

Landscape and Ecological Management Plan

Land at Spitfire Road, Calne

03 June 2026

Ecology
Arboriculture
Land Management



Report Details

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Site Details

Site Name and Location	Land at Spitfire Road, Calne
Central OS Grid Reference	SU 00897 71534
Client	Allison Homes

Boundary



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1 Introduction

This Landscape and Ecological Management Plan (LEMP) has been produced by GE Consulting on behalf of Allison Homes in relation to a residential development at Land at Spitfire Road, Calne.

The area within the application boundary is hereafter referred to as the 'Site'.

This document accompanies a Reserved Matters Application and is to be used to guide management of the Site.

This LEMP serves a period of 5-years following commencement of development. It will be reviewed and updated at the end of this period when new habitats have established, however is capable of being rolled out over the lifetime of the development.

1.1 Background

The Site was granted outline planning permission at appeal in February 2025 (planning ref: PL/2022/07893) for 'residential development for up to 90 dwellings, associated works including infrastructure, ancillary facilities, play area and open space and landscaping. Construction of a new vehicular access off Spitfire Road and demolition of existing structures.

This document has been prepared to provide sufficient information to satisfy Condition 14 of the outline consent and to accompany a Reserved Matters Application. Condition 14 states:

"Landscape and Ecology Management Plan: Prior to the commencement of works, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include:

- a) long term objectives and targets for retained, created and enhanced habitats;*
- b) management responsibilities and maintenance schedules for each ecological feature within the development;*
- c) the mechanism for monitoring success of the management prescriptions; and*
- d) a procedure for review and necessary adaptive management in order to attain targets.*

The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details."

In addition, the report will discharge Condition 17, outlined in **Section 3** and **Figure 1**:

"Wildlife features: Prior to the commencement of any works, including vegetation removal and demolition, a scheme (based on a site plan/technical elevations drawing) showing details of the number, design and locations of features for bats, birds, reptiles and invertebrates, as well as a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority.

The approved details shall be implemented before occupation of the final works. These features shall continue to be available for the target species for the lifetime of the development."

The document will also be compliant with Condition 13:

"Ecology: The development shall be carried out in accordance with the following documents:

- a) Ecological Assessment. Ref: 10185.EcoAss.vf2. Ecology Solutions; and*
- b) Ecological Parameters Plan. Rev C. December 2023."*

1.2 Site Description

The Site is situated in the east of Calne and comprises four semi-improved grassland fields with boundary hedgerows/scrub, trees, a pond and a single corrugated metal building and an area of hardstanding.

1.3 Aims of LEMP

The aims of this document are to:

- 🐾 Provide details on habitat creation and enhancement measures, which will ensure a net gain in biodiversity;
- 🐾 Provide sufficient detail on management operations to ensure that retained and new habitats are managed and maintained in the long-term;
- 🐾 Provide a timetable for the implementation of the LEMP; and
- 🐾 Provide a monitoring framework to ensure that appropriate refinements and/ or revision of the plan can be made, in order to promote any objectives/ targets of the LEMP.

This LEMP should be read in conjunction with the Landscape Strategy Plan (13642-FPCR-XX-XX-DR-L-0001) in **Appendix 1** which sets out the specification for planting.

2 Description of Habitats To Be Managed

Table 1 below provides a summary of the features that the Site supports or are to be created. These features will be managed for the lifetime of the development.

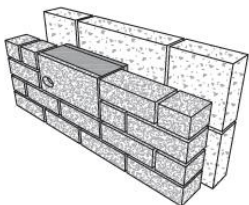
Table 1: Features to be Managed

Feature	Details
Retained trees	🐾 Retained trees throughout the Site.
Retained hedgerows	🐾 Retained hedgerows around the Site boundaries and within the centre of the Site.
New native tree planting	🐾 Proposed native tree planting throughout the Site.
New native species-rich hedgerows	🐾 New native hedgerows planted throughout the Site.
New amenity grassland and turf	🐾 New amenity grassland in areas throughout Site including POS and adjacent to hedgerows.
New meadow grassland	🐾 New meadow grassland planting around Site along the eastern and northern edges within retained reptile habitat.
New native bulb planting	🐾 New native bulb planting throughout the Site.
New street tree planting	🐾 New street tree planting throughout the Site.
New main street ornamental planting	🐾 New ornamental planting throughout the Site.
New main street hedge	🐾 New hedgerow planted throughout the Site.
New main street feature shrub	🐾 New shrub planting throughout the Site.
New housing core ornamental planting	🐾 New ornamental planting throughout the Site.
New housing core side hedge	🐾 New hedgerow planted throughout the Site.
New housing core feature shrub	🐾 New shrub planting throughout the Site.

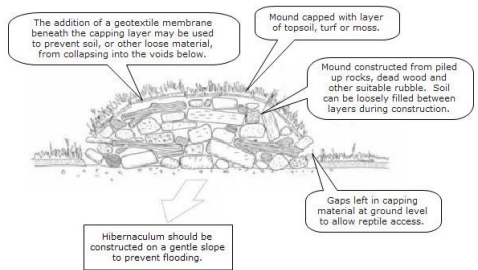
3 Additional Features

The Site will be enhanced for nesting birds, roosting bats, reptiles, invertebrates and hedgehogs in line with Wiltshire Design Guide 2024¹ as detailed in **Table 2** below and illustrated on **Figure 1**.

