

Ecological Mitigation and Management Plan

Land at Blackmore Farm, Melksham

David Wilson Redrow South West

May 2026

Report reference	Report Status	Date	Prepared by	Authorised
260501_P1476_EMMP_Final01	Final01	01/05/2026	Laurie Allnatt BCs MSc ACIEEM	James Cook BSc PhD CEnv MCIEEM



Armada House
Odhams Wharf
Topsham
Exeter
EX3 0PB
Tel: 01392 260420

Email: info@eadecology.co.uk
www.eadecology.co.uk

The information which we have prepared is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

This report has been prepared for the exclusive use of the client and unless otherwise agreed in writing by EAD Ecology, no other party may use, make use of or rely on the contents of the report. No liability is accepted by EAD Ecology for any use of this report, other than for the purposes for which it was originally prepared and provided.

EAD Ecology has exercised due care in preparing this report. It has not, unless specifically stated, independently verified information provided by others. No other warranty, express or implied, is made in relation to the content of this report and EAD Ecology assumes no liability for any loss resulting from errors, omissions or misrepresentation made by others.

Any recommendation, opinion or finding stated in this report is based on circumstances and facts as they existed at the time that EAD Ecology performed the work.

Nothing in this report constitutes legal opinion. If legal opinion is required the advice of a qualified legal professional should be secured.

© Copyright EAD Ecology 2026

Contents

1	Introduction and approach.....	1
1.1	Introduction.....	1
1.2	Procedural framework.....	2
1.3	Approach	2
1.4	Scope and layout of the EMMP	3
2	Ecological constraints and management objectives.....	5
2.1	Scheme description	5
2.2	Phasing	5
2.3	Ecological baseline summary.....	5
2.4	Ecological constraints	7
2.5	Ecological management objectives	7
3	Pre-construction management actions	9
3.1	Ecological avoidance and design	9
3.2	Ecological supervision and induction	9
3.3	Habitats	9
3.4	Protected and notable species	10
3.5	Pre-construction summary plan	15
4	Construction management actions	17
4.1	Habitats	17
4.2	Protected and notable species	17
4.3	Construction summary plan	20
5	LEMP requirements	21
5.1	New habitat and landscape features	21
5.2	Hard landscape	21
5.3	Retained habitat features.....	22
5.4	Protected and notable species	22
5.5	Ownership and responsibilities	23
5.6	Monitoring and review	23
6	Responsibilities, supervision and monitoring	24
6.1	Key personnel and responsibilities.....	24

6.2	Site delivery and induction	25
6.3	Natural England Mitigation Licences	25
6.4	Ecological supervision, monitoring and reporting	25
6.5	Variations and incidents	26
6.6	Plan review	26
7	Biodiversity Net Gain	27
7.1	Approach	27
7.2	Biodiversity Net Gain Assessment.....	28
8	References.....	30

Tables

Table 1.1:	Ecological surveys to inform the ES.....	4
Table 3.1:	Pre-construction summary plan	15
Table 4.1:	Construction summary plan	20
Table 5.1:	Key personnel and responsibilities	24

Figures

Figure 1:	Site Location Plan
Figure 2:	Site Layout
Figure 3:	Landscape Proposals
Figure 4:	Phasing Plan
Figure 5:	Ecological Constraints and Opportunities Plan
Figure 6:	Bat, Bird and Bee Box and Hedgehog Pass Plan

Appendices

Appendix 1:	Phase 1 Habitat Survey Plan
Appendix 2:	Species legislation
Appendix 3:	Reptile hibernacula example design
Appendix 4:	Biodiversity Net Gain Assessment
Appendix 5:	Ecological Compliance Matrix

1 Introduction and approach

1.1 Introduction

- 1.1.1 EAD Ecology was commissioned by David Wilson Redrow to produce an Ecological Mitigation and Management Plan (EMMP) for a mixed-use development on land at Blackmore Farm, Melksham (Planning Reference: PL/2023/11188); refer to Figures 1 and 2.
- 1.1.2 The EMMP forms an over-arching management strategy for the Outline Planning Application area (hereafter referenced as the Site), as required by Condition 17 of the Outline Planning Permission Approval Notice:

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

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

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

REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.'

- 1.1.3 The aim of the EMMP is to provide a framework for ecological management, as required by Condition 17, for the Site. The EMMP establishes the ecological management objectives and principles for the delivery of each phase of the development. Separate Construction Environmental Management Plans (CEMPs) and Landscape and Ecology Management Plans (LEMPs) will subsequently be produced in accordance with this EMMP and as required by Condition 18 and Condition 19 respectively.
- 1.1.4 A Construction Method Statement (CMS) will be produced as required by Condition 21, which will include, among other things, Topsoil Management Measures and Pollution Prevention Measures.
- 1.1.5 Lighting plans will be produced as required by Condition 20 to ensure retention of the dark corridors identified in this EMMP and to minimise effects of lighting on light-sensitive species.

1.2 Procedural framework

- 1.2.1 A CEMP and LEMP will be prepared for each development phase and will be submitted to Wiltshire Council (WC) for approval prior to the start of construction.
- 1.2.2 The CEMP/LEMPs will be informed by up-to-date ecological survey. This will comprise an update Extended Phase 1 Habitat survey and any additional protected species surveys as recommended on the basis of the results of the update Extended Phase 1 Habitat survey.
- 1.2.3 Each CEMP will contain:
- The results of the update ecological surveys;
 - Ecological mitigation measures and relevant method statements for pre-construction and construction phases;
 - The appointment of an Ecological Clerk of Works (ECow), including role, responsibilities and frequency / timing of attendance on site; and
 - Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECow).
- 1.2.4 Each LEMP will contain:
- Long term objectives and targets in accordance with the EMMP;
 - Monitoring, management and maintenance responsibilities and schedules for each ecological feature within the development in perpetuity from the commencement of the scheme;
 - The mechanism for monitoring success of the management prescriptions with reference to the Biodiversity Net Gain Assessment within the EMMP;
 - A procedure for review and necessary adaptive management in order to attain targets; and
 - Details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured.

1.3 Approach

- 1.3.1 The Ecology Chapter of the Environmental Statement (hereafter 'the ES'; EAD Ecology, 2023) and the Ecological Compliance Statement (hereafter 'the ECS'; EAD Ecology, 2026) were reviewed to ensure that the EMMP prescriptions follow the principles that were established for the Outline Application.

- 1.3.2 The ES was based on habitat and protected species surveys carried out between 2018 and 2023, and the ECS was based on update surveys carried out during 2024; a summary is provided in Table 1.1 below (refer to the ES and ECS for full details).
- 1.3.3 An Ecological Compliance table is provided in Appendix 5 which details how the measures detailed in the Avoidance, Mitigation, Compensation and Enhancement Section of the ES will be implemented across the Site.

1.4 *Scope and layout of the EMMP*

- Section 2 summarises the ecological baseline, constraints, opportunities and management objectives for the Site.
- Sections 3 and 4 provide the ecological management framework for the pre-construction and construction phases of the development respectively;
- Section 5 provides the LEMP requirements;
- Section 6 outlines a framework for monitoring and responsibilities; and
- Section 7 provides the Biodiversity Net Gain Assessment of the Site.

Table 1.1: Ecological surveys which have informed this EMMP’.

Item	Date	Details
Extended Phase 1 Habitat Survey	June 2018 July 2019 May 2021 July 2023	Identification of the main habitat types on the Site and the presence/ potential presence of protected and notable species.
Hedgerow survey	May 2021	Survey to determine if hedgerows meet the ecological criteria for ‘Important hedgerows’ set out in the Hedgerow Regulations (1997).
Great crested newt survey	April 2021 June 2024	Habitat Suitability Index (HSI) and Environmental DNA (eDNA) survey of ponds on-site and within a 250m buffer from the Site boundary.
Reptile survey	April – May 2021	Deployment and seven checks of artificial refugia deployed in suitable habitat throughout the Site.
Breeding bird survey	April – June 2021	Identification of breeding birds on a transect route walked through the Site on three Site visits.
Barn owl survey	April and August 2021 May and July 2024	Inspection of trees and buildings for presence of barn owl.
Bat roost survey	April – September 2021 July – September 2023 May to September 2024	Preliminary roost inspection of all mature trees and buildings within the Site to identify those with potential to support roosting bats. Dusk emergence/ dawn re-entry surveys on buildings identified as providing ‘Low’, ‘Moderate’ and ‘High’ bat roost suitability and tree with ‘Moderate’ and ‘High’ bat roost suitability.
Bat activity survey	April – October 2021 May – October 2024	Night-time transects walked through the Site on seven occasions to record bat activity. Also, deployment of static monitoring equipment (Anabat Express) within the Site.
Hazel dormouse survey	April – October 2021	Deployment of nesting tubes within suitable habitats, which were checked monthly between April and October.
Badger survey	May 2021 June 2024	Search for evidence of badgers within the Site, including setts, tracks and latrines.
Otter and water vole survey	April and August 2021	Search for evidence of otter and water vole within the Site, including prints, spraint and holts. Search for evidence of water vole within the Site, including latrines, burrows and feeding stations.
Habitat condition assessment	May 2021 February 2022 July 2023	Botanical survey of all habitats to establish their condition in accordance with Biodiversity Metric 4.0.

2 Ecological constraints and management objectives

2.1 Scheme description

- 2.1.1 A reserved matters application (access, appearance, layout, scale and landscaping) for up to 500 dwellings; up to 5,000 square metres of employment; open space; provision of access infrastructure from Sandridge Common (A3102); and provision of all associated infrastructure necessary to facilitate the development of the Site.

2.2 Phasing

- 2.2.1 The proposed development will be delivered in a series of development phases; refer to Figure 4. It is anticipated that the construction of Phases 0 and 1 will start in 2026 and include 229 dwellings and associated infrastructure.

2.3 Ecological baseline summary

- 2.3.1 A summary of the current (pre-development) ecological baseline conditions is provided in Table 2.1; refer also to the ES for full details. Relevant protected species legislation is detailed in Appendix 2.

Table 2.1: Ecological baseline

Ecological receptor	Baseline
Statutory and non-statutory designated sites of nature conservation	
European Designated Sites (within 10km)	Bath and Bradford-on-Avon Bats Special Area of Conservation (SAC) occurs approximately 9.4km to the north-west.
National Designated Sites (within 5km)	Spye Park SSSI occurs approximately 2.3km to the north-east.
Non-statutory Designated Sites	Nine Local Wildlife Sites (LWS) occur within 2km.
Habitats (refer also to Appendix 1)	The majority of the Site comprised poor semi-improved grassland fields bordered by a network of hedgerows and ditches. A watercourse was present in the south of the Site (Clackers Brook Tributary), which flowed from east to west. Two waterbodies were present; one was an open slurry pit in the north and the other was a pond located in the south-east. Numerous buildings and areas of hardstanding were present/adjacent to the north of the Site, associated with Blackmore Farm. These buildings included a variety of agricultural buildings and a bungalow. Scrub and mature trees were scattered throughout but were generally confined to hedgerows. A small area of semi-natural broadleaved woodland was located in the south of the Site, on the southern side of Clackers Brook Tributary. The following Priority Habitats were recorded: • Hedgerows • Lowland mixed deciduous woodland
Protected and notable species	
Plants	Corky-fruited water-dropwort (Wiltshire Rare Plant Register Species), was identified within the semi-improved neutral grassland within the south-east of the Site.

Table 2.1: Ecological baseline

Ecological receptor	Baseline
Invertebrates	The Site provided suitable habitat for a range of invertebrates, potentially including scarce chaser along wet ditches/stream and notable species of butterfly and moth, although the presence of significant populations of notable species was considered unlikely.
Amphibians	The pond in the centre of the Site (Appendix 1; TN 10) and grassland provided suitable breeding and terrestrial habitat for common amphibians. Numerous records of GCN were identified within 2km of the Site. The two ponds within the Site and five waterbodies within 250m of the Site tested negative for GCN eDNA. Therefore, GCN was considered highly likely to be absent from the Site and surrounding area.
Reptiles	The grassland and scrub/hedgerow margins provided suitable habitat for reptiles, including slow-worm and grass snake. A single record of slow-worm and two records of grass snake were recorded adjacent to hedgerows in the north of the Site; these are protected and Priority Species but occur widely in suitable habitat.
Birds	The woodland, scrub and hedgerows provided suitable foraging and nesting habitat for a variety of widespread and Priority Species. House sparrow, dunnock, skylark, song thrush, rook and whitethroat were recorded within the Site, all of which possibly or probably, or were confirmed breeding. These are all either Red or Amber-listed, Priority Species and/or Wiltshire BAP Priority Species. Six mature oak trees were identified as having the potential to support nesting and/or roosting barn owls. However, no evidence of an occupied breeding site was recorded. No evidence of nesting or roosting barn owls was recorded in the buildings within the Site. Barn owls were, however, recorded in the south-east of the Site during bat activity surveys, confirming the use of parts of the Site for foraging. All birds, their nests, eggs and young are legally protected. Barn owl is protected under Schedule 1 Wildlife and Countryside Act 1981 (as amended) (WCA) and Wiltshire BAP Priority Species.
Bats	The poor semi-improved grassland and improved grassland fields, which were either cow-grazed or managed for hay, provided moderate value to foraging/commuting bats. The stream corridors, standard trees, hedgerows and broadleaved semi-natural woodland provided commuting and foraging habitat which was used by a typical diversity and abundance of bats for the local area, including some rarer species such as lesser horseshoe, greater horseshoe and barbastelle. Fifteen buildings within the Site, or outside of the Site but potentially impacted by the proposals, were considered to have suitability to support roosting bats; one of which was later confirmed as supporting a common pipistrelle day roost (Appendix 1; TN 17). Twenty-six mature or dead trees within the Site were considered to have suitability to support roosting bats. Six trees were confirmed as supporting bat day roosts. All bat species and their roosts are legally protected. A number of bat species are Priority Species, including lesser horseshoe, greater horseshoe and barbastelle.

Table 2.1: Ecological baseline

Ecological receptor	Baseline
Hazel dormouse	Hazel dormouse was recorded in hedgerows during the 2021 survey. The Site provides an extensive network of habitat including hedgerows and woodland. Hazel dormouse is a protected species, a Priority Species and a Wiltshire BAP Priority Species.
Otter	No evidence of otter or water vole was recorded within the Site. Periodic use of the watercourse within the Site by otter was assumed given the favourable conservation status of this species locally. Otter is a protected species, a Priority Species and a Wiltshire BAP Priority Species.
Other notable mammals	The Site provided suitable habitat for hedgehog, harvest mouse and water shrew (although limited in extent with respect to harvest mouse and water shrew), which are assumed to be present. Incidental records of brown hare were recorded during the ecological surveys.

2.4 Ecological constraints

2.4.1 The ecological constraints and opportunities plan for the development is provided in Figure 5.

2.5 Ecological management objectives

2.5.1 The principles for ecological mitigation and enhancement are:

- Minimise loss of hedgerows and lowland mixed deciduous woodland (both Priority Habitats).
- Protect features of nature conservation interest retained within the scheme design.
- Maintain a network of ecological 'corridors' through the Site including linking retained woodland habitat.
- Take appropriate measures to ensure that populations of key species are maintained at favourable conservation status.
- Comply with legislative requirements with respect to protected species.
- Create areas of high ecological value within the development including Priority Habitats and suitable habitats for Priority Species.
- Manage the retained and new habitats to ensure that the existing range of species, and the value of habitats for Priority Species, persists.
- Incorporate wildlife-rich habitats within public open space, to provide opportunities for new residents and the general public to enjoy nature.
- Monitor implementation and success of ecological management.

2.5.2 To achieve the principles set out above, the objectives of the EMMP are as follows:

1. Protect, maintain and enhance the retained habitats including grassland, trees, hedgerows, woodland and watercourse during the pre-construction, construction and post-construction phases.
2. Create and maintain ecologically valuable habitats within the development areas, including wildflower grassland, native scrub, native woodland and species-rich hedgerows.

3. Protect the water quality of the watercourse and maintain the value of the watercourse as an ecological corridor.
4. Minimise construction impacts on hazel dormouse. Create a net gain in hazel dormouse habitat and ensure habitat connectivity across the Site.
5. Minimise construction impacts on bats and maintain/create roosting habitat and foraging and movement networks across the Site.
6. Minimise construction impacts on badgers and seek to maintain movement corridors across the Site.
7. Minimise construction impacts on reptiles and amphibians and create foraging, basking (reptiles), breeding and hibernation habitat.
8. Minimise construction impacts on birds and create foraging and nesting habitat. Maintain bird movement corridors across the Site.
9. Minimise construction impacts on otter and maintain habitat connectivity for this species.
10. Create and maintain habitat for hedgehogs and maintain habitat connectivity for this species.
11. Monitor the implementation of the measures in the EMMP and individual CEMP/LEMPs for each phase of the development, and monitor the success of the implemented measures.

3 Pre-construction management actions

3.1 *Ecological avoidance and design*

3.1.1 Ecological inputs to the development design will be provided through liaison with the wider project team as layouts, landscape plans and lighting proposals evolve. Ecological design inputs will include measures such as:

- Ensuring that retained habitats of ecological value, such as hedgerows, mature trees and watercourse are offset from built development through implementation of appropriate green buffers.
- Ensuring that landscape proposals include habitats of ecological value (such as wildflower meadow, native scrub and hedgerows), and that these provide a network of ecological corridors through and around the Site.
- Ensuring that development and landscape proposals minimise impacts on hazel dormouse habitat and provide a net gain in suitable replacement planting compared to the amount of suitable habitat lost, to compensate for any unavoidable losses, thus ensuring maintenance of the Favourable Conservation Status of the species.
- Inputs to development layout to avoid and minimise impacts on protected species, e.g. protection and retention of badger setts wherever possible and culvert design to account for presence/ passage of otter.
- Inputs to public realm lighting plans to retain dark corridors and minimise effects of lighting on light-sensitive species such as bats, hazel dormouse and otter.

3.2 *Ecological supervision and induction*

3.2.1 An appropriately qualified and experienced Ecological Clerk of Works (ECoW) will be appointed to oversee all ecological avoidance, mitigation, compensation and enhancement delivery prior to and during the proposed construction works.

3.2.2 The ECOW will provide an Ecological Toolbox Talk at the start of the construction of each development phase to the Site Manager and core construction staff. The ECOW will provide 'Ecological Induction Notes' to the Site Manager, which will detail the key ecological constraints and management actions, specifically management measures for nesting birds, bats, badgers, hazel dormice, hedgehogs, otters and reptiles. The Ecological Induction Notes will be used for all subsequent staff inductions on the site, which will be undertaken by the Site Manager.

3.3 *Habitats*

Retained habitats

3.3.1 A Tree Protection Plan and Arboricultural Method Statement will be prepared for each development phase. Habitat protection measures will be included in each CEMP. These measures will include adherence with current best practice guidelines, including:

- Construction-phase avoidance and protection measures for retained and proposed habitats within and adjacent to each development phase. For woodland, trees and hedgerows, this will include compliance with BS5837 'Trees in relation to design, demolition and construction – Recommendations'.

- Pollution-prevention measures in accordance with Pollution Prevention for Businesses Guidance¹ and CIRIA C762². Specific measures will include:
 - Use of designated, bunded areas at least 10m away from sensitive biodiversity features for fuel storage and refuelling.
 - Use of appropriate barriers (e.g., silt fencing) to prevent run-off of fine sediments into sensitive areas/habitats.
 - Use of dust suppression measures during dry periods.
 - Contractors will ensure that they have a robust Pollution Incident Response Plan in place before works start.
 - Any pollution incident will be contained and cleaned up immediately and reported to the ECoW.

- 3.3.2 Temporary barriers (e.g., Heras fencing) will be installed prior to the construction of each development phase in accordance with each CEMP to protect semi-natural broadleaved woodland, all retained trees, hedgerows, the retained watercourse and the retained semi-improved neutral grassland.

Topsoil management

- 3.3.3 Each CMS will detail the requirements for the handling, storage and remediation of all in-situ topsoil in accordance with BS3882: 2007. This will ensure that all available topsoil from the Site will be protected and retained for future re-use on site for use in a sustainable manner. Suitable topsoil storage locations will be identified, which will neither impede development or be ecologically damaging.

3.4 Protected and notable species

Invertebrates

- 3.4.1 An equivalent of one bee brick per dwelling (up to 500 in total) will be displayed on relevant architectural plans. The location, quantity and specifications of bee bricks will be detailed within each CEMP.

Amphibians and reptiles

- 3.4.2 Habitat manipulation of hedgerows/ field margins/ scrub proposed for removal will be undertaken under ecological supervision within all areas. Any long-grass/ tall herb margins taller than 200mm will first be strimmed to approximately 150mm using hand tools, with regular checks made by the ECoW for reptiles (this will be combined with the mitigation measures for hazel dormice; refer to Paragraph 3.4.8). Where necessary, the hedge bank/ hedgerow base will then be removed under an ecological watching brief with hedge bank removal preceded by a destructive search by the consultant ecologist, removing any sheltering materials such as logs and refuse.
- 3.4.3 Any individual reptiles or amphibians found will be moved to reptile receptor area within retained habitat outside of the work area by the ECoW; refer to Figure 5. Once strimming is complete, the vegetation will be maintained at a low-level (<50mm) until the start of development works to discourage reptiles from re-entering the area.
- 3.4.4 Locations of dropped/recessed kerbs around drainage gullies will be displayed on relevant construction drawings in accordance with ACO Wildlife Kerb (or similar approved) specification,

¹ Online: <https://www.gov.uk/guidance/pollution-prevention-for-businesses>

² Law, C. & D'Aleo, S. (eds.) (2016). *C762 Environmental Good Practice on Site Pocket Book* (4th Edition). CIRIA.

to reduce the possibility of amphibians becoming entrapped within drainage gullies. ACO Wildlife Gully Ladders (or similar approved) will be included in the relevant construction designs for drainage gullies to provide a method of escape for any entrapped amphibians or other wildlife species.

Birds

- 3.4.5 Demolition of farm buildings and structures and clearance of hedgerows, scrub, trees and shrubs will be undertaken outside of the main bird-breeding season, i.e., between September and February inclusive. If this is not possible, a pre-work survey for active bird nests by an experienced ecologist will be undertaken. If breeding birds are found, any works that could potentially affect the nest will be delayed until the young had fledged.
- 3.4.6 An equivalent of one bird nest box per dwelling (up to 500 in total) will be displayed on relevant architectural plans. The location, quantity and specifications of bird boxes will be detailed within each CEMP. The bird nest boxes will comprise a mix of the following:
- 370 No.16 Schwegler Swift Boxes (or similar approved) integrated within new buildings;
 - 50 No.9B Schwegler House Martin Nests (or similar approved) installed above 5m under the eaves, or at gable ends, of new buildings;
 - 50 1SP Schwegler Sparrow Terrace (or similar approved) integrated within new buildings;
 - 27 1B Schwegler Nest Boxes (or similar approved), with a range of entrance sizes, installed on retained trees;
 - Three barn owl boxes installed on retained mature trees.

Hazel dormouse

- 3.4.7 Natural England (NE) Dormouse Mitigation Licences will be obtained to legally permit removal of hedgerow and scrub used by dormouse in each phase. Such Licences can only be obtained following full Planning Consent and discharge of ecological Planning Conditions. All mitigation works will be in accordance with the Licence Conditions.
- 3.4.8 The majority of hazel dormouse habitat clearance will take place under two-stage clearance, with the removal of the above ground vegetation over the winter period when dormice are hibernating at or below ground level, followed by the removal of the hedgerow base/ bank in May when the dormice emerged from hibernation and moved out of the affected area. For smaller areas of dormouse habitat, vegetation may be thoroughly checked for the presence of dormice an/or nests immediately prior to single-stage removal of the hedgerow/scrub; this will be undertaken during the dormouse-active period in April/May or mid-September/October, avoiding the sensitive breeding period. Clearance will be undertaken in accordance with the Method Statement submitted with the Licence and under supervision by the Licence Named Ecologist or Accredited Agent.
- 3.4.9 A minimum of 80 dormouse boxes will be installed within suitable habitat, including retained hedgerows, scrub and woodland, prior to habitat clearance. The location and quantity of boxes to be installed will be detailed within the CEMP for each development phase and subject to the NE Licence requirements.



