

Landscape and Ecological Management Plan

Southwick Court Farm, Trowbridge

22 May 2026

Ecology
Arboriculture
Land Management





Report Details

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V3	22 May 2026	Luke Owen BSc	Nick Hargreaves BSc MSc MCIEEM	Nick Hargreaves BSc MSc MCIEEM	Minor amendments

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Site Details

Site Name and Location	Southwick Court Farm, Trowbridge
Central OS Grid Reference	ST 846559
Client	Wain Homes (Severn Valley) Limited

Boundary



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1 Introduction

This Landscape and Ecological Management Plan (LEMP) has been produced by GE Consulting on behalf of Wain Homes (Severn Valley) Limited in relation to a residential development at Southwick Court Farm, Trowbridge. The area within the application boundary is hereafter referred to as the 'Site'.

This document accompanies a Reserved Matters Application and is to be used to guide delivery of landscape and ecology objectives and future management of the Site.

This LEMP serves a period of 5-years following commencement of development. It will be reviewed and updated at the end of this period when new habitats have established, however is capable of being rolled out over a 30-year period.

1.1 Background

The Site was granted outline planning permission at appeal in 2024 (planning ref: APP/Y3940/W/23/3321957) for up to 180 no. dwellings, site servicing, public open space, creation of new roads, installation of services, and drainage infrastructure.

The outline application was accompanied by an Ecological Assessment (Engain, 2021) which detailed various surveys undertaken between 2016-20. An update walkover survey was undertaken in September 2025 by Harry Dyer (BSc) to accompany the Reserved Matters Application which confirmed that the habitats on Site have not changed from the baseline surveys conducted to support the outline consent, and as such update surveys are not deemed proportionate and no update to the impact assessment is required.

This document has been prepared to provide sufficient information to satisfy Condition 12 of the appeal decision/ planning consent. This states:

"12. Prior to the start of construction ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. This shall preclude the use of glyphosate.

The LEMP shall detail long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development (other than small, privately owned, domestic gardens) including, but not exclusively: Wildlife ponds and wetland for SUDS, Floodplain Wetland Mosaic (wet grassland, scrapes, reedbed), native tree and scrub planting, semi-natural neutral meadow grassland and retained hedge, scrub and trees.

The LEMP will include:

- A phasing plan demonstrating the timing of habitat creation works in relation to: Zone A and Zone B TBMS landscape buffers, new landscape edge along the southern boundary, grassland and translocation of hedge/ hedge planting will be completed in advance of or alongside vegetation stripping.*
- A plan specifying the location and type of integral bird nesting features (including for swift) and bat roosting features to be provided. Numbers to be provided in line with best practice guidelines.*
- Distinguishing between formal and informal open space and land required to meet mitigation and BNG objectives.*
- Details of how habitats are created will be managed to achieve predicted BNG gains for the duration of the development.*

- *A mechanism for monitoring the success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.*
- *Details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured.*

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

It should be noted that the planning condition seeks to preclude the use of glyphosate. While the reduction of glyphosate should be pursued, Wiltshire Council themselves state “*Although the council continues to explore alternative weed treatment methods, chemical applications remain the most effective and efficient method of managing weeds on a large scale... and ... All treatment applications are licenced, permitted by legislation and applied appropriately. Following a review of alternative treatments, glyphosate will be used, with a touch spray to stop spray drift and uncontrolled application*”¹. As such it is unreasonable to seek to completely preclude the use of such a chemical where appropriately applied, licenced and permitted by legislation.

1.2 Site Description

The Site comprises species poor modified grassland fields bound and divided by mixed scrub, early – late mature trees and Lambrook stream to the north.

1.3 Aims of LEMP

The aims of this document are to:

- 👉 Meet the requirements to discharge planning condition 12;
- 👉 Provide details on habitat creation and enhancement measures, which will ensure a net gain in biodiversity;
- 👉 Provide sufficient detail on management operations to ensure that retained and new habitats are managed and maintained to achieve habitat target conditions in the long-term;
- 👉 Provide a timetable for the implementation of the LEMP; and,
- 👉 Provide a monitoring framework to ensure that appropriate refinements and/ or revision of the plan can be made, in order to promote any objectives/ targets of the LEMP and ensure BNG targets are met over the 30-year period.

This LEMP should be read in conjunction with the PGLA (2025) Planting Plan Schedule and Specification notes in **Appendix 1** which sets out the specification for planting.

All habitats within the Site have been used to count towards BNG objectives that were identified as part of the outline application which was submitted prior to mandatory BNG requirements. A plan (**Figure 2**) has been produced which differentiates the areas of informal and formal open space.

¹ <https://www.wiltshire.gov.uk/article/16640/Streetscene>

1.4 TBMS Standards

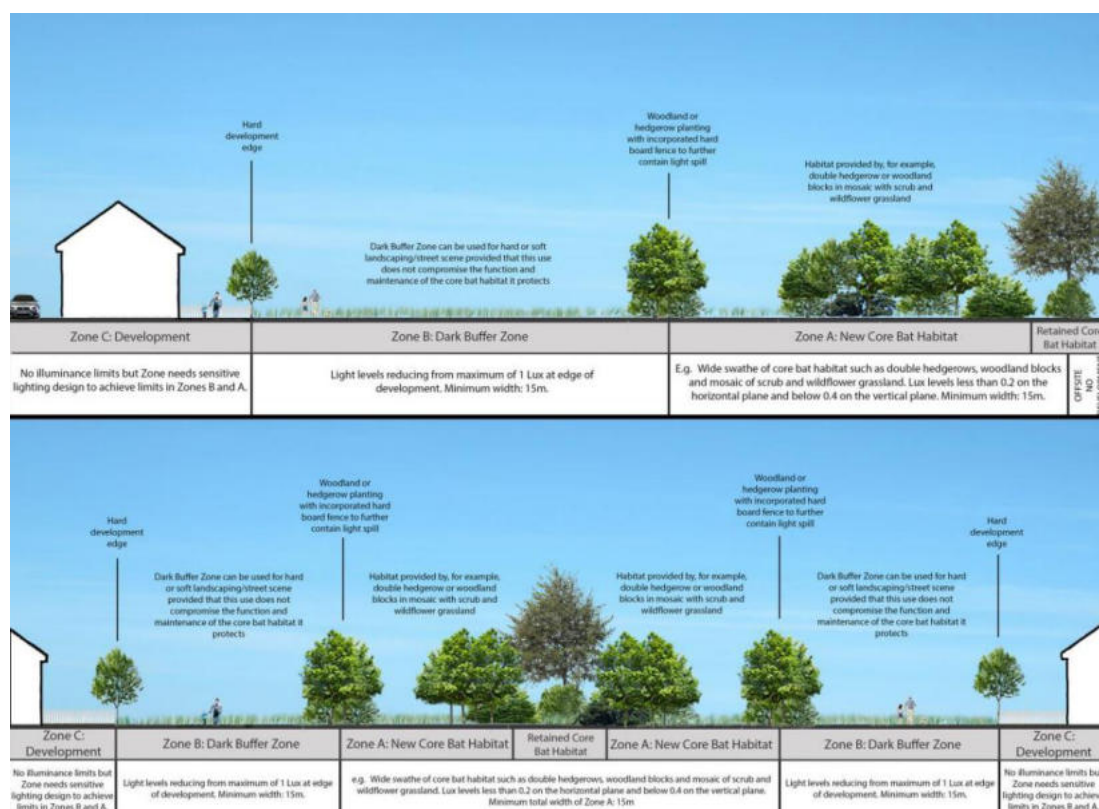
The TBMS, introduced by Wiltshire Council in February 2020, outlines the approach to considering impacts of development in the Trowbridge area on the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). The TBMS has since been updated in July 2025 to the Trowbridge and Westbury Bat Mitigation Strategy (TWBMS), as the scheme was granted at Appeal based on the TBMS, the Reserved Matters (RM) Application and associated documents (including this LEMP) have been drafted in accordance with the TBMS as per the parent application.

The main objective of the TBMS is to provide a clear and detailed approach to considering impacts of development in the Trowbridge area on the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). This will help inform strategic planning for the area's future housing needs.

The TBMS expects that all direct and indirect impacts on bat habitat lying within the allocations will be mitigated within the respective Site. It is expected that core bat habitat will be retained, reinforced and enhanced as dark zones to retain connectivity for bats in the landscape. The most important general principle is that wide swathes of land are required to be set aside as core bat habitat in order to retain a permeable and functioning landscape for the target species.

In addition, to retention and enhancement of core bat habitat, adequate buffer zones must be provided for retained, enhanced or newly created core bat habitat (see **Figure 6** below). It is likely to be necessary to buffer bat habitat features considerably from development in order to secure suitable habitat conditions and suitable light levels, taking into account the potential for private owners to fit their own external/security lighting in the future. A minimum standoff distance of 15m from the development to the outside edge of any part of the bat core habitat is required to be provided as a buffer zone. The minimum dark buffer zone (Zone B) that must be provided from core bat habitat features as shown in the extract from of TBMS Figure 6 below:

Extract from TBMS Figure 6, pg. 40.



As such, the key aim of the scheme's landscaping is to retain, enhance and create new core bat habitat, connected to the wider habitat network. The TBMS provides further detail in Section 8.2 pg.'s 36 – 42 in respect to Habitat Creation Standards, upon which this LEMP is based.

The requirements of the TBMS, as agreed through the outline consent, and as delivered within the RM application and this LEMP, must be adhered to both during and post development to ensure that bat habitat is conserved and enhanced throughout the creation and lifetime of this development.

The core bat habitat features are outline in **Figures 1a to 1d** with detailed planting specifications in **Appendix 1** (PGLA, 2025).

1.5 Landscaping Phasing Plan

Zone A and B Trowbridge Bat Mitigation Strategy (TBMS) landscape buffers, new landscape edges along the southern boundary, grassland, and new hedge planting are identified in **Figures 1a to 1d**. Exact planting specifications for these areas are provided in **Appendix 1** (PGLA, 2025).

The habitat creation works listed above will be undertaken prior to, or in conjunction with vegetation stripping, as required, to ensure that landscaping in key areas is established as soon as possible and in advance of the completion of construction.

All new habitat creation will be managed in line with **Section 5** of the LEMP.

1.6 Roles and Responsibilities

1.6.1 Ecologist

The Ecologist's role within the LEMP is to outline appropriate management prescriptions and a monitoring strategy to deliver the habitat type and condition to achieve the target net gain, using relevant information from the Site baseline and predicted post-development conditions on Site.

At the monitoring stage, the Ecologist's role will be to assess the type and condition of the habitats present at each monitoring period and determine whether the management prescriptions have been undertaken as prescribed in the LEMP. They will make recommendations for remedial actions to be undertaken where required, and produce a monitoring report that outlines these, documenting the progress towards the target habitat type and condition.

1.6.2 Landowner or Land Manager

Wain Homes Ltd. will fund the costs of compliance with the LEMP until practical completion of the development. Following occupation of the final dwelling, each household will be charged an annual management fee to fund ongoing management over 30 years (precise sums to be agreed prior to sale and based pro-rata on the number of bedrooms in each dwelling). The Managing Agent shall use the funds for the purposes of delivering the LEMP, together with other Site maintenance and insurance matters.

1.6.3 Managing Agent

The Managing Agent will be the organisation responsible for the delivery of the LEMP. In the long-term this is anticipated to be an on-Site management company. Until occupation of the last dwelling, the Managing Agent will be Wain Homes Ltd or successors in title. This is a holding arrangement during which time the developer is responsible for implementing the landscape proposals and for any maintenance accruing during that time.

The Managing Agent will appoint an Approved Contractor to undertake the works specified in the LEMP. The Approved Contractor will be a suitably qualified and experienced contractor, capable of delivering the ongoing management works in line with the LEMP. They will be responsible for communicating any day-to-day issues with the management prescriptions as outlined in this LEMP to the Managing Agent and undertaking any remedial actions that are required following monitoring. The Managing Agent will also be responsible for submitting the monitoring report to the LPA at the specified time.

1.6.4 Local Planning Authority

Wiltshire Council will be responsible for reviewing the monitoring reports submitted by the Managing Agent at each specified monitoring interval. They may undertake their own monitoring visits where deemed necessary.

1.7 Land Use Summary

1.7.1 Overview of Baseline Site

The Site, which measures approximately 4.66 ha in area, is located on the southern edge of Trowbridge and is dominated by a modified grassland sward and bound to the north by the Lambrok Stream and various intact field hedges and lines of trees. Management is currently undertaken by the landowner.

1.7.2 Overview of Proposed Site Use

The Outline Consent is for “*Outline planning permission with all matters reserved except access for the erection of up to 180 residential dwellings (Use Class C3); site servicing; laying out of open space and associated planting; creation of new roads, accesses and paths; installation of services; and drainage infrastructure*”.

The RM application is for a “*Reserved Matters Application for a) The scale of the development; b) The layout of the development; c) The access road and the 'foot-cycleway' connecting the housing with the A361: including kerbing, any cutting/embankment/retaining structures, camber, surfacing, drainage and the stream crossing; d) The external appearance of the development; e) The landscaping of the site following outline planning consent 20/00379/OUT*”.

1.8 Site Context Photos

The Ecological Impact Assessment (Engain, 2021) contains overview photographs of the Site.

1.9 Baseline Environmental Information

Relevant environmental information for the Site is presented within the Ecological Impact Assessment (Engain, 2021), and the Biodiversity Net Gain Report (Engain, 2023).

2 Planned Management Activities

2.1 Management Plan Aims and Objectives

The aim of this document is to outline how the on-Site habitats contributing to significant net gain, and other created and retained habitats, will be managed and monitored over 30 years to ensure they reach the targeted Biodiversity Net Gain as detailed in the updated Biodiversity Metric (3081-SBM-NH):

-  Habitat Units - +54.36%
-  Hedgerow Units - +26.70%
-  Watercourse Units - +22.31%

2.2 Habitat and Condition Targets

Table 1 below outlines the targeted condition, and condition assessment criteria, for enhanced and created habitats. See **Figures 1a – 1d** and the Landscape Details (**Appendix 1**) for the locations of each parcel/ feature.