Table 2: Additional Features

Quantity & Type	Illustrations	Description & Installation
Integrated bird nest box (ratio of one per dwelling)	 WoodStone Build-in Swift Nest Box Deep (nhbs.com)  Installation – integral nestbox installed in outer leaf of brickwork in a traditional cavity wall construction	- Density: one box per dwelling, to be clustered in groups of three boxes. - Fully integrated boxes to be built into the fabric of the building. These are more secure and eliminate future maintenance requirements. - Suitable models include the PRO UK Rendered Build-in Swift Box or the WoodStone Build-in Swift Nest Box Deep which can be chosen to suit the finishing of the building. Suppliers include www.nhbs.com and www.wildcare.co.uk. - Swift boxes are recommended as they are considered a universal box suitable not only for swifts but also for house sparrows and other small birds (CIEEM, 2021). - Install at the highest point of the building, ideally at least 5m above ground level. - To be sited under the shelter of eaves or overhanging roofs where possible, avoiding locating above doors and windows. - Entrance out of direct sun and the prevailing weather and away from perches/ledges where birds are at risk from predators. - Ensure a clear flyway of ideally at least 5m, avoiding obstructions such as trees. - See swift-conservation.org for additional advice.
Integrated bat boxes (ratio of one per dwelling)		- Density: one box per dwelling, to be clustered in groups of two. - Fully integrated boxes to be built into the fabric of the building. Install within the cavity of house walls. The entrance hole can sit flush to a course of bricks. - Suitable models include the Vivaro Pro Build-in Woodstone Bat Tube, Habibat

¹https://www.wiltshire.gov.uk/media/13006/Wiltshire-Design-Guide-2024/pdf/8320_WiltshireDesignGuide_Consultation_Accessible.pdf?m=1711382742703

Quantity & Type	Illustrations	Description & Installation
	Vivaro Pro Build-in Woodstone Bat Box and Habibat Bat Box  Installation	Bat Box or similar approved which can be chosen to suit the finishing of the building. Suppliers include www.nhbs.com and www.wildcare.co.uk. - Position a minimum of 3m above the ground. - Locate where there is a clear, unlit flight path for bats to linear vegetation (e.g. hedgerows) and away from windows. - Install away from any lighting.
Four hibernaculum/ habitat/ log piles	 Example hibernacula design	- Provide hibernacula/ resting places for fauna such as reptiles, mammals and invertebrates. - Constructed from dead wood and rubble, topped with loose soil and turf. Dimensions to be a minimum of 2m length x 1m width x 1m height. - Located in suitable locations such as within the northern, eastern and southwest boundaries in relatively undisturbed marginal areas of the Site.
Five bee bricks located on suitable south-facing walls	Green&Blue Bee Brick 	- Ideally located within suitable south-facing walls. - Should be located at least 1m off the ground and unobstructed by vegetation and located close to nectar and pollen sources.
Three hedgehog domes	Schwegler Hedgehog Dome 	Dome should be placed in sheltered areas outside in areas of dense vegetation and outside of direct sunlight.

Quantity & Type	Illustrations	Description & Installation
Hedgehog holes		- Include 13cm x 13cm cut out through close-boarded fences (or equivalent gaps under fences) to allow hedgehog movement throughout Site. - These can be holes created during fence construction, or purpose made products such as the Durapost Hedgehog Hole and Hedgehog Gravel Boards (or similar) available from suppliers including www.jacksonsfencing.co.uk or www.wickes.co.uk. - To reduce the risk of these being blocked by future residents, a small 'Hedgehog Highway Sign' should be attached. Available from www.nhbs.com. - Further information is available at: https://www.hedgehogstreet.org/help-hedgehogs/link-your-garden/

4 Management Mechanism

This section describes how the LEMP will be implemented, who will fund it and who will be responsible for its delivery.

4.1 Managing Agent

The Managing Agent will be the organisation responsible for the delivery of the LEMP. In the long-term it is anticipated that the POS and other features included within this LEMP will be managed by a Management Company which will be briefed on the requirements set by the LEMP to ensure features are maintained over the course of the LEMP.

Until occupation of the last dwelling, the Managing Agent will be **Allison Homes** or successors in title. This is a holding arrangement during which time the developer is responsible for implementing the landscape proposals, and for any maintenance accruing during that time.

After the occupation of the last dwelling, it is anticipated that a Residents' Funded Management Company (RFMC) will be established for the Site. The RFMC will be responsible for the maintenance of POS and landscaping, in line with this LEMP for the lifetime of the development.

The Managing Agent or RFMC will appoint an Approved Contractor to undertake the works specified in the LEMP. The Approved Contractor will be a suitably qualified and experienced contractor, capable of delivering the ongoing management works in line with the LEMP.

4.2 Funding

Allison Homes will fund the costs of compliance with the LEMP until practical completion of the development.

Following occupation of the final dwelling, the ongoing maintenance will be funded by the RFMC with costs distributed amongst residents. It is anticipated that each household will be charged an annual management fee (precise sums to be agreed prior to sale and based pro rata on the number of bedrooms in each dwelling). The RFMC shall use the funds for the purposes of delivering the LEMP, together with other Site maintenance and insurance matters.

4.3 Management Constraints

The Site is known to support 'low' populations of common reptiles (slow worm and grass snake). Therefore, grassland in the retained habitat and green corridors should be mown in a manner sympathetic to reptiles (see Management Schedule).

The Site is likely to support nesting birds and supports foraging and commuting bats. Management of native hedgerows and trees should be undertaken between November and February inclusive.

4.4 Management and Maintenance Responsibilities

As outlined within the On Plot Planting Plans Plan (13642-FPCR-XX-XX-DR-L-0003-0006) in **Appendix 2**, for the first 12 months following practical completion of the landscaping works, maintenance of landscaped areas will be the responsibility of the landscape contractor which undertook the implementation. Regular maintenance visits will be undertaken by the landscape contractor following planting to maintain all areas in a weed and litter free condition, as outlined below, and to ensure the healthy establishment of all planting stock (including through watering). Any litter collected will be disposed of at a licenced waste disposal centre and any arisings will be recycled at a licensed composting site.

Throughout this initial maintenance period, the landscape contractor will be responsible for sourcing and supplying all water required to meet the watering regime. Watering will be undertaken using targeted and efficient methods (e.g. bowser watering or low-flow systems) directed at the root zone to minimise evaporation losses and avoid unnecessary water use. Watering will be undertaken as necessary, taking account of prevailing weather conditions, to support healthy establishment of all stock. On completion of the 12-month maintenance period, the responsibility for maintaining all stock in a healthy condition (including watering) will be passed to the appointed management company and will follow the Management Schedule outlined in **Table 3**.