Bats and trees

- 3.4.13 Up-to-date surveys of trees for bat roost suitability will inform each CEMP where trees will be lost, subject to lighting impacts, or subject to severance of commuting routes to the wider landscape, where the most recent survey is more than 12-months old at time of submission. If any roosting bats were recorded, a Natural England Bat Mitigation Licence will be obtained prior to the commencement of works. For those trees which are identified as having potential to support roosting bats but no bats are recorded during surveys, a suitably experienced bat ecologist will confirm the need for soft felling/ precautionary measures for the trees to be removed/ pruned, depending on the bat roost features present, as follows:
- 3.4.14 For trees where Potential Roost Features were identified that could support multiple bats (i.e. a PRF-M tree, in accordance with the latest Bat Conservation Trust terminology; Ref 10.44), the bat ecologist will inspect accessible cavities for roosting bats prior to any felling or pruning. Once satisfied that there were no roosting bats in examined branches of the tree, these would be 'soft-felled' under supervision of the bat-licensed ECoW. If any bats were found during the soft-felling, works would stop and Natural England consulted regarding the requirement for licensing and mitigation.
- 3.4.15 Should any trees require unanticipated removal during construction (e.g. due to health and safety concerns), an updated Preliminary Roost Inspection would be undertaken before trees were removed. For any PRF-M trees, further survey would be undertaken to confirm if any roosts were present and determine appropriate mitigation and compensation. For PRF-I trees, the loss of roost resource would be compensated, and the tree would be inspected and felled under the supervision of the bat-licensed ECoW, only after bats had been confirmed absent. If any roosting bats were recorded, a Natural England Bat Mitigation Licence would be obtained prior to the commencement of works.
- 3.4.16 Prior to the commencement of the construction for each phase, trees with confirmed bat roosts will be protected during construction through the use of temporary barriers (e.g. Heras fencing), which will be installed in accordance with BS 5837 'Trees in relation to design, demolition and construction'.

Bats and buildings

- 3.4.17 Up-to-date bat building inspections will be undertaken for any building that will be lost or subject to lighting impacts where the most recent survey is more than 12-months old at time of submission. Buildings with confirmed roosts, or identified as having 'low', 'medium' or 'high' bat roost suitability (BCT Guidelines, 2023) will be subject to dusk-emergence/ dawn re-entry surveys for bats within the period that bats are active (May to September). If any buildings were confirmed to contain roosting bats, a Natural England Bat Mitigation Licence would be obtained prior to the commencement of works to inform the NE Licence Applications and each relevant CEMP.
- 3.4.18 Such licences can only be obtained following full Planning Consent and discharge of ecological Planning Conditions. All mitigation works will be in accordance with the Licence Conditions.

Bats – general

- 3.4.19 Hedgerow and tree removal will be minimised to maintain flyways used by bats. Where it is necessary to provide gaps through hedgerows for access purposes, the width of these gaps will be minimised, and canopy cover maintained wherever possible to minimise fragmentation effects.
- 3.4.20 Lighting plans for each development phase will be reviewed by the project ecologists to ensure that these take account of dark corridors and bat 'hop overs' at road crossings required for bats, and minimise adverse lighting effects.
- 3.4.21 An equivalent of one bat tube/box per two dwellings (up to 250 in total) will be displayed on relevant architectural plans. The location, quantity and specifications of bird boxes will be detailed within each CEMP. The bat tubes/ boxes will comprise a mix of the following:
- 205 Schwegler 1FR Bat Tubes (or similar approved) integrated within new buildings;
 - 15 Schwegler 1WI (or similar approved) integrated within new buildings;
 - 15 Schwegler 2F (or similar approved) installed on retained trees; and
 - 15 Schwegler 2FN (or similar approved) installed on retained trees.
- 3.4.22 This is a 50% reduction of the total number specified in the ES (EAD Ecology, 2023). However, the reduction does not change the conclusions of the ES and is proportionate to the nature of impacts to bats as a result of the proposed development.

Otter

- 3.4.23 Prior to the construction of the culvert within Phase 2 of the proposed development and drainage connections to the watercourse, the ECoW will undertake an inspection of the banks of the stream in the vicinity of the works to ensure that no resting places/holts were present. This would allow appropriate mitigation to be confirmed (i.e., buffer zones surrounding the watercourse); the proposed mitigation will be detailed within the CEMP for that development phase and carried out under a Natural England Mitigation Licence, where applicable. This would include a Method Statement detailing specific avoidance and mitigation measures.
- 3.4.24 The culvert design will allow otters to pass beneath the road and traffic and be set out in the relevant CEMP and relevant construction drawings.
- 3.4.25 Prior to the commencement of the construction for each phase containing part of the watercourse, the watercourse will be protected from damage by protective fencing where construction activities are adjacent; refer to Paragraph 3.3.2.

Hedgehog

- 3.4.26 Removal of hedgerows and scrub will be immediately proceeded by a hand-search by the ECoW for hedgehogs. Any hedgehogs found will be moved to suitable retained habitat outside of the work area by the ECoW.
- 3.4.27 Inclusion of 'hedgehog passes' will be specified on construction drawings for all garden fences to allow hedgehogs to move between gardens. Each gap will have a minimum dimension of 13cm x 13cm and be cut out of the gravel board at the base 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.

3.5 Pre-construction summary plan

3.5.1 The pre-construction actions are summarised in Table 3.1.

Table 3.1: Pre-construction summary plan

Management actions	Further information	Completion (Y/N)
Procedural actions		
EMMP cross-referenced in relevant site-wide development documentation, including LEMPs and CEMPs.		
CEMP prepared for each development phase.		
Each CEMP informed by up-to-date ecological surveys.		
CEMPs to be cross-referenced in relevant phase-specific documentation including LEMPs.		
CEMPs includes ecological management and monitoring actions for the pre-construction, construction and post-construction phases.		
Appoint Ecological Clerk of Works (ECoW).		
Ecological design inputs to be detailed within development layouts, landscaping and lighting plans, as these evolve.		
Ecological Tool Box Talk provided by ECoW.		
Habitat-specific actions		
Habitat protection measures to be included in each CEMP.		
Implementation of Tree Protection Plan/Arboricultural Method Statement and habitat protection measures in CEMPs.		
Species-specific actions		
Invertebrate mitigation to be implemented in accordance CEMPs.		
Amphibian and reptile mitigation to be implemented in accordance with CEMPs.		
Nesting bird mitigation to be implemented in accordance CEMPs.		
Apply for and obtain Natural England Dormouse Mitigation Licence.		
Dormouse mitigation to be implemented in accordance with CEMPs and NE Licence.		
Apply for and obtain Natural England Bat Mitigation Licence (if required).		
Bat roost mitigation to be implemented in accordance with CEMPs and NE Licence (if existing roost will be lost).		
Lighting plans to be reviewed by project ecologist.		
Badger mitigation to be implemented in accordance with CEMPs and NE licence (if required).		

Table 3.1: Pre-construction summary plan

Management actions	Further information	Completion (Y/N)
Otter mitigation to be implemented in accordance with CEMPs and NE licence (if required).		
Hedgehog mitigation for hedgerow/scrub removal in accordance with CEMPs.		
Ensure any vegetation clearance and building demolition complies with protected species mitigation.		
Relevant architectural plans to specify the inclusion of 'hedgehog passes' within garden fences.		

4 Construction management actions

4.1 Habitats

Retained habitats

- 4.1.1 The Arboricultural Impact Assessment and Method Statement, and habitat protection measures within each CEMP will be implemented during the construction period of each development phase; refer to Paragraph 3.3.1. Temporary protection fencing (refer to Paragraphs 3.3.1 and 3.3.2) will be checked, maintained and replaced where necessary throughout the construction period of each development phase. No construction activities or storage of materials will be undertaken within the retained semi-improved neutral grassland area; refer to Figure 5.

Topsoil management

- 4.1.2 Topsoil management measures within the CMS will be implemented during the construction period of each development phase; refer to Paragraph 3.3.3.

4.2 Protected and notable species

Invertebrates

- 4.2.1 Bee bricks will be installed in the walls of new buildings in accordance with detailed construction drawings; refer to Paragraph 3.4.1.

Amphibians and reptiles

- 4.2.2 Enhancement of existing, and creation of new habitats, for amphibians and reptiles will be implemented. This will include:

- Creation/enhancement of hedgerows, wildflower grassland, native scrub and attenuation ponds;
- A total of ten hibernacula and ten log piles will be provided within suitable habitat across the Site. Locations will be provided in the CEMPs; an example specification is provided in Appendix 3.

- 4.2.3 Dropped/recessed kerbs around drainage gullies, and drainage gullies with a specification enabling escape for entrapped amphibians will be installed in accordance with construction drawings and designs; refer to Paragraph 3.4.4.

Birds

- 4.2.4 Any clearance of nesting bird habitat (including farm buildings and structures) not undertaken during the pre-construction phase will be undertaken between October and February or under ecological supervision by the ECoW. If nesting birds are subsequently recorded within the area of works (e.g., on construction equipment, compound area), no work will be undertaken that could impact upon the nesting bird, eggs, young or nest, until the nest is vacated. Monitoring will be undertaken by the ECoW, who will confirm to the Site Manager when chicks have fledged or the nest is no longer in use.
- 4.2.5 Bird boxes will be installed in the walls of new buildings and on retained trees in accordance with detailed construction drawings; refer to Paragraph 3.4.6. The ECoW will advise on bird box installation, as required.

Hazel dormouse

- 4.2.6 Landscape planting will include the replacement planting of any hazel dormouse habitat removed as a result of the development in line with the relevant Natural England Dormouse Licence Method Statement, to provide continuous corridors for hazel dormouse movement; refer to Figure 3. This replacement planting will include species known to be beneficial to hazel dormice such as hazel, hawthorn, oak and honeysuckle.
- 4.2.7 Construction lighting will be designed to avoid shining on any hedgerows, trees or woodland edge in order to avoid impacts on hazel dormice. Construction compounds will be located away from hazel dormouse habitat.
- 4.2.8 Temporary protection fencing (refer to Paragraphs 3.3.1 and 3.3.2) protecting hedgerows, trees and woodland will be checked, maintained and replaced where necessary throughout the construction of each development phase to ensure that they are not damaged or disturbed.

Badger

- 4.2.9 The fence around the perimeter of development areas will be checked, maintained and replaced where necessary throughout the construction of each development phase. Additional site management measures will also be undertaken:
- Fires will not be lit and fuel/oil/chemicals will be stored in secure sites within the construction compound; and
 - Excavations and piping (>200mm 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 e.g. minimum of 1:2 gradient).
- 4.2.10 To compensate for habitat loss during site clearance, the landscape planting will include a range of tree species of value to foraging badgers, such as wild plum, wild cherry, crab apple and elder. These trees and shrubs will provide seasonal food for badgers. New grassland habitat within the development will also provide good foraging habitat for badgers.

Bats

- 4.2.11 Any lighting required during construction will be designed to avoid shining on the watercourse, hedgerows, trees or woodland edge; specifically avoiding lighting impacts on the identified bat corridors (refer to Figure 5). These measures will ensure that the integrity of 'dark corridors' through the Site is maintained, therefore avoiding impacts on light-sensitive bat species. Between March and October inclusive, any construction lighting within the Site will be turned off prior to sunset. Any that were required for security purposes during the night will be positioned away from hedgerows, scrub and woodland, at low height and motion activated on short timers. Construction compounds will be situated a minimum of 10m away from retained hedgerows, trees and broadleaved woodland to reduce potential lighting impacts to these habitats.
- 4.2.12 Temporary protection fencing (refer to Paragraph 3.4.16) protecting all trees with potential to support bat roosts will be checked, maintained and replaced where necessary throughout the construction of each development phase to ensure that they are not damaged or disturbed.
- 4.2.13 Bat boxes will be installed in the walls of new buildings and on retained trees in accordance with detailed construction drawings; refer to Paragraph 3.4.21.

Otter

- 4.2.14 Construction lighting will be directed away from the watercourse to prevent disturbance to otters. Temporary protection fencing (refer to Paragraph 3.3.2) protecting the watercourse will be checked, maintained and replaced where necessary throughout the construction of each development phase. Adherence to Pollution Prevention Measures, detailed within the CMS, will ensure that adverse effects on the watercourse is avoided.
- 4.2.15 Measures will be undertaken to ensure that the passage of otters along the watercourses are not blocked, particularly in the vicinity of roads where otters could be forced to cross the road to move through their territory. Culverts will be installed in accordance with construction drawings.

Other mammals

- 4.2.16 Hedgehog passes will be created within boundary garden fences as per the relevant architectural plans provided for each phase. Advice will be sought from the ECoW as required. Measures to protect badger welfare during construction will also protect hedgehog welfare; refer to Paragraph 4.2.9.

4.3 Construction summary plan

4.3.1 The construction actions are summarised in Table 4.1.

Table 4.1: Construction summary plan

Management Actions	Further information	Completion (Y/N)
<i>Procedural actions</i>		
Ecological Induction Notes used for all staff inductions during construction, undertaken by the Site Manager.		
<i>Habitat-specific actions</i>		
Implementation of Arboricultural Method Statement, Topsoil Management Specification and habitat protection measures in CEMPs.		
<i>Species-specific actions</i>		
Amphibian and reptile mitigation implemented in accordance with CEMPs.		
Additional site clearance to account for presence of nesting birds.		
Install bee bricks in buildings, in accordance with locations provided in CEMPs.		
Install bird boxes in buildings, and on retained trees, in accordance with locations provided in CEMPs.		
Implement landscape plan, including habitat for hazel dormouse.		
Construction lighting will ensure 'dark corridors' within the Site are maintained adjacent to hedgerows, trees and woodland, in accordance with CEMPs.		
Install bat boxes in buildings, and on retained trees, and implement additional bat mitigation where specified in CEMPs.		
Undertake construction in accordance with badger prescriptions specified in CEMPs.		
Undertake construction in accordance with otter prescriptions specified in CEMPs.		
Hedgehog passes created within boundary garden fences in accordance with the locations provided in CEMPs.		

5 LEMP requirements

5.1 *New habitat and landscape features*

- 5.1.1 During the construction of all phases, regular site supervision will be undertaken throughout to ensure that works are delivered in accordance with the landscape drawings and specifications and the design objectives set out in Section 2. For all phases, this will include regular site visits to supervise:
- Tree removal and tree pit excavations.
 - Delivery and site storage of tree whips and shrubs.
 - Setting out of tree planting.
 - Tree/shrub planting and grassland seeding.
 - Wetland creation, including checks of new SuDS features to ensure correct profiles, and wetland planting/seeding.
- 5.1.2 The LEMP for each development phase will specify post-construction management actions for new habitat and landscape features including; trees, shrubs, hedgerow, grassland, orchard and SuDS/ wetland features. The extensive areas of proposed SuDS/ wetland features will provide compensation for the loss of the pond in the south of Phase 1 (approximate area 0.02ha).
- 5.1.3 Relevant LEMPs will also include mitigation and enhancement strategies for Clackers Brook tributary and retained broadleaved woodland to ensure that the nature conservation value of these habitats is preserved and increased. Clackers Brook will be buffered and a corridor of habitat enhancement will be provided along the bank top, including wildflower meadow and native scrub planting. The woodland parcel will be buffered with new habitat creation, including wildflower meadow and native scrub. Interventions within the woodland will include selective felling/thinning of woodland to promote growth of understorey and ground flora vegetation, management of diseased tree individuals to ensure that any potential spread to healthy trees is limited, and protection from any forms of potential damage. Further details will be provided within each relevant LEMP.
- 5.1.4 Management measures will be in accordance with the requirements outlined in the BNG assessment to ensure the identified target conditions of the habitats are achieved; refer to Appendix 4. Distinction will be made for works required under the Defects Correction Period and for the subsequent duration of the management plan. The frequency of management operations will also be specified.

5.2 *Hard landscape*

- 5.2.1 During the construction of all phases, it will be necessary to provide on-site supervision throughout the process to ensure that all hard works are delivered in accordance with the hard landscape drawings and specifications.
- 5.2.2 Each LEMP will specify post-construction management actions for hard landscape areas, including play areas, street furniture, signage and culvert. The signage within the public realm will set out the biodiversity value of the green infrastructure areas and the need for them to be retained and managed as such.

5.3 Retained habitat features

- 5.3.1 Each LEMP will specify post-construction management actions for retained and enhanced habitat features, including woodland. Management will be integrated into the wider site as development phases are completed. Management measures will be in accordance with the requirements outlined in the BNG assessment to ensure the identified target conditions of the habitats are achieved; refer to Appendix 4.

5.4 Protected and notable species

- 5.4.1 Each LEMP will specify post-construction actions in respect of protected and notable species, including:
- Timing of vegetation management or ecological supervision, to reduce/avoid impacts on nesting birds, roosting bats, hazel dormice and other species.
 - Monitoring of bat roost boxes (if required) and hazel dormouse boxes, in accordance with Natural England Mitigation Licence requirements, where relevant.

Invertebrates

- 5.4.2 Detailed landscape planting plans for each development phase will include plant species that have a known value for invertebrates. This will include non-native as well as native species.

Amphibian and reptiles

- 5.4.3 Detailed landscape planting plans for each phase will include creation of new habitat of value for reptiles and amphibians, including wildflower grassland, hedgerows and SuDS features. The LEMPs will also specify any appropriate management for the hibernacula / log piles created during construction; refer to Paragraph 4.2.2.

Nesting birds

- 5.4.4 Detailed landscape planting plans for each phase will include plant species that have a known foraging and/or nesting value for birds (including non-native species proposed within on-plot areas). The LEMPs will also specify any appropriate management for the bird boxes installed during construction; refer to Paragraph 4.2.13.

Badger

- 5.4.5 Detailed landscape planting plans for each phase will include a variety of shrubs and trees, including badger food species (e.g., crab apple, bird-cherry, wild cherry, hawthorn and blackthorn), to be planted in the first available planting season following commencement of construction. The LEMPs will specify any appropriate management for these features.

Hazel dormouse

- 5.4.6 Where a development phase would affect hazel dormouse habitat (i.e., hedgerows, woodland and scrub), the relevant CEMP will specify that the works will be subject to a Natural England Dormouse Mitigation Licence; refer to Paragraph 3.4.7. The Licence application will be made once Reserved Matters Approval for the relevant planning application has been received, including discharge of any relevant conditions. The Method Statement contained within the Licence will include full specifications for mitigation and monitoring measures to be implemented prior to, during and post-construction, including locations of hazel dormouse nest boxes, of which a minimum of 80 will be provided in retained woodland and hedgerows, and mitigation planting to provide a net gain in suitable dormouse habitat. The LEMPs will specify any appropriate management for these features.

Bats

- 5.4.7 Detailed landscape planting plans for each phase will include habitat, such as hedgerows, scrub, orchard, wildflower grassland and SuDS features, to provide value for foraging and commuting bats. The LEMPs will also specify any appropriate management for the bat boxes installed during construction; refer to Paragraph 4.2.13.

Otter

- 5.4.8 Where the relevant CEMP specifies mitigation/enhancement measures, such as modified underpasses/culverts (refer to Paragraph 4.2.15), management of these features will be specified in the relevant LEMP.

5.5 Ownership and responsibilities

- 5.5.1 Each LEMP will include an ownership plan for all public-realm areas within that development phase. This will confirm the identification of management responsibilities during the post-construction phase.

5.6 Monitoring and review

- 5.6.1 Each LEMP will set out specialist monitoring requirements (e.g., landscape, ecological or arboricultural) to ensure the management actions set out within each LEMP are achieved. This will include the following:
- Checks of ground preparation, new planting and seeding/turfing by the landscape architect to monitor successful establishment.
 - Annual safety inspections of retained trees by the arboriculturalist specialist.
 - Ecological supervision/ inspection where required (e.g., where safety works on retained trees are proposed which could impact roosting bats, nesting birds or hazel dormouse).
 - European Protected Species monitoring (e.g., hazel dormouse, bats, otter and badger, where required), in accordance with the relevant Natural England Mitigation Licences.
 - Regular habitat condition monitoring for the duration of the 30-year Biodiversity Net Gain commitment period and beyond.
- 5.6.2 Monitoring requirements will be undertaken at the request of David Wilson Redrow or the Management Company.
- 5.6.3 Each LEMP will be reviewed by the Management Company at the end of the ten-year management period and an updated ten-year plan produced, which will be submitted to Wiltshire Council for approval prior to implementation.

6 Responsibilities, supervision and monitoring

6.1 Key personnel and responsibilities

- 6.1.1 Prior to the start of construction for each development phase, David Wilson Redrow will commission key personnel who will be responsible for the implementation of the actions detailed within the EMMP and Phase-specific CEMPs and LEMPs. Key personnel and responsibilities are summarised in Table 5.1.

Table 5.1: Key personnel and responsibilities

Name	Company	Role	Responsibility
TBC	David Wilson Redrow	Client / Applicant / Project Manager & NE Mitigation Licence Licensee	Overall responsibility for ensuring the proposed development is delivered in compliance with the EMMP and Phase-specific CEMPs, the Natural England Mitigation Licences and all other wildlife legislation.
TBC	TBC (Principal Contractor)	Site manager	Delivery of the proposed works in compliance with all relevant control documents, including the EMMP and Phase-specific CEMPs. Ensuring appropriate Environment Team structure in place (as outlined below) and that those individuals are sufficiently empowered to fulfil their roles.
TBC	TBC (Principal Contractor)	Environmental Manager	Implementation of environmental mitigation measures described in the EMMP and Phase-specific CEMPs; communicating environmental constraints/requirements to site operatives; monitoring environmental performance throughout the works; and reporting any environmental incidents to the relevant authorities.
TBC	TBC (Ecological Consultant)	Ecological Clerk of Works (ECoW)	Provision of ecological advice, implementation of ecological management measures described in the EMMP and Phase-specific CEMPs and LEMPs, including delivery of toolbox talks to site operatives; provision of onsite advice regarding ecological mitigation/constraints; monitoring of mitigation implementation; and

			communication of performance/ incidents to the Environmental Manager. An ECoW will also fulfil the role of NE Mitigation Licence Named Ecologist and ensure that the Licence Conditions are met.
TBC	TBC (Management Company)	Management Company	Responsibility for all management actions (once appointed by David Wilson Redrow).
TBC	TBC (Landscape Architect)	Landscape Architect	Provision of landscape advice and inspections, as required by David Wilson Redrow or the Management Company.
TBC	TBC (Arboricultural Consultant)	Arboricultural Specialist	Provision of arboricultural advice and inspections, as required by David Wilson Redrow or the Management Company.

6.2 *Site delivery and induction*

- 6.2.1 The Client / Project Manager will be responsible for ensuring that the necessary ecological management measures are incorporated into the construction programme and contractor Method Statements as appropriate. The ECoW will provide support/advice as required.
- 6.2.2 The Site Manager, assisted by the Environment Manager and ECoW, will be responsible for ensuring that the necessary ecological management measures are implemented.
- 6.2.3 The ECoW will provide the necessary ecological information for the site induction to the Site Manager. This information will be provided to all site personnel before they commence works on site. In addition, the ECoW will also provide task-specific ecological briefings / toolbox talks, as required. This will ensure that all site personnel are aware of the key ecological issues on the site and the appropriate action if unexpected ecological issues arise.

6.3 *Natural England Mitigation Licences*

- 6.3.1 The Client / Project Manager will act as Licensee on the Natural England Mitigation Licences (hazel dormouse, bat, otter and/ or badger, if required). The Named Ecologist on the Mitigation Licence will work closely with the Licensee and (if not already the ECoW) the ECoW will provide appropriate technical support to ensure delivery in compliance with the Licence Method Statement and Licence Conditions.

6.4 *Ecological supervision, monitoring and reporting*

- 6.4.1 Ecological supervision will be undertaken in accordance with this document. The ECoW will visit the Site at least once every eight weeks throughout the works to ensure that the proposed ecological avoidance, mitigation, compensation and enhancement measures are being properly implemented.
- 6.4.2 When the ECoW is not present on-site, they will maintain regular contact with the Site Manager/ Environment Manager via telephone and/or email. The ECoW will be on call to attend site where unscheduled or unexpected ecological issues arise. A written record of all ecology site visits will be provided by the ECoW to the Site Manager and copied to the Client/ Project Manager.

