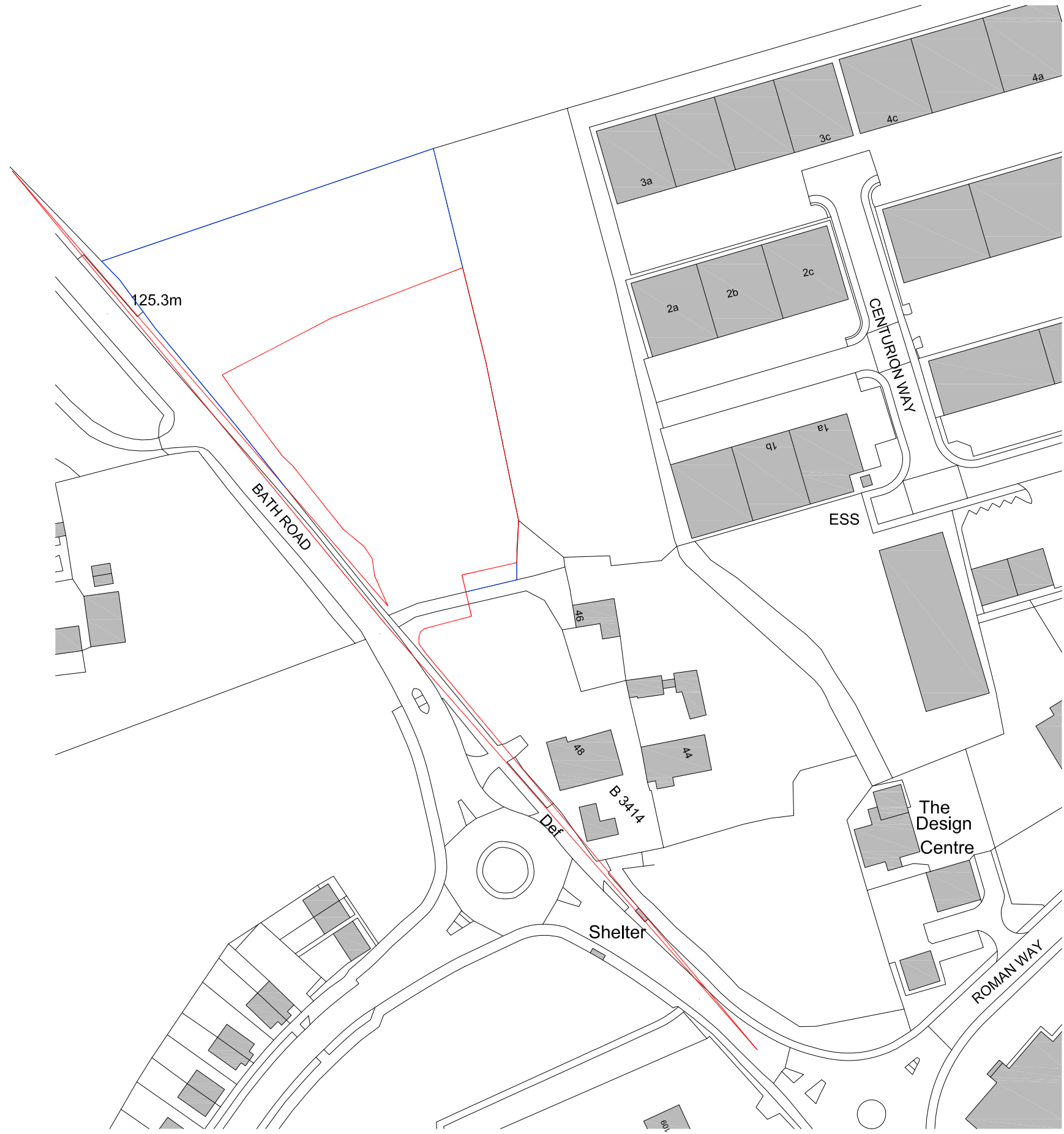
Any derivations from suggested management should ensure that the Emorsgate EM2 species rich grassland is promoted as a key habitat resource within the Brickhill Farm site to ensure habitat areas remain in good condition.

Responsibility for management

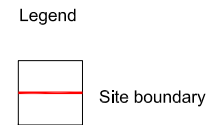
It is understood that the developer of the Brickhill Farm site have responsibility for the landscape management of the development site and will be responsible for the implementation of the LEMP for at least the first five years, after which landscape management may revert to a collective owner's responsibility.

Figure 1: Location Plan – Land North of Brickhill Farm, Warminster, Wiltshire.

See attached sheet



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CLIENT:
Greatworth

PROJECT:
Land North of Brick Hill Farm, Warminster
Wiltshire

DRAWING TITLE:
Site Location Plan

SCALE: 1:1250@A3 **DATE:** 18/09/2025 **DRAWN:** JNM

DRAWING NUMBER: 13270/001 **REVISION:**

Figure 2: Proposed Development Plan - Land North of Brickhill Farm, Warminster, Wiltshire.

See attached sheet

Legend

-  Site boundary
-  Proposed new building
-  Existing tree/hedge planting
-  Proposed tree & shrub/native mix hedge planting
-  Grass surface
-  5m low light level buffer
-  Rainwater garden/mini swale
-  Tarmac access road
-  Private drive surface (grey colour permeable block paving)
-  Bin storage area
-  EV charge point
-  Patio area (sandstone or similar)
-  1.8m high brick screen or retaining wall
-  1.8m high render screen wall
-  1.8m high timber close boarded fence
-  1.2m high timber post & rail fence
-  Timber gate (height to match adjoining boundary wall/fence)
-  Tree root protection zone



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CLIENT:
Greatworth

PROJECT:
Land North of Brick Hill Farm, Warminster
Wiltshire

DRAWING TITLE:
Proposed Site Plan

SCALE: 1:500@A3	DATE: 23/09/2024	DRAWN: JNM
DRAWING NUMBER: 13270/002	REVISION: C	

Figure 3: Landscaping Plan/Tree Protection Plan - Land North of
Brickhill Farm, Warminster, Wiltshire.

See attached sheet

Figure 3: Protective Fencing Plan for Brickhill Farm study site, Warminster, Wiltshire



Figure 4: Landscaping compartments on site - Land North of Brickhill Farm, Warminster, Wiltshire.

See attached sheet

Figure 4: Landscaping Compartments - Land to the North of Brickhill Farm, Warminster, Wiltshire



Figure 5: Biodiversity Enhancement Plan (BEP) - Land North of Brickhill Farm, Warminster, Wiltshire.

See attached sheet

Figure 5: Biodiversity Enhancement Plan (BEP) - Land to the North of Brickhill Farm, Warminster, Wiltshire



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CLIENT:
Greatworth

PROJECT:
Land North of Brick Hill Farm, Warminster
Wiltshire

DRAWING TITLE:
Proposed Site Plan