Parcel/ Feature Ref	Target Habitat Type	Baseline Condition	Targeted Condition	Years to Target Condition	Condition Assessment Targets	Comments
Woodland Buffer (Retained and Enhanced)	Other Woodland Mixed (w1h)	Moderate	Good	30	Good condition will be targeted by achieving:  1: Two age classes present.  2: No significant browsing damage evident.  3: No invasive species present.  4: Number of native species 3-4.  5: 50-80% canopy trees and shrubs.  6: 21-40% woodland has temporary open space.  7: Only one or two classes present.  8: Tree mortality less than 10%.	See Section 4 for detailed management prescriptions. All criteria will be passed by undertaking appropriate management, with regular monitoring and remedial action if required.

Parcel/ Feature Ref	Target Habitat Type	Baseline Condition	Targeted Condition	Years to Target Condition	Condition Assessment Targets	Comments
					 9: Recognisable NVC community present.  10: Two storeys across all points.  11: No veteran trees present.  12: Between 25-50% of plots include deadwood.  13: Less than 1 ha in total of nutrient enrichment.	
SuDS Areas	Sustainable Urban Drainage System / Rain Gardens	N/A	Good	5	Good Condition will be targeted by achieving:  1: Vegetation structure is varied.  2: Contains different plant species beneficial to wildlife.  3: No INNS.  E1: Plant species are mostly native. No non-natives.  E2: Vegetation is suited to riparian/wetland conditions.	See Section 4 for detailed management prescriptions. All criteria will be passed by undertaking appropriate management, with regular monitoring and remedial action if required.
Grassland (Retained and Enhanced)	Other neutral grassland (g3c)	Modified Grassland (Poor)	Moderate	10 years	Moderate condition will be targeted by achieving:  1: The appearance and composition of the vegetation closely matches characteristics of the specific grassland habitat type (see UKHab definition). Wildflowers, sedges and indicator species for the specific grassland habitat type are very clearly and easily visible throughout the sward.	See Section 4 for detailed management prescriptions. All criteria will be passed by undertaking appropriate management, with regular monitoring and remedial action if required.

Parcel/ Feature Ref	Target Habitat Type	Baseline Condition	Targeted Condition	Years to Target Condition	Condition Assessment Targets	Comments
					 2: Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.  3: Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.  4: Cover of bracken less than 20% and cover of scrub (including bramble) less than 5%.  5: There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981). Combined cover of undesirable species and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.	
New Grassland (Rough)	Other neutral grassland (g3c)	N/A	Moderate	7	Moderate condition will be targeted by achieving:  1: The appearance and composition of the vegetation closely matches characteristics of the specific grassland habitat type (see UKHab definition). Wildflowers, sedges and	See Section 4 for detailed management prescriptions. All criteria will be passed by undertaking appropriate management, with regular

Parcel/ Feature Ref	Target Habitat Type	Baseline Condition	Targeted Condition	Years to Target Condition	Condition Assessment Targets	Comments
					indicator species for the specific grassland habitat type are very clearly and easily visible throughout the sward.  2: Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.  3: Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.  4: Cover of bracken less than 20% and cover of scrub (including bramble) less than 5%.  5: There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981). Combined cover of undesirable species and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.	monitoring and remedial action if required.
New Grassland (Amenity)	Modified Grassland (g4)	N/A	Poor	7	Poor condition will be targeted by achieving:  1: Criterion not targeted.	See Section 4 for detailed management prescriptions.

Parcel/ Feature Ref	Target Habitat Type	Baseline Condition	Targeted Condition	Years to Target Condition	Condition Assessment Targets	Comments
					👉 2: Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for wildlife. 👉 3: Scrub accounts for less than 20% of total area. 👉 4: Criterion not targeted. 👉 5: Bare ground between 1-10%. 👉 6: Bracken will be absent. 👉 7: No INNS present in sward.	All criteria will be passed by undertaking appropriate management, with regular monitoring and remedial action if required.
Scrub	Mixed scrub (h3h)	N/A	Moderate	3 years	Moderate condition will be targeted by achieving: 👉 1: Habitat is representative of UKHab description (where in its natural range). There are at least three woody species, with no one species comprising more than 75% of the cover (except common juniper, sea buckthorn or box, which can be up to 100% cover). 👉 3: There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981) and undesirable species make up less than 5% of ground cover. 👉 4: The scrub has a well-developed edge with scattered scrub and tall grassland and/or herbs present	See Section 4 for detailed management prescriptions. All criteria will be passed by undertaking appropriate management, with regular monitoring and remedial action if required.

Parcel/ Feature Ref	Target Habitat Type	Baseline Condition	Targeted Condition	Years to Target Condition	Condition Assessment Targets	Comments
					between the scrub and adjacent habitat(s). Criterion 2 will not be targeted.	
New Tree Planting	Urban Tree	N/A	Moderate	29	Moderate condition will be targeted by achieving: 1: The tree is a native species (or at least 70% within the block are native species). 2: The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion). 3: Criterion not targeted. 4: Little to no evidence of adverse impacts on tree health. 5: Criterion not targeted. 6: More than 20% of canopy has oversailing vegetation.	See Section 4 for detailed management prescriptions. All criteria will be passed by undertaking appropriate management, with regular monitoring and remedial action if required.
Hedgerows (Created)	Native Species Rich Hedgerow w/ Tree Associated with Bank of Ditch	N/A	Moderate	20	Moderate condition will be targeted by achieving: A1: >1.5 m average height along length. A2: >1.5m average width along length B1: Gap between ground and base of canopy <0.5 m for >90% of length (unless 'line of trees').	See Section 4 for detailed management prescriptions. All criteria will be passed by undertaking appropriate management, with regular monitoring and remedial action if required.

Parcel/ Feature Ref	Target Habitat Type	Baseline Condition	Targeted Condition	Years to Target Condition	Condition Assessment Targets	Comments
	Native Species Rich Hedgerow	N/A	Moderate	12	👉 B2: Gaps make up <10% of total length and no canopy gaps >5 m. 👉 D1: >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species. 👉 D2: >90% of the hedgerow or undisturbed ground is free of damage caused by human activities. 👉 E2: At least 95% of trees are in health condition C1, C2 and E1 will not be targeted.	
Hedgerows (Retained)	Native Species Rich Hedgerow w/Trees Associated w/ Bank or Ditch	Good	Good	N/A	Good condition will be targeted by achieving: 👉 A1: >1.5 m average height along length. 👉 A2: >1.5m average width along length 👉 B1: Gap between ground and base of canopy <0.5 m for >90% of length (unless 'line of trees'). 👉 B2: Gaps make up <10% of total length and no canopy gaps >5 m. 👉 C2: Plant species indicative of nutrient enrichment less than 20% of ground cover. 👉 D1: >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species.	See Section 4 for detailed management prescriptions. All criteria will be passed by undertaking appropriate management, with regular monitoring and remedial action if required.

Parcel/ Feature Ref	Target Habitat Type	Baseline Condition	Targeted Condition	Years to Target Condition	Condition Assessment Targets	Comments
					🦋 D2: >90% of the hedgerow or undisturbed ground is free of damage caused by human activities. 🦋 E2: At least 95% of trees are in health condition C1 and E1 will not be targeted.	

2.3 Habitat Retention and Creation

Refer to **Figures 1a to 1d** and the Landscape Details (**Appendix 1**) for the locations and details of retained and created habitats. Management prescriptions for these habitats are provided in **Section 4**.

3 Creation, Enhancement and Management Prescriptions

3.1 General

Shrub, tree and hedgerow planting are to be delivered and planted in accordance with HTA Standard 'Handling and establishing landscape plants' (obtainable from the Horticultural Trades Association) Part III, paragraphs 6.2 to 6.6 and should also accord with the planting plans. All plants should be stored only when necessary, in accordance with the HTA's 'Handling and establishing landscape plants' Part I, Part II and Part III, paragraphs 1.3.3 to 1.3.6, 3.0, and 4.0.

Planting is to remain materially undamaged, sturdy, healthy and vigorous, planted upright or well balanced with best side to front. Trees and shrubs are to be of good shape and without elongated shoots, grown in a suitable environment and hardened off before being delivered to the site. All planting is to be true to name, of UK provenance and free from pests, diseases, discoloration, weeds, fungus and physiological disorders.

All trees should take into consideration the recommended minimum distances to foundations as set out in Chapter 4.2 of the NHBC Standards. Planting should accord with these standards unless checked and verified by the project engineer. For further species calculations refer to Chapter 4.2 of the NHBC Standards, and for species not included use a mature height of 2/3 the specified height in A. Mitchell's 'Trees of Britain and Northern Europe'.

All works are to be undertaken with due diligence, being sure to leave the works area in a clean and tidy condition at completion and after any maintenance operations. Protect areas affected by planting operations using boards/ tarpaulins and do not place excavated or imported material directly on adjacent grassed areas.

Bare root deciduous planting shall be carried out from late October to late March, conifers and evergreens either September/October or April/May, and herbaceous plants (including aquatic and marginal) September/October or March/April. Container grown plants can be planted at any time of year if ground and weather conditions are favourable. Bare root deciduous planting to be carried out only during suitable ground and weather conditions. Planting shall not be carried out in waterlogged or frozen ground.

3.2 Other Mixed Woodland (Woodland Buffer)

New areas of other mixed woodland are to be created along the Lambrok Stream to the north, and adjacent to the south eastern boundary. Inclusion of a range of fruit / flower / seed bearing species within the planting scheme will provide foraging opportunities for a wide range of vertebrate and invertebrate wildlife, furthermore the inclusion of species of varied size and form will provide amenity interest throughout the year.

3.3 SuDS Features

New SuDS features and raingardens to be created throughout the development scheme.

3.4 New Grassland

New areas of grassland will be seeded using a species-rich grass & wildflower mix with species selection tailored to conditions (i.e. between areas scheduled for informal open space - Other Neutral Grassland vs more formal open space – amenity type grassland).

Areas to be sown will be first rotovated and raked or harrowed to produce a medium fine, firm tilth. Fertiliser will not be applied at any point as this will lead to dominance of nutrient loving species such as broad-leaved grasses, nettles and docks. The seed mix will be sown at a density as per the general manufacturer's recommendation to allow space for each species to establish and to produce good ground cover.

Seed will be sown when the soil is moist and can be worked. Seeding will be sown by hand broadcasting, seed fiddle, spinner, hydroseeding or grass seed drill on the surface and will not be raked or harrowed in.

3.5 Mixed Scrub

Create in the locations specified in **Figures 1a to 1d** and as specified in Landscape Details (**Appendix 1 refers**). New scrub should be planted between October and March, avoiding periods of inundation or prolonged ground frost. This will accord with BS 8545:2014. Trees are to be mulched using wood chippings or bark to establish a 1m diameter around the tree stem. Planting should be well heeled, protected by rabbit proof guards with a cane support.

3.6 Native Hedgerow

Plant in accordance with the specified in **Figures 1a to 1d** and as specified in Landscape Details (**Appendix 1**). All hedgerow plants will be supplied as bare-root whips, 40 – 60cm in height, Planting will take place between November and March, avoiding periods of inundation or prolonged ground frost.

Hedgerows will be planted in a double staggered row, with plants spaced 30 – 45cm apart within each row. Rows will be spaced approximately 40cm apart, providing a planting density of roughly five – seven plants per metre. Mulch using wood chippings or bark and erect tree guards.

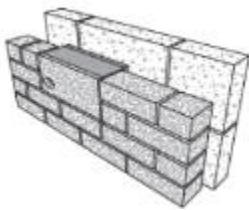
3.7 New Specimen Trees

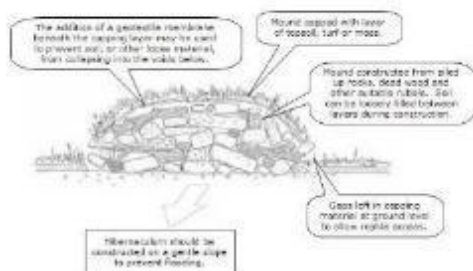
New trees should be planted in accordance with the locations specified in the Soft Landscape (**Appendix 1**), between October and March, avoiding periods of inundation or prolonged ground frost. This will accord with BS 8545:2014. Trees are to be mulched using wood chippings or bark to establish a 1m diameter around the tree stem.

3.8 Other Ecological/Landscape Requirements Features

The Site will be enhanced for nesting birds, roosting bats and reptiles as detailed in **Table 2** below and illustrated on **Figure 1**.