- 6.4.3 Each CEMP will include a checklist of actions which relate back to the principles outlined in the over-arching EMMP and the summary actions for the pre-construction and construction phases.
- 6.4.4 On completion of the construction of proposed works in each Phase, the ECoW will provide a letter to Wiltshire Council to confirm the delivery of all ecological management measures set out in the relevant CEMP.

6.5 Variations and incidents

- 6.5.1 Where site personnel encounter unexpected ecological issues during construction activities, the following procedure will be followed:
- The relevant activity will be suspended and reported to the Site Manager/ Environment Manager.
 - The Site Manager/ Environment Manager will contact the ECoW by telephone to discuss the issue.
 - Depending on the nature of the issue, advice may be provided via telephone or require a site visit by the ECoW.
- 6.5.2 The ECoW will confirm the recommended measures to the Site Manager, who will then instruct the construction-team accordingly. Where appropriate, the ECoW will consult with agencies such as Natural England or Wiltshire Council and ensure legal requirements, such as protected-species licensing, are met. The ECoW will supervise any resulting instructions, as required.

6.6 Plan review

- 6.6.1 Review of the implementation of the EMMP will take place, as a minimum, at the end of Year 1 (Summer 2027), Year 3 (Summer 2029) and Year 5 (Spring 2031). This will take the form of a review meeting between WC, David Wilson Redrow and the Project Ecologists. The results of (i) monitoring of the implementation of the EMMP; and (ii) ecological monitoring, will be tabled at the meeting. If the reviews highlight the need for management changes, then remedial measures will be introduced into the EMMP following agreement with WC. The frequency of meetings post Year 5 will be agreed at the Year 5 review meeting.

7 Biodiversity Net Gain

7.1 Approach

- 7.1.1 The BNG assessment has been undertaken in accordance with Biodiversity Metric 4.0 (Natural England, 2023) to ensure consistency with the previous BNG Assessment, and the requirements of Planning Condition 17; refer to Appendix 4. The most recent version of the Biodiversity Metric is the Statutory Biodiversity Metric (DEFRA, 2024). However, use of the Statutory Metric is not required in this situation, as the Outline Planning Application for the development was submitted before 12 April 2024 and the approval of Reserved Matters for Outline Planning Permissions is not subject to the mandatory biodiversity gain condition (as it is not a grant of planning permission) (DLUHC, 2024).
- 7.1.2 Development of Phase 1 has been designed to avoid and/or minimise losses of habitats of ecological value. 13.4ha of the 13.7ha total area of Phase 1 will be lost in total, with the losses comprising 0.04ha of bramble scrub, 12.68ha of modified grassland, 0.0048ha of other neutral grassland, 0.07ha of ponds (non-priority habitat), 0.22ha of tall forbs, 0.01ha of vegetated garden, 0.28km of hedgerow, and 0.01km of other rivers and streams.
- 7.1.3 New habitats will be created, and enhanced where possible, to mitigate the losses that do occur. The landscape proposals are shown in Figure 3, with a breakdown of habitat areas provided in Table 7.1, hedgerows in Table 7.2 and watercourses in Table 7.3.

Table 7.1: Proposed habitats

Type	Retained (ha)	Retained and enhanced (ha)	Created (ha)	Total (ha)
Other neutral grassland	0.006	-	3.10	3.11
Lowland mixed deciduous woodland	0.003	-	-	0.003
Traditional orchards	-	-	0.34	0.34
Developed land – sealed surface	-	-	5.91	5.91
Vegetated garden	-	-	1.84	1.84
Street tree	-	-	0.01	0.01
Total	0.009	-	11.20	11.21

Table 7.2: Proposed hedgerows

Type	Retained (km)	Retained and enhanced (km)	Created (km)	Total (km)
Native species rich hedgerow	0.15	-	0.16	0.31
Native species rich hedgerow with trees	0.16	-	0.13	0.29
Native hedgerow	0.04	-	-	0.04

Table 7.2: Proposed hedgerows

Type	Retained (km)	Retained and enhanced (km)	Created (km)	Total (km)
Native hedgerow - associated with bank or ditch	0.05	0.39	-	0.44
Native hedgerow with trees	-	0.20	-	0.20
Native hedgerow with trees - associated with bank or ditch	0.01	0.17	-	0.18
Species-rich native hedgerow - associated with bank or ditch	0.61	-	-	0.61
Species-rich native hedgerow with trees	0.16	-	-	0.16
Species-rich native hedgerow with trees - associated with bank or ditch	0.84	-	-	0.84
Total	2.02	0.76	0.29	3.07

Table 7.3: Proposed watercourses

Type	Retained (km)	Retained and enhanced (km)	Created (km)	Total (km)
Other rivers and streams	0.13	0.09	-	-
Culvert	-	-	0.014	0.014
Total	0.13	0.09	0.014	0.234

7.2 Biodiversity Net Gain Assessment

7.2.1 Table 7.4 details the headline results of the BNG assessment for Phase 1; full assessment details are set out in Appendix 4. The BNG assessment within the EMMP will be updated once detailed landscape information becomes available for the subsequent phases, and will indicate net gain in all sections of the Metric and passing of all trading and additionality rules. The later phases include a greater proportion of public open space, and therefore, the net gains for habitats and hedgerows achieved within Phase 1 will be increased further for the Site as a whole. The significantly greater extent of the watercourse within Phase 2 will ensure that watercourse net gain is also met for the Site as a whole.

Table 7.4: BNG assessment for Phase 1 (on-site).

Type	Existing (Units)	Post-development (Units)	Net Change Units (%)
Habitat	35.44	38.77	+3.33 (+9.39%)
Hedgerow	53.94	55.13	+1.19 (2.21%)

Watercourse	1.62	1.57	-0.05 (-3.15%)
-------------	------	------	----------------

8 References

British Standards Institute (2013). *BS 42020:2013 Biodiversity – Code of Practice for planning and development*. BSI, London.

British Standards Institute (2012). *BS 5837 Trees in relation to design, demolition and construction to construction – recommendations*. BSI, London.

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

DLUHC (2024). *Guidance – Biodiversity Net Gain*. Department for Levelling Up, Housing and Communities (published 14/02/2024). Online: <https://www.gov.uk/guidance/biodiversity-net-gain> [Accessed: 24/04/2026].

EAD Ecology (2023). *Environmental Statement Ecology Chapter, Land at Blackmore Farm, Melksham*. Report prepared on for Gleeson Land.

EAD Ecology (2026). *Ecological Compliance Statement, Land at Blackmore Farm, Melksham*. Report prepared for David Wilson Redrow South West.

Eaton MA, Aebischer NJ, Brown AF, Hearn RD, Lock L, Musgrove AJ, Noble DG, Stroud DA and Gregory RD (2015). Birds of Conservation Concern 4: the population status of birds in the United Kingdom, Channel Islands and Isle of Man. *British Birds* 108, 708–746.

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

Froglife (1999). *Reptile survey: an introduction to planning, conducting and interpreting surveys for snake and lizard conservation - Froglife Advice Sheet 10*, Froglife.

Law, C & D'Aleo, S. (eds.) (2016). *C762 Environmental Good Practice on Site Pocket Book (4th Edition)*. CIRIA.

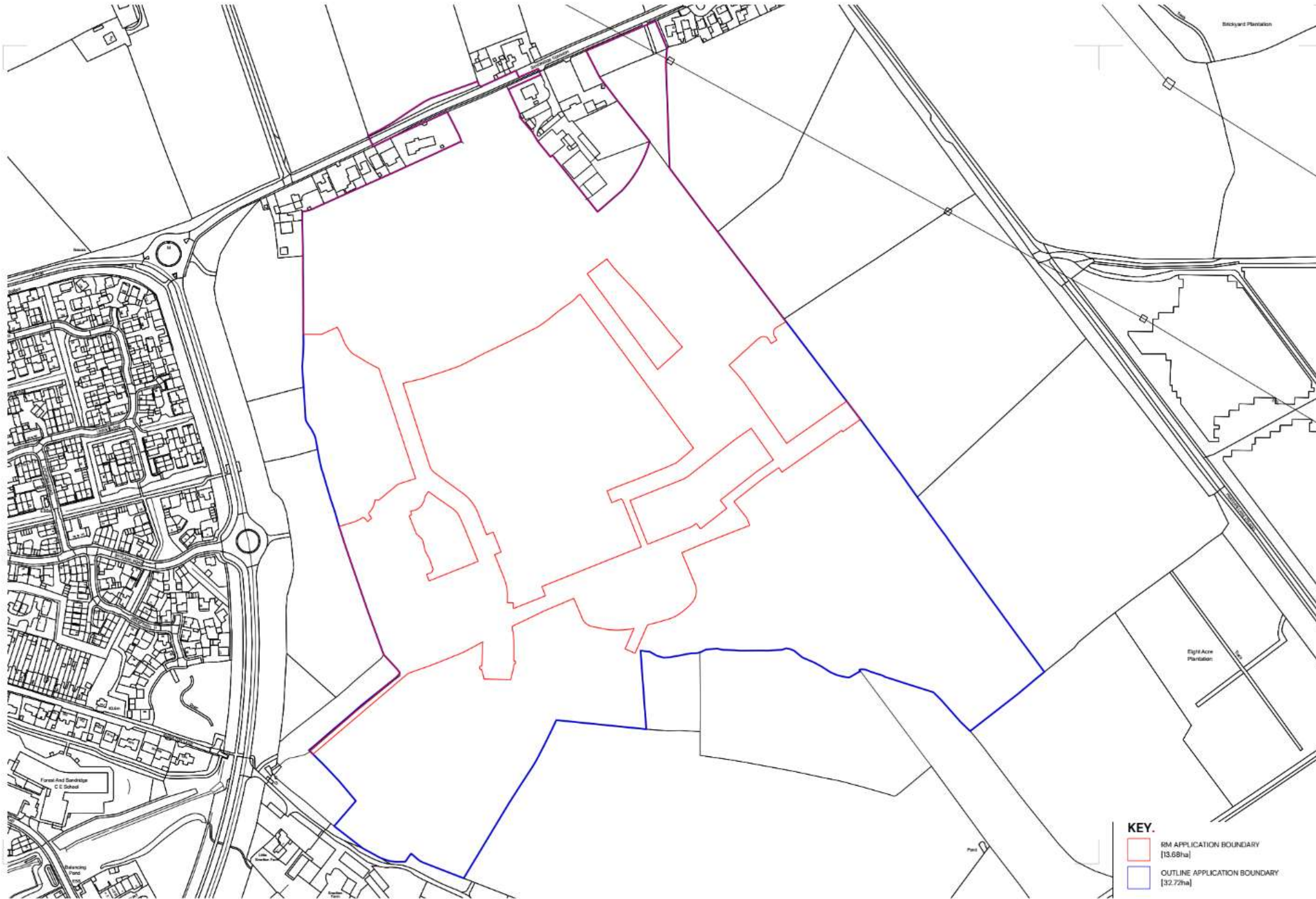
Online: <https://www.gov.uk/guidance/pollution-prevention-for-businesses>

Wells D., Chanin P., Gubert L (2025). *Hazel Dormouse Mitigation Handbook – The Mammal Society*.

Wiltshire Council (Adopted 2015). *Wiltshire Core Strategy*.

Figure 1: Site Location Plan

All Intellectual Property Rights (including but not limited to copyright) subsisting in or arising out of this drawing and the building works depicted are owned by Pegasus Planning Group Ltd. Pegasus Planning Group Ltd. may not be copied, adapted, altered, reproduced, replicated and/or otherwise used without a written licence from Pegasus Planning Group Ltd. except in writing for the original purpose and for the original client only. Any other use of this drawing or any other documents, drawings or plans prepared by Pegasus Planning Group Ltd. for any other purpose, in any form or by any means, is prohibited. Pegasus Planning Group Ltd. does not accept any liability for construction delays or any other consequences, arising from the use of this drawing or any other documents, drawings or plans prepared by Pegasus Planning Group Ltd. for any other purpose, in any form or by any means. Use of this drawing is subject to the terms & conditions available at pegasusgroup.co.uk



- KEY.**
- RM APPLICATION BOUNDARY
[13.68ha]
 - OUTLINE APPLICATION BOUNDARY
[32.72ha]

PHASE 1, LAND AT BLACKMORE FARM, MELKSHAM – SITE LOCATION PLAN

| PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: JBY | APPROVED BY: STH | DATE: 14/01/2026 | SCALE: 1:1250@A0 | DRWG: P25-2391_DE_02_A_04 | CLIENT: BARRATT REDROW |

PEGASUS
GROUP

Figure 2: Site Layout



PEGASUS
GROUP

All trademarks and registered trademarks are the property of their respective owners. Pegasus Group Ltd is not responsible for any errors or omissions in this drawing. This drawing is for information only and should not be used for any other purpose without the written consent of Pegasus Group Ltd. The client is responsible for ensuring that the drawing is used for its intended purpose. Pegasus Group Ltd is not responsible for any errors or omissions in this drawing. This drawing is for information only and should not be used for any other purpose without the written consent of Pegasus Group Ltd. The client is responsible for ensuring that the drawing is used for its intended purpose.

KEY: SITE LAYOUT

APPLICATION BOUNDARY

SURFACE MATERIALS:

GARDEN/POSS-HIGHWAY VERGE (LANDSCAPING TO FOLLOW)

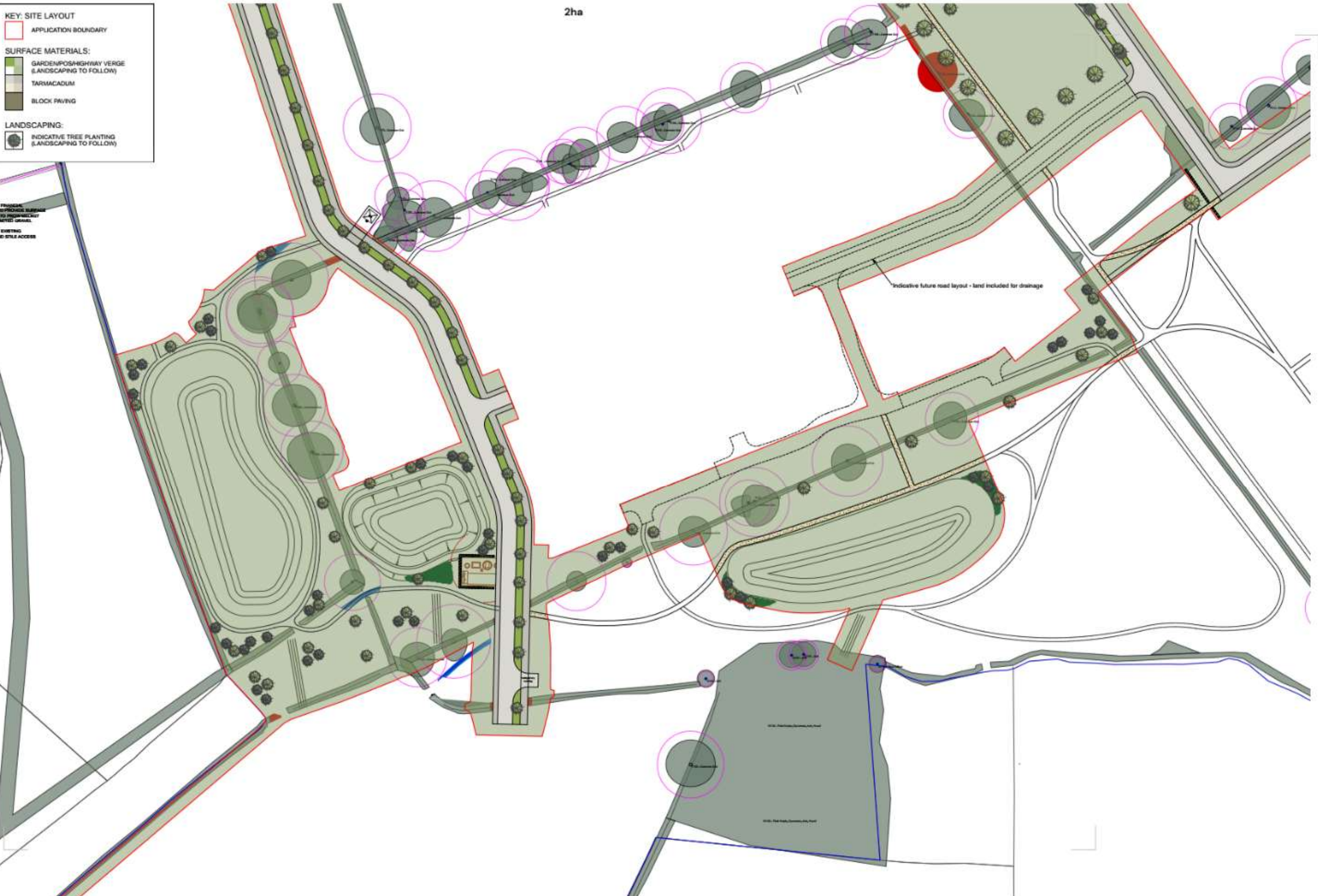
TARMACADUM

BLOCK PAVING

LANDSCAPING:

INDICATIVE TREE PLANTING (LANDSCAPING TO FOLLOW)

2ha

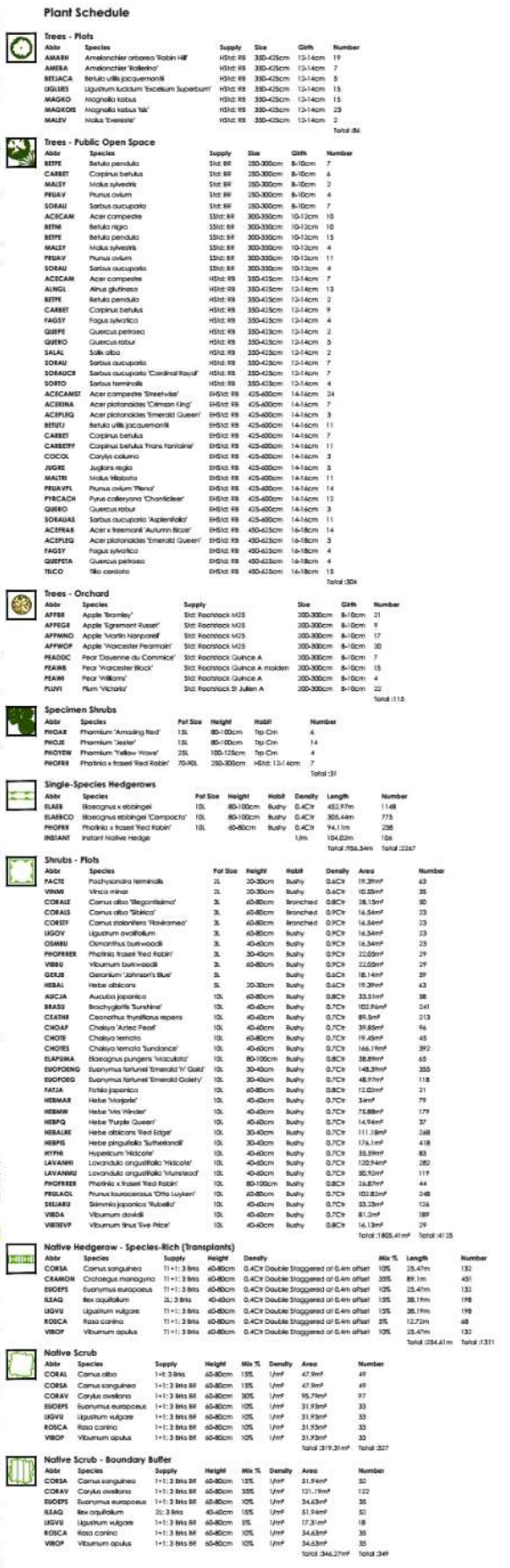


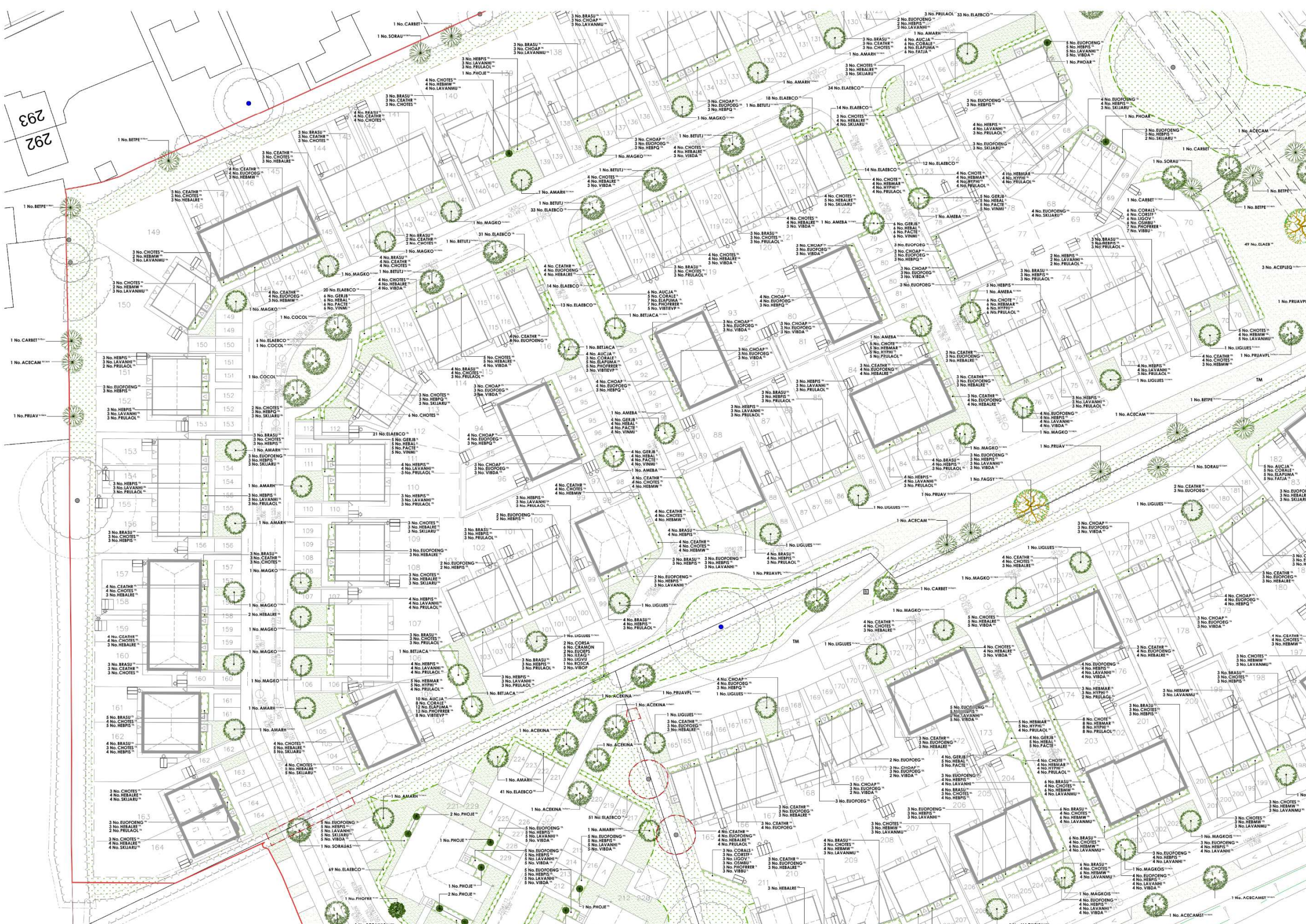
PHASE 1, LAND AT BLACKMORE FARM, MELKSHAM - SITE LAYOUT (SHEET 2 OF 2)

PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: JBY | APPROVED BY: STH | DATE: 14/01/2026 | SCALE: 1-500@A0 | DRWG: P25-2381_DE_02_A_01-2 | CLIENT: BARRATT REDROW