5 Management Schedule

Table 3 below provides a timetable for the establishment of the proposed mitigation measures as well as a maintenance specification for a period of 5 years post-completion. Following the end of the initial 5-year period under which this LEMP covers, it will be reviewed and updated when new habitats have been established. In the absence of this however, this LEMP is capable of being rolled out over 5-year cycles for the lifetime of the development. Locations of each habitat are shown on the Landscape Strategy Plan (13642-XX-XX-DR-L-0001) in **Appendix 1**. Detailed prescriptions are provided in **Table 3**.

Table 3: Management Schedule

Ecological Feature	Objective/ Target	Prescription/ Action	Year Post Commencement					Month											
			1	2	3	4	5	J	F	M	A	M	J	J	A	S	O	N	D
Retained trees	🌳 Maintain/improve structure	Conduct annual inspections of trees to assess health of trees and to consider public health and safety. Carry out pruning to encourage good structure and form and undertake remedial action if there are health and safety concerns.	✓	✓	✓	✓	✓	✓	✓	If required for health and safety, but nesting bird check required.						✓	✓	✓	✓
Retained hedgerows	🌳 Enhance species diversity	Coppice or hedge laying of leggy hedgerows.	✓	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	✓	✓
	🌳 Maintain/improve structure	Plant up gaps with native hedge mix as per the native species rich hedgerow mix outlined on the Landscape Strategy Plan.	-	✓	-	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	✓
		Following planting, water new hedgerow whips in periods of extreme drought (two weeks or more without rainfall), trees that have not yet established (not healthy, not in full leaf, suppressed growth) need to be watered where their tolerance to drought is deemed to be insufficient.	✓	✓	✓	-	-	-	-	-	✓	✓	✓	✓	✓	✓	-	-	-
		Prune any diseased or rotten wood back to sound wood. Remove all cut material from Site.	-	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-	✓	✓
		Replace any dead, diseased or damaged stock. Regularly remove litter and fallen leaves to maintain a neat appearance.	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-
New native tree planting	🌳 Ensure new trees are well established	Plant in accordance with the Landscape Strategy Plan.	✓	-	-	-	-	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓
		Regularly check ties and stakes adjusting as needed. Remove stakes and ties after two years. Examine all guards and replace or adjust as appropriate. Remove guards once trees are established.	✓	✓	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Ecological Feature	Objective/ Target	Prescription/ Action	Year Post Commencement					Month											
			1	2	3	4	5	J	F	M	A	M	J	J	A	S	O	N	D
		Spraying, strimming or hand removal of weeds within a 1m diameter circle (mulched) around each tree to reduce competition and aid establishment. Once established the sward can be allowed to grow up to the trunk, although tall weeds, bramble and ivy will be removed from around the trees. Care will be taken when using strimmers or mowers to avoid damaging trees. Weeds and grass within 100mm of the trunks will be removed by hand. Regularly remove litter and fallen leaves to maintain a neat appearance.	✓	✓	✓	✓	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓	-	-
		Replace failed specimens on a like-for-like basis. Top up mulch to a depth of 75mm where necessary.	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓
		Where periods of extreme drought occur (two weeks or more without rainfall), trees that have not yet established (not healthy, not in full leaf, suppressed growth) need to be watered where their tolerance to drought is deemed to be insufficient.	✓	✓	✓	-	-	-	-	-	✓	✓	✓	✓	✓	✓	-	-	-
		Conduct annual inspections of trees to assess health of trees and to consider public health and safety. Carry out pruning to encourage good structure and form and undertake remedial action if there are health and safety concerns.	✓	✓	✓	✓	✓	✓	✓	If required for health and safety, but nesting bird check required.						✓	✓	✓	✓
New native species-rich hedgerow	🌿 Ensure new hedgerows are well established	Plant in accordance with Landscape Strategy Plan.	✓	-	-	-	-	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓
		Water hedgerows in periods of extreme drought (two weeks or more without	✓	✓	✓	-	-	-	-	-	✓	✓	✓	✓	✓	✓	-	-	-

Ecological Feature	Objective/ Target	Prescription/ Action	Year Post Commencement					Month											
			1	2	3	4	5	J	F	M	A	M	J	J	A	S	O	N	D
		rainfall), trees that have not yet established (not healthy, not in full leaf, suppressed growth) need to be watered where their tolerance to drought is deemed to be insufficient.																	
		Replace failed specimens on a like-for-like basis. Remove dead/ diseased specimens. Regularly remove litter and fallen leaves to maintain a neat appearance.	✓	✓	✓	-	-	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓
		Examine all guards and replace or adjust as appropriate. Remove guards once hedgerows established.	✓	✓	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Spraying or strimming of weeds to reduce competition and aid establishment. Not required if weed suppression matting used.	✓	✓	✓	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-
		Hedgerows to be pruned to 45-60cm above ground level to encourage dense growth in second year. Side trimming of new hedgerows to promote healthy hedgerow base. Top up mulch as required. Remove cut material from Site. Maintain temporary fence until well-established.	-	✓	-	-	-	✓	✓	-	-	-	-	-	-	-	-	✓	✓
		Allow hedgerow to grow to desired height with incremental cutting. Starting in year 4 after planting new hedgerows will be cut along one side annually, alternating between the two sides of the hedgerow each year.	-	-	-	✓	✓	✓	✓	-	-	-	-	-	-	-	-	✓	✓