Table 2: Additional Features

Quantity & Type	Illustrations	Description & Installation
180 no. integrated bird nest boxes	 WoodStone Build-in Swift Nest Box Deep (nhbs.com)  Afs 'S' brick  Installation – integral nestbox installed in outer leaf of brickwork in a traditional cavity wall construction	- Clustered in groups of three. - Fully integrated boxes to be built into the fabric of the building. These are more secure and eliminate future maintenance requirements. - Suitable models include the PRO UK Rendered Build-in Swift Box, WoodStone Build-in Swift Nest Box Deep or the Action for Swifts (AfS) 'S' brick which can be chosen to suit the finish of the building. Suppliers include nhbs.com, wildcare.co.uk and actionforswifts.com/. - Swift boxes are recommended as they are considered a universal box suitable not only for swifts but also for house sparrows and other small birds (CIEEM, 2021). - Install at the highest point of the building, ideally at least 5m above ground level. - To be sited under the shelter of eaves or overhanging roofs where possible, avoiding locating above doors and windows. - Entrance out of direct sun and the prevailing weather and away from perches/ledges where birds are at risk from predators. - Ensure a clear flyway of ideally at least 5m, avoiding obstructions such as trees. See swift-conservation.org for additional advice.
180 no. integrated bat boxes	 Vivara Pro Build-in Woodstone Bat Box and Habibat Bat Box	- Density: one box per two dwellings. - Fully integrated boxes to be built into the fabric of the building. Install within the cavity of house walls. The entrance hole can sit flush to a course of bricks. - Suitable models include the Vivara Pro Build-in Woodstone Bat Tube, Habibat Bat Box or similar approved which can be chosen to suit the finishing of the building. Suppliers

Quantity & Type	Illustrations	Description & Installation
	 Installation	include www.nhbs.com and www.wildcare.co.uk. - Position a minimum of 3m above the ground. - Locate where there is a clear, unlit flight path for bats to linear vegetation (e.g. hedgerows) and away from windows. - Install away from any artificial light sources, to prevent light spill illuminating the boxes.
3 no. outdoor barn owl nest boxes	 Barn Owl Trust outside barn owl box for tree	- Site on a mature tree with a thick trunk, high canopy and few/ no low branches - The access hole needs to be visible to an owl when the tree is in full leaf and from a distance. - Position at least 3m above the ground. - Avoid the box facing into the prevailing weather. - Available from barnowltrust.org.uk, www.nhbs.com or similar approved. Further information can be found at: barnowltrust.org.uk/barn-owl-nestbox/
6 no. hibernaculum/ habitat piles	 Example hibernaculum design	- Provide hibernacula/ resting places for fauna such as reptiles, mammals and invertebrates. - Constructed from dead wood and rubble, topped with loose soil and turf. Dimensions to be a minimum of 2m length x 1m width x 1m height. - Located in suitable locations such as within the conservation buffers/ relatively undisturbed marginal area of the Site.
Hedgehog holes	 Example hedgehog hole and sign	- Include 13cm x 13cm cut out through all close-boarded fences (or equivalent gaps under fences) to allow hedgehog movement throughout site. - These can be holes created during fence construction, or purpose made products such as the Durapost Hedgehog Hole and Hedgehog Gravel Boards (or similar) available from suppliers including www.jacksons-

Quantity & Type	Illustrations	Description & Installation
		fencing.co.uk or www.wickes.co.uk .  To reduce the risk of these being blocked by future residents, a small 'Hedgehog Highway Sign' should be attached. Available from www.nhbs.com . Further information is available at: https://www.hedgehogstreet.org/help-hedgehogs/link-your-garden/

3.9 Management Constraints

3.9.1 General Constraints

This section covers the constraints to management post development. Works that may cause harm to species prior to, or during the construction phases of the development are detailed in the Construction Ecological Management Plan (3081-CEMP-KO, GE Consulting, 2025).

The Site supports nesting birds and foraging and commuting bats; therefore, hedgerow and native shrub management should be undertaken between November and February inclusive. Should this not be practicable, works should be preceded with a pre-works check by an ecologist to look for active nests. Any active nests will be retained and protected with a suitable buffer until all chicks have fledged.

Given the likely presence of reptiles and amphibians on Site, grass should be mown in a manner sympathetic to amphibians and reptiles.

Prior to the removal of limbs or felling of trees with roosting potential, these trees should be checked by a licensed ecologist. Where possible, works should be undertaken outside of the main activity period (May to September inclusive).

3.9.2 Lambrok Stream

Lambrok stream provides a valuable linear ecological corridor and provides a range of opportunities for protected/notable species including bats, birds, reptiles, otter and water vole. The habitat around Lambrok stream will be maintained and enhanced to create new habitat and opportunities for protected notable species.

Management works should take place outside of the main otter and water vole season (March – August inclusive). Should this not be practicable, works should be preceded with a pre-works check by an ecologist to look for signs of activity (water vole burrows, droppings, feeding signs, otter spraints, holts, resting locations and feeding signs). Should otter and/or water vole be identified to be using the areas proposed for work, the ecologist shall be consulted to determine the correct mitigation strategy.

New marginal vegetation planting along Lambrok Stream will provide valuable commuting and foraging habitat for otters and water vole.

Lambrok Stream will be crossed by three footpaths (2000mm), and one emergency access route (3700mm) to the northern boundary, and one culvert (9500mm), with the detailed design of these features included within the appended Planting Plans (**Appendix 1**) and submitted separately. While these intersect the TBMS buffers, the access routes will remain unlit in line with the approved Lighting Plan (Dwg Ref: 150202 PP 04 Rev R Lighting) and Condition 8. Furthermore, the gaps in vegetation will be supplemented by the creation of new habitat such as new hedgerows and shrubs around the Site

which will provide additional foraging and commuting habitat for bats. This final planning layout aligns with the approved Green Infrastructure Plan (Dwg Ref: 150202 PP 03 Rev U Green Infrastructure Plan), Emergency Access Plan (Dwg Ref: 37912/5501/005 Rev A Emergency Access) and Access Plan (Dwg Ref: 150202 PP 02 Rev Q Access, land use and building heights) agreed at outline/permitted appeal. Therefore, the proposed footpaths, emergency access and bridge across Lambrok Stream are not expected to fragment the TBMS buffers to such a degree that would adversely affect bat commuting and foraging habitat.

4 Management Schedule

Table 3 below provides a timetable for the establishment of the proposed mitigation measures as well as a maintenance specification for a period of 30 years post-completion. Locations of each habitat are shown on **Figures 1a to 1d**.

Detailed prescriptions are provided in **Table 3**.

Table 3: Maintenance Schedule

Ecological Feature	Objective/ Target	Prescription/ Action	Year Post Commencement					Month											
			1	2	3	4	5	J	F	M	A	M	J	J	A	S	O	N	D
Woodland Buffer	 Target BNG Condition – Good  Ensure planted up whips become established	Plant areas as per the Planting Plan Schedule.	✓	-	-	-	-	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓
		Examine all tree stakes and ties, replace or adjust as appropriate. If the tree has yet to establish, replace or adjust ties, spacers and tree tubes as appropriate. If the tree has established well, then remove all stakes, ties, spacers, tubes etc. and make good surfaces disturbed – filling any holes with suitable topsoil.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Keep 200mm diameter weed-free to reduce competition and aid establishment, top up mulch as necessary to 75mm, keeping stem clears	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Replace any dead, diseased or damaged stock on a like-for-like basis in the next appropriate season i.e. not in the summer months and not in frost conditions. Set firm any shrubs that have become loosened up.	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓
		Check for and manage any invasive species within the hedge and the adjacent undisturbed ground, managing as appropriate to the species using advice from a specialist.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
SuDS Features	 Target BNG Condition – Good  Ensure new SuDS, swales,	Once re-profiling of the SUDS area has been undertaken, seed area in line with the Planting Schedule, in autumn or spring, once drained.	✓	-	-	-	-	-	-	✓	✓	-	-	-	-	✓	✓	-	-
		During initial establishment of new grassland, resist cutting until early August	✓	-	-	-	-	-	-	✓	-	-	-	-	-	✓	✓	-	-

Ecological Feature	Objective/ Target	Prescription/ Action	Year Post Commencement					Month											
			1	2	3	4	5	J	F	M	A	M	J	J	A	S	O	N	D
	raingardens establish	following sowing to remove annual weeds. Cut and remove arisings. Mow regularly when conditions allow through autumn until the end of March. Regularly remove litter and fallen leaves to maintain a neat appearance. Dig out any residual perennial weeds such as docks.																	
		Once established, the meadow areas will be mown no more than twice annually in early Spring (March) and Autumn (September/ October). Mow to height of no less than 70mm. Arisings will be removed to encourage grassland establishment and prevent soil enrichment and thatching. 25% of grassland will be left unmown over the winter months allowing invertebrates to overwinter, to be rotated. Dig out/ strim pernicious or persistent weeds.	-	✓	✓	✓	✓	-	-	✓	-	-	-	-	-	✓	✓	-	-
		Outside of mowing regime, maintain a long sward (over 20cm) to support an abundance of Noctuid moths, one of the main prey items hunted by Greater Horseshoe bats.	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	-	-	-	-	-
		Once re-profiling of the SUDS area has been undertaken, seed area in line with the Planting Schedule, in autumn or spring, once drained.	✓	-	-	-	-	-	-	✓	✓	-	-	-	-	✓	✓	-	-
Grassland (Retained and Enhanced)	 Target BNG Condition – Enhance to Moderate	Scarify and over-sow with wildflower grassland mix / lay turf as per the Planting Plan Schedule and Manufacturers specification	✓	-	-	-	-	-	-				✓			✓	-	-	-

Ecological Feature	Objective/ Target	Prescription/ Action	Year Post Commencement					Month											
			1	2	3	4	5	J	F	M	A	M	J	J	A	S	O	N	D
	 Ensure enhancement is successful	Protect newly seeded areas where appropriate to prevent seedling destruction/ trampling. Fertiliser will not be applied at any point. Reseeding areas of poor vegetation growth to maintain between 1% and 5% bare ground.	✓	-	-	-	-	-	-	✓	✓	-	-	-	-	✓	✓	-	-
		During initial establishment, resist cutting until early August following sowing to remove annual weeds. Cut and remove arisings. Mow regularly when conditions allow through autumn until the end of March. Regularly remove litter and fallen leaves to maintain a neat appearance. Dig out any residual perennial weeds such as docks.	✓	✓	-	-	-	✓	✓	✓	-	-	-	-	✓	✓	✓	✓	✓
		The best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol strimmer or tractor mower to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow the re-growth through to late autumn/winter to c 50mm and again in spring if needed. 25% of grassland will be left unmown over the winter months allowing invertebrates to overwinter, to be rotated.	-	✓	✓	✓	✓	-	-	✓	-	-	-	-	✓	✓	✓	✓	✓
		Outside of mowing regime, maintain a long sward (over 20cm) to support an	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	-	-	-	-	-

Ecological Feature	Objective/ Target	Prescription/ Action	Year Post Commencement					Month											
			1	2	3	4	5	J	F	M	A	M	J	J	A	S	O	N	D
		abundance of Noctuid moths, one of the main prey items hunted by Greater Horseshoe bats.																	
		All litter, stones or other debris will be collected and removed immediately prior to grass cutting operations.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Grassland adjacent to woodland, hedgerows and proposed native scrub habitat will be cut once on alternate years on a rotational basis. Care shall be exercised when mowing or strimming around trees and hedges or other features. These areas should be rotated so that some grassland is left uncut every year.	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-	✓	✓	-	-
		Mowing will be reduced during prolonged dry periods and the mowing height increased to 50mm at such times. Similarly, in very wet conditions all grass cutting operations will cease until conditions allow for grass cutting to take place.	✓	✓	✓	✓	✓	-	-	-	✓	✓	✓	✓	✓	-	-	-	-
		Carefully dig out/ spot treat any suboptimal species such as docks where these contribute >5% of the total area. Where invasive species are present, treat these as appropriate to the species and location following specialist advice.	-	✓	✓	✓	✓	-	-	✓	✓	-	-	-	✓	✓	-	-	-
		Any colonising scrub and bracken will be removed to maintain <20% bracken and <5% scrub.	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-	✓	✓	-

Ecological Feature	Objective/ Target	Prescription/ Action	Year Post Commencement					Month											
			1	2	3	4	5	J	F	M	A	M	J	J	A	S	O	N	D
Grassland (New Rough)	 Target BNG Condition – Enhance to Moderate  Ensure establishment of new grassland	Scarify and over-sow with wildflower grassland mix / lay turf as per the Planting Plan Schedule and Manufacturer's specification.	✓	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-
		Protect newly seeded areas where appropriate to prevent seedling destruction/ trampling. Fertiliser will not be applied at any point. Reseeding areas of poor vegetation growth to maintain between 1% and 5% bare ground.	✓	-	-	-	-	-	-	✓	✓	-	-	-	-	✓	✓	-	-
		During initial establishment, resist cutting until early August following sowing to remove annual weeds. Cut and remove arisings. Mow regularly when conditions allow through autumn until the end of March. Regularly remove litter and fallen leaves to maintain a neat appearance. Dig out any residual perennial weeds such as docks.	✓	✓	-	-	-	✓	✓	✓	-	-	-	-	✓	✓	✓	✓	✓
		The best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol trimmer or tractor mower to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow the re-growth through to late autumn/winter to c 50mm and again in spring if needed. 25% of grassland will be left unmown over the winter months	-	✓	✓	✓	✓	-	-	✓	-	-	-	-	✓	✓	✓	✓	✓

Ecological Feature	Objective/ Target	Prescription/ Action	Year Post Commencement					Month											
			1	2	3	4	5	J	F	M	A	M	J	J	A	S	O	N	D
		allowing invertebrates to overwinter, to be rotated.																	
		Outside of mowing regime, maintain a long sward (over 20cm) to support an abundance of Noctuid moths, one of the main prey items hunted by Greater Horseshoe bats.	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	-	-	-	-	-
		All litter, stones or other debris will be collected and removed immediately prior to grass cutting operations.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Grassland adjacent to woodland, hedgerows and proposed native scrub habitat will be cut once on alternate years on a rotational basis. Care shall be exercised when mowing or strimming around trees and hedges or other features. These areas should be rotated so that some grassland is left uncut every year.	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-	✓	✓	-	-
		Mowing will be reduced during prolonged dry periods and the mowing height increased to 50mm at such times. Similarly, in very wet conditions all grass cutting operations will cease until conditions allow for grass cutting to take place.	✓	✓	✓	✓	✓	-	-	-	✓	✓	✓	✓	✓	-	-	-	-
		Carefully dig out/ spot treat any suboptimal species such as docks where these contribute >5% of the total area. Where invasive species are present, treat these as appropriate to the species and location following specialist advice	-	✓	✓	✓	✓	-	-	✓	✓	-	-	-	✓	✓	-	-	-