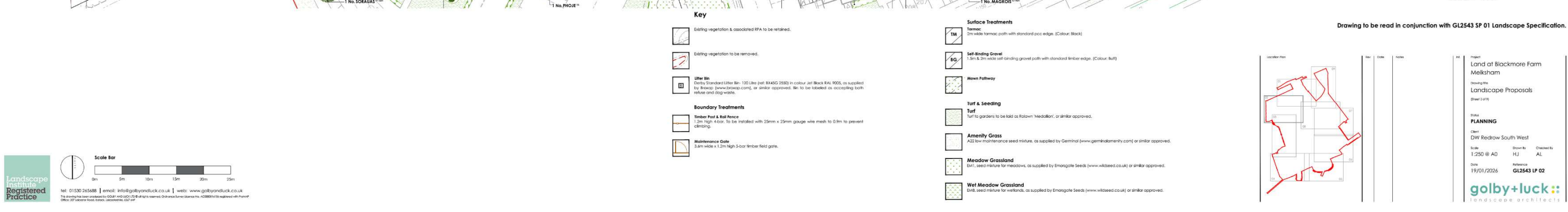


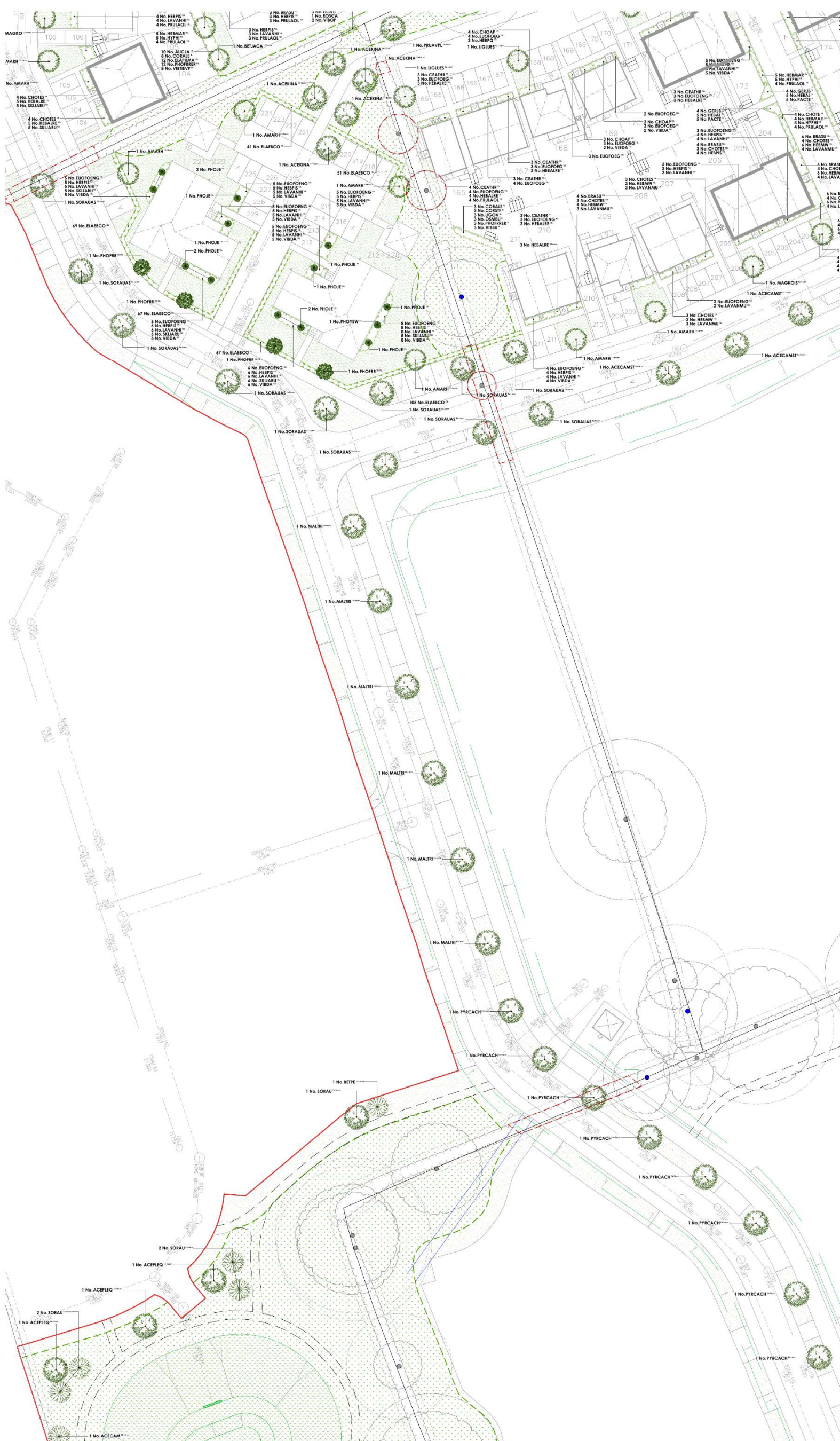
Figure 3: Landscape Proposals



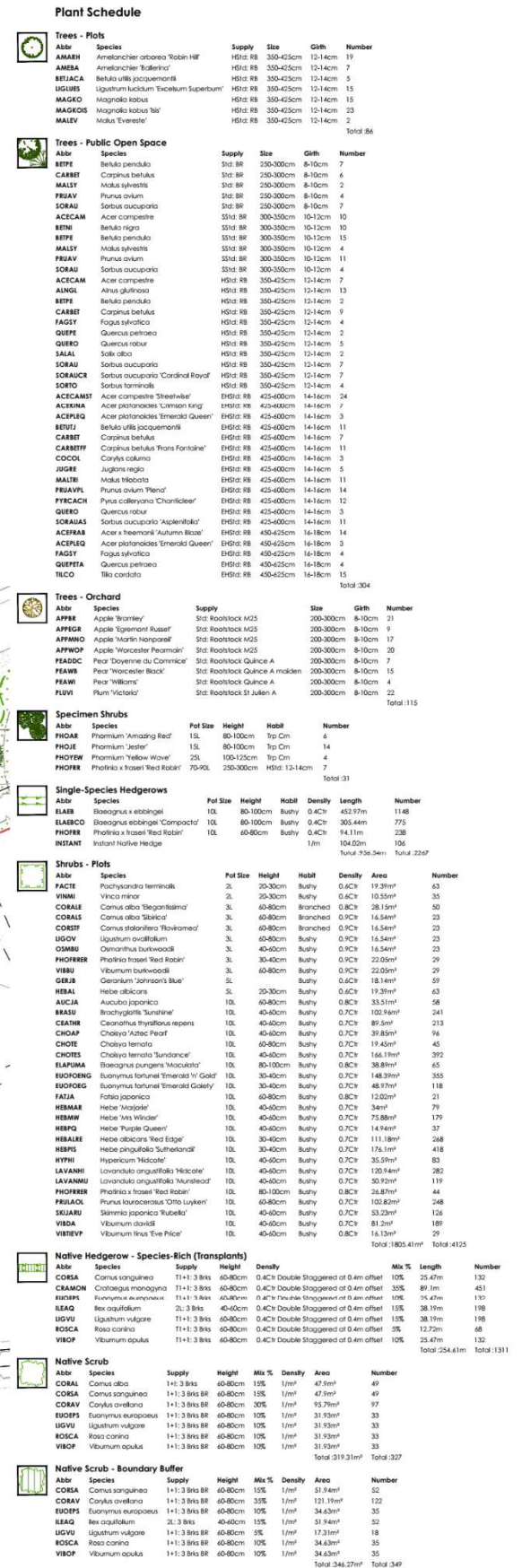


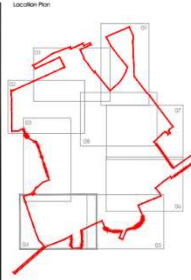
<

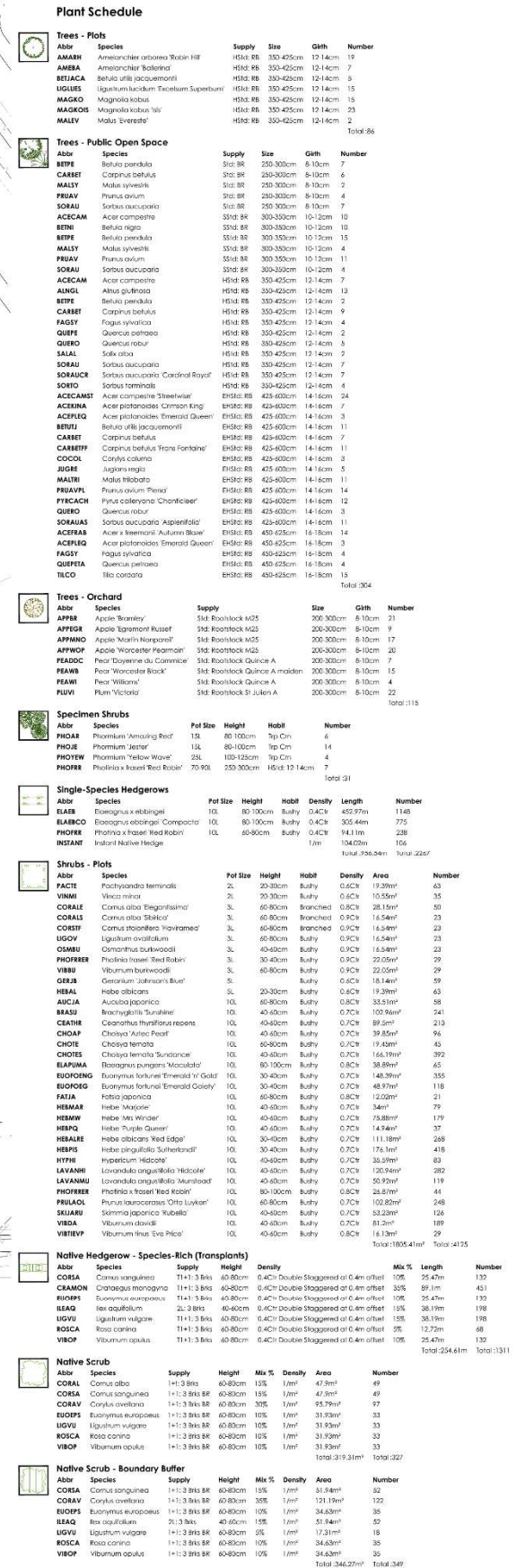




Plant Schedule												
Trees - Plots												
Abbr	Species	Supply	Size	Girth	Number							
AMAR	Amelanchier canadensis 'Robin Hill'	HS12 R8	300-425cm	10-12cm	19							
AMEBA	Amelanchier canadensis	HS12 R8	300-425cm	10-12cm	7							
BETACA	Betula utilis jacquemontii	HS12 R8	300-425cm	10-12cm	5							
LIQUBES	Ligustrum lucidum 'Theobald Superb'	HS12 R8	300-425cm	10-12cm	15							
MAGKOS	Magnolia kobus	HS12 R8	300-425cm	10-12cm	15							
MAGKOS	Magnolia kobus '16'	HS12 R8	300-425cm	10-12cm	23							
MALEY	Malus 'Eversholt'	HS12 R8	300-425cm	10-12cm	2							
Total: 86												
Trees - Public Open Space												
Abbr	Species	Supply	Size	Girth	Number							
ABR	Betula pendula	SS12 R8	250-300cm	8-10cm	7							
CABET	Carpinus betulus	SS12 R8	250-300cm	8-10cm	2							
MALEY	Malus sylvestris	SS12 R8	250-300cm	8-10cm	2							
PRIVAV	Prunus avium	SS12 R8	250-300cm	8-10cm	4							
SORAU	Sorbus aucuparia	SS12 R8	250-300cm	8-10cm	7							
ACECAM	Acer campestre	SS12 R8	300-350cm	10-12cm	10							
BETI	Betula nigra	SS12 R8	300-350cm	10-12cm	10							
BEPE	Betula pendula	SS12 R8	300-350cm	10-12cm	15							
MALEY	Malus sylvestris	SS12 R8	300-350cm	10-12cm	4							
PRIVAV	Prunus avium	SS12 R8	300-350cm	10-12cm	11							
SORAU	Sorbus aucuparia	SS12 R8	300-350cm	10-12cm	4							
SORAU	Sorbus aucuparia 'Cardinal Royal'	SS12 R8	300-350cm	10-12cm	3							
SCHALIC	Sorbus aucuparia	SS12 R8	300-350cm	10-12cm	3							
SORIO	Sorbus torminalis	SS12 R8	300-425cm	12-14cm	4							
ACECAMST	Acer campestre 'Treehunter'	HS12 R8	425-400cm	14-16cm	24							
ACERNA	Acer platanoides 'Crimson King'	HS12 R8	425-400cm	14-16cm	3							
ACEPLQ	Acer platanoides 'Emerald Queen'	HS12 R8	425-400cm	14-16cm	3							
BETI	Betula utilis jacquemontii	HS12 R8	425-400cm	14-16cm	11							
CABET	Carpinus betulus	HS12 R8	425-400cm	14-16cm	3							
CABETIF	Carpinus betulus 'Trans Fontaine'	HS12 R8	425-400cm	14-16cm	11							
CADCOL	Corylus colurna	HS12 R8	425-400cm	14-16cm	3							
JUGRE	Juglans regia	HS12 R8	425-400cm	14-16cm	4							
MALEY	Malus sylvestris	HS12 R8	425-400cm	14-16cm	11							
PRIVAV	Prunus avium 'Plend'	HS12 R8	425-400cm	14-16cm	14							
PRIVACH	Prunus avium 'Charifade'	HS12 R8	425-400cm	14-16cm	12							
QUERO	Quercus robur	HS12 R8	425-400cm	14-16cm	3							
SORAU	Sorbus aucuparia 'Asplenifolia'	HS12 R8	425-400cm	14-16cm	11							
ACEFAS	Acer x freemontii 'Autumn Blaze'	HS12 R8	450-425cm	16-18cm	14							
ACEPLQ	Acer platanoides 'Emerald Queen'	HS12 R8	450-425cm	16-18cm	11							
FAGSY	Fagus sylvatica	HS12 R8	450-425cm	16-18cm	4							
QUERPETA	Quercus petraea	HS12 R8	450-425cm	16-18cm	4							
QUERO	Quercus robur	HS12 R8	450-425cm	16-18cm	4							
Total: 304												
Trees - Orchard												
Abbr	Species	Supply	Size	Girth	Number							
APPR	Apple 'Bramley'	Std: Rootstock M25	200-300cm	8-10cm	21							
APPRG	Apple 'Egremont Russet'	Std: Rootstock M25	200-300cm	8-10cm	9							
APPRMO	Apple 'Merton Wonder'	Std: Rootstock M25	200-300cm	8-10cm	9							
APPRW	Apple 'Worcester Pearmain'	Std: Rootstock M25	200-300cm	8-10cm	20							
FEADCC	Pear 'Doyenne du Commerce'	Std: Rootstock Quince A	200-300cm	8-10cm	7							
FEAWB	Pear 'Worcester Black'	Std: Rootstock Quince A maiden	200-300cm	8-10cm	15							
FEAW	Pear 'Williams'	Std: Rootstock Quince A	200-300cm	8-10cm	4							
PLUVI	Pum 'Victoria'	Std: Rootstock St. Julien A	200-300cm	8-10cm	22							
Total: 115												
Specimen Shrubs												
Abbr	Species	For Size	Height	Habit	Number							
PHOAR	Phoradendron 'Amazing Red'	15L	80-100cm	Top Cm	6							
PHOJE	Phoradendron 'Jade'	15L	80-100cm	Top Cm	14							
PHOYEW	Phoradendron 'Yellow Wines'	30L	100-125cm	Top Cm	4							
PHOFER	Phoradendron 'fossil' 'Red Robin'	70-90L	250-300cm	HS12 12-14cm	7							
Total: 31												
Single-Species Hedgerows												
Abbr	Species	For Size	Height	Habit	Density	Length	Number					
ELABE	Elaeagnus x ebbingei	10L	80-100cm	Bushy	0.42%	453.79m	1148					
ELABCO	Elaeagnus ebbingei 'Compacta'	10L	80-100cm	Bushy	0.42%	355.44m	775					
PHOFER	Phoradendron 'fossil' 'Red Robin'	10L	80-100cm	Bushy	0.42%	94.11m	238					
INSTANT	Instant Native Hedge	1.0m	104.62m				106					
Total: 956.54m							Total: 2267					
Shrubs - Plots												
Abbr	Species	For Size	Height	Habit	Density	Area	Number					
FACIE	Fragaria virginiana	2L	20-30cm	Bushy	0.42%	19.39m²	63					
VINI	Vincetoxicum	2L	20-30cm	Bushy	0.42%	10.55m²	35					
CORAL	Cornus alba 'Elegantissima'	3L	40-80cm	Branches	0.82%	28.15m²	80					
CORAL	Cornus alba 'Sibirica'	3L	40-80cm	Branches	0.92%	16.54m²	23					
CORST	Cornus stolonifera 'Pluriflora'	3L	40-80cm	Branches	0.92%	16.54m²	23					
LIQOV	Ligustrum ovalifolium	3L	40-80cm	Bushy	0.92%	16.54m²	23					
OSMU	Ostrya virginiana	3L	40-80cm	Bushy	0.92%	16.54m²	23					
PHOFER	Phoradendron 'fossil' 'Red Robin'	3L	40-80cm	Bushy	0.92%	22.05m²	29					
VIBU	Viburnum buckleyi	3L	40-80cm	Bushy	0.92%	22.05m²	29					
GERIB	Geonidium 'Johnson's Blue'	5L	20-30cm	Bushy	0.62%	18.14m²	89					
ALICIA	Aucuba japonica	10L	40-80cm	Bushy	0.82%	19.39m²	63					
BRASU	Brachyglottis 'Sunshine'	10L	40-80cm	Bushy	0.72%	102.96m²	241					
CEATHR	Ceanothus thyrsiflorus 'spens'	10L	40-80cm	Bushy	0.72%	89.59m²	213					
CHICAP	Chionodoxa 'Mrs. Phipps'	10L	40-80cm	Bushy	0.72%	39.89m²	99					
CHOTE	Chionodoxa 'Mrs. Phipps'	10L	40-80cm	Bushy	0.72%	19.43m²	45					
CHOTES	Chionodoxa 'Mrs. Phipps'	10L	40-80cm	Bushy	0.72%	166.17m²	392					
ELATUMA	Elaeagnus argentea 'Maculata'	10L	80-100cm	Bushy	0.82%	38.89m²	65					
EUOPHENG	Euonymus fortunei 'Emerald Gaiety'	10L	30-40cm	Bushy	0.72%	148.39m²	355					
FAGSY	Fragaria virginiana	10L	40-80cm	Bushy	0.72%	49.79m²	118					
FAGSY	Fragaria virginiana	10L	40-80cm	Bushy	0.82%	17.09m²	21					
HEBMA	Hebe 'Mortley'	10L	40-80cm	Bushy	0.72%	34m²	79					
HEBMA	Hebe 'Am. Winter'	10L	40-80cm	Bushy	0.72%	75.89m²	179					
HEBPD	Hebe 'Mortley Queen'	10L	40-80cm	Bushy	0.72%	14.94m²	27					
HEBAL	Hebe 'Mortley Queen'	10L	40-80cm	Bushy	0.72%	111.18m²	268					
HEBPD	Hebe 'Mortley Queen'	10L	40-80cm	Bushy	0.72%	176.1m²	418					
HEBPD	Hebe 'Mortley Queen'	10L	40-80cm	Bushy	0.72%	35.39m²	83					
HEBPD	Hebe 'Mortley Queen'	10L	40-80cm	Bushy	0.72%	120.89m²	282					
HEBPD	Hebe 'Mortley Queen'	10L	40-80cm	Bushy	0.72%	50.92m²	119					
HEBPD	Hebe 'Mortley Queen'	10L	40-80cm	Bushy	0.82%	26.87m²	47					
HEBPD	Hebe 'Mortley Queen'	10L	40-80cm	Bushy	0.72%	103.89m²	248					
HEBPD	Hebe 'Mortley Queen'	10L	40-80cm	Bushy	0.72%	83.23m²	124					
HEBPD	Hebe 'Mortley Queen'	10L	40-80cm	Bushy	0.72%	81.29m²	189					
HEBPD	Hebe 'Mortley Queen'	10L	40-80cm	Bushy	0.82%	16.13m²	29					
Total: 1805.41m²							Total: 4125					
Native Hedgerow - Species-Rich (Transplants)												
Abbr	Species	Supply	Height	Density	Mix %	Length	Number					
CORSA	Cornus sanguinea	T1+1: 3 BxS	60-80cm	0.42%	Double Staggered at 0.4m offset	105	25.47m					
CRAMON	Crataegus monogyna	T1+1: 3 BxS	60-80cm	0.42%	Double Staggered at 0.4m offset	355	89.1m					
EUOPHENG	Euonymus europaeus	T1+1: 3 BxS	60-80cm	0.42%	Double Staggered at 0.4m offset	105	25.47m					
LEAG	Leucanthemum vulgare	2L: 3 BxS	40-60cm	0.42%	Double Staggered at 0.4m offset	135	38.19m					
LIQOV	Ligustrum vulgare	T1+1: 3 BxS	60-80cm	0.42%	Double Staggered at 0.4m offset	135	38.19m					
ROSCA	Rosa carolina	T1+1: 3 BxS	60-80cm	0.42%	Double Staggered at 0.4m offset	85	12.29m					
VIBUM	Viburnum opulus	T1+1: 3 BxS	60-80cm	0.42%	Double Staggered at 0.4m offset	105	25.47m					
Total: 1805.41m²												
Native Scrub - Boundary Buffer												
Abbr	Species	Supply	Height	Mix %	Density	Area				Number		
CORAL	Cornus alba	T1+1: 3 BxS	60-80cm	15%	1.0m²	47.39m²	97					
CORSA	Cornus sanguinea	T1+1: 3 BxS	60-80cm	35%	1.0m²	47.39m²	97					
CORAV	Corylus avellana	T1+1: 3 BxS	60-80cm	30%	1.0m²	97.39m²	49					
EUOPHENG	Euonymus europaeus	T1+1: 3 BxS	60-80cm	15%	1.0m²	31.39m²	33					
LIQOV	Ligustrum vulgare	T1+1: 3 BxS	60-80cm	10%	1.0m²	31.39m²	33					
ROSCA	Rosa carolina	T1+1: 3 BxS	60-80cm	10%	1.0m²	31.39m²	33					
VIBUM	Viburnum opulus	T1+1: 3 BxS	60-80cm	10%	1.0m²	31.39m²	33					
Total: 313.13m²												
Native Scrub - Boundary Buffer												
Abbr	Species	Supply	Height	Mix %	Density	Area				Number		
CORSA	Cornus sanguinea	T1+1: 3 BxS	60-80cm	15%	1.0m²	31.39m²	33					
CORAV	Corylus avellana	T1+1: 3 BxS	60-80cm	35%	1.0m²	121.19m²	122					
EUOPHENG	Euonymus europaeus	T1+1: 3 BxS	60-80cm	10%	1.0m²	34.39m²	35					
LEAG	Leucanthemum vulgare	2L: 3 BxS	40-60cm	15%	1.0m²	31.39m²	33					
LIQOV	Ligustrum vulgare	T1+1: 3 BxS	60-80cm	5%	1.0m²	17.39m²	18					
ROSCA	Rosa carolina	T1+1: 3 BxS	60-80cm	10%	1.0m²	34.39m²	35					
VIBUM	Viburnum opulus	T1+1: 3 BxS	60-80cm	10%	1.0m²	34.39m²	35					
Total: 346.27m²												
Turf												
Lifting gardens to be laid as 'Rotown Mediation', or similar approved.												
Amenity Grass												
A22 low maintenance seed mixture, as supplied by Germinal (www.germinalamenity.com) or similar approved.												
Meadow Grassland												
EM1 seed mixture for meadows, as supplied by Emongrace Seeds (www.wildseed.co.uk) or similar approved.												
Wild Meadow Grassland												
EM5 seed mixture for wildflowers, as supplied by Emongrace Seeds (www.wildseed.co.uk) or similar approved.												
Key												
Lifting vegetation & associated RPA to be retained.												
Lifting vegetation to be removed.												
Lifting Bin												
Ultra Strong Lifting Bin - 120 Litre (Ref: BK45G 2350) in colour Jet Black RAL 9005, as supplied by Breda (www.breda.com), or similar approved. Bin to be labelled as accepting both white and dog waste.												
Boundary Treatments												
Timber Post & Rail Fence												
1.2m High 4x6s. To be installed with 25mm x 25mm gauge wire mesh to 0.9m to prevent climbing.												
Maintenance Gate												
3.6m wide x 1.8m High 5x6s Timber field gate.												
Surface Treatments												
Tarmac												
2m wide tarmac path with standard pcc edge. (Colour: Black)												
Self-Binding Gravel												
1.5m x 2m wide self-binding gravel path with standard timber edge. (Colour: Buff)												
Mown Pathway												