Ecological Feature	Objective/ Target	Prescription/ Action	Year Post Commencement					Month											
			1	2	3	4	5	J	F	M	A	M	J	J	A	S	O	N	D
New amenity grassland and turf	Ensure new amenity grassland establishes	Seed/ turf amenity areas in line with the Landscape Strategy Plan. The Contractor will protect newly seeded areas where appropriate to prevent seedling destruction by pedestrians and water as required to aid establishment. Reseed/ repair as needed.	✓	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	-	-
		During initial establishment of new grassland (for 6-8 weeks after germination) it will be mown every 7 – 10 days to a height of 40-60mm.	✓	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	-	-
		Once established, grass will be mown every two weeks during the growing season to 25 – 40mm to maintain a neat appearance. From late June, relax mowing to every 4 – 8 weeks i.e. when the sward becomes untidy. Regularly remove litter and fallen leaves to maintain a neat appearance.	✓	✓	✓	✓	✓	-	-	✓	✓	✓	✓	-	✓	-	✓	-	-
New meadow grassland	Ensure new meadow grassland establishes	Seed areas as per the Landscape Strategy Plan.	✓	-	-	-	-	-	-	✓	✓	-	-	-	-	✓	✓	-	-
		During initial establishment of new grassland, resist cutting until early August following sowing to remove annual weeds. Cut and remove arisings. Mow regularly when conditions allow through autumn until the end of March. Regularly remove litter and fallen leaves to maintain a neat appearance. Dig out any residual perennial weeds such as docks.	✓	✓	-	-	-	✓	✓	✓	-	-	-	-	✓	✓	✓	✓	✓
		The best results are usually obtained by traditional meadow management based	-	✓	✓	✓	✓	-	-	✓	-	-	-	-	✓	✓	✓	✓	✓

Ecological Feature	Objective/ Target	Prescription/ Action	Year Post Commencement					Month											
			1	2	3	4	5	J	F	M	A	M	J	J	A	S	O	N	D
		around a main summer hay cut in combination with autumn and possibly spring mowing. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol strimmer or tractor mower to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from Site. Mow the re-growth through to late autumn/winter to c 50mm and again in spring if needed. 25% of grassland will be left unmown over the winter months allowing invertebrates to overwinter, to be rotated.																	
		Outside of mowing regime, maintain a long sward (over 200mm) to support reptiles.	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	-	-	-	-	-
New native bulb planting	🐛 Ensure new native bulbs are well established	Plant in line with Landscape Strategy Plan.	✓	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	-
		Bulbs to be watered in periods of extreme drought (two weeks or more without substantial rainfall).	✓	✓	✓	-	-	-	-	-	✓	✓	✓	✓	✓	✓	-	-	-
		Remove weed growth by hand and top up mulch levels as necessary. Deadhead after flowering. Prune back and remove spent stems and dead leaves of grass. Regularly remove litter to maintain a neat appearance.	✓	✓	✓	✓	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓	-	-
		Replace any dead, diseased or damaged stock on a like-for-like basis in the next appropriate season i.e. not in the summer months and not in frost conditions. Set firm any shrubs that have become	✓	✓	✓	-	-	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓

Ecological Feature	Objective/ Target	Prescription/ Action	Year Post Commencement					Month											
			1	2	3	4	5	J	F	M	A	M	J	J	A	S	O	N	D
		loosened up. Top up mulch where necessary.																	
New street tree planting	 Ensure new trees are well established	Plant in line with Landscape Strategy Plan.	✓	-	-	-	-	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓
		Manage in line with new native tree planting.	As above.					As above.											
New main street ornamental planting	 Ensure new ornamental planting is well established	Plant in line with Landscape Strategy Plan.	✓	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	-
		Manage in line with new native bulb planting.	As above.					As above.											
New main street hedge	 Ensure new hedgerows are well established	Plant in line with Landscape Strategy Plan.	✓	-	-	-	-	✓	✓	✓	-	-	-	-	-	-	-	✓	✓
		Manage in line with new native species-rich hedgerow.	As above.					As above.											
New main street feature shrub	 Ensure new shrub is well established	Plant in line with Landscape Strategy Plan.	✓	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	-
		Shrubs to be watered in periods of extreme drought (two weeks or more without substantial rainfall).	✓	✓	✓	✓	✓	-	-	-	✓	✓	✓	✓	✓	✓	-	-	-
		Prune back shrubs (no more than one third of woody growth) during October to March. Trim shrubs back from paths etc. Trim topiary shrubs to the desired shape.	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓
		Remove weed growth by hand and top up mulch levels as necessary. Deadhead after flowering. Prune back and remove spent stems and dead leaves of grass conditions. Set firm any shrubs that have	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Ecological Feature	Objective/ Target	Prescription/ Action	Year Post Commencement					Month											
			1	2	3	4	5	J	F	M	A	M	J	J	A	S	O	N	D
		become loosened up. Top up mulch where necessary. Regularly remove litter to maintain a neat appearance.																	
		Replace any dead, diseased or damaged stock on a like-for-like basis in the next appropriate season i.e. not in the summer months and not in frost conditions. Set firm any shrubs that have become loosened up. Top up mulch where necessary.	✓	✓	✓	-	-	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓
New housing core ornamental planting	🌿 Ensure new ornamental planting is well established	Plant in line with Landscape Strategy Plan.	✓	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	-
		Manage in line with new native bulb planting.	As above.					As above.											
New housing core side hedge	🌿 Ensure new hedgerows are well established	Plant in line with Landscape Strategy Plan.	✓	-	-	-	-	✓	✓	✓	-	-	-	-	-	-	-	✓	✓
		Manage in line with new native species-rich hedgerow.	As above.					As above.											
New housing core feature shrub	🌿 Ensure new shrub is well established	Plant in line with Landscape Strategy Plan.	✓	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	-
		Manage in line with new main street feature shrub.	As above.					As above.											

6 Monitoring

Monitoring is fundamental to the success of this management plan and is required to assess biodiversity changes compared to the baseline and identify potential issues. This will not only enable the effectiveness of mitigation or compensation to be identified but will also inform future revisions of the management plan to be produced.

Monitoring will be undertaken by a competent ecologist in Years 2, 5, 10, 15, 20 and 30 following completion of initial habitat works, as follows:

-  Site walkover to confirm presence and health of habitats;
-  Habitats assessed against the objectives in **Table 3** to measure progress; and
-  Report produced detailing results and any rectifying measures.

6.1 Plan Review

An adaptive management approach should be adopted whereby the results of monitoring feed back into the appropriate management of the Site and the management plan updated accordingly. The Managing Agent will be responsible for implementing any remedial actions recommended by the ecologist.

Management will be undertaken for the lifetime of the development following each revised management plan.