Ecological Feature	Objective/ Target	Prescription/ Action	Year Post Commencement					Month											
			1	2	3	4	5	J	F	M	A	M	J	J	A	S	O	N	D
		Any colonising scrub and bracken will be removed to maintain <20% bracken and <5% scrub.	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-	✓	✓	-
New Grassland (Amenity)	 Target BNG Condition Poor  Ensure establishment of new grassland	The Contractor will protect newly seeded areas where appropriate to prevent seedling destruction by pedestrians. Fertiliser will not be applied at any point. Reseeding areas of poor vegetation growth.	As required.					As required.											
		During initial establishment of new grassland, it will be mown to a height of 50mm 6-8 weeks after germination and subsequently to a height of 35-40mm as required, but not more regularly than once every 4 weeks until such a time as a knitted turf is established.	✓	✓	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Once established, cut as required to 35-40mm (fortnightly during growth period). Where adjacent to hedgerows, leave 0.5m width unmown at hedgerow base. 20% of grassland to be left unmown each year on a rotational basis.	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-
		Mowing will be reduced during prolonged dry periods and the mowing height increased to 50mm at such times. Similarly in very wet conditions all grass cutting operations will cease until conditions allow for grass cutting to take place.	-	✓	✓	✓	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓	-	-
		All litter, stones or other debris will be collected and removed immediately prior to grass cutting operations	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Ecological Feature	Objective/ Target	Prescription/ Action	Year Post Commencement					Month											
			1	2	3	4	5	J	F	M	A	M	J	J	A	S	O	N	D
		Any colonising scrub and bracken will be removed to maintain <20% cover.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mixed Scrub	Target BNG Condition Moderate	Allow grass to grow long for minimum 1m width around edges to create ecotone habitat.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Ensure establishment of scrub	Coppice on 5-year rotation (no more than one third per year) to maintain a diverse structure and age range, creating small glades with sheltered edges	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-	-
	Maintain a diverse age structure	Cut back branches encroaching onto other habitats and any bramble choking planting. Cuttings/ any fallen deadwood to be used to create brash piles for wildlife within the conservation zones around the Site.	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	✓	✓	✓
	Enhance biodiversity	Targeted spraying strimming or hand pulling of sub-optimal species (non-native conifers, tree-of-heaven, holm oak, European turkey oak, cherry laurel, snowberry, shallon, American skunk cabbage, buddleia, cotoneaster, Spanish bluebell and hybrid bluebell) so that these make up <5% of ground cover.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Monitor presence of invasive species. Where colonisation has occurred remove according to specialist advice for the species and location before it becomes established.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Plant areas as per the Planting Plan Schedule.	✓	-	-	-	-	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓

Ecological Feature	Objective/ Target	Prescription/ Action	Year Post Commencement					Month											
			1	2	3	4	5	J	F	M	A	M	J	J	A	S	O	N	D
Specimen Trees	 Target BNG Condition Moderate  Ensure new trees are well established	Plant in accordance with the Planting Plan Schedule.	✓	-	-	-	-	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓
		Regularly check ties and stakes adjusting as needed. Remove stakes and ties after two years. Examine all guards and replace or adjust as appropriate. Remove guards once trees are established.	✓	✓	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Treat all trees with application of slow-release fertiliser.	✓	-	-	-	-	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓
		Maintain a weed-free mulched area around the tree for the first 3 years after planting. When trees have reached independence, the sward can be allowed to grow up to the trunk, although tall weeds, bramble and ivy will be removed from around the trees.	✓	✓	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Any epicormic growth or suckers to be removed from the trunk/basal area of the trees.	-	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	✓	-
		Where periods of extreme drought occur (two weeks or more), trees that have not yet established (not healthy, not in full leaf, suppressed growth) need to be watered where their tolerance to drought is deemed to be insufficient.	✓	✓	✓			-	-	-	✓	✓	✓	✓	✓	-	-	-	-

Ecological Feature	Objective/ Target	Prescription/ Action	Year Post Commencement					Month											
			1	2	3	4	5	J	F	M	A	M	J	J	A	S	O	N	D
		Check trees for pests and diseases.	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-
		Conduct yearly arboricultural inspections of trees for safety and inspect as necessary after storms. Carry out remedial action as necessary, only removing trees/limbs where essential for safety reasons. Any tree removed should be replaced on a like for like or better basis. Should work be required to a tree supporting/suspected to support potential for roosting bats, an ecologist will be contacted for advice.	✓	✓	✓	✓	✓	-	✓	-	-	-	-	-	-	-	-	✓	-
		Prune low branches for safety requirements only. Retain deadwood	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	✓	✓	✓
Hedgerows (Retained)	 Target BNG Condition - Good  Enhance species diversity  Maintain/ improve structure	Coppice or hedge laying of leggy hedgerows.	✓	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	✓	✓
		Plant up gaps with native hedge mix as per the Planting Plan Schedule.	-	✓	-	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	✓

Ecological Feature	Objective/ Target	Prescription/ Action	Year Post Commencement					Month											
			1	2	3	4	5	J	F	M	A	M	J	J	A	S	O	N	D
		For coppiced/ laid/ new hedges, lightly trim in first three years. Then cut on 3-year rotation (no more than one third per year) to maintain a height and width of 3m. To be undertaken outside of bird nesting season.	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-	✓	✓
		Following planting, water new hedgerow whips in periods of extreme drought (two or more weeks without substantial rainfall).	✓	✓	✓	-	-	-	-	-	✓	✓	✓	✓	✓	✓	-	-	-
		Prune any diseased or rotten wood back to sound wood. Remove all cut material from site.	-	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-	✓	✓
		Replace any dead, diseased or damaged stock.	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-
New Hedgerows	 Target BNG Condition - Moderate  Ensure new hedgerows are well established	Plant in accordance with Planting Plan Schedule.	✓	-	-	-	-	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓
		Water hedgerows in periods of extreme drought (two or more weeks without substantial rainfall).	✓	✓	✓	-	-	-	-	-	✓	✓	✓	✓	✓	✓	-	-	-
		Replace failed specimens on a like-for-like basis. Remove dead/ diseased specimens.	✓	✓	✓	-	-	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓

Ecological Feature	Objective/ Target	Prescription/ Action	Year Post Commencement					Month											
			1	2	3	4	5	J	F	M	A	M	J	J	A	S	O	N	D
		Examine all guards and replace or adjust as appropriate. Remove guards once hedgerows established.	✓	✓	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Spraying or strimming of weeds to reduce competition and aid establishment. Not required if weed suppression matting used.	✓	✓	✓	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-
		Hedgerows to be pruned to 45-60cm above ground level to encourage dense growth in second year. Side trimming of new hedgerows to promote healthy hedgerow base. Top up mulch as required. Remove cut material from Site. Maintain temporary fence until well-established.	-	✓	-	-	-	✓	✓	-	-	-	-	-	-	-	-	✓	✓
		Allow hedgerow to grow to desired height with incremental cutting. Starting in year 4 after planting new hedgerows will be cut along one side annually, alternating between the two sides of the hedgerow each year.	-	-	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-	✓	✓
Integrated bird nest boxes	 Install integrated bird nest boxes	Install integrated bird nest boxes during development as specified in Table 2 .	✓	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Integrated features require no ongoing management/maintenance.	As stated.					As stated.											

Ecological Feature	Objective/ Target	Prescription/ Action	Year Post Commencement					Month											
			1	2	3	4	5	J	F	M	A	M	J	J	A	S	O	N	D
Integrated bat boxes	 Install integrated bat boxes	Install integrated bat boxes during development as specified in Enhancements Features Table 2 .	✓	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Integrated features require no ongoing management/maintenance.	As stated.					As stated.											
Outdoor barn owl nest boxes	 Install outdoor barn owl nest boxes	Install outdoor barn owl nest boxes during development as specified in Table 2 .	✓	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Visual assessment to monitor condition. Once debris more than 50mm (likely every 2-3 years if only barn owls have been using it) inside the box, conduct a clean on a clear day just before sunset to avoid disturbance making the barn owls fly out into inclement weather. A yearly clean is required if jackdaws have been using the box.	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
Hibernaculum/ habitat piles	 Install hibernaculum/ habitat piles	Install hibernaculum/ habitat piles during development as specified in Table 2 .	✓	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

5 Habitat Creation and Management – Risk Register and Remedial Measures

The table below outlines potential risks in the delivery of the management plan objectives, when action is needed and how this will be remediated.

Habitat Type	Risk Factor	Trigger for Action	Potential Remedial Measure
‘Significant’ BNG Habitats (Created)			
Other neutral grassland	Grassland sward not attaining diversity required	<9/10 species per sqm by year 10 or no grass species present that are not generally sown for intensive agricultural production in years 3-10.	Dependant on the underlying cause, the following are options: - Undertake a second hay-cut in late September. Bale and remove arisings from site. - Bare ground (at least c.50%) should be created to allow space for new seed to germinate. This can be done using by scarifying or harrowing. - Source green hay from an appropriate local source. This will be rapidly transported to Site and spread over the grassland and bare ground (no later than the same day as it is cut at the donor Site, ideally as fast as possible). - Overseeding with a locally sourced (where available) meadow grassland mix as per density detailed by manufacturer. - Following spreading/seeding, use a roller to increase contact of seeds with the ground.
	Scrub/ bracken encroachment	Scrub >5%, or bracken >20% by year 5.	Scrub/ bracken will be removed as necessary. Scrub suitable for nesting birds should not be allowed to develop in the grassland. If, however, this occurs, it should only be removed between September and February.
	Too much/ too little bare ground	Bare ground <1% or >5% by year 5.	- Create localised areas of bare ground in each field. These areas should be c. 5% of the total area; or - Re-seed and protect to allow establishment.
	Invasive species present	Schedule 9 invasive species recorded in any monitoring visit.	Species to be removed by a licenced contractor.

Habitat Type	Risk Factor	Trigger for Action	Potential Remedial Measure
Mixed scrub	Newly planted whips failing to establish	10% of targeted number of newly planted specimens found to be dead during years 1 – 10.	Undertake a second round of planting, replacing failed specimens on a like-for-like basis.
	Invasive species present	Schedule 9 invasive species recorded in any monitoring visit.	Species to be removed by a licenced contractor.
	Lack of suitable edge habitats	Well-developed edge with scattered scrub and or tall grassland failed to establish.	- Review management of adjacent habitats in line with management schedule above. - Encourage creation of scattered scrub and tall grassland habitat by selectively cutting back scrub to allow for this edge habitat to develop.
Individual trees	Newly planted trees/ whips failing to establish	10% of targeted number of newly planted specimens found to be dead during years 1-10.	Undertake a second round of planting, replacing failed specimens on a like-for-like basis.

6 Monitoring

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

Project Year	Timing of Management Plan Review and Report Submission	Comments
2, 5	The following year	Report on results of initial habitat creation and establishment measures and any changes to management prescriptions/ remedial measures required/ undertaken.
10, 15, 20, 25, 30		Report on progress towards meeting condition criteria and any remedial measures required and undertaken.

6.1 Adaptive Management

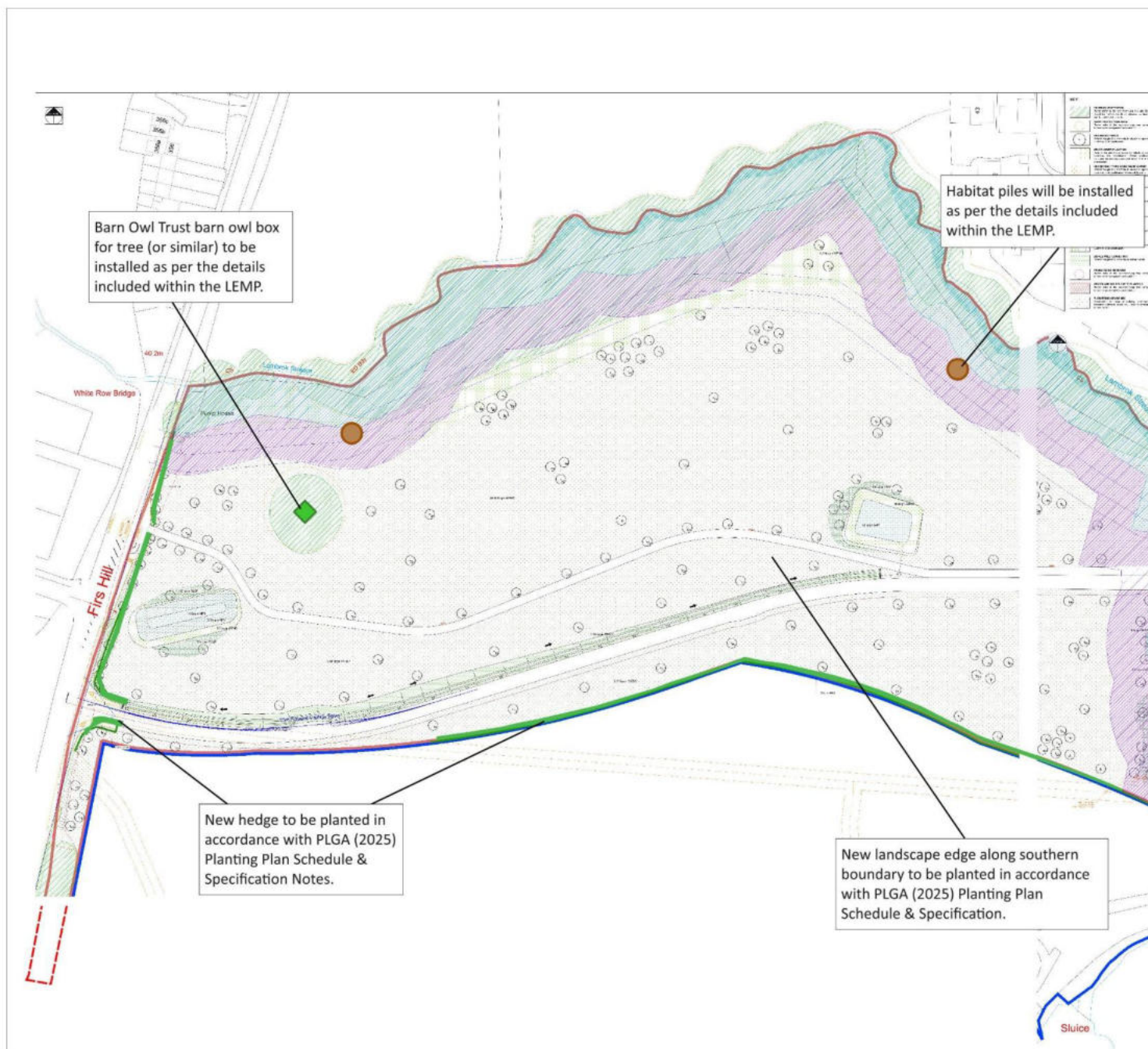
An adaptive management approach will be adopted whereby the results of day-to-day and formal monitoring points will feed back into the appropriate management of the Site.

On a day-to-day basis, the Managing Agent/ Landowner will communicate any issues regarding management as specified in the plan to the Ecologist undertaking the monitoring so that amendments to the management prescriptions in this HMMP can be made promptly before remedial action becomes necessary.

Following annual monitoring, any additional actions or remedial measures deemed necessary by the Ecologist to ensure the habitats establish/ are on track to meet their specified target condition will be outlined in the monitoring report and communicated with the Managing Agent for implementation.