Location Plan	Rev	Date	Notes	Proj
				Land at Blackmore Farm Melksham Drawing title Landscape Proposals (Sheet 4 of 5) Status PLANNING Client DW Redrow South West Scale 1:250 @ A0 Date 19/01/2026 Drawn By HJ Checked By AL Reference GL2643 LP 04 golby+luck landscape architects

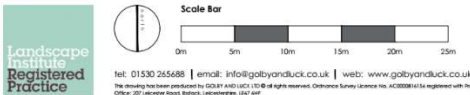


Location Plan	Rev	Date	Action	Proj No Land at Blackmore Farm Melksham Drawing Title Landscape Proposals Sheet 2 of 6 Author PLANNING Client DW Rectrow South West Scale 1:250 @ A0 Date 19/01/2026 Drawn By HJ Checked By AL Reference GL2543 LP 05 
---------------	-----	------	--------	---



Abbr	Species	Supply	Height	Mix %	Density	Area
CORSA	<i>Cornus sanguinea</i>	1+1:3 Bkls Br	60-80cm	15%	1/m ²	51.94m ²
CORAV	<i>Cornus ovata</i>	1+1:3 Bkls Br	60-80cm	33%	1/m ²	121.19m ²
EUOPS	<i>Euryomyia europaeus</i>	1+1:3 Bkls Br	60-80cm	10%	1/m ²	34.63m ²
ILEAQ	<i>Ilex aquifolium</i>	2L:3 Bkls	40-60cm	15%	1/m ²	51.94m ²
LIGUV	<i>Ligustrum vulgare</i>	1+1:3 Bkls Br	60-80cm	5%	1/m ²	172.17m ²
ROSCA	<i>Rosa canina</i>	1+1:3 Bkls Br	60-80cm	10%	1/m ²	34.63m ²
VIBOP	<i>Viburnum opulus</i>	1+1:3 Bkls Br	60-80cm	10%	1/m ²	34.63m ²
						Total: 346.27m ²

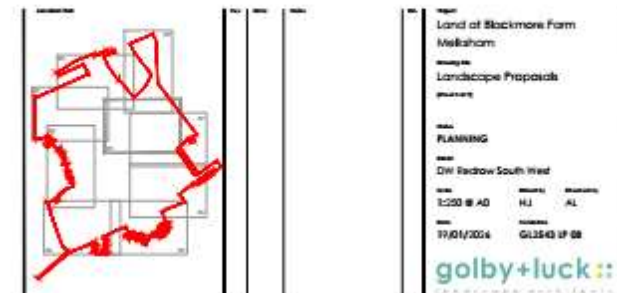
Drawing to be read in conjunction with GL2543 SP 01 Landscape Specification



golby+luck ::
landscape architects



Drawing to be read in conjunction with GL2543 SP 01 Landscape Specification



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

Landscape Specification

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

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

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

Soft Landscaping

General Specification: All plants shall conform to BS 3936 and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the HTA Plant Healthy Certification Scheme. All plants shall be packed and transported in accordance with good horticultural practice. No species, variety, size or position to be amended without the Landscape Architects prior approval.

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

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

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

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

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

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

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

Ground Preparation: If the formation level is compacted it should be ripped at 1.5m centres using a single line ripper prior to topsoiling and soft landscaping works. Topsoil depths to be 300mm for shrub beds and 150mm for grass areas, excluding meadow grassland. For meadow grassland, all areas shall be stripped of topsoil to provide a nutrient-poor substrate for meadow establishment. Topsoil shall be supplied in accordance with BS3882:2015. All soils shall be adequately stratified, free of debris or filler and cultivated to a suitable tillth for planting or seeding works in line with good horticultural practice. A suitable peat-free compost or soil conditioner (it to be used where nutrient-poor soils are identified).

Tags: **All tree locations and species must be taken into consideration by the project Structural Engineer to ensure that foundation design accords with the specifications set out under Chapter 4.2 of the NHBC Standards.** It is the Contractor's responsibility to ensure that all underground services have been located and identified in advance of tree pit excavation. Root barriers are to be provided as directed by the project Engineer and where trees are located closer to site features than the offsets recommended in Table A.1 of BS5837:2012 further guidance can be provided on request. **All trees to be supplied with a minimum 1.75m to 2.0m clear stem unless clearly specified otherwise.** Supply and offcure shall be in accordance with BS 8545: 2014. Trees from nursery to independent in the landscape, with offcure proposals detailed in an accompanying management plan. All trees to be planted in accordance with the approved tree pit detail: **see Details 1 to 6.** (Root stock key: RR - Bare Root, RB - Rooted Balled, CG - Container Grown, C - Containerised). All trees planted within grass areas to be fitted with Premium Stimmer Tree Guard (Product Code: 160PS1102) as supplied by Green-Tech or similar approved product.

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

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

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

Single Species Hedgerows (Container): Shrubs shall be planted in a single row in a 600-800mm wide bed proportionate to the container size, with plants set back a minimum of 300mm from adjacent hard surfacing and not planted directly over concrete haunching: **see Detail 7.**

Single Species Hedgerows (Feathered): Feathered hedgerow shrubs to be planted on a single row in a 600-800mm wide bed. The feathered shrubs are to have an upright central stem furnished with evenly spread and balanced lateral growth the full length of the stem. Feathered stock to be attached to a double line support (one at 600mm high and one at 1200mm high) fence using an approved clip tie and cut back to 1200mm in height and a tidy hedgerow form at time of planting: **see Details 7 & 10.**

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

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

Native Hedgerows (Double Staggered): Hedgerow planting stock to be planted in a double staggered row at 300mm centres, 300mm apart with no less than 4 per linear metre: **see Detail 8.** Individual species to be planted in groups of 5-10no. within the bed, with species distributed proportionately with regular variation throughout the full length of the hedgerow. Species-rich mixes to be planted with at least 7no. species per 30m length.

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

Native Scrub & Woodland Planting: Individual species to be planted in groups of up to 15no. within the bed, with species distributed proportionately with regular variation throughout the full bed.

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

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

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

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

Hard Landscaping

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

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

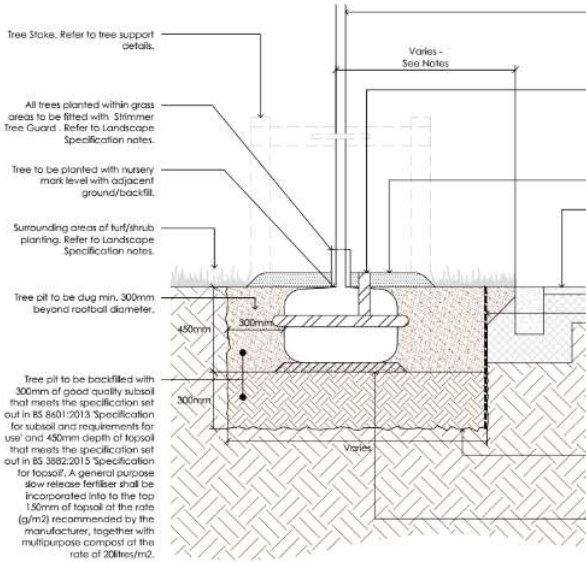
Any defective and damaged products shall be rejected by the Contractor. Significant variations in product quality, colour or finish shall not be accepted and if installed will be replaced at the Contractor's expense.

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

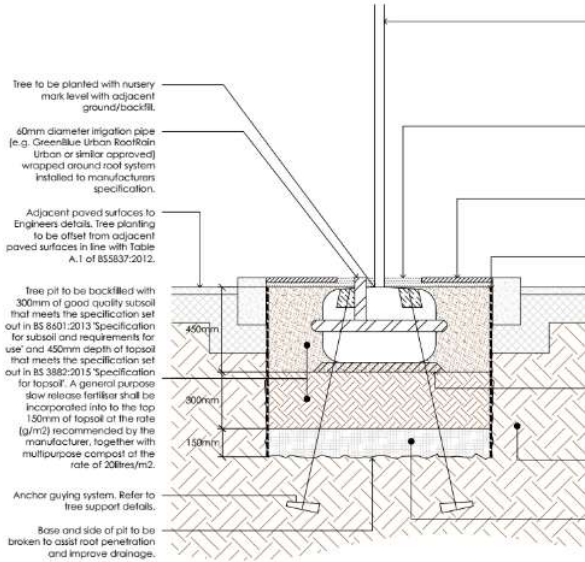
The Contractor will prepare a RAMS (risk assessment and method statement) prior to completing any hard landscaping works and provide a copy to the Site Manager.

Typical Tree Pit Details

Detail 1 - Typical Tree Pit within Soft Landscape (N.T.S.)

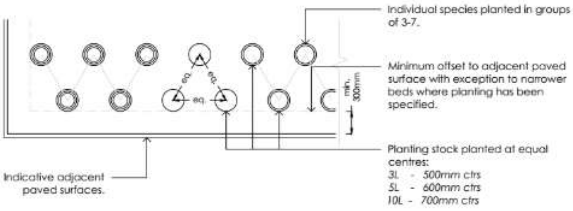


Detail 2 - Typical Tree Pit within Hard Landscape (N.T.S.)

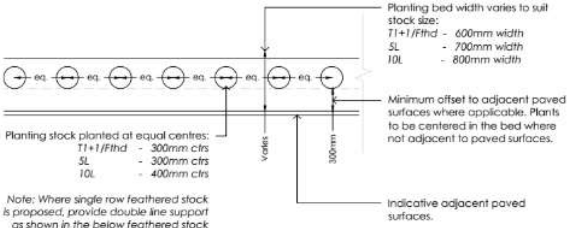


Typical Soft Landscaping Setting Out Details

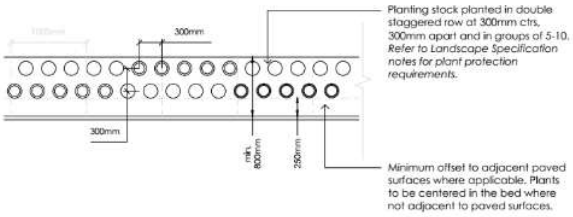
Detail 6 - Typical Shrub Planting Layout (N.T.S.)



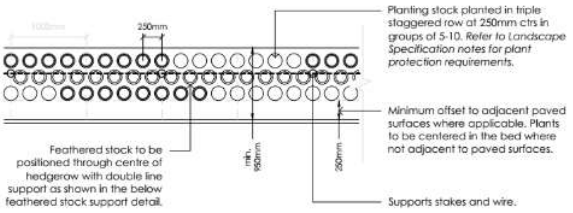
Detail 7 - Typical Single Row Hedgerow Layout (N.T.S.)



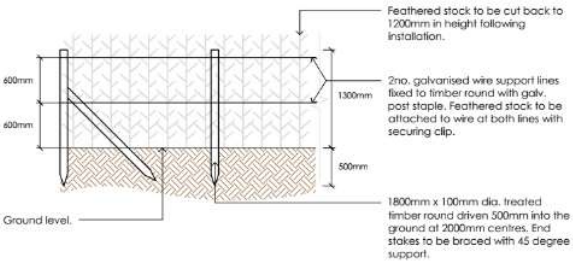
Detail 8 - Typical Native Hedgerow Double Staggered Layout (N.T.S.)



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



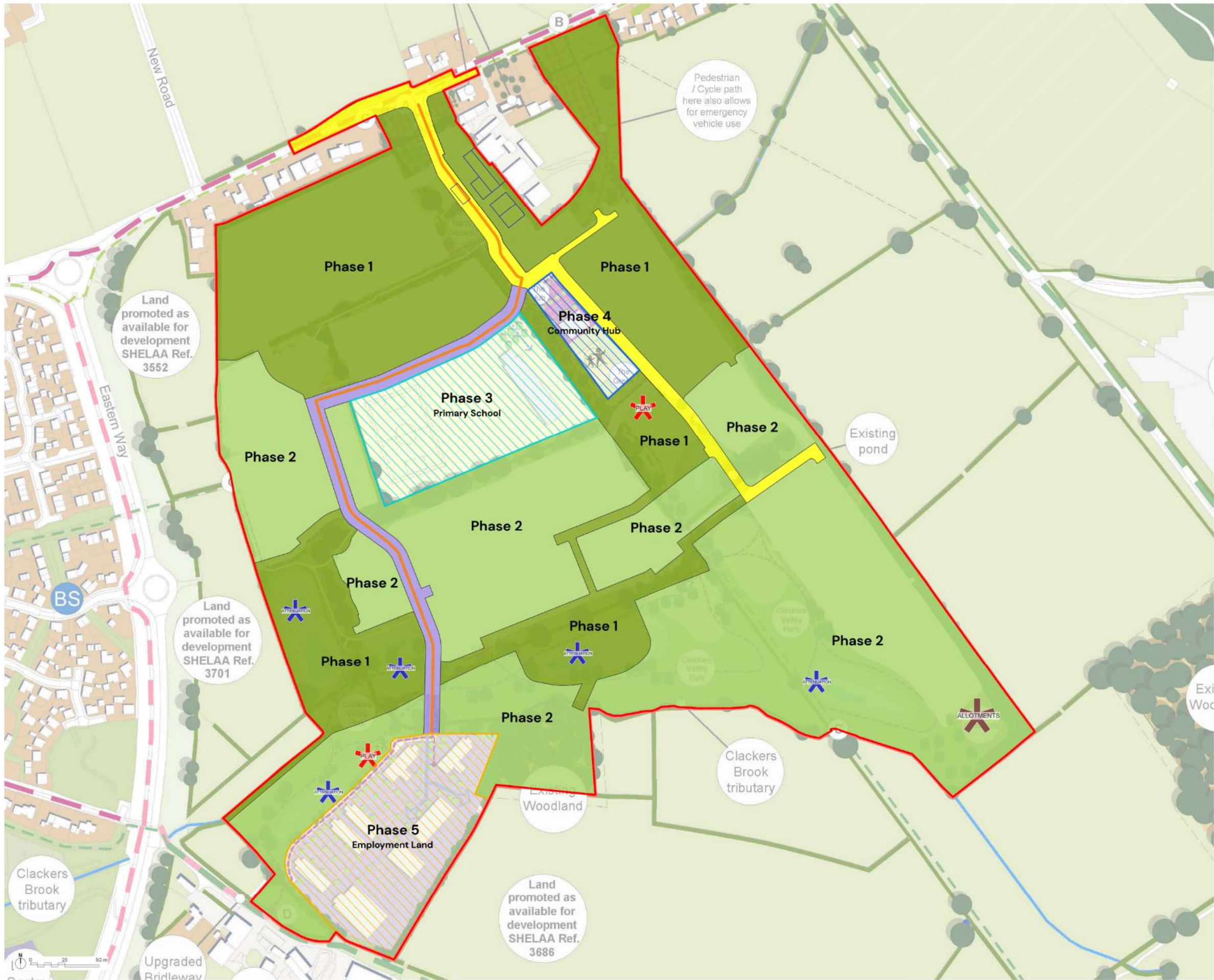
Detail 10 - Typical Feathered Stock Support Detail (N.T.S.)



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

Figure 4: Phasing Plan

All Intellectual Property Rights (including copyright) in or arising out of this drawing and the building works depicted are owned by Pegasus Planning Group Ltd (Pegasus Group) and may not be reproduced and/or copied without a written licence. Pegasus Group accepts no liability for any use of this drawing other than for its original purpose and by the original client except in circumstances where approval for use has been supplied by Pegasus Group in writing. Use only written dimensions. Drawing prepared for planning application purposes only. DO NOT SCALE (or use) for construction, sales or any other purpose. Any queries to be reported to Pegasus Group Limited. © Pegasus Planning Group Limited. © Crown copyright and database rights OS 100042093. Promap. Licence number 100000449. Imagisire. Licence number 000001873. Terms & Conditions @pegasusgroup.co.uk



KEY: Phasing plan (with build times)

- APPLICATION BOUNDARY
- Phase 0 - Infrastructure
- Phase 0
- Phase 0 - Existing building demolition
- Phase 1 (3 years 7 months)
- Phase 2 (3 years 7 months)
- TOTAL: 8 years 3 months
- Phase 3 - Primary School
- Phase 4 - Community Hub
- Phase 5 - Employment Land
- Employment Land Road delivery
- Play Provision
- Allotments
- Attenuation Basins
- Pump Station

Number of Dwellings per Phase

	Open Market	Affordbale
Phase 1	111	118
Phase 2	189	82
TOTAL	300	200

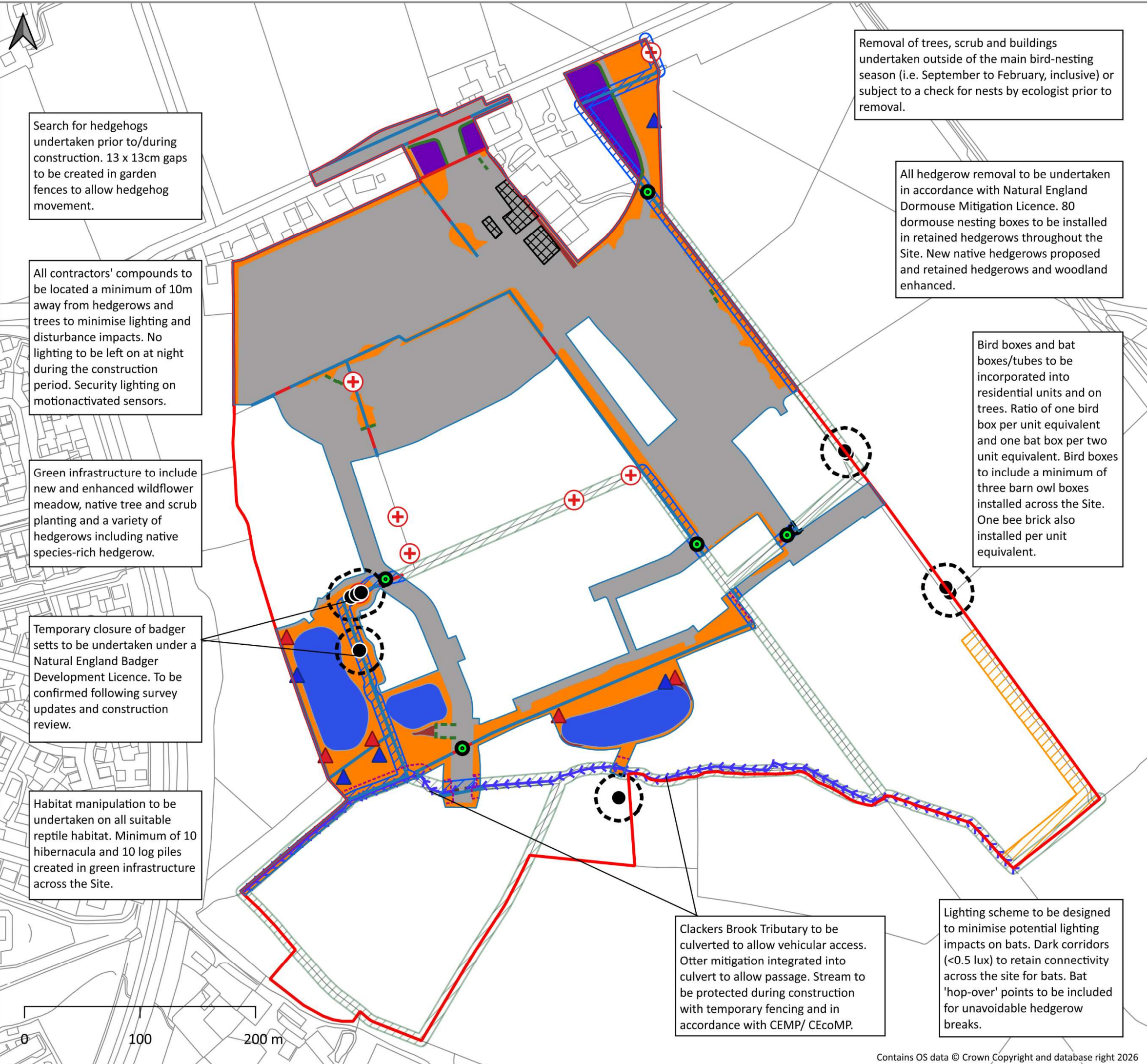
Phase 3 - Primary School
Land to be transferred to the Council following completion of Infrastructure works (services provided up to the boundary).

Phase 4 - Community Hub
Notice to be issued upon Occupation of the 200th Residential Unit and land transferred to the Parish Council within 6 months. All services to be provided up to the boundary and an access road complete to base course level.

Phase 5 - Employment Land
Access to this area by 100 occupations unless otherwise agreed.

LAND AT BLACKMORE FARM, MELKSHAM – PHASING PLAN (REV 9)

Figure 5: Ecological Constraints and Opportunities Plan



Key

- Site boundary
- Phase 1 boundary
- Reptile hibernacula (only those within Phase 1 displayed)
- Log piles created for reptiles (only those within Phase 1 displayed)
- Confirmed bat roost (retained and buffered from development)
- Outlier badger sett
- Bat 'hop over' at road crossing points within dark corridor network
- New species-rich native hedgerow (304m)
- Native hedgerow removed (108m)
- Native hedgerow retained (1850m)
- Watercourse (culverted) (14m; creation to take place during Phase 2)
- Watercourse (enhanced) (90m)
- New native hedgerow
- Location of watercourse and other neutral grassland protection fencing. Protection fencing will also be installed around all hedgerows be installed around trees and hedgerows in accordance with the Tree Protection Plan and BS5837 (locations not shown on this plan).
- Built development footprint (including amenity grassland (1.46ha), ornamental planting (0.01ha) and gardens (1.84ha))
- New native scrub (0.07ha)
- New orchard (0.34ha)
- New SuDS (0.95ha)
- New wildflower meadow (3.10ha)
- Minimum 5m wide dark corridor (<0.5lux)
- Minimum 5m wide dark corridor (<0.5lux) (indicative location)
- Retained and protected semi-improved neutral grassland
- 20m buffer from badger setts
- Building requiring demolition; subject to update surveys for bats and nesting birds prior to demolition
- Reptile receptor area - indicative area in which reptiles and amphibians found during ecological supervision of habitat removal within Phase 1 will be placed. The ECoW will confirm the exact location.

ECOP to be updated once detailed information is available for subsequent development phases

Figure 6: Bat, Bird and Bee Box and Hedgehog Pass Plan



Key

- 93 Schwegler 1FR Bat Tubes (or similar approved)
- 170 No.16 Schwegler Swift Boxes (or similar approved)
- 231 Bee Brick - positioned at a minimum height of 1m from the ground.
- Hedgehog pass
- 23 No.9B Schwegler House Martin Nests (or similar approved)
- 23 1SP Schwegler Sparrow Terrace (or similar approved)

Locations and numbers indicated on plan are for Phase 1 only. Plan will be updated when information for Phase 2 becomes available.

The following boxes will be provided within the public open space; the exact positions will be informed by the ECoW.

- 27 1B Schwegler Nest Boxes (or similar approved) will be installed on retained trees across the Site to provide additional nesting habitat for birds.
- Three barn owl boxes installed on retained mature trees.
- 15 Schwegler 2F (or similar approved) and 15 Schwegler 2FN (or similar approved) will be installed on retained trees throughout the Site to provide additional nesting habitat for bats.