Figure 1 – Enhancements and Mitigation Plan





Appendix 1 – Landscape Strategy Plan



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- 0 10 20 30m
1. All drawing dimensions to be checked and verified prior to construction.
 2. Drawings are design intent and for Planning purposes only.
 3. Drawings to be checked and verified by the project Architect, Engineer, M&E Engineer, Lighting Consultant.
 4. Specification/depth/location of root barriers to the project engineer's design.
 5. All services and drainage easements are to be checked and verified by the project engineer.
 6. The landscape contractors shall make themselves aware of all service locations, health and safety and risk assessments prior to commencing planting operations.
 7. It is the responsibility of the project engineer to design foundations to accommodate all proposed existing tree and shrub planting, with reference made to BS5836:2012 (Part 2) and BS5836:2012 (Part 1).
 8. All planting work to be carried out in accordance with BS5424:1989 Code of Practice for General Landscaping Operations.
 9. All levels to be checked and verified by the project engineers prior to construction.
 10. All works in and around existing retained trees are subject to an arboricultural Method Statement.
 11. All steps, structures, paving and fencing are by others unless otherwise noted.
 12. For setting out see the project engineer's drawings.
 13. Please refer to the LEAP for specification and management prescriptions.
 14. Please see Landscape Strategy Plan on drawing 13662-FPCR-XX-XX-DR-L-0001 for an overview of the Landscape proposals.

	Application Boundary
	Existing Trees & Hedgerows See Arboricultural Survey for Full Details
	Proposed Native Tree Planting Species: <i>Green Infrastructure</i> Clear-stem: 12/14cm Clear-stem: 12/14cm Clear-stem: 12/14cm Clear-stem: 12/14cm
	Native Species Rich Hedgerow Species: <i>Acer campestre</i> , <i>Cornus sanguinea</i> , <i>Corylus avellana</i> , <i>Crataegus monogyna</i> , <i>Eurospium europaeus</i> , <i>Ilex aquifolium</i> , <i>Prunus spinosa</i> , <i>Quercus robur</i> , <i>Viburnum lantana</i> Density: 5/1m DSR, 5/1m DSR, 5/1m DSR, 5/1m DSR, 5/1m DSR, 5/1m DSR, 5/1m DSR, 5/1m DSR Size: 60-80cm Whip, 60-80cm Whip, 60-80cm Whip, 60-80cm Whip, 60-80cm Whip, 60-80cm Whip, 60-80cm Whip, 60-80cm Whip Root: 10, 10, 10, 10, 10, 10, 10, 10 %: 10, 10, 10, 10, 10, 10, 10, 10
	Native Species Scrub Species: <i>Acer campestre</i> , <i>Cornus sanguinea</i> , <i>Corylus avellana</i> , <i>Crataegus monogyna</i> , <i>Eurospium europaeus</i> , <i>Ilex aquifolium</i> , <i>Prunus spinosa</i> , <i>Quercus robur</i> , <i>Viburnum lantana</i> Density: 5/1m DSR, 5/1m DSR, 5/1m DSR, 5/1m DSR, 5/1m DSR, 5/1m DSR, 5/1m DSR, 5/1m DSR Size: 60-80cm Whip, 60-80cm Whip, 60-80cm Whip, 60-80cm Whip, 60-80cm Whip, 60-80cm Whip, 60-80cm Whip, 60-80cm Whip Root: 10, 10, 10, 10, 10, 10, 10, 10 %: 10, 10, 10, 10, 10, 10, 10, 10
	Amenity Grassland Emergent: E1 - Flowering Lawn Mixture
	Meadow Grassland Germinal: R1 - Traditional Hay Meadow
	Native Bulb Planting Species: <i>Fraxinus excelsior</i> , <i>Galanthus nivalis</i> , <i>Hyacinthoides non-scripta</i> , <i>Narcissus pseudonarcissus</i> Density: 10P/100m, 10P/100m, 10P/100m, 10P/100m Size: 10P/100m, 10P/100m, 10P/100m, 10P/100m Root: 25, 25, 25, 25 %: 25, 25, 25, 25
	Equipped Play Area Detailed by Others
	Street Tree Planting Species: <i>On-Plot Landscaping</i> Clear-stem: 12/14cm Clear-stem: 12/14cm Clear-stem: 12/14cm Clear-stem: 12/14cm
	Main Street Ornamental Planting Species: <i>On-Plot Landscaping</i> Centres: 7.5L, 7.5L, 7.5L, 7.5L Size: 7.5L, 7.5L, 7.5L, 7.5L Root: 25, 25, 25, 25 %: 25, 25, 25, 25
	Main Street Hedge Species: <i>On-Plot Landscaping</i> Density: 10L, 10L Size: 10L, 10L Root: 100, 100 %: 100, 100
	Main Street Feature Shrub Species: <i>On-Plot Landscaping</i> Size: 20L, 20L Root: 100, 100 %: 100, 100
	Housing Core Ornamental Planting Species: <i>On-Plot Landscaping</i> Centres: 7.5L, 7.5L, 7.5L, 7.5L Size: 7.5L, 7.5L, 7.5L, 7.5L Root: 25, 25, 25, 25 %: 25, 25, 25, 25
	Housing Core Side Hedge Species: <i>On-Plot Landscaping</i> Density: 10L, 10L Size: 10L, 10L Root: 100, 100 %: 100, 100
	Housing Core Feature Shrub Species: <i>On-Plot Landscaping</i> Size: 20L, 20L Root: 100, 100 %: 100, 100
	Turf Contact Grade

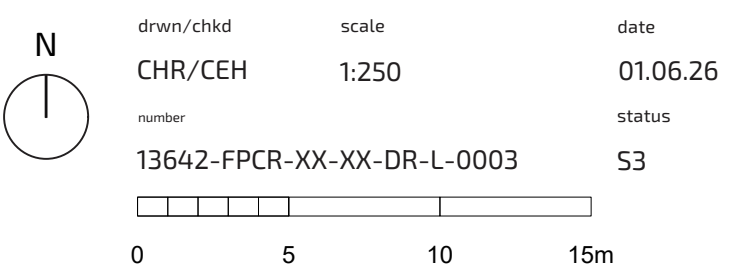
P15	01/06/2026	Planting areas adjusted	CHR/CEH
rev	date	description	dm / ctk
client	Allison Homes		
project	Spitfire Road Calne		
title	LANDSCAPE STRATEGY PLAN	scale	1:500 @A0
number	13642-FPCR-XX-XX-DR-L-0001	status	S3
rev			P15