6.2 Plan Review

The monitoring reports will provide a record of adaptive management actions undertaken/ to be undertaken, and the HMMP will be updated to reflect prescribed changes in the management prescriptions and schedule, with a log of all actions undertaken included.



Key:

- Site Boundary
- 6no. Habitat Piles
- ◆ 3no. Tree Mounted Barn Owl Trust Barn Owl Box (or similar)
- New Hedge Planting
- TBMS Buffer - Zone B (30m) - New landscape creation to be delivered prior to, or in conjunction with, vegetation removal
- TBMS Buffer - Zone A (15m) - New landscape creation to be delivered prior to, or in conjunction with, vegetation removal



Layout: 0844-102 D4 Composite Planning Layout-ADL, TRO2507_PP01.00_P3_Planting Plan Schedule & Specification notes

Figure 1A:
Ecological Enhancements, Mitigation & New Landscape Creation

Project:
Southwick Court Farm, Trowbridge

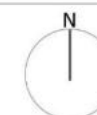
Client:
Wain Homes (Severn Valley) Limited

Date:
14/5/2026

Drawn:
AMI

Ref:
3081-LEMP-F1D

Revision:
-





Key:

- Site Boundary
- 6no. Habitat Piles
- × Gaps at Fence Bases For Hedgehogs
- 180no. Vivaro Pro Build-in Woodstone Bat Box (or similar)
- ◆ 180no. Woodstone Build-in Swift Nest Box Deep (or similar)
- ◆ 3no. Tree Mounted Barn Owl Trust Barn Owl Box (or similar)
- New Hedge Planting
- TBMS Buffer - Zone B (30m) - New landscape creation to be delivered prior to, or in conjunction with vegetation removal
- TBMS Buffer – Zone A (15m) – New landscape creation to be delivered prior to, or in conjunction with vegetation removal



Layout: 0844-102 D4 Composite Planning Layout-ADL,
TRO2507_PP01.00_P3_Planting Plan Schedule & Specification notes

Figure 18:
Ecological Enhancements, Mitigation & New Landscape Creation

Project:
Southwick Court Farm, Trowbridge

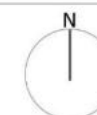
Client:
Wain Homes (Severn Valley) Limited

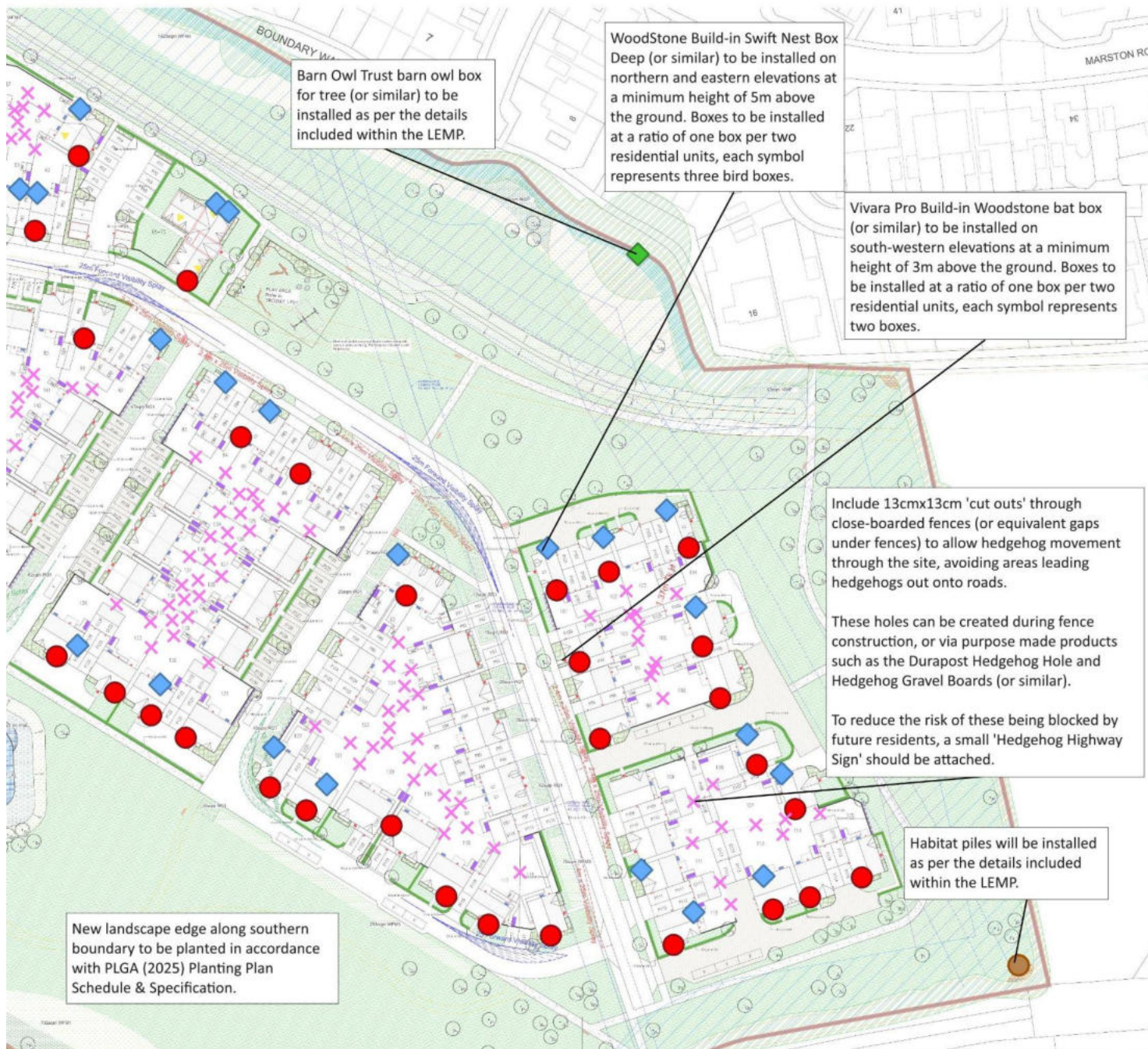
Date:
15/5/2026

Ref:
3081-LEMP-F1B

Drawn:
AMI

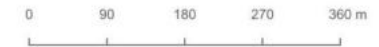
Revision:
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Key:

- Site Boundary
- 6no. Habitat Piles
- × Gaps at Fence Bases For Hedgehogs
- 180no. Vivaro Pro Build-in Woodstone Bat Box (or similar)
- 180no. Woodstone Build-in Swift Nest Box Deep (or similar)
- 3no. Tree Mounted Barn Owl Trust Barn Owl Box (or similar)
- New Hedge Planting
- TBMS Buffer - Zone B (30m) - New landscape creation to be delivered prior to, or in conjunction with vegetation removal
- TBMS Buffer - Zone A (15m) - New landscape creation to be delivered prior to, or in conjunction with vegetation removal



Layout: 0844-102 D4 Composite Planning Layout-ADL,
TRO2507_PP01.00_P3_Planting Plan Schedule & Specification notes

Figure 1C:
Ecological Enhancements, Mitigation & New Landscape Creation

Project:

Southwick Court Farm, Trowbridge

Client:

Wain Homes (Severn Valley) Limited

Date:

15/5/2026

Ref:

3081-LEMP-F1C

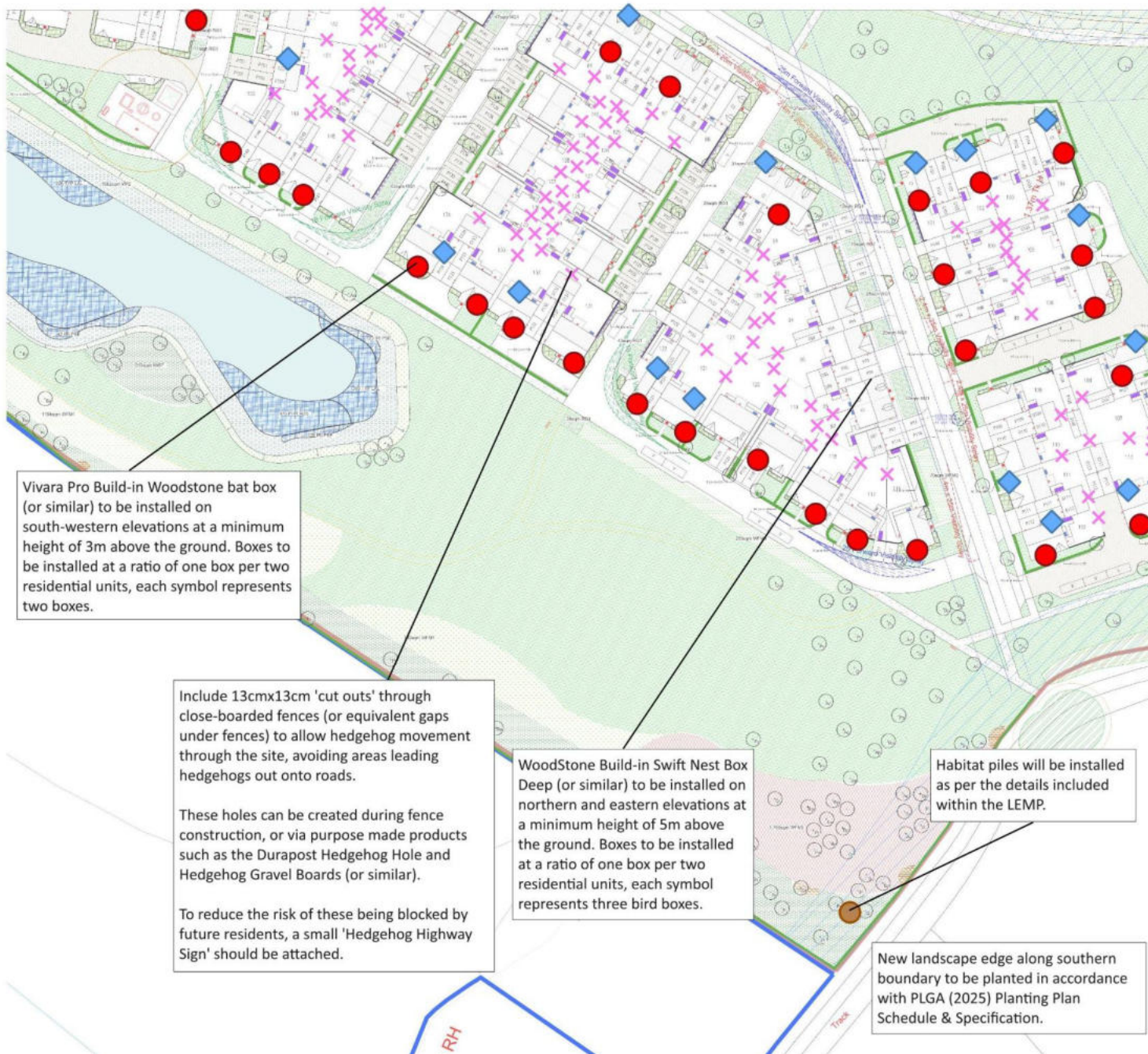
Drawn:

AMI

Revision:

-





Key:

- Site Boundary
- 6no. Habitat Piles
- × Gaps at Fence Bases For Hedgehogs
- 180no. Vivara Pro Build-in Woodstone Bat Box (or similar)
- 180no. Woodstone Build-in Swift Nest Box Deep (or similar)
- New Hedge Planting
- TBMS Buffer - Zone B (30m) - New landscape creation to be delivered prior to, or in conjunction with vegetation removal
- TBMS Buffer - Zone A (15m) - New landscape creation to be delivered prior to, or in conjunction with vegetation removal



Layout: 0844-102 D4 Composite Planning Layout-ADL, TRO2507_PP01.00_P3_Planting Plan Schedule & Specification notes

Figure 1D:
Ecological Enhancements, Mitigation & New Landscape Creation

Project:
Southwick Court Farm, Trowbridge

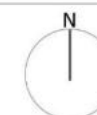
Client:
Wain Homes (Severn Valley) Limited

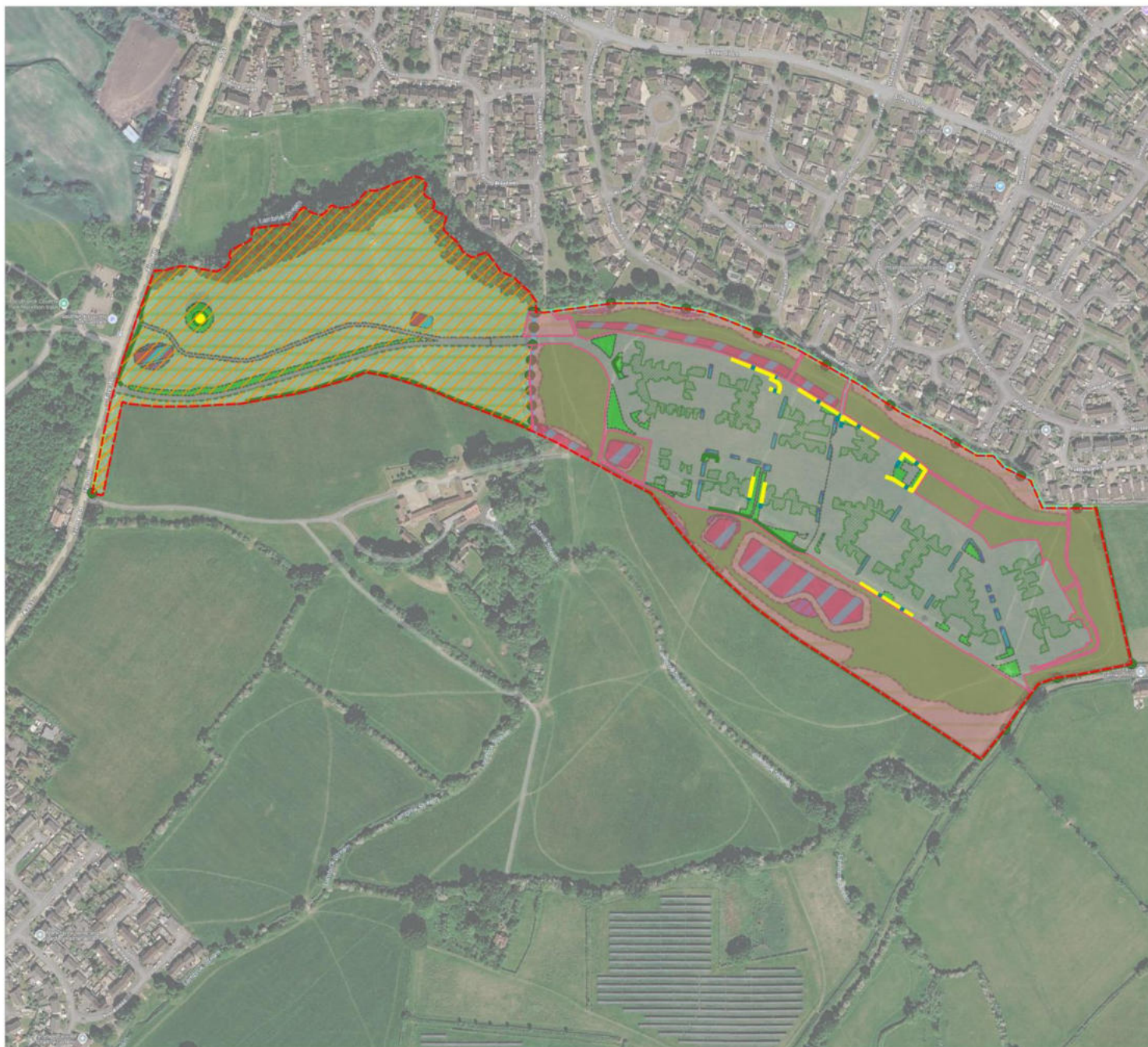
Date:
15/5/2026

Drawn:
AMI

Ref:
3081-LEMP-F1D

Revision:
-





Key:

-  Site Boundary
-  Formal Open Space
-  Informal Open Space

Plan is to Scale
Scale at A3: **1:4,826**



Imagery ©2026 CNES / Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies. Map data ©2026 Google

Figure 2:
Formal and Informal Open Space

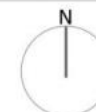
Project:
Southwick Court Farm, Trowbridge

Client:
Wain Homes (Severn Valley) Limited

Date:
15/5/2026

Ref:
3081-LEMP-F2

Drawn:
AG
Revision:
-





Key:

- Site Boundary
- Line of Trees - Associated with bank or ditch
- Native Hedgerow with trees
- Native Hedgerow with trees - Associated with bank or ditch
- Native Species Rich Hedgerow
- Native Species Rich Hedgerow with trees
- Ornamental Hedgerow
- Retained Rural Tree (Broadleaved)
- 848 - Sustainable drainage system
- g3c - Other neutral grassland
- g4 - Modified grassland
- h3h - Mixed scrub
- 850 - Rain garden
- u1b - Developed land, sealed surface
- Vegetated Garden
- w1h - Other woodland mixed

Plan is to Scale

Scale at A3: **1:4,820**



Imagery ©2026 CNES / Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies. Map data ©2026 Google

Figure :

Post Development Biodiversity Net Gain Plan

Project:

Southwick Court Farm, Trowbridge

Client:

Wain Homes (Severn Valley) Limited

Date:

15/5/2026

Ref:

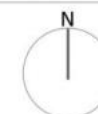
3081-BNG-PD

Drawn:

AG

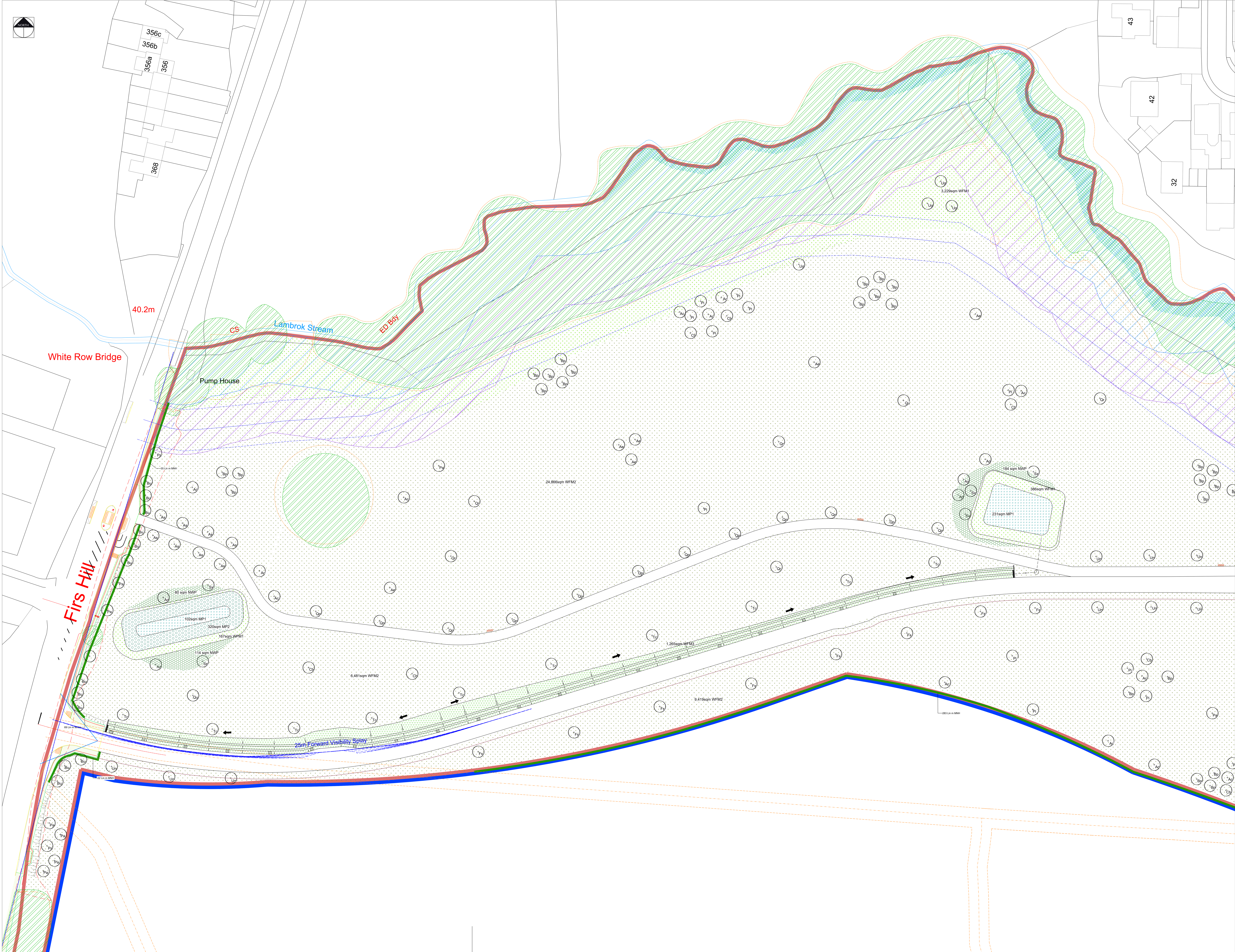
Revision:

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Appendix 1 – Landscape Proposals (PGLA 2026)



Scale Bar 1:250 @240

0 1 2 3 4 5 10 15 20m



t: 0161 238 9133
e: info@pgia.co.uk
w: www.pgia.co.uk

Client	
--------	--

WAIN HOMES

TROWBRIDGE

Description
PLANTING PL

SHEET 1

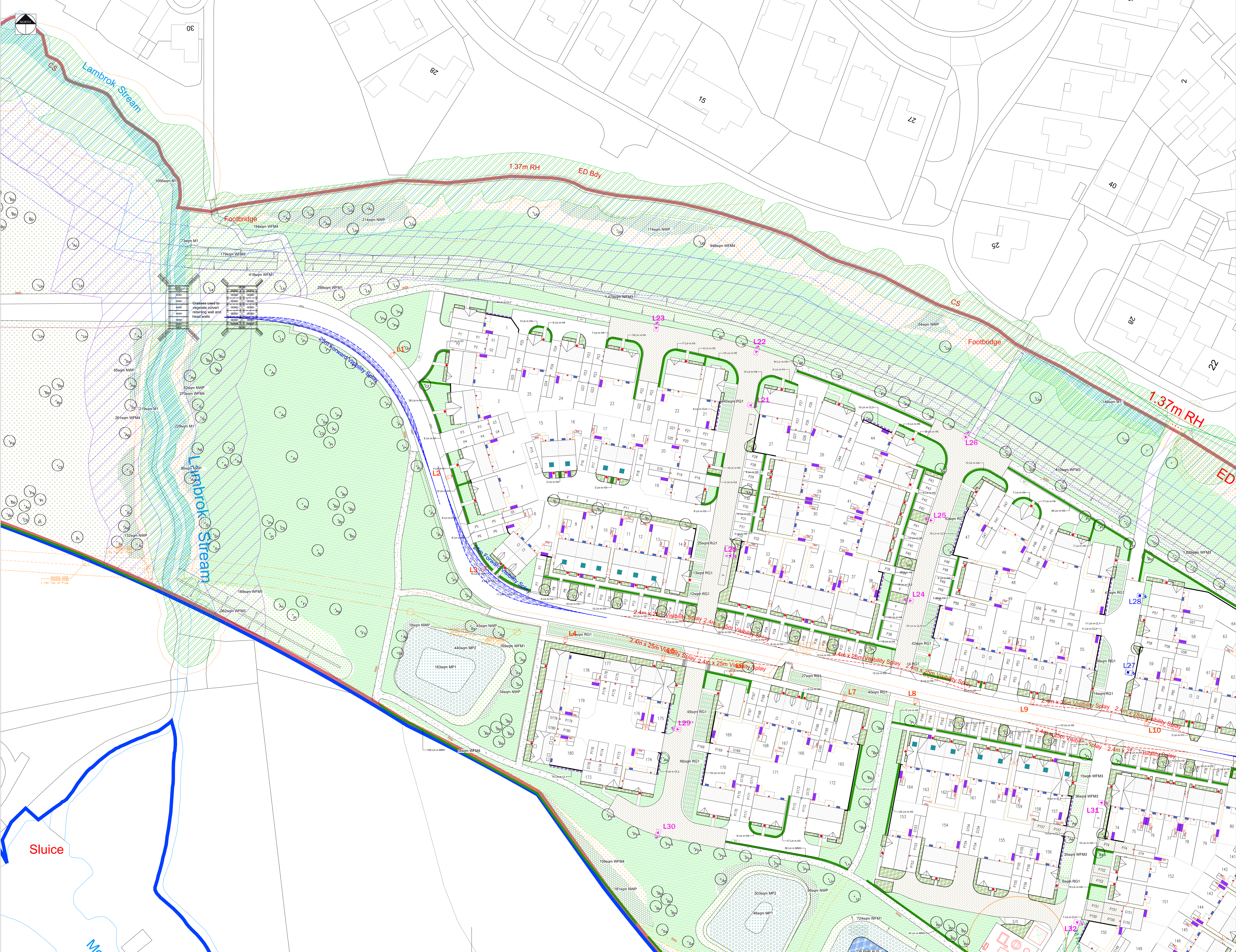
	Datan
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FOR PLANNING

Scale

1:250@2A0
Job number

TRO2507



KEY	
	EXISTING VEGETATION Please refer to the accompanying AIA and Ecology Report for further details on species, condition and maintenance requirements
	ROOT PROTECTION AREA Please refer to the accompanying tree survey for further details on species and condition
	PROPOSED TREES Refer to the planting schedule for details on species, quantities and specification
	WILDFLOWER PLANTING Refer to the planting schedule for details on species, quantities and specification. Where wildflower is proposed on existing grass and within RPA it will be overseeded
	HEDGEROW / TREE EDGE WILDFLOWER Refer to the planting schedule for details on species, quantities and specification. Where wildflower is proposed on existing grass and within RPA it will be overseeded and to SG required
	NATIVE WHP PLANTING Refer to the planting schedule for details on species, quantities and specification
	MARGINAL PLANTING EDGE MIX Refer to the planting schedule for details on species, quantities and specification
	MARGINAL PLANTING WET MIX Refer to the planting schedule for details on species, quantities and specification
	AMENITY GRASS To be seeded in the POS and turfed in the plot gardens
	SHRUBS Refer to the planting schedule for details on species, quantities and specification
	SHALE WILDFLOWER MIX Refer to the planting schedule or further details
	TREES TO BE REMOVED Please refer to the accompanying tree survey for further details on species and condition
	WOODLAND WILDFLOWER PLANTING Please refer to the accompanying tree survey for further details on species and condition
	FLOWERING GRASS MIX Overseeding in areas of existing grassland with flowering wildflower grass mix. Refer to schedule for further details
	MARGINAL PLANTING BY STREAM Overseeding along stream bank. Refer to schedule for further details and ecology plan
	HIRIBNACULA PILES Provide hibernacula nesting places for fauna such as reptiles, mammals and invertebrates. Constructed from dead wood and stable, lagged with loose soil and turf. Dimensions to be a minimum of 2m length x 1m width x 1m height
	BENCH Timber and steel bench - supplier to be
	LITTER BIN + PLAY AREA SIGN Timber and steel bin - supplier to be Sign at entrance to refer to LPA. Sign requirements for details on text on sign
	METAL FENCE AND GATES 1m high black coated metal box top fencing with contrasting coloured outward facing self closing gate
	HEDGEROW Refer to the planting schedule for details on species, quantities and specification
	INFORMAL TRAIL / MOWN PATH Informal trail through POS in the south east of the site
	RAIN GARDEN Refer to schedule for planting mix and refer to engineers drawing for detail on design
	CLIMBERS Refer to schedule for details on species
	MARGINAL AND AQUATIC PLANTING Refer to schedule for details on species, quantities and specification

Scale Bar 1:250 (20m)

Rev	Date	Description	Initials
P8	15.05.26	Updated to revised layout	KLJ
P7	13.05.26	Updated to reflect the lighting strategy	KLJ
P6	12.05.26	Updated to revised layout & drainage layout	KLJ
P5	11.05.26	Updated to revised layout & effect comments from LPA Landscape Officer	KLJ
P4	26.11.25	Updated to show mown path and play area updated, trees removed and architectural sensitive areas	KLJ
P3	17.11.25	Schedule completed	KLJ
P2	12.11.25	Revised layout and updated to	KLJ
P1	10.11.25	Client's comments	KLJ
Rev	Date	Description	Initials