PHASE 1, LAND AT BLACKMORE FARM, MELKSHAM - SITE LAYOUT (SHEET 1 OF 2)

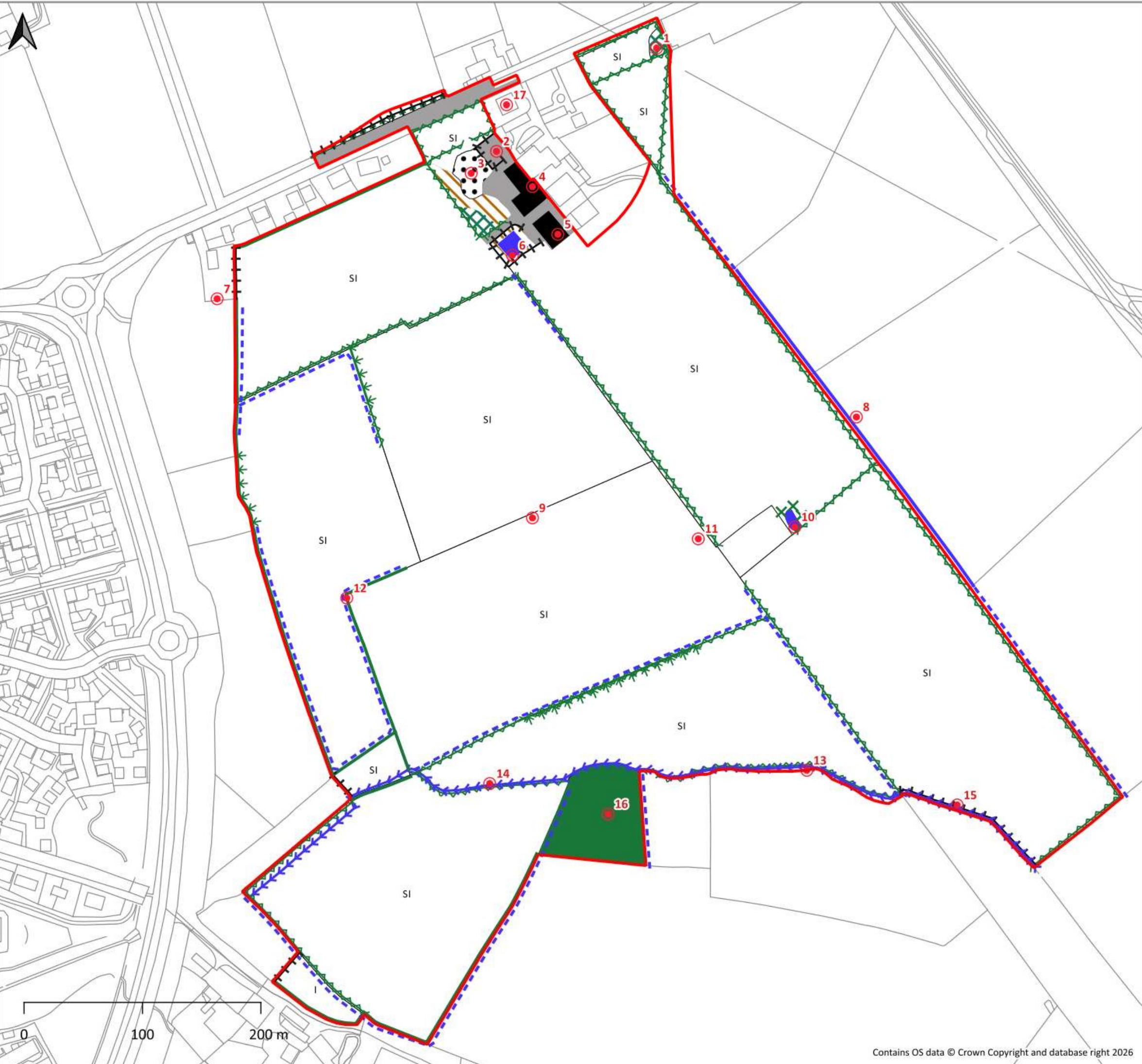
| PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: JBY | APPROVED BY: STH | DATE: 14/01/2026 | SCALE: 1:500@A0 | DRWG: P25-239L_DE_Q2_C_01-1 | CLIENT: BARRATT REDROW |



www.eadecology.co.uk

David Wilson Redrow		
Land at Blackmore Farm, Melksham		
Bird, Bat and Bee Box and Hedgehog Pass Plan		
01/05/2026	Created by: LA	Scale at A3 1:1,673

Appendix 1: Phase 1 Habitat Survey Plan



Key

- Site boundary
- Target note
- Scattered scrub
- Dry ditch
- Fence
- Running water
- Species-poor hedgerow
- Species-rich hedgerow
- Species-rich hedgerow with trees
- Species-poor hedgerow (defunct)
- Wet ditch
- Bare ground
- Building
- Dense scrub
- Hardstanding
- Improved grassland
- Poor semi-improved grassland
- Semi-natural broadleaved woodland
- Standing water
- Tall ruderal

 www.eadecology.co.uk	David Wilson Redrow		
	Land at Blackmore Farm, Melksham		
	Phase 1 Habitat Survey Plan		
	01/05/2026	Created by: LA	Scale at A3 1:3,100

Target note number	Description
1	Large open-sided barn with pitched corrugated asbestos roof and stone wall on eastern side. Likely negligible bat roost suitability. 
2	Small overgrown field/yard with discarded farm machinery and piles of materials. Suitable reptile habitat. 
3	Slurry pit.

Target note number	Description
4	Partially-open sided barn with pitched corrugated asbestos roof and mix of wooden, breezeblock and corrugated metal walls. Likely negligible bat roost suitability. 
5	Standing water, probably a former slurry pit. Banks well vegetated with tall ruderal and coarse grasses. Domestic duck (with young) and moorhen present. 

Target note number	Description
6	Species-rich hedgerow with several mature pedunculate oaks likely to have moderate to high bat roost suitability. 
7	Semi-improved grassland strip along eastern side of improved grassland field, possibly seeded. Herbs included occasional to locally frequent tufted vetch, selfheal, oxeye daisy, birds-foot-trefoil, red clover and common knapweed. Suitable reptile habitat 

Target note number	Description
8	Semi-natural broadleaved woodland. Variably dense mature canopy with frequent ash, sycamore and pedunculate oak. Understorey also variable, dominated by hawthorn and sycamore with occasional hazel, bramble, blackthorn and elder. Ground flora generally sparse with frequent to locally abundant ivy and ground ivy, occasional wood sedge, wood dock and wood false brome. 

Target note number	Description
9	Wet ditch, c.1m wide and 5cm deep with silty substrate. Emergent vegetation included occasional to locally abundant hemlock water-dropwort, lesser spearwort, yellow iris and willowherb sp. 
10	Wet ditch ponded by gateway crossing, c.2m wide and 30cm deep with sloping grassy banks. Suitable amphibian and water vole habitat. 

Target note number	Description
11	Pond in north-east corner of arable field, heavily shaded. Approximately circular, 5m diameter and c.10cm deep, no emergent vegetation. Suitable amphibian breeding habitat. 
12	Semi-natural broadleaved woodland. Mature canopy dominated by pedunculate oak and ash. Understorey contained frequent to abundant hazel, hawthorn and sycamore with occasional elm sp, blackthorn and field maple. Ground flora comprised frequent ivy, nettle, bramble and cleavers, with greater botanical diversity found in woodland rides where occasional to frequent wood avens, wood sedge, wood dock, enchanter's nightshade and cow parsley. 

Target note number	Description
13	Pond, approximately 3m x 5m, heavily shaded throughout and poached by cattle on northern side. Evidence of recent drying; limited emergent vegetation. Suitable amphibian breeding habitat. 
14	Wet ditch with frequent fools watercress, hemlock water-dropwort and herb-robert. 

Target note number	Description
15	Four mature pedunculate oaks in line in middle of field. Potentially suitable for roosting bats. 
16	Log pile; suitable reptile habitat. 

Target note number	Description
17	Bungalow constructed of stone and blockwork with a gabled roof covered in concrete tiles. A gabled extension was located on the southern elevation. Timber trussed roof lined with bitumen underfelt and fibreglass insulation on the floor. The roof void approximately 3-4m high. Confirmed bat roost present. 

Appendix 2: Species legislation

Invertebrates

A number of UK invertebrates are protected by international and national legislation, including the EC Habitats Directive (1992) and the Wildlife and Countryside Act 1981 (as amended). In addition, numerous species are Priority Species.

Plants

All wild plants are protected against unauthorised removal or uprooting under Section 13 of the Wildlife and Countryside Act 1981 (as amended). Plants listed on Schedule 8 of the Act (e.g. stinking goosefoot, red helleborine, monkey orchid) are afforded additional protection against picking, uprooting, destruction and sale. Bluebell (*Hyacinthoides non-scripta*) is protected against sale only. Further species are also protected under the Conservation of Habitats and Species Regulations 2017.

Notable plant species include those that are listed as:

- Nationally vulnerable – A taxon is Vulnerable when the best available evidence indicates that it meets any of the criteria A-E for Vulnerable, and is therefore considered to be facing a high risk of extinction in the wild (Cheffings C M & Farrell L (Eds) (2005) *Species Status No. 7 – The Vascular Plant Red Data List for Great Britain*, JNCC (online).
- Nationally scarce – species recorded in 16-100 hectads in Great Britain.
- Nationally rare – species occurring in 15 or fewer hectads in Great Britain.

Section 14 of the Wildlife and Countryside Act 1981 (as amended) prohibits the planting of certain invasive plant species in the wild, or otherwise causing them to grow there. Prohibited plants are listed on Part 2 of Schedule 9 and include Japanese knotweed, Himalayan balsam and giant hogweed.

Amphibians

There are seven native amphibian species present in Britain. These are afforded varying degrees of protection under national and European legislation. Great crested newts (*Triturus cristatus*) and their habitat are afforded full protection under UK and European legislation, including the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way (CROW) Act 2000 and the Conservation of Habitats and Species Regulations 2017. Together, this legislation makes it illegal to:

- Deliberately capture, injure or kill a great crested newt.
- Damage or destroy any place used for shelter or protection by great crested newts, including resting or breeding places; or intentionally or recklessly obstruct access to such a place.
- Deliberately, intentionally or recklessly disturb great crested newts.

Great crested newt and common toad (*Bufo bufo*) are Priority Species.

Reptiles

Slow-worm (*Anguis fragilis*), viviparous/common lizard (*Zootoca vivipara*), adder (*Vipera berus*) and grass snake (*Natrix natrix*) are protected under the Wildlife and Countryside Act 1981 (as amended) against intentional killing and injuring. These species are also Priority Species.

Birds

The bird breeding season generally lasts from March to early September for most species. All birds are protected under the Wildlife and Countryside Act (1981) (as amended) and the Countryside & Rights of Way (CROW) Act 2000. This legislation makes it illegal, both intentionally and recklessly, to:

- kill, injure or take any wild bird.
- take, damage or destroy the nest of any wild bird while it is being built or in use.
- take or destroy the eggs of any wild bird.

Furthermore, birds listed on Schedule 1 of the Wildlife & Countryside Act 1981 (as amended) are protected against intentional or reckless disturbance whilst nest building and when at or near a nest containing eggs or young. Dependent young of Schedule 1 species are also protected against disturbance.

In addition to this legal protection, the leading governmental and non-governmental conservation organisations in the UK have reviewed the population status of the birds regularly found here and produced a list of birds of conservation concern. Of the 244 species assessed, 67 were placed on the Red List of high conservation concern, 96 on the Amber List of medium conservation concern and 81 on the Green List of low conservation concern:

- Red list species are those that are Globally Threatened according to IUCN criteria; those whose population or range has declined rapidly in recent years; and those that have declined historically and not shown a substantial recent recovery.
- Amber list species are those with an unfavourable conservation status in Europe; those whose population or range has declined moderately in recent years; and those with internationally important or localised populations.

Badgers

Badger (*Meles meles*) is a widespread and common species. However, they are legally protected under The Protection of Badgers Act 1992, due to animal welfare concerns. Under this legislation it is illegal to:

- Wilfully kill, injure, take, or cruelly ill-treat a badger, or attempt to do so.
- Intentionally or recklessly interfere with a sett by disturbing badgers whilst they are occupying a sett, damaging or destroying a sett, or obstructing access to it.

A badger sett is defined in the legislation as “*any structure or place, which displays signs indicating current use by a badger*”.

Bats

There are 18 species of bats found in the UK, 17 of which are known to breed here. The conservation status of these species is summarised in the table below:

Common name	Scientific name	IUCN Red List*	Priority Species
Greater horseshoe	<i>Rhinolophus ferrumequinum</i>	LC	Yes
Lesser horseshoe	<i>Rhinolophus hipposideros</i>	LC	Yes
Daubenton's	<i>Myotis daubentonii</i>	LC	No
Brandt's	<i>Myotis brandtii</i>	LC	No
Whiskered	<i>Myotis mystacinus</i>	LC	No

Natterer's	<i>Myotis nattereri</i>	LC	No
Bechstein's	<i>Myotis bechsteinii</i>	NT	Yes
Alcathoe bat	<i>Myotis alcathoe</i>	DD	No
Greater mouse-eared	<i>Myotis myotis</i>	LC	No
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	LC	No
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	LC	Yes
Nathusius' pipistrelle	<i>Pipistrellus nathusii</i>	LC	No
Serotine	<i>Eptesicus serotinus</i>	LC	No
Noctule	<i>Nyctalus noctula</i>	LC	Yes
Leisler's	<i>Nyctalus leisleri</i>	LC	No
Barbastelle	<i>Barbastella barbastellus</i>	NT	Yes
Brown long-eared	<i>Plecotus auritus</i>	LC	Yes
Grey long-eared	<i>Plecotus austriacus</i>	LC	No

*IUCN categories: LC Least Concern, NT Near Threatened, DD Data Deficient

All bat species are afforded full protection under UK and European legislation, including the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. Together, this legislation makes it illegal to:

- Deliberately capture, injure or kill a bat.
- Damage or destroy a bat roost; or intentionally or recklessly obstruct access to bat roosts.
- Deliberately, intentionally or recklessly disturb a bat, including in particular any disturbance which is likely:
 - to impair their ability to survive, to breed or reproduce, or to rear or nurture their young, or
 - in the case of animals of a hibernating or migratory species, to hibernate or migrate; or
 - to affect significantly the local distribution or abundance of the species to which they belong.

A bat roost is defined in the legislation as “any structure or place which a bat uses for shelter or protection”. Roosts are protected whether or not bats are present at the time.

Otter

Otters (*Lutra lutra*) are fully protected under UK and European legislation, including the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way (CROW) Act 2000 and the Conservation of Habitats and Species Regulations 2017. Together, this legislation makes it illegal to:

- Deliberately capture, injure or kill an otter.
- Damage or destroy any structure or place used for shelter or protection by an otter; or intentionally or recklessly obstruct access to such a place.
- Deliberately, intentionally or recklessly disturb an otter whilst it is occupying a structure or place which it uses for shelter or protection.

Otter is a Priority Species.

Common/Hazel dormouse

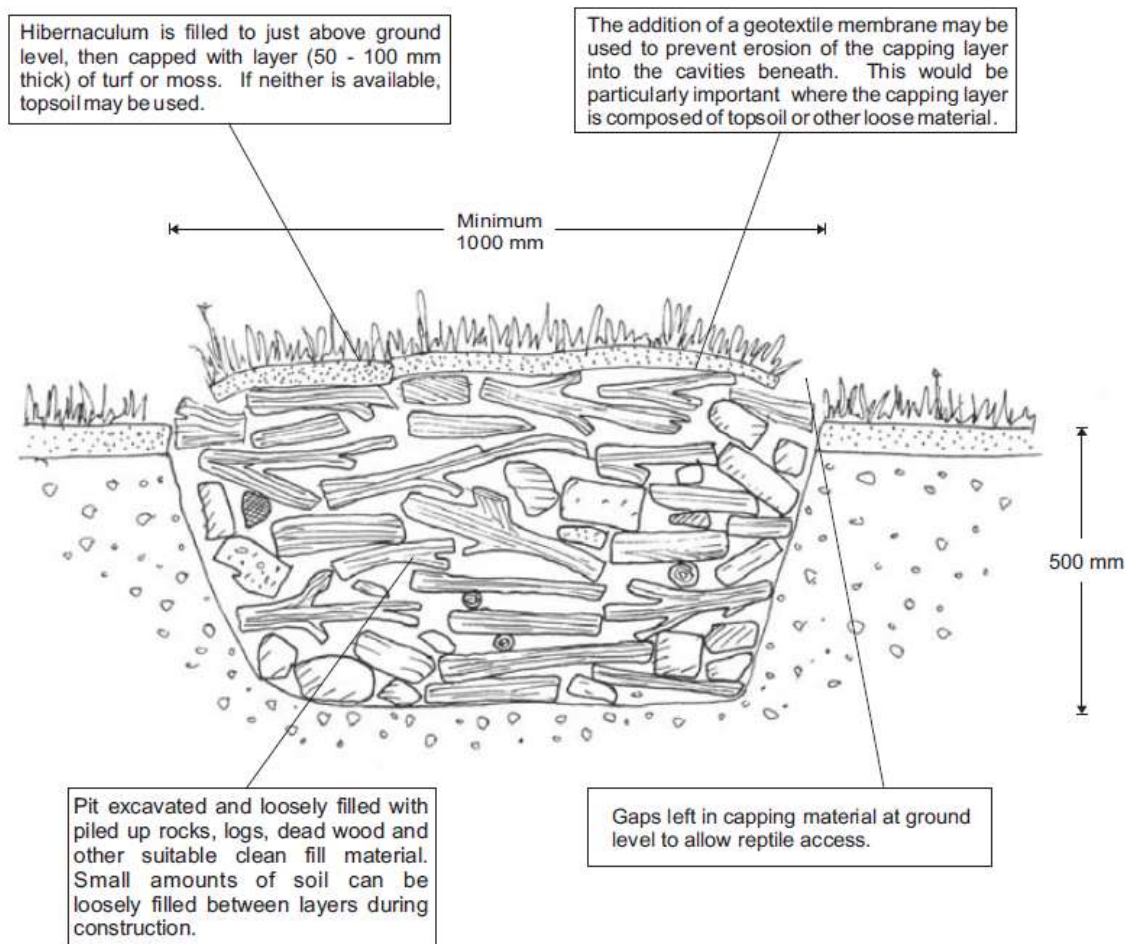
The hazel dormouse (*Muscardinus avellanarius*) is fully protected under UK and European legislation, including the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way (CROW) Act 2000 and the Conservation of Habitats and Species Regulations 2017. Together, this legislation makes it illegal to:

- Deliberately capture, injure or kill a dormouse.
- Damage or destroy any structure or place used for shelter or protection by a dormouse; or intentionally or recklessly obstruct access to such a place.
- Deliberately, intentionally or recklessly disturb a dormouse whilst it is occupying a structure or place which it uses for shelter or protection.

Hazel dormouse is a Priority Species.

Appendix 3: Reptile hibernacula example design

Example reptile hibernacula design (Highways Agency, 2005)



Appendix 4: Biodiversity Net Gain Assessment

Introduction

A Biodiversity Net Gain (BNG) assessment has been undertaken in support of the proposed reserved matters planning application (ref. PL/2026/01555) for land at Blackmore Farm, Melksham – Phase 1 (OS grid reference: ST 92510 64202, within the administrative area of Wiltshire Council. The Site extends to approximately 13.7ha and comprises predominantly residential land-use.

The biodiversity net gain (BNG) assessment was undertaken to quantify the estimated net change in biodiversity resulting from the proposed development, and utilised the Natural England Biodiversity Metric calculation tool (version 4.0, Natural England 2023), with reference to supporting documents and the Biodiversity Metric principles (Defra 2025b and 2025c). The completed Metric has been provided as a digital file (Excel spreadsheet).

As the development will be phased, detailed landscaping information is not known for phases beyond Phase 1, so a BNG assessment for the Site as a whole cannot be completed. This BNG assessment has been calculated for Phase 1 in isolation. However, when detailed landscaping information becomes available for the later phases, an addendum EMMP including an updated BNG assessment including subsequent phases will be provided.

Integrated Baseline and Design Assessment

Desk Study and Approach to Mapping

The desk study comprised a review of satellite imagery to assist with the assessment and identify any potential habitat degradation.

Pre-development and post-development habitats, hedgerows, and watercourses, were mapped and measured with QGIS. Areas for individual trees were calculated in accordance with guidance (Natural England, 2023), using the integrated Statutory Metric Tree Helper.

There is no evidence that habitats within the Site have been subject to degradation or clearance prior to the baseline surveys and the baseline condition used for the Biodiversity Net Gain assessment reflects the condition recorded at the time of survey, in accordance with relevant guidance.

Pre-Development Habitats

Habitat Survey

The on-site habitat, hedgerow, and watercourse baseline was informed by a Habitat Condition Assessment (HCA). The HCA/RCA followed Natural England Metric 4.0 and River Condition Assessment methodologies, with reference to supporting documents (Natural England 2023c, Gurnell and Shuker, 2022 and Gurnell et al., 2024); however, refer to assumptions and limitations section below.

The on-site assessments were undertaken on 30 and 31 August 2023. The on-site HCA was undertaken by experienced botanists (FISC Level 4) from EAD Ecology.

River Survey

The Watercourse component of the Metric was informed by a River Condition Assessment (RCA) which comprised two components; a field survey and desk study.

The field survey element was undertaken on 12 May 2022 by a Modular River Survey accredited ecologist in accordance with the Modular River Physical (MoRPH) survey Technical Reference (Gurnell and Shuker 2022). The field survey recorded the geomorphological and vegetative structure of the on-site watercourses and margins within 10m of the Site, with each MoRPH5 sub-reach comprising five modules³.

The desk study element of the RCA was undertaken using Google Earth Pro and Defra MAGIC maps to measure the planform, confinement and valley gradient of an extended Reach⁴ encompassing the project area in order to determine the River Type. Survey results acquired from the field survey and desk study were inputted into a MoRPH Pro Information System (Cartographer) to generate a Final Condition Score. The Final Condition Score was then adjusted, where necessary, to account for over-deepening, before being inputted to the Metric.

Baseline Habitat Conditions

Refer to Tables A4.2 – A4.6 for a summary of the HCA/RCA survey results, and Figure A4.1 for site baseline habitat plan.

The following high-value habitats (defined as habitats of high or very high distinctiveness) or irreplaceable habitats were identified within the Site; these comprised lowland mixed deciduous woodland, native hedgerow with trees - associated with bank or ditch, species-rich native hedgerow - associated with bank or ditch, species-rich native hedgerow with trees, species-rich native hedgerow with trees - associated with bank or ditch, and other rivers and streams.

Post-Development Design

On-site post-development habitats

Post-development on-site habitat areas are based on the 'Landscape Proposals' (Golby and Luck Landscape Architects, 2026; drawing references: GL2543 LP 01 to 09); refer to Figure 3. The proposals are the result of an iterative process to maximise on-site biodiversity value in accordance with the ecological hierarchy, the biodiversity gain hierarchy and the biodiversity net gain good practice principles (CIEEM, CIRIA and IEMA, 2016). This will be evidenced once all phases of the development proposals have been assessed.

Determination of expected post-development on-site habitat conditions are based on the relevant habitat condition criteria in Metric 4.0 (Natural England, 2023c). Post-development river condition score was assessed by running a scenario based on the development proposals (Gurnell et al., 2024). The interventions proposed to achieve the conditions specified in the Metric are detailed in Table 4.7.

No irreplaceable habitats were identified on-site that would be directly affected/ lost by the Proposed Development.

In the professional opinion of EAD Ecology, all measures and targeted habitat conditions are considered realistic and achievable and assume the implementation of Landscape and Ecological Management Plans (LEMPs) detailing the establishment requirements for habitats and long-term management of retained, enhanced and created habitats.

³ MoRPH Module is defined as a short length of river (approximately two channel widths in length) along which a single MoRPH survey is conducted.

⁴ Reach is defined as a section of river along which boundary conditions are sufficiently uniform that the river maintains a near consistent internal set of process-form interactions.

As the development will be phased, for the purposes of this assessment, the advanced habitat creation/delay in creation within the Metric has been entered as '1'.