Appendix 2 – On Plot Planting Plans



Application Boundary	
Existing Trees & Hedgerows See Arboricultural Survey for Full Details	
Proposed Native Tree Planting	
Species	Stem
Green Infrastructure	
Acer campestre	Clear-stem
Betula pendula	Clear-stem
Corylus avellana	Clear-stem
Fagus sylvatica	Clear-stem
Native Species Rich Hedgerow	
Species	Density
Acer campestre	5/Lm DSR
Cornus sanguinea	5/Lm DSR
Corylus avellana	5/Lm DSR
Crataegus monogyna	5/Lm DSR
Eunymus europaeus	5/Lm DSR
Ilex aquifolium	5/Lm DSR
Prunus spinosa	5/Lm DSR
Quercus robur	5/Lm DSR
Viburnum lantana	5/Lm DSR
Native Species Scrub	
Species	Density
Acer campestre	5/Lm DSR
Cornus sanguinea	5/Lm DSR
Corylus avellana	5/Lm DSR
Crataegus monogyna	5/Lm DSR
Eunymus europaeus	5/Lm DSR
Ligustrum vulgare	5/Lm DSR
Rosa canina	5/Lm DSR
Amenity Grassland Emorsgate EL1 - Flowering Lawn Mixture	
Meadow Grassland Germinal RET - Traditional Hay Meadow	
Native Bulb Planting	
Species	Density
Erantthis ciliata	10P/sq m
Galanthus nivalis	10P/sq m
Hyacinthoides non-scripta	10P/sq m
Narcissus pseudonarcissus	10P/sq m
Equipped Play Area Detailed by Others	
Street Tree Planting	
Species	Stem
On-Plot Landscape	Clear-stem
Amelanchier l	Clear-stem
Cornus 'EWW'	Clear-stem
Liriodendron t 'F'	Clear-stem
Malus sylvestris	Clear-stem
Main Street Ornamental Planting	
Species	Centres
On-Plot Link Road	Centres
Brachyglottis 'Sunshine'	60cm
Ceanothus t 'var. repens'	60cm
Eunymus f 'E' 'G'	60cm
Viburnum tinus	60cm
Main Street Hedge	
Species	Density
On-Plot Link Road	Density
Elaeagnus x ebbingei 'Gilt Edge'	2/Lm
Main Street Feature Shrub	
Species	Size
On-Plot Green Edge	Size
Garrya elliptica	20L
Housing Core Ornamental Planting	
Species	Centres
On-Plot Side Street	Centres
Fatsia japonica	60cm
Hebe rakaiensis	60cm
Phormium 'Jester'	60cm
Prunus laurocerasus 'OL'	60cm
Housing Core Side Hedge	
Species	Density
On-Plot Side Street	Density
Photinia x fraseri 'Red Robin'	2/Lm
Housing Core Feature Shrub	
Species	Size
On-Plot Green Edge	Size
Hamamelis x intermedia 'J'	20L
Turf Contact Grade	



drawn/chkd
CHR/CEH
scale
1:250
date
01.06.26
status
S3
rev
P15
client
Allison Homes
project
Spitfire Road
Calne

title
ON PLOT PLANTING PLAN (SHEET 1 OF 4)

Drawing is based on (layout 0841-X- Layout.DWG) produced by Focus Design Partnership LTD
For on-plot planting details, plant schedules and seeding mixes, please refer to 13462-FPCR-XX-XX-DR-L-0003-0007
For General Arrangement Plan, please refer to 13462-FPCR-XX-XX-DR-L-0001-0002