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Client
WAIN HOMES

Project
TROWBRIDGE

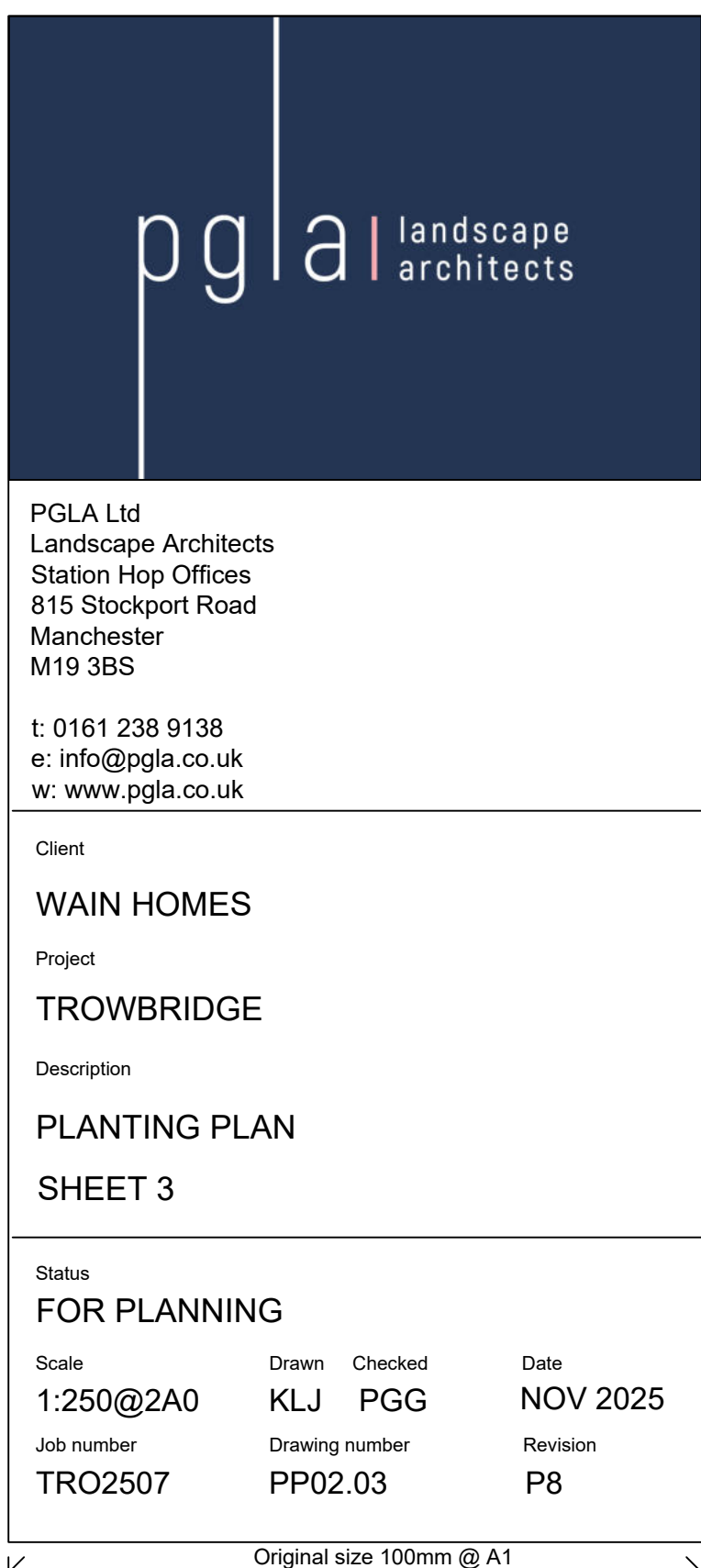
Discipline
PLANTING PLAN

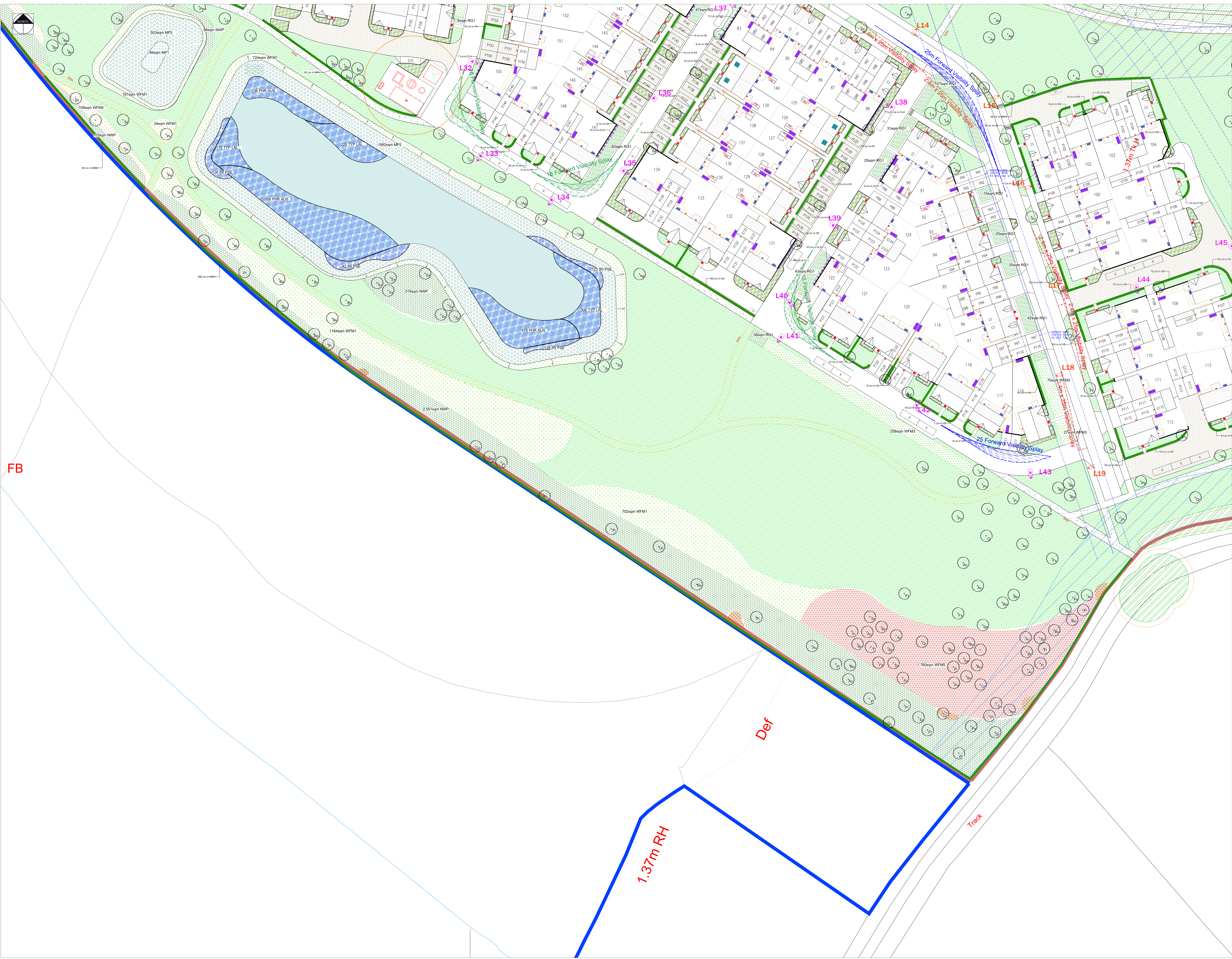
SHEET 2

Rev
FOR PLANNING

Scale	Drawn	Checked	Date
1:250@2A0	KLJ	PGG	NOV 2025
TROW2507	PP02.02		P8

Original size 100mm @ A1





KEY

EXISTING VEGETATION
Please refer to the accompanying AIA and Ecology Report for further details on species, condition and maintenance requirements

ROOT PROTECTION AREA
Please refer to the accompanying tree survey for further details on species and condition

PROPOSED TREES
Refer to the planting schedule for details on species, quantities and specification

WILDFLOWER PLANTING
Refer to the planting schedule for details on species, quantities and specification. Where wildflower is proposed on existing grass and within RPA it will be converted and mowed

HEDGEROW / TREE EDGE WILDFLOWER
Refer to the planting schedule for details on species, quantities and specification. Where wildflower is proposed on existing grass and within RPA it will be converted and mowed

NATIVE WHIP PLANTING
Refer to the planting schedule for details on species, quantities and specification

MARGINAL PLANTING EDGE MIX
Refer to the planting schedule for details on species, quantities and specification

MARGINAL PLANTING WET MIX
Refer to the planting schedule for details on species, quantities and specification

AMENITY GRASS
To be seeded in the POS and turfed in the plot gardens

SHRUBS
Refer to the planting schedule for details on species, quantities and specification

SHALE WILDFLOWER MIX
Refer to the planting schedule for further details

TREES TO BE REMOVED
Please refer to the accompanying tree survey for further details on species and condition

WOODLAND WILDFLOWER PLANTING
Please refer to the accompanying tree survey for further details on species and condition

FLOWERING GRASS MIX
Overseeding in areas of existing grassland with flowering wildflower grass mix. Refer to schedule for further details

MARGINAL PLANTING BY STREAM
Overseeding along stream bank. Refer to schedule for further details and ecology plan

HIBERNACULA PILES
Provide hibernacula nesting places for fauna such as reptiles, mammals and invertebrates. Constructed from stone and rubble, topped with loose soil and turf. Dimensions to be a minimum of 2m length x 1m width x 1m height

BENCH
Timber and steel bench - supplier to be

LITTER BIN + PLAY AREA SIGN
Timber and steel bin - supplier to be
Sign at entrance to refer to LPA. Litter requirements for details on sign

METAL FENCE AND GATES
1m high black coated metal fence with top, fencing with contrasting coloured outward facing wall closing gate

HEDGEROW
Refer to the planting schedule for details on species, quantities and specification

INFORMAL TRAIL / MOWN PATH
Informal trail through POS in the south east of the site

RAIN GARDEN
Refer to schedule for planting mix and refer to engineers drawing for detail on design

CLIMBERS
Refer to schedule for details on species

MARGINAL AND AQUATIC PLANTING
Refer to schedule for details on species, quantities and specification

Scale Bar 1:250 (20m)

0 5 10 15 20m

Rev	Date	Description	Initials
P8	15.05.26	Updated to revised layout	KLJ
P7	13.05.26	Updated to reflect the lighting strategy	KLJ
P6	12.05.26	Updated to revised layout & drainage layout	KLJ
P5	11.05.26	Updated to revised layout & effect comments from LPA	KLJ
P4	26.11.25	Updated to show mown path and play area updated, trees removed and architecture sensitive areas	KLJ
P3	17.11.25	Schedule completed	KLJ
P2	12.11.25	Revised layout and updated to	KLJ
P1	10.11.25	Initial issue - for Comment	KLJ

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e: info@pgla.co.uk
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Client
WAIN HOMES

Project
TROWBRIDGE

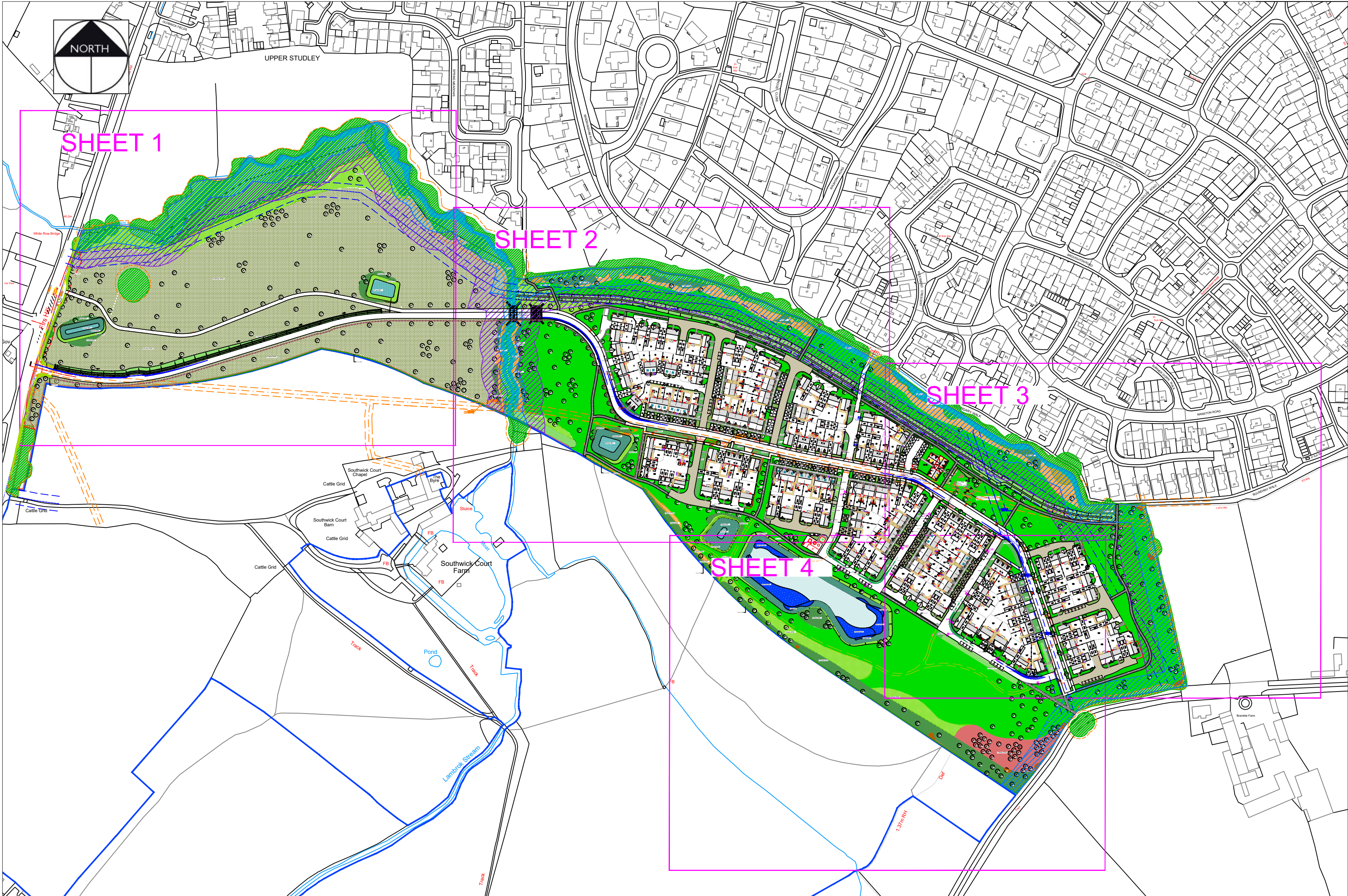
Discipline
PLANTING PLAN

Sheet
SHEET 4

Notes
FOR PLANNING

Scale	Drawn	Checked	Date
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Author	KLJ	Drawn by	Rev
TRO2507	PP02.04	P8	

Original scale 1:500m @ A1



SPECIFICATION NOTES

1. General

This plan to be read in conjunction with any other supporting information such as Tree Surveys and drainage strategy and Landscape Management Plan.