Strategic Significance

The Strategic Significance of both Baseline and Post Construction habitats applied to the Metric have been assigned in accordance with the Metric guidance (Natural England, 2023a), with reference to site-specific information. This follows the approach used in the approved BNG assessment (EAD Ecology, 2023) for which Condition 17 states the this BNG assessment is based on. Hedgerows have been identified as important habitat for dormouse and bats recorded roosting on-site, and therefore all hedgerows have been registered as 'Location ecologically desirable but not in local strategy'.

Additionality

In accordance with current guidance, mitigation or compensation for impacts to Special Areas of Conservation (SAC) / Special Protection Areas (SPA) / European Protected Species (EPS)/ further listed schemes (FLS) can be used 'in part' towards achieving Biodiversity Net Gain. This means that at least 10% of the development's biodiversity units must be related to habitat proposals not providing SAC/SPA/EPS/FLS mitigation/compensation (i.e. SAC mitigation/compensation can contribute up to the point of no net loss).

Mitigation hedgerow planting is included in the proposals for an EPS (hazel dormouse). However, as subsequent phases to the development will inform the full BNG assessment of the Site, additionality will only be possible to demonstrate once all phases have been assessed. An updated BNG assessment demonstrating additionality for hazel dormouse will be presented in an addendum EMMP. No other mitigation/compensation for SAC/SPA/EPS/FLS is proposed in this development; therefore, there are no other additionality matters to address in addition to the above.

Assumptions and Limitation

The following assumptions and limitations were identified in this BNG assessment:

- Application of post development habitat creation / enhancement delay of 1 year was applied to the Metric.
- The post-development habitats were mapped in accordance with the 'Landscape Proposals' produced by the Golby and Luck Landscape Architects, and the percentage habitat cover was extracted from details within this document.
- Appropriate site tests, such as soil analyses, will be required to inform and confirm the feasibility of proposed habitat creation/enhancement measures for the Biodiversity Net Gain Plan condition.
- Proposed hedgerows will be a mix of native, and species-rich native hedgerows, in accordance with the UKHab 2.0 criteria.
- Hedgerows will be enhanced where appropriate by infill / supplementary planting with a range of native hedgerow species to increase species-richness.
- Hedgerow and tree loss was assessed against the 'Landscape Proposals'.
- Habitat management 10m either side of each bank will lead to some stretches of the watercourse being enhanced through reduction in riparian encroachment.

Metric Calculations

The outputs of the Natural England Biodiversity Metric 4.0 calculation tool, based on the BNG assessment, are summarised below and in Table A4.1.

The on-site pre-development biodiversity value of the Phase 1 area is 35.44 'Habitat Units', 53.94 'Hedgerow Units', and 1.62 'Watercourse Units'.

The on-site post-development biodiversity value of the Phase 1 area, based on the landscape plan used to map proposals would be 38.77 'Habitat Units', 55.13 'Hedgerow Units', and 1.57 'Watercourse Units'.

The proposed Phase 1 development will, therefore, be expected to deliver a net gain of 3.33 Habitat Units (9.39%), a net gain of 1.19 Hedgerow Units (2.21%), and a net loss of 0.08 Watercourse Units (-3.15%).

The BNG trading rules require minimum habitat creation and enhancement measures to compensate for the loss of specific habitat types. Trading rules will be demonstrated as being achieved and be presented in an addendum EMMP once the BNG assessment has been completed for all development phases.

Table A4.1: Indicative BNG Metric Summary⁵

On-site baseline (pre-development)	Habitat units	35.44
	Hedgerow units	53.94
	Watercourse units	1.62
On-site post-intervention (Habitat retention, creation & enhancement)	Habitat units	38.77
	Hedgerow units	55.13
	Watercourse units	1.57
Total net change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	3.33 (9.39%)
	Hedgerow units	1.19 (2.21%)
	Watercourse units	-0.05 (-3.15%)
Unit deficit to be provided in Phase 2 (number of Units required to deliver target % gain)	Habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.05

⁵ Headline figures reflect metric outputs which include built in rounding to two decimal places.

Biodiversity Net Gain Strategy

On-site Habitat Delivery

Landscape and Ecological Management Plans (LEMPs) will set out the on-site habitat protection, enhancement, establishment and management strategies together with a framework for monitoring to provide certainty for the achievement of long-term maintenance of the predicted units for on-site post-intervention habitats.

The LEMPs will include detailed habitat establishment methods and programme, proposed management activities which can be implemented for 30-year period and a detailed work programme to ensure successful establishment/restoration of habitat, together with details of monitoring to evaluate the success of ongoing management activities and provide regular condition reporting to Wiltshire Council (WC). The extent and frequency of monitoring reporting will be agreed with WC.

Conclusions

The Biodiversity Net Gain calculations, based on the 'Landscape Proposals' (Figure 3), would be expected to deliver a net gain of 3.33 Habitat Units (9.39%), a net gain of 1.19 Hedgerow Units (2.21%), and a net loss of 0.05 Watercourse Units (-3.15%); refer to Table A4.1. The BNG assessment will be updated for all subsequent development phases, and will demonstrate net gain in all sections of the Metric.

References

CIEEM, CIRIA and IEMA (2016). Biodiversity Net Gain Good practice principles for development <https://cieem.net/wp-content/uploads/2019/02/Biodiversity-Net-Gain-Principles.pdf>

EAD Ecology (2023). Environmental Statement Chapter 10: Biodiversity. Prepared by EAD Ecology on behalf of David Wilson Redrow.

Natural England (2023). The Biodiversity Metric 4.0 Auditing and accounting for biodiversity calculation tool. ISBN: 978-1-7393362-0-2

Natural England (2023a). Biodiversity Metric 4.0 User Guide. Natural England Joint Publication JP039.

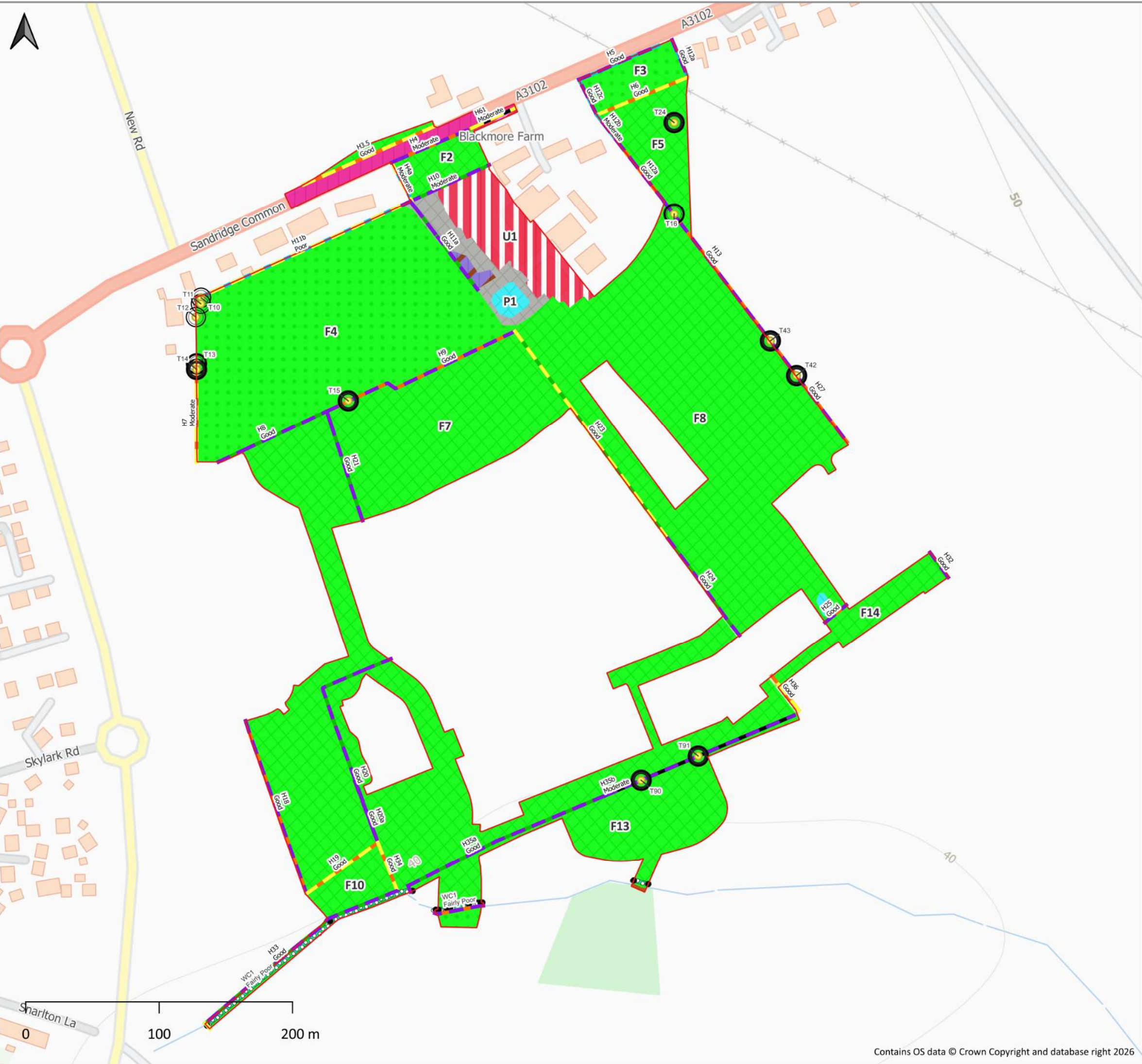
Natural England (2023b). Biodiversity Metric 4.0 Short Data Input Guide. Natural England Joint Publication JP039.

Natural England (2023c). The Biodiversity Metric 4.0 -Technical Annex 1: Condition Assessment Sheets and Methodology. Natural England Joint Publication JP039. ISBN 978-1-7393362-2-6.

Gurnell AM and Shuker LJ (2022). The MoRPh Survey Technical Reference Manual 2024 Version.

Gurnell AM, England J, Scott SJ and Shuker LJ (2024). A guide to assessing river condition - Part of the rivers and streams component of the biodiversity metric watercourse module for calculating Biodiversity Net Gain.

Figure A4.1: Biodiversity Net Gain Assessment: Baseline Plan



Key

- Site boundary
- Site boundary
- Individual Trees
- Existing Large Rural Tree
 - Existing Small Rural Tree
- Individual tree Condition
- Moderate
 - Good
- Hedgerows
- Native hedgerow
 - Native hedgerow - associated with bank or ditch
 - Native hedgerow with trees
 - Native hedgerow with trees - associated with bank or ditch
 - Species-rich native hedgerow
 - Species-rich native hedgerow - associated with bank or ditch
 - Species-rich native hedgerow with trees
 - Species-rich native hedgerow with trees - associated with bank or ditch
- Watercourses
- Other rivers and streams
- Habitats
- Bramble scrub
 - Built linear features
 - Developed land; sealed surface
 - Lowland mixed deciduous woodland
 - Modified grassland
 - Other neutral grassland
 - Ponds (non-priority habitat)
 - Vegetated garden
 - Tall forbs
- Habitat Condition
- Moderate
 - Poor
 - N/A - Other
 - Condition Assessment N/A



www.eadecology.co.uk

DWH		
Melksham		
Biodiversity Net Gain Assessment: Baseline Plan		
20/04/2026	Created by: RS	Scale at A3 1:2,750

Figure A4.2: Biodiversity Net Gain Assessment: Post-intervention Plan



Key

- Site boundary
- Site boundary
- Individual Trees
- Proposed Small Urban Tree
 - Retained Large Rural Tree
 - Retained Small Rural Tree
- Individual tree Condition
- Moderate
 - Good
- Hedgerows
- Native hedgerow
 - Native hedgerow - associated with bank or ditch
 - Native hedgerow with trees
 - Native hedgerow with trees - associated with bank or ditch
 - Species-rich native hedgerow
 - Species-rich native hedgerow - associated with bank or ditch
 - Species-rich native hedgerow with trees
 - Species-rich native hedgerow with trees - associated with bank or ditch
- Watercourses
- Culvert
 - Other rivers and streams
- Habitats
- Developed land; sealed surface
 - Introduced shrub
 - Mixed scrub
 - Modified grassland
 - Other neutral grassland
 - Sustainable drainage system
 - Traditional orchards
 - Vegetated garden
- Habitat Condition
- Moderate
 - Poor
 - N/A - Other
 - Condition Assessment N/A



www.eadecology.co.uk

DWH		
Melksham		
Biodiversity Net Gain Assessment: Post-intervention Plan		
20/04/2026	Created by: RS	Scale at A3 1:2,750

**Tables A4.2 – A4.6: Baseline Habitat Condition
Assessment Results**

Table A4.2: Baseline Habitat Condition Assessment Results.

Habitat reference	Habitat Type	BNG Condition Criteria P= Pass, F = Fail										Condition
		A	B	C	D	E	F	G	H	I		
Grassland												
F1	Modified grassland	F	F	P	P	F	P	P			Poor	
F2	Modified grassland	F	F	P	P	F	P	P			Poor	
F3	Modified grassland	P	F	P	P	F	P	P			Moderate	
F4	Modified grassland	P	F	P	P	F	P	P			Moderate	
F5	Modified grassland	F	F	P	P	F	P	P			Poor	
F6	Modified grassland	F	F	P	P	F	P	P			Poor	
F7	Modified grassland	F	F	P	P	F	P	P			Poor	
F8	Modified grassland	F	F	P	P	F	P	P			Poor	
F10	Modified grassland	F	F	P	P	F	P	P			Poor	
F11	Modified grassland	F	F	P	P	F	P	P			Poor	
F13	Modified grassland	F	F	P	P	F	P	P			Poor	
F14	Modified grassland	F	F	P	P	F	P	P			Poor	
F17	Modified grassland	P	F	P	P	F	P	P			Moderate	
G1	Other neutral grassland	P	F	F	P	P	P				Moderate	
Sparsely vegetated ground												
R1	Ruderal/ephemeral	F	F	P							Poor	
Heathland and scrub												
S1	Bramble scrub	Condition N/A. The condition of this habitat type is not assessed.										
Urban												
U1	Developed land; sealed surface	Condition N/A. The condition of this habitat type is not assessed.										
A1	Vegetated garden	Condition N/A. The condition of this habitat type is not assessed.										
B1	Vacant/ derelict land/ bare ground	Condition N/A. The condition of this habitat type is not assessed.										
Lakes												
P1	Ponds (non-priority habitat)	F	F	P	F	F	P	P	F	P	Moderate	
P2	Ponds (non-priority habitat)	P	F	F	F	P	P	P	F	F	Poor	

Table A4.3: Baseline Woodland Habitat Condition Assessment Results.

Woodland reference	Woodland Type	BNG Condition Criteria 1 = Poor; 2 = Moderate; 3 = Good														Total score	Condition
		A	B	C	D	E	F	G	H	I	J	K	L	M			
W1	Lowland mixed deciduous woodland	3	3	3	2	3	1	3	3	2	2	1	1	1	28	Moderate	

Table A4.4: Baseline Tree Condition Assessment Results.

Tree reference	BNG Condition Criteria P= Pass, F = Fail						Size	Condition
	A	B	C	D	E	F		
T10	P	F	F	F	P	P	Small	Moderate
T11	P	F	F	F	P	P	Small	Moderate
T12	P	F	F	F	P	P	Small	Moderate
T13	P	P	F	P	P	P	Small	Good
T14	P	F	P	P	P	P	Large	Good
T15	P	P	P	P	P	P	Large	Good
T16	P	F	F	F	P	P	Small	Good
T24	P	P	P	P	P	P	Large	Good
T42	P	P	P	P	P	P	Large	Good
T43	P	F	P	P	P	P	Large	Good
T90	P	P	P	P	P	P	Large	Good
T91	P	P	P	P	P	P	Large	Good

Table A4.5: Baseline Hedgerow Condition Assessment Results.

Hedge Reference	Hedgerow Type	BNG Condition Criteria P= Pass, F = Fail										Condition
		A1	A2	B1	B2	C1	C2	D1	D2	E1	E2	
H3.5	Native hedgerow - associated with bank or ditch	P	P	F	P	P	F	P	P			Good
H4	Species-rich native hedgerow - associated with bank or ditch	P	P	P	P	F	F	P	P			Moderate
H4a	Native hedgerow with trees	P	F	F	P	F	F	P	P	F	P	Moderate
H5	Species-rich native hedgerow with trees	P	P	P	P	F	P	P	P	F	P	Good
H6	Native hedgerow - associated with bank or ditch	P	P	P	P	F	P	P	P			Good
H7	Native hedgerow - associated with bank or ditch	P	P	P	P	F	F	P	P			Moderate
H8	Species-rich native hedgerow with trees - associated with bank or ditch	P	P	P	P	P	P	P	P	F	P	Good
H9	Species-rich native hedgerow -	P	P	P	P	P	F	P	P			Good

Hedge Reference	Hedgerow Type	BNG Condition Criteria P= Pass, F = Fail										Condition
		A1	A2	B1	B2	C1	C2	D1	D2	E1	E2	
	associated with bank or ditch											
H10	Species-rich native hedgerow with trees - associated with bank or ditch	P	P	F	F	F	P	P	P	F	P	Moderate
H11a	Species-rich native hedgerow with trees - associated with bank or ditch	P	P	P	P	P	F	P	P	F	P	Good
H11b	Native hedgerow with trees	P	F	F	F	F	F	P	P			Poor
H12a	Species-rich native hedgerow - associated with bank or ditch	P	P	P	P	F	P	P	P	P	P	Good
H12b	Species-rich native hedgerow with trees	P	P	F	P	F	F	P	P	P	P	Moderate
H12c	Species-rich native hedgerow with trees	P	P	F	P	F	P	P	P	P	P	Good
H13	Species-rich native hedgerow - associated with bank or ditch	P	P	F	P	F	F	P	P			Good
H18	Species-rich native hedgerow - associated with bank or ditch	P	P	F	P	P	F	P	P			Good
H19	Native hedgerow - associated with bank or ditch	P	P	P	P	P	P	P	P			Good
H20	Species-rich native hedgerow with trees - associated with bank or ditch	P	P	F	P	P	F	P	P	P	P	Good
H20a	Native hedgerow - associated with bank or ditch	P	P	F	P	P	F	P	P			Good
H21	Species-rich native hedgerow	P	P	P	P	P	F	P	P	P	P	Good

Hedge Reference	Hedgerow Type	BNG Condition Criteria P= Pass, F = Fail										Condition
		A1	A2	B1	B2	C1	C2	D1	D2	E1	E2	
	with trees - associated with bank or ditch											
H23	Native hedgerow with trees - associated with bank or ditch	P	P	P	P	P	P	P	P	P	P	Good
H24	Species-rich native hedgerow with trees - associated with bank or ditch	P	P	P	P	F	P	P	P	F	P	Good
H25	Species-rich native hedgerow - associated with bank or ditch	P	P	P	P	F	P	P	P	F	P	Good
H27	Species-rich native hedgerow - associated with bank or ditch	P	P	P	P	F	P	P	P			Good
H32	Species-rich native hedgerow with trees - associated with bank or ditch	P	P	P	P	F	P	P	P	P	P	Good
H33	Species-rich native hedgerow with trees - associated with bank or ditch	P	P	F	P	P	F	P	P	P	P	Good
H34	Native hedgerow - associated with bank or ditch	P	P	P	P	P	F	P	P			Good
H35a	Species-rich native hedgerow with trees - associated with bank or ditch	P	P	F	P	F	P	P	P	P	P	Good
H35b	Species-rich native hedgerow	P	P	F	P	F	P	P	P			Moderate
H36	Native hedgerow - associated with bank or ditch	P	P	P	P	F	P	P	P			Good
H42	Native hedgerow with trees -	P	P	F	P	F	F	P	P	P	P	Moderate

Hedge Reference	Hedgerow Type	BNG Condition Criteria P= Pass, F = Fail										Condition
		A1	A2	B1	B2	C1	C2	D1	D2	E1	E2	
	associated with bank or ditch											
H46	Species-rich native hedgerow - associated with bank or ditch	P	P	F	P	F	F	P	P			Moderate
H61	Native hedgerow	F	P	P	P	F	F	P	F			Moderate

Table A4.6: Baseline Watercourse Condition Assessment Results.

Habitat type	Location	Length (km)	Condition	Condition assessment notes
Rivers and streams – Other rivers and streams	WC1	0.23	Fairly poor	Three Morph5 surveys were used to assess the river reach running through the Site. The width of the river (<5m) resulted in the use of 10m morph modules and the subsequent Morph5 length of 50m. These equated to 20.1% of the reach being surveyed; over the minimum requirement of 20% required under the River Condition Assessment guidance. The 'River Type' as assessed by cartographer was Type K. Cartographer generated an average condition score of 0.726, which equates to a condition score of 'Moderate,' however since the channel was over deep (average river shape of 2.01; river shape of <4 should be considered over deep), the condition was reduced to 'Fairly poor' in accordance with River Condition Assessment guidelines. Watercourse and riparian zone encroachment was assessed along the whole reach in accordance with the Metric 4.0 User Guide (Natural England 2023a). The watercourse was unaffected by encroachment. The riparian zone was affected by agricultural encroachment along the majority of the reach (apart from one bank of the watercourse where it ran adjacent to woodland (W1)). All encroachment was assessed as 'Major' due to the proximity to the watercourse bank.

**Table A4.7: Post-Construction Management and
Interventions**

Table A4.7: Post-Construction Management and Interventions.

Habitat	Predicted condition	Justification
Grassland – Modified grassland	Poor	Precautionary assessment – areas of amenity grassland are unlikely to have a species richness of 6-8 species per m ² . Therefore, 'Poor' condition assumed.
Grassland – Other neutral grassland	Moderate	Proposed management of wildflower grassland will ensure development of a diverse, species-rich sward, meeting the following condition criteria as a minimum, i.e.: A – the appearance and composition of the vegetation closely matches characteristics of the specific grassland habitat type. Wildflowers, sedges and indicator species for the specific grassland habitat type are very clearly and easily visible throughout the sward. B – Sward height will be varied. C – Cover of bracken <20% and cover of scrub <5%. Precautionary assessment – areas of other neutral grassland have potential to achieve a species richness of ≥10 species per m². However, 'Moderate' condition assumed.
Grassland – Traditional orchards	Moderate	Proposed management of traditional orchard would result in the following condition criteria being met: C – Less than 5% of fruit trees smothered by scrub and patches of scrub occupy less than 10% of ground cover. D – Formative and restorative pruning to be undertaken to maintain longevity of trees. G – Grassland to be seeded with an appropriate seed mix and subject to appropriate management to ensure establishment and persistence of a medium or above distinctiveness grassland. H – Absence of invasive species and species indicative of sub-optimal condition account for less than 10% ground cover.
Scrub – Mixed scrub	Moderate	Proposed management of scrub habitats would result in the following condition criteria being met: A – At least three woody species with no one species comprising >75%. B – Management will allow development of a variety of age classes. C – No invasive non-native species present and species indicative of suboptimal condition make up <5% of ground cover. D – Well-developed edge with scattered scrub and tall grassland and/or herbs present between the scrub and adjacent habitat(s).
Urban – SuDS	Moderate	Proposed management of SuDS would result in the following condition criteria being met: A – Varied vegetation structure. C – Invasive non-native plant species and others which are detrimental to native wildlife cover less than 5%. E1 – Plant species are mostly native and non-natives, where present, are not detrimental to native wildlife.

Table A4.7: Post-Construction Management and Interventions.

Habitat	Predicted condition	Justification
Urban – Urban trees (located within public open space)	Moderate	Once established, urban trees are expected to pass condition criteria A, B, D and F as a minimum.
Urban – Urban trees (located within developed areas)	Poor	Precautionary assessment - once established, urban trees are expected to pass condition criteria B and F as a minimum.
Species-rich native hedgerow	Moderate	Once established, proposed management will ensure new hedgerows are likely to meet the following condition criteria; i.e.: A1 – has to be >1.5m high on average. A2 – has to be >1.5m wide on average. B1 – no gaps of >0.5m beneath canopy for majority of hedge. B2 – gaps make up less than 10% of hedge length with no gaps >5m. C2 – nettles, docks and cleavers present in <20% hedge length. D1 – invasive/introduced species make up <10% hedge length. Precautionary assessment as good condition potentially achievable.
Native hedgerow	Moderate	Once established, proposed management will ensure new hedgerows are likely to meet the following condition criteria; i.e.: A1 – has to be >1.5m high on average. A2 – has to be >1.5m wide on average. B1 – no gaps of >0.5m beneath canopy for majority of hedge. B2 – gaps make up less than 10% of hedge length with no gaps >5m. C2 – nettles, docks and cleavers present in <20% hedge length. D1 – invasive/introduced species make up <10% hedge length. Precautionary assessment as good condition potentially achievable.
Enhanced hedgerows	Various	Native hedgerows (with/without trees or banks/ditches) are proposed to be enhanced to species-rich hedgerows via infill/supplementary planting. Hedgerows in 'poor' condition are to be enhanced to 'moderate' via planting/management.
Watercourse – other rivers and streams	Fairly poor	Watercourses enhanced through reduction in riparian encroachment where possible.