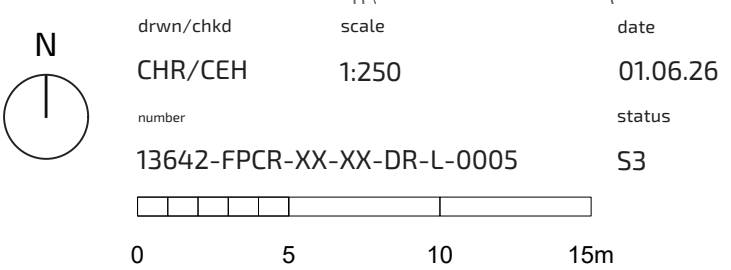


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	Application Boundary
	Existing Trees & Hedgerows See Arboricultural Survey for Full Details
	Proposed Native Tree Planting Species Stem Size Root Green Infrastructure <i>Acer campestre</i> Clear-stem 12/14cm RB <i>Betula pendula</i> Clear-stem 12/14cm RB <i>Corylus avellana</i> Clear-stem 12/14cm RB <i>Fagus sylvatica</i> Clear-stem 12/14cm RB
	Native Species Rich Hedgerow Species Density Size Root % <i>Acer campestre</i> 5/Lm DSR 60-80cm Whip 10 <i>Cornus sanguinea</i> 5/Lm DSR 60-80cm Whip 10 <i>Corylus avellana</i> 5/Lm DSR 60-80cm Whip 10 <i>Crataegus monogyna</i> 5/Lm DSR 60-80cm Whip 25 <i>Euonymus europaeus</i> 5/Lm DSR 60-80cm Whip 5 <i>Ilex aquifolium</i> 5/Lm DSR 60-80cm Whip 5 <i>Prunus spinosa</i> 5/Lm DSR 60-80cm Whip 25 <i>Quercus robur</i> 5/Lm DSR 60-80cm Whip 5 <i>Viburnum lantana</i> 5/Lm DSR 60-80cm Whip 5
	Native Species Scrub Species Density Size Root % <i>Acer campestre</i> 5/Lm DSR 60-80cm Whip 10 <i>Cornus sanguinea</i> 5/Lm DSR 60-80cm Whip 20 <i>Corylus avellana</i> 5/Lm DSR 60-80cm Whip 10 <i>Crataegus monogyna</i> 5/Lm DSR 60-80cm Whip 20 <i>Euonymus europaeus</i> 5/Lm DSR 60-80cm Whip 15 <i>Ligustrum vulgare</i> 5/Lm DSR 60-80cm Whip 15 <i>Rosa canina</i> 5/Lm DSR 60-80cm Whip 15
	Amenity Grassland Emorsgate EL1 - Flowering Lawn Mixture
	Meadow Grassland Germinal RET1 - Traditional Hay Meadow
	Native Bulb Planting Species Density % <i>Eranthis ciliata</i> 10P/sq m 25 <i>Galanthus nivalis</i> 10P/sq m 25 <i>Hyacinthoides non-scripta</i> 10P/sq m 25 <i>Narcissus pseudonarcissus</i> 10P/sq m 25
	Equipped Play Area Detailed by Others
	Street Tree Planting Species Stem Size Root On-Plot Landscape <i>Amelanchier l.</i> Clear-stem 12/14cm RB <i>Cornus 'EWW'</i> Clear-stem 12/14cm RB <i>Liriodendron t 'F'</i> Clear-stem 12/14cm RB <i>Malus sylvestris</i> Clear-stem 12/14cm RB
	Main Street Ornamental Planting Species Centres Size Root % On-Plot Link Road <i>Brachyglottis 'Sunshine'</i> 60cm 7.5L C 25 <i>Ceanothus t var. repens</i> 60cm 7.5L C 25 <i>Euonymus f 'E' n 'G'</i> 60cm 7.5L C 25 <i>Viburnum tinus</i> 60cm 7.5L C 25
	Main Street Hedge Species Density Size Root % On-Plot Link Road <i>Eleagnus x ebbingei</i> 'Gilt Edge' 2/Lm 10L C 100
	Main Street Feature Shrub Species Size Root % On-Plot Green Edge <i>Garrya elliptica</i> 20L C 100
	Housing Core Ornamental Planting Species Centres Size Root % On-Plot Side Street <i>Fatsia japonica</i> 60cm 7.5L C 25 <i>Hebe rakaiensis</i> 60cm 7.5L C 25 <i>Phormium 'Jester'</i> 60cm 7.5L C 25 <i>Prunus laurocerasus</i> 'OL' 60cm 7.5L C 25
	Housing Core Side Hedge Species Density Size Root % On-Plot Side Street <i>Photinia x fraseri</i> 'Red Robin' 2/Lm 7.5L C 100
	Housing Core Feature Shrub Species Size Root % On-Plot Green Edge <i>Hamamelis x intermedia</i> 'J' 20L C 100
	Turf Contact Grade

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t: 01509 672772 e: mail@fpcr.co.uk w: www.fpcr.co.uk



client
Allison Homes
project
Spitfire Road
Calne

title
ON PLOT PLANTING PLAN (SHEET 3 OF 4)

Drawing is based on (layout 0841-X- Layout.DWG) produced by Focus Design Partnership LTD
For on-plot planting details, plant schedules and seeding mixes, please refer to 13462-FPCR-XX-XX-DR-L-0003-0007
For General Arrangement Plan, please refer to 13462-FPCR-XX-XX-DR-L-0001-0002

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	Application Boundary
	Existing Trees & Hedgerows See Arboricultural Survey for Full Details
	Proposed Native Tree Planting Species Stem Size Root Green Infrastructure Acer campestre Clear-stem 12/14cm RB Betula pendula Clear-stem 12/14cm RB Corylus betulus Clear-stem 12/14cm RB Fagus sylvatica Clear-stem 12/14cm RB
	Native Species Rich Hedgerow Species Density Size Root % Acer campestre 5/Lm DSR 60-80cm Whip 10 Cornus sanguinea 5/Lm DSR 60-80cm Whip 10 Corylus avellana 5/Lm DSR 60-80cm Whip 10 Crataegus monogyna 5/Lm DSR 60-80cm Whip 25 Euonymus europaeus 5/Lm DSR 60-80cm Whip 5 Ilex aquifolium 5/Lm DSR 60-80cm Whip 5 Prunus spinosa 5/Lm DSR 60-80cm Whip 25 Quercus robur 5/Lm DSR 60-80cm Whip 5 Viburnum lantana 5/Lm DSR 60-80cm Whip 5
	Native Species Scrub Species Density Size Root % Acer campestre 5/Lm DSR 60-80cm Whip 10 Cornus sanguinea 5/Lm DSR 60-80cm Whip 20 Corylus avellana 5/Lm DSR 60-80cm Whip 10 Crataegus monogyna 5/Lm DSR 60-80cm Whip 20 Euonymus europaeus 5/Lm DSR 60-80cm Whip 15 Ligustrum vulgare 5/Lm DSR 60-80cm Whip 15 Rosa canina 5/Lm DSR 60-80cm Whip 15
	Amenity Grassland Emorsgate EL1 - Flowering Lawn Mixture
	Meadow Grassland Germinal RET - Traditional Hay Meadow
	Native Bulb Planting Species Density % Eranthis cilicla 10P/sq m 25 Galanthus nivalis 10P/sq m 25 Hyacinthoides non-scripta 10P/sq m 25 Narcissus pseudonarcissus 10P/sq m 25
	Equipped Play Area Detailed by Others
	Street Tree Planting Species Stem Size Root On-Plot Landscape Amelanchier l Clear-stem 12/14cm RB Cornus 'EWV' Clear-stem 12/14cm RB Liriodendron t 'F' Clear-stem 12/14cm RB Malus sylvestris Clear-stem 12/14cm RB
	Main Street Ornamental Planting Species Centres Size Root % On-Plot Link Road Brachyglottis 'Sunshine' 60cm 7.5L C 25 Ceanothus t var. repens 60cm 7.5L C 25 Euonymus f 'E' n 'G' 60cm 7.5L C 25 Viburnum tinus 60cm 7.5L C 25
	Main Street Hedge Species Density Size Root % On-Plot Link Road Eleagnus x ebbingei 'Gilt Edge' 2/Lm 10L C 100
	Main Street Feature Shrub Species Size Root % On-Plot Green Edge Garrya elliptica 20L C 100
	Housing Core Ornamental Planting Species Centres Size Root % On-Plot Side Street Fatsia japonica 60cm 7.5L C 25 Hebe rakaiensis 60cm 7.5L C 25 Phormium 'Jester' 60cm 7.5L C 25 Prunus laurocerasus 'OL' 60cm 7.5L C 25
	Housing Core Side Hedge Species Density Size Root % On-Plot Side Street Photinia x fraseri 'Red Robin' 2/Lm 7.5L C 100
	Housing Core Feature Shrub Species Size Root % On-Plot Green Edge Hamamelis x intermedia 'J' 20L C 100
	Turf Contact Grade