Appendix 5: Ecological Compliance Matrix

Table A5.1. Summary of ecological mitigation and enhancement requirements.

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

Table A5.1. Summary of ecological mitigation and enhancement requirements.

Feature	Avoidance, Mitigation and Enhancement Measure	Details of RMA	Further delivery information
	water quality within the downstream Bristol Avon River LWS was protected.		
Habitats	All semi-natural broadleaved woodland adjacent to the Site would be retained and protected during construction. These woodlands, along with all retained trees and hedgerows, would be protected during construction through the use of temporary barriers (e.g. Heras fencing), which would be installed prior to the start of construction in accordance with BS 5837 'Trees in relation to design, demolition and construction. Retained semi-improved neutral grassland and the pond would also be fenced to ensure that this was retained and protected; no construction activities or storage of materials would be undertaken within the grassland area.	All semi-natural woodland will be retained, and loss of trees, hedgerows and the semi-improved neutral grassland strip has been avoided where possible (refer to Figure 1). The pond could not be retained, as it was necessary to route the road through the pond to avoid routing it along the eastern boundary, which will provide a dark corridor for bats. Compensation for loss of the pond is detailed in Paragraph 5.1.2. Habitat loss/retention, buffer distances and protection fencing is detailed in Paragraphs 3.3.1 and 3.3.2, and displayed on Figure 5, as required by Condition 17, and in phase-specific CEMPs.	CEMPs to be submitted to discharge Conditions 17 and 18 prior to commencement of works in each phase.
Habitats	The stream within the Site would be protected through the installation of fencing, which would remain in place throughout the construction period. Construction would be undertaken in accordance with pollution-prevention measures set out in the CMS. Culvert construction would be undertaken in accordance with a Method Statement detailed within the CMS.	The stream will be retained and buffered from the development (refer to Figure 1) Protection fencing and buffer distances are detailed in Paragraph 3.3.2, and displayed on Figure 5, and in phase-specific CEMPs. Pollution prevention measures to be detailed in CMS.	EMMP, CEMPs and CMS to be submitted to discharge Conditions 17, 18 and 21 prior to commencement of works in each phase.

Table A5.1. Summary of ecological mitigation and enhancement requirements.

Feature	Avoidance, Mitigation and Enhancement Measure	Details of RMA	Further delivery information
Plants	The semi-improved neutral grassland within the Site would be retained and protected from potential damage during construction through the use of temporary barriers (e.g. Heras fencing), which would be installed prior to the start of construction. This would ensure the continued presence of corky-fruited water-dropwort within the Site.	Semi-improved neutral grassland strip has been avoided where possible (refer to Figure 5). Protection fencing is detailed in Paragraph 3.3.2, and displayed on Figure 5, and in phase-specific CEMPs.	EMMP and CEMPs to be submitted to discharge Conditions 17 and 18 prior to commencement of works in each phase.
Invertebrates	Retained habitats suitable for notable invertebrates such as woodland, pond, hedgerows, mature trees and the watercourse would be protected during the course of construction.	See 'Habitats' above.	See 'Habitats' above.
Invertebrates	In addition to habitat creation proposals as part of the green infrastructure, a minimum equivalent of one bee brick per unit (or similar approved) would be incorporated into the Proposed Development, in a south-facing location on buildings or walls. Locations of bee bricks would be detailed in phase-specific CEMPs and on construction drawings.	Locations of bee bricks are provided in Figure 6 and in phase-specific CEMPs.	EMMP and CEMPs to be submitted to discharge Conditions 17 and 18 prior to commencement of works in each phase.
Reptiles	Measures would be implemented to ensure that accidental killing or injury to reptiles during site clearance was avoided. Due to the low numbers and restricted distribution of reptiles recorded within the Site, a full capture and translocation would not be required. To prevent reptiles from being harmed, the approach would involve habitat manipulation through sequential reduction of	Reptile mitigation strategy is included in Paragraphs 3.4.2 and 3.4.3 with details of phase-specific requirements included in the CEMPs. Based on survey results the mitigation strategy to avoid killing or injury to reptiles will comprise Identification of all suitable reptile habitat	EMMP and CEMPs to be submitted to discharge Conditions 17 and 18 prior to commencement of works in each phase.

Table A5.1. Summary of ecological mitigation and enhancement requirements.

Feature	Avoidance, Mitigation and Enhancement Measure	Details of RMA	Further delivery information
	vegetation height to encourage dispersal to un-affected areas of habitat, followed by a destructive search of suitable habitat, including hedgerows and scrub. Any individual reptiles or amphibians found would be moved by the ECoW to suitable retained habitat outside of the work area.	Identification of on-site receptor site (retained habitat) Timing and methodology for habitat manipulation under ECoW supervision Timing and methodology for destructive search of suitable habitat under ECoW supervision	
Reptiles	In addition to habitat creation proposals as part of the green infrastructure, reptile hibernacula and log piles would be created in suitable locations. A minimum of 10 hibernacula and 10 log piles would be created; all locations would be detailed in the phase-specific CEMPs.	Locations/specifications of 10 hibernacula and 10 log piles are provided in Figure 5 and in phase-specific CEMPs.	EMMP and CEMPs to be submitted to discharge Conditions 17 and 18 prior to commencement of works.
Birds	Clearance of trees, scrub and hedgerows would be undertaken between September and February inclusive (i.e. outside of the main bird-breeding season) to ensure that there were no direct effects on nesting birds. If clearance was required during the breeding season, the ECoW would first check the affected habitats for active nests. If any were found, the nest(s) and immediate surroundings would be left undisturbed until the eggs had hatched and young had fledged, or the breeding attempt was otherwise concluded (i.e. nest abandoned/predated). The ECoW would establish a buffer zone around the nest (e.g. 5m) to minimise the risk of accidental damage/destruction.	These nesting bird protection measures will be included in the phase-specific CEMPs.	CEMPs to be submitted to discharge Condition 18 prior to commencement of works in each phase.

Table A5.1. Summary of ecological mitigation and enhancement requirements.

Feature	Avoidance, Mitigation and Enhancement Measure	Details of RMA	Further delivery information
Birds	In addition to habitat creation proposals as part of the green infrastructure, a range of bird boxes would be provided to create nesting habitat for a variety of species. Boxes would include those suitable for swifts (and other urban nesting species) to be integrated into new buildings. Tree mounted boxes would include small and large hole boxes, open fronted boxes and barn owl boxes installed within retained trees. The number, specifications and exact location of bird boxes would be detailed within the phase-specific CEMPs; a minimum equivalent of one box per unit would be provided on buildings and trees, which would include a minimum of three barn owl boxes.	Locations/specifications of building integrated and tree mounted bird boxes are provided in Figure 5 and in phase-specific CEMPs.	EMMP and CEMPs to be submitted to discharge Conditions 17 and 18 prior to commencement of works.
Bats	During construction, all contractor compounds would be located a minimum of 10m away from retained hedgerows, trees and woodland to minimise potential lighting and disturbance impacts on commuting and foraging bats. Between March and October inclusive, any construction lighting within the site would be turned off prior to sunset; any security lighting would be positioned at low-height and motion activated on short-timers only.	Contractor compound location(s) and light spill avoidance measures will be agreed with the ECoW and detailed in the phase-specific CEMPs.	CEMPs to be submitted to discharge Condition 18 prior to commencement of works.
Bats	Retained trees would be protected during construction; this would include all seven trees which contained bat roosts. This would	See 'Habitats' above.	See 'Habitats' above.

Table A5.1. Summary of ecological mitigation and enhancement requirements.

Feature	Avoidance, Mitigation and Enhancement Measure	Details of RMA	Further delivery information
	ensure that the identified bat roosts and suitable roosting features are retained during the construction phase of the Proposed Development.		
Bats	Should any trees require unanticipated removal during construction (e.g. due to health and safety concerns), an update Preliminary Roost Inspection would be undertaken before trees were removed. For any trees where Potential Roost Features were identified that could support multiple bats (i.e. a PRF-M tree, in accordance with the latest Bat Conservation Trust terminology), further survey would be undertaken to confirm if any roosts were present and determine appropriate mitigation and compensation. If the identified Potential Roost Features were only suitable for individual bats (i.e. a PRF-I tree), the loss of roost resource would be compensated and the tree would be inspected and felled under the supervision of a bat ecologist, only after bats had been confirmed absent. If any roosting bats were recorded, a Natural England Bat Mitigation Licence would be obtained prior to the commencement of works.	All tree roosts are retained within the proposals. Bat roost protection measures are included in Paragraphs 3.4.14 - 3.4.16, and in phase-specific CEMPs.	EMMP and CEMPs to be submitted to discharge Conditions 17 and 18 prior to commencement of works.
Bats	Alternative roosting provisions would be provided for bats both within the residential	Indicative locations and specifications of bat boxes is provided in Figure 6 and in phase-	EMMP and CEMPs to be submitted to discharge

Table A5.1. Summary of ecological mitigation and enhancement requirements.

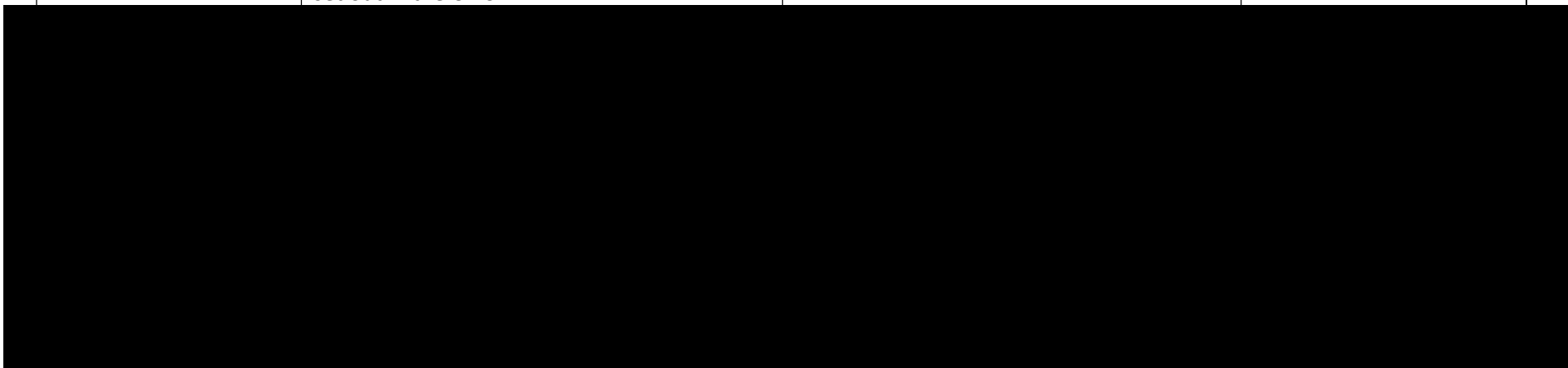
Feature	Avoidance, Mitigation and Enhancement Measure	Details of RMA	Further delivery information
	areas of the Proposed Development and within the green infrastructure. A minimum equivalent of one bat box per unit would be incorporated into new buildings and trees. All boxes proposed for buildings would be integrated into walls under the eaves or a gable end. Boxes outside of built form would be mounted onto retained mature trees. The specifications and locations of bat boxes would be detailed in the phase-specific CEMPs and on construction drawings.	specific CEMPs, with detailed locations provided on construction drawings and agreed on site with the ECoW.	Conditions 17 and 18 prior to commencement of works.
Hazel dormouse	Measures would be implemented to minimise the potential for dormice to be injured/killed during hedgerow removal. An application for a Natural England Dormouse Mitigation Licence would be made, which would include a Method Statement detailing how impacts to dormice will be minimised. Mitigation would be as included in the Licence application and would include: A minimum of 80 dormouse boxes to be provided within retained hedgerows, scrub and woodland A pre-start search of the vegetation for dormouse nests prior to any clearance. Depending on the time of year, any active dormice found would be transferred to the nearest installed dormouse box Removal of suitable dormouse habitat (hedgerow and scrub) using measures as	The proposed dormouse mitigation strategy is provided in Paragraph 3.4.7 - 3.4.8 and in phase-specific CEMPs. These will be amended, if necessary, due to any changes to the mitigation strategy agreed with Natural England through the licensing process (noting that the Licence Application can only be submitted once RM approval has been granted and ecological planning conditions have been discharged).	EMMP and CEMPs to be submitted to discharge Conditions 17 and 18 prior to commencement of works. Dormouse Mitigation Licence Application to be submitted to Natural England following RM approval and discharge of all ecology-related Planning Conditions.

Table A5.1. Summary of ecological mitigation and enhancement requirements.

Feature	Avoidance, Mitigation and Enhancement Measure	Details of RMA	Further delivery information
	detailed in the Dormouse Conservation Handbook and specified in the Licence Method Statement. Depending on the time of year, this may either be a two-stage clearance over winter/spring or a single stage in summer/autumn. All habitat removal would be supervised by the Named Ecologist / Accredited Agent on the Mitigation Licence Hedgerow, scrub and woodland protection would be maintained throughout construction		
Hazel dormouse	Habitat creation proposals (including new hedgerows, scrub and woodland) as part of the proposed green infrastructure would ensure that mitigation habitat would be delivered within the Proposed Development. This would ensure that there would be no net loss of dormouse habitat within the Proposed Development.	The RM proposals include creation of habitats suitable for dormouse (see Figure 1). The habitat creation elements of the dormouse mitigation strategy are detailed in Paragraph 5.4.6. With long term management in phase-specific LEMPs to maximise value of habitat for dormice.	EMMP to be submitted to discharge Condition 17 prior to commencement of works. LEMPs to be submitted to discharge Condition 19 prior to commencement of works.
Otter	Prior to the construction of the culvert, an ECoW would undertake an inspection of the banks of the stream to ensure that no resting places/holts were present. In the unlikely event that a resting place/holt was identified, works would be stopped and a Natural England Otter Mitigation Licence would be obtained. This would include a Method Statement detailing specific avoidance and mitigation measures.	The proposed otter mitigation strategy including pre-commencement inspections is provided in Paragraph 3.4.23 and relevant phase-specific CEMPs.	EMMP and CEMPs to be submitted to discharge Conditions 17 and 18 prior to commencement of works.
Otter	The culvert design would allow otters to pass beneath the road and traffic would also be	The culvert requirements for otter are set out in Paragraph 3.4.24. The culvert design	EMMP to be submitted to discharge Condition 17

Table A5.1. Summary of ecological mitigation and enhancement requirements.

Feature	Avoidance, Mitigation and Enhancement Measure	Details of RMA	Further delivery information
	speed restricted, in accordance with the residential nature of the Proposed Development. The proposed culvert arrangement would be set out in the phase-specific CEMP and LEMPs.	will be detailed in the CEMP and LEMPs for the relevant phase (culvert to be delivered in Phase 2).	prior to commencement of works. Phase 2 CEMP and LEMP to be submitted for approval prior to commencement of that phase.
Otter	Any construction lighting would be directed away from the watercourse in order to prevent disturbance to otters. The watercourse would be protected from damage by protective fencing where construction activities are adjacent. Adherence to Pollution Prevention Measures would ensure that adverse effects on watercourses were avoided; these would be set out in the CMS.	These otter protection measures are included in Paragraphs 3.3.1, 3.3.2 and 4.2.11, phase-specific CEMPs and CMS.	EMMP, CEMPs and CMS to be submitted to discharge Conditions 17, 18 and 21 prior to commencement of works.



Other mammals	Clearance of hedgerows and dense scrub would be preceded by a hand search for hedgehogs by the ECoW (at the same time as a search for reptiles/amphibians). Any animals found would be moved to suitable retained habitat outside of the work area by the ECoW.	These hedgehog protection measures are included in Paragraph 3.4.26 and in phase-specific CEMPs.	EMMP and CEMPs to be submitted to discharge Conditions 17 and 18 prior to commencement of works.
Post Development Impacts			
Designated sites	On-site recreational routes and habitat creation would provide suitable recreational space to minimise recreational impacts on the identified LWS (considered to be minor due to lack of public access). These requirements would be set out in the phase-specific LEMPs.	Details of Public Open Space in accordance with ES measures are provided in the Landscape Plans (see Figure 1). Implementation will be secured via the phase-specific LEMPs.	LEMPs to be submitted to discharge Condition 19 prior to commencement of works.
Habitats	Monitoring and management of new and retained habitats within and adjacent (compensation habitats) to the Site would be specified within the phase-specific LEMPs, which would detail the management of these habitats for the first ten years of operation. The phase-specific LEMPs would be reviewed and renewed every ten-years in agreement with the Council.	Phase-specific LEMPs including detailed monitoring proposals and programme will be produced in accordance with Condition 19. This will include a reporting and remediation protocol.	LEMPs to be submitted to discharge Condition 19 prior to commencement of works.
Habitats	To minimise impacts of recreation and amenity on retained and proposed habitats, signage within the public realm would be installed to set out the biodiversity value of the green infrastructure areas – and the need for them to be retained and managed as such.	Details of these measures are provided in Paragraph 5.2.2, with locations and specifications of signage detailed in the phase-specific LEMPs.	EMMP and LEMPs to be submitted to discharge Conditions 17 and 19 prior to commencement of works.

Table A5.1. Summary of ecological mitigation and enhancement requirements.

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

Table A5.1. Summary of ecological mitigation and enhancement requirements.

Feature	Avoidance, Mitigation and Enhancement Measure	Details of RMA	Further delivery information
Invertebrates	The proposed green infrastructure and built-form (e.g. bee bricks) would lead to a net gain in habitat for invertebrates. No further measures are proposed or required. Habitat management requirements for invertebrates would be set out in phase-specific LEMPs.	Phase-specific LEMPs will be produced in accordance with Condition 19.	LEMPs to be submitted to discharge Condition 19 prior to commencement of works.
Amphibians and reptiles	The proposed green infrastructure and hibernation would lead to a net gain in habitat for amphibians and reptiles. Habitat management requirements for reptiles and amphibians would be set out in phase-specific LEMPs.	Phase-specific LEMPs will be produced in accordance with Condition 19.	LEMPs to be submitted to discharge Condition 19 prior to commencement of works.
Amphibians	Highway and highway-drainage design would seek to address impacts of entrapment of amphibians, which could otherwise lead to killing and/or injury. Highway designs would integrate dropped/recessed kerbs around gully pots. Consideration would also be given to the location of structures/material-type within gully pots to enable any individuals to escape.	These measures will be included in construction drawings, which will be approved by the ECoW. This will be secured via the phase-specific CEMPs.	CEMPs to be submitted to discharge Condition 18 prior to commencement of works.
Birds	The proposed green infrastructure and nesting boxes would lead to a net gain in habitat for birds. Habitat management requirements for birds, including timing of works, would be set out in the phase-specific LEMPs.	phase-specific LEMPs will be produced in accordance with Condition 19.	LEMPs to be submitted to discharge Condition 19 prior to commencement of works.
Bats	The detailed design of the Proposed Development would be informed by a lighting assessment, including lux contour plans, which would minimise the adverse effects of the	The proposed development layout has been designed to maintain a viable network of key dark corridors for bats, with 'hop overs' at road crossing points. The proposed	EMMP to be submitted to discharge Condition 17 prior to commencement of works.

Table A5.1. Summary of ecological mitigation and enhancement requirements.

Feature	Avoidance, Mitigation and Enhancement Measure	Details of RMA	Further delivery information
	proposed public-realm lighting on bats. Avoidance and mitigation measures would seek to accord with current guidance and research. Lighting would be avoided as far as possible within the public open space (where health and safety considerations permitted) to maximise the value of the retained and new habitats for bats, particularly the more light-averse species. Where essential, lighting would be the minimum necessary to meet highway and public-safety requirements and designed to direct light to discrete areas appropriate for the task and prevent spill onto adjacent habitats. Indicative dark corridors for the Proposed Development are shown on the Ecological Constraints and Opportunities Plan (ECOP). Dark corridors are defined as having a light level of <0.5lux extending to a minimum of 5m from the edge of an identified ecological feature e.g. woodland, hedgerow, stream. Indicative bat ‘hop-over’ points are also shown on the ECOP to demonstrate the potential to ensure bat flight connectivity across the Proposed Development; e.g. following the minor removal of hedgerows for road access. The lighting assessment would include an updated ‘Bat Dark Corridor Plan’ (including the	locations of the dark corridors and hop overs are provided in Figure 5. Lighting plans prepared by qualified lighting engineers will be produced and reviewed by ecologists in accordance with Condition 20.	Lighting plans to be submitted to discharge Condition 20 prior to installation of any external lighting.

Table A5.1. Summary of ecological mitigation and enhancement requirements.

Feature	Avoidance, Mitigation and Enhancement Measure	Details of RMA	Further delivery information
	identified bat roosts on/adjacent to the Site and the proposed bat 'hop-overs'). The detailed design of the Proposed Development would seek to demonstrate compliance with this Plan. Justifications for any deviation from the Bat Dark Corridor Plan would be set out clearly in the lighting assessment.		
Hazel dormouse	The phase-specific LEMPs would set out the quantum of dormouse habitat being removed/isolated and that being proposed e.g. hedgerow, scrub and woodland. Management measures for all retained and proposed habitats, including dormouse boxes, would be set out in the LEMP and would maximise habitat value for dormouse. In particular, the frequency and timing of management actions would be specified; e.g. rotational management of hedgerows to maximise foraging value. Dormouse monitoring would be undertaken annually for a minimum of five years after construction, which would be re-confirmed in the Natural England Dormouse Mitigation Licence.	Phase-specific LEMPs will be produced in accordance with Condition 19. All potential dormouse habitat (new/retained hedgerows and native scrub) will be managed to establish dense and continuous habitat with a range of fruiting species. Timing of management will minimise risks of disturbing dormice. This will be amended, if necessary, due to any changes to the mitigation strategy agreed with Natural England through the licensing process (noting that the Licence Application can only be submitted once RM approval has been granted and ecological planning conditions have been discharged).	LEMPs to be submitted to discharge Condition 19 prior to commencement of works. Dormouse Mitigation Licence Application to be submitted to Natural England following RM approval and discharge of all ecology-related Planning Conditions.
Otter	The Lighting Assessment culvert design would minimise adverse effects on otters. Management of the otter-routes through the culvert would be set out in the phase-specific LEMPs.	The culvert is not part of the Phase 1 RMA.	Lighting plans to be submitted to discharge Condition 20 prior to installation of any external lighting.

Table A5.1. Summary of ecological mitigation and enhancement requirements.

Feature	Avoidance, Mitigation and Enhancement Measure	Details of RMA	Further delivery information
			Phase 2 LEMP to be submitted to discharge Condition 19 prior to commencement of Phase 2 works.
Badger	The Lighting Assessment would minimise adverse effects on badgers.	Lighting plans will be produced in accordance with Condition 20.	Lighting plans to be submitted to discharge Condition 20 prior to installation of any external lighting.
Other mammals	Hedgehog passes would be created within new all garden fences at the time of construction to allow hedgehogs to move around through the Proposed Development. One hedgehog pass would be created in each boundary fence. This specification would be detailed in the phase-specific CEMPs.	Locations/specifications of hedgehog passes are provided in Figure 5 and in phase-specific CEMPs.	EMMP and CEMPs to be submitted to discharge Conditions 17 and 18 prior to commencement of works.



Armada House, Odhams Wharf, Topsham, Exeter EX3 0PB
t: 01392 260420 e: info@eadecology.co.uk

www.eadecology.co.uk