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drawn/chkd	scale	date	client
CHR/CEH	1:250	01.06.26	Allison Homes
number		status	project
13642-FPCR-XX-XX-DR-L-0006		S3	Spitfire Road Calne
		rev	
		P15	



client
Allison Homes
project
Spitfire Road
Calne

title
ON PLOT PLANTING PLAN (SHEET 4 OF 4)

Drawing is based on (layout 0841-X- Layout.DWG) produced by Focus Design Partnership LTD

For on-plot planting details, plant schedules and seeding mixes, please refer to
13462-FPCR-XX-XX-DR-L-0003-0007

For General Arrangement Plan, please refer to 13462-FPCR-XX-XX-DR-L-0001-0002

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Application Boundary

Existing Trees & Hedgerows

See Arboricultural Survey for Full Details

Proposed Native Tree Planting

Species	Stem	Size	Root
Green Infrastructure			
Acer campestre	Clear-stem	12/14cm	RB
Betula pendula	Clear-stem	12/14cm	RB
Corylus betulus	Clear-stem	12/14cm	RB
Fagus sylvatica	Clear-stem	12/14cm	RB

Native Species Rich Hedgerow

Species	Density	Size	Root	%
Acer campestre	5/Lm DSR	60-80cm Whip	10	10
Cornus sanguinea	5/Lm DSR	60-80cm Whip	10	10
Corylus avellana	5/Lm DSR	60-80cm Whip	10	10
Crataegus monogyna	5/Lm DSR	60-80cm Whip	25	25
Euonymus europaeus	5/Lm DSR	60-80cm Whip	5	5
Ilex aquifolium	5/Lm DSR	60-80cm Whip	5	5
Prunus spinosa	5/Lm DSR	60-80cm Whip	25	25
Quercus robur	5/Lm DSR	60-80cm Whip	5	5
Viburnum lantana	5/Lm DSR	60-80cm Whip	5	5

Native Species Scrub

Species	Density	Size	Root	%
Acer campestre	5/Lm DSR	60-80cm Whip	10	10
Cornus sanguinea	5/Lm DSR	60-80cm Whip	20	20
Corylus avellana	5/Lm DSR	60-80cm Whip	10	10
Crataegus monogyna	5/Lm DSR	60-80cm Whip	20	20
Euonymus europaeus	5/Lm DSR	60-80cm Whip	15	15
Ligustrum vulgare	5/Lm DSR	60-80cm Whip	15	15
Rosa canina	5/Lm DSR	60-80cm Whip	15	15

Amenity Grassland

Emorsgate EL1 - Flowering Lawn Mixture

Meadow Grassland

Germinal RE1 - Traditional Hay Meadow

Native Bulb Planting

Species	Density	%
Eranthis cilicla	10P/sq m	25
Galanthus nivalis	10P/sq m	25
Hyacinthoides non-scripta	10P/sq m	25
Narcissus pseudonarcissus	10P/sq m	25

Equipped Play Area

Detailed by Others

Street Tree Planting

Species	Stem	Size	Root
On-Plot Landscape			
Amelanchier l	Clear-stem	12/14cm	RB
Cornus 'EWW'	Clear-stem	12/14cm	RB
Liriodendron t 'F'	Clear-stem	12/14cm	RB
Malus sylvestris	Clear-stem	12/14cm	RB

Main Street Ornamental Planting

Species	Centres	Size	Root	%
On-Plot Link Road				
Brachyglottis 'Sunshine'	60cm	7.5L	C	25
Ceanothus t var. repens	60cm	7.5L	C	25
Euonymus f 'E' n' G	60cm	7.5L	C	25
Viburnum tinus	60cm	7.5L	C	25

Main Street Hedge

Species	Density	Size	Root	%
On-Plot Link Road				
Eleagnus x ebbingei 'Gilt Edge'	2/Lm	10L	C	100

Main Street Feature Shrub

Species	Size	Root	%
On-Plot Green Edge			
Garrya elliptica	20L	C	100

Housing Core Ornamental Planting

Species	Centres	Size	Root	%
On-Plot Side Street				
Fatsia japonica	60cm	7.5L	C	25
Hebe rakaiensis	60cm	7.5L	C	25
Phormium 'Jester'	60cm	7.5L	C	25
Prunus laurocerasus 'OL'	60cm	7.5L	C	25

Housing Core Side Hedge

Species	Density	Size	Root	%
On-Plot Side Street				
Photinia x fraseri 'Red Robin'	2/Lm	7.5L	C	100

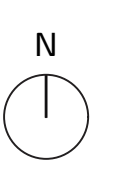
Housing Core Feature Shrub

Species	Size	Root	%
On-Plot Green Edge			
Hamamelis x intermedia 'J'	20L	C	100

Turf

Contact Grade

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drawn/chkd	scale	date
CHR/CEH	1:250	01.06.26
number	status	rev
13642-FPCR-XX-XX-DR-L-0004	S3	P15

client
Allison Homes
project
Spitfire Road
Calne

title
ON PLOT PLANTING PLAN (SHEET 2 OF 4)

Drawing is based on (layout 0841-X- Layout.DWG) produced by Focus Design Partnership LTD
For on-plot planting details, plant schedules and seeding mixes, please refer to 13462-FPCR-XX-XX-DR-L-0003-0007
For General Arrangement Plan, please refer to 13462-FPCR-XX-XX-DR-L-0001-0002



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