2. General Landscaping

Existing levels to be preserved around retained existing trees and vegetation. Existing trees and vegetation to be retained are to be protected in accordance with BS5837:2012 during construction. Proposed planting under existing trees subject to sufficient space in root areas.

3. Preparation of Planting Beds

- Rubbish, concrete, metal, glass, decayed vegetation are to be removed and disposed of off site.
- Stones with the largest dimension exceeding 40mm are to be removed from planting beds and disposed of off site.
- Substances injurious to plant growth including subsoil, rubble, fuel and lubricants should be removed and disposed of off site.
- Remove any existing weed growth.
- Areas of large root are to be grubbed up without undue disturbance of surrounding soil and adjacent areas.
- All site preparation, planting and maintenance to comply with BS 4429

4. Topsoil

Imported topsoil to be a good quality loam to BS 3882:2015. All topsoil areas shall be thoroughly cultivated by hand or suitable machinery to the full depth of the topsoil layer, incorporating ameliorant's as specified and/or as indicated by analysis and/or as directed by the Landscape Architect. Hand cultivation's shall be carried out to achieve the required finish on areas where machine cultivation is impossible i.e adjacent to kerbs, manholes and footpath junctions etc. Surplus plant matter, rubbish and surface stones having any dimension greater than 25 mm shall be collected and removed from the site. Existing topsoil to be stripped and re-used if suitable as per specification. All work to be carried out in line with BS 3882:2015 and DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (2009).

5. Plants

General plant stock to conform to BS 3936, advanced nursery stock and planting to BS 4428. Plants shall be first class examples of their species or variety, free from all pests and diseases, with good fibrous root systems and materially undamaged (refer to relevant sections of BS3936 rts 1-4 'Specification of Nursery Stock'). All planting operations to be in general compliance with BS4428: 1989 'Code of Practice for general landscape operations (excluding hard surfaces)'.

Carry out all planting while soil and weather conditions are suitable:

- Do not plant during periods of frost or strong winds. Plant only during the following periods:
- Container grown and root ball plants: At any time if ground and weather conditions are favourable.
- Ensure that adequate watering and weed control is provided
- Bare Root stock to be planted November to March.

All plants to be planted in cultivated planting beds at densities shown in plant schedule, in pits of min. size 0.3m x 0.3m x 0.3m deep so as to accommodate full root spread, backfilled with 80% clean topsoil and 20% compost and 20g granular fertilizer. All shrub beds to be in min. 450mm good quality, well prepared topsoil.

See Plant Schedule for species palette. Bed composition, arrangement and setting-out to be approved by Landscape Architect before work commences. Topsoil depth to be 450mm for shrub planting and 150mm for grass.

Native Hedgerow - Stock to be planted in double rows, 5 per linear metre. Trees to be protected with a 600mm spiral rabbit guard and staked. To be kept free of weeds during establishment using secured mulch matting. Bare root plants to be notch planted to depth of root collar in accordance with BS4428.

6. Trees

Trees shown on plan to be planted with species as labelled or similar approved. Do not substitute species, variety and form or reduce the specified number/density of plants without prior agreement. Note sizes shown are minimum. All trees to be planted in pits 2m x 2m x 1m deep, backfilled with 80% clean topsoil with 15% peat free tree and shrub planting compost and 5% Tree Growth Enhancer 'GroChar', including 100g granular fertilizer. Base of pit to be filled with a Terram Geotextile layer on 150mm drainage layer consisting of 20mm nominal size free draining pea gravel. Where necessary, cellular support systems and root protectors may be required. Water-in heavily after planting and surface bark chippings 75mm depth. All trees to be triple staked with timber cross bar and soft ties. Any necessary tree works are to be carried out by an approved tree surgeon to BS 3998. All trees to be protected with 600mm spiral rabbit guard. All work to be carried out in line with BS 3882:2015 and DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (2009).

7. Mulch

General purpose mulch prepared in accordance with PAS 100. All planting areas and tree pits to be mulched with 75mm (settled depth) bark mulch. Sample of mulch to be approved by Landscape Architect.

8. Grass

Turfing and seeding shall be carried out during appropriate seasons and while soil and weather conditions are suitable for the relevant operations. Hand tools shall be used around trees, plants and in confined spaces where it is impractical to use machinery. The soil shall be weed free prior to turfing. Turf shall be laid on prepared, levelled soil (minimum 150mm depth) in the areas indicated on the drawings and laid in accordance with BS 3969:1998+A1:2013.

9. Replacement of trees and vegetation

The contractor shall replace all plants/trees that have failed to thrive (show growth or display foliage) during the growing season after planting (including plants damaged during maintenance operations). Replacements to match original specification or similar size/species approved by the Landscape Architect. In particular, if any of the boundary vegetation, including those marked for retention, are to be replaced with similar size and species if they die within 5 years.

NOTE: Low level shrub planting where in the proximity of easements and visibility splays. Overseeding within RPAs. Larger shrubs in the beds between car parking spaces to maintain a height of approx 1-1.2m in height

PLANTING SCHEDULE					
TREES					
Qty	Code	Name	Girth	Height cm	Specification
43	Ac	Acer campestre	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
20	As	Acer campestre 'Pacific Sunset'	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
10	Ap	Acer platanoides 'Emerald Green'	14-16	400-450	RB 3x; Extra heavy standard; clear stem minimum 200cm; 5 breaks
11	Ae	Aesculus hippocastanum	14-16	400-450	RB 3x; Extra heavy standard; clear stem minimum 200cm; 5 breaks
24	Aa	Alnus glutinosa	14-16	400-450	RB 3x; Extra heavy standard; clear stem minimum 200cm; 5 breaks
3	Ab	Amenlaeher 'Baileiria'	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
6	Bf	Betula albosinensis 'Fascination'	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
87	Bp	Betula pendula	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
35	Bu	Betula utilis 'jacquemontii'	14-16	400-450	RB 3x; Semi-mature; clear stem minimum 200cm
12	Cb	Carpinus betulus	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
14	Cf	Carpinus betulus 'Frans Fontaine'	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
7	Cc	Corylus colurna	14-16	400-450	RB 3x; Extra heavy standard; clear stem minimum 200cm; 5 breaks
18	Fs	Fagus sylvatica	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
14	Is	Liquidambar styraciflua 'Lane Roberts'	14-16	400-450	RB 3x; Extra heavy standard; clear stem minimum 200cm; 5 breaks
5	Mb	Malus baccata 'Street Parade'	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
48	Pl	Pinus sylvestris	300-350		Leader with laterals; feathered to the base
29	Pa	Prunus avium	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
21	Py	Prunus avium 'Plena'	14-16	400-450	RB 3x; Extra heavy standard; clear stem minimum 200cm; 5 breaks
11	PpA	Prunus padus 'Albertii'	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
3	Pg	Prunus 'Snow Goose'	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
7	Ps	Prunus sargentii	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
21	Pr	Pyrus 'Chanticleer'	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
23	Qp	Quercus palustris	14-16	400-450	RB 3x; Extra heavy standard; clear stem minimum 200cm; 5 breaks
15	Qr	Quercus robur	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
4	Qu	Quercus rubra	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
31	Sx	Salix alba	14-16	400-450	RB 3x; Extra heavy standard; clear stem minimum 200cm; 5 breaks
2	SaS	Sorbus aria 'lutescens'	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
24	Sa	Sorbus aucuparia	14-16	400-450	RB 3x; Extra heavy standard; clear stem minimum 200cm; 5 breaks
10	Tc	Tilia cordata 'Greenspire'	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
28	Ug	Ulmus glabra	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
15	Un	Ulmus new horizon	14-16	400-450	RB 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks

HEDGES					
Length (Lin M)	No. Of Plants	Code/Species	Size in cm	Root / Pot size	Density Specification
95	475	H1 / Fagus sylvatica	60-80	5L Pot	5 / Lin m 1+2; transplant - see raised; 4 breaks
213	1065	H2 / Photinia Red Robin	40-60	5L Pot	5 / Lin m Branched; 6 breaks
349	1745	H3 / Griselinia littoralis	60-80	5L Pot	5 / Lin m Bushy; 5 breaks
268	1340	H4 / Elaeagnus ebbingei	60-80	5L Pot	5 / Lin m Branched; 4 breaks
545	2725	H5 / Ligustrum ovalifolium	60-80	5L Pot	5 / Lin m Branched; 7 breaks

IMNH - Mixed Native Hedge					
Total Length On Site 1058 Lin m					
No. of Plants	% Mix	Species	Size in cm	Root Cond.	Density Specification
5290	100	Mixed Native Hedge			
794	15	Crataegus monogyna	60-90	B	5/m Transplant (seed-raised); 1+1
794	15	Corylus avellana	60-90	B	5/m Transplant (seed-raised); 1+1
794	15	Ilex aquifolium	40-60	2L	5/m Leader with laterals
265	5	Lonicera periclymenum	60-80	2L	5/m Caned; several breaks
529	10	Malus sylvestris	60-90	B	5/m Transplant (seed-raised); 1+1
529	10	Prunus spinosa	60-90	B	5/m Transplant (seed-raised); 1+1
265	5	Rosa arvensis	60-90	B	5/m Transplant (seed-raised); 1+1
265	5	Rosa canina	60-90	B	5/m Transplant (seed-raised); 1+1
529	10	Sambucus nigra	60-90	B	5/m Transplant (seed-raised); 1+1
529	10	Viburnum opulus	60-90	B	5/m Transplant (seed-raised); 1+1

WILDFLOWER AND GRASSLAND PLANTING			Specification
Code	Area (m2)	Seed Mix Specification	
WFM1	7667	Emonsgate FV3 Special General Purpose Meadow Mixture	Suppliers recommendations - sowing rate 4g/m2
WPI1	542	Emonsgate FV3 pond edge mixture	Suppliers recommendations
WPI2	2845	Emonsgate FV3 Meadow Mixture for wetlands	Suppliers recommendations
WFM2	40766	N14 Flowering Lawn mixture	Naturescape Suppliers recommendations
WFM3	5729	RP11 Swale, pond and bankside mix	Hurrcells Seeds - Suppliers recommendations
WFM4	3369	N9 Hedgerow Wildflower meadow mixture	Suppliers recommendations
WFM5	1760	Emonsgate FV1 Woodland Mixture	Suppliers recommendations
AG1	41,017	Amenity Grass	Gardens to be turfed and POS seeded / overseeded as required
M1	2,437	N8 Waters Edge mixture	Naturescape Suppliers recommendations

Note: Wildflower mix to be overseeded in areas of existing grassland and under RPA where no dig method required. Ecologist to oversee planting

NWP - Native Whip Planting (random mix 1 per m ²)					
Total Area On Site (m ²)					
4724					
Qty	% Mix	Name	Size cm	Root Cond.	Density / Spacing Specification
709	15	Corylus avellana	60-90	B	1/m ² Transplant (seed-raised); 1+1
709	15	Crataegus monogyna	60-90	B	1/m ² Transplant (seed-raised); 1+1
472	10	Ilex aquifolium	40-60	2L pot	1/m ² Leader with laterals
472	10	Sorbus aucuparia	60-90	B	1/m ² Transplant (seed-raised); 1+1
472	10	Prunus avium	60-90	B	1/m ² Transplant (seed-raised); 1+1
709	15	Prunus spinosa	60-90	B	1/m ² Transplant (seed-raised); 1+1
472	10	Rosa canina	60-90	B	1/m ² Transplant (seed-raised); 1+1
709	15	Viburnum opulus	60-90	B	1/m ² Transplant (seed-raised); 1+1

SHRUBS					
Shrub bed composition to be laid out and agreed with Landscape Architect prior to planting					
Qty	Abbrev.	Name	Rate / m2	Height	Container Size Specification
Approx. 2135 sqm of shrubs	ABE GRA	Abelia grandiflora	5	30-40	3L Bushy; 3 breaks
	BUX SEM	Buxus sempervirens	5	30-40	3L Bushy; 6 breaks
	CHO AZT	Choisya Aztec Pearl	5	30-40	3L Bushy; 5 breaks
	CHO TER	Choisya ternata	5	30-40	3L Bushy; 4 breaks
	DES CES	Deschampsia cespitosa goldtau	3		5L Full pot
	HEB ORM	Hebe 'Great Orme'	5	30-40	3L Bushy; 5 breaks
	HEB SUT	Hebe pingui-foia 'sutherlandii'	5	20-300	3L Bushy; 5 breaks
	HEB RAK	Hebe rakaiensis	5	20-300	3L Bushy; 5 breaks
	HYD ANA	Hydrangea arborescens 'Annabelle'	5	40-60	3L Branched; 3 breaks
	JAV HID	Lavandula angustifolia 'Hidcote'	5	20-30	3L Bushy; 5 breaks
	PAC TER	Pachysandra terminalis	5	20-30	3L Bushy; 5 breaks
	PHI IVAN	Philadelphus 'Monteau d'hermies'	5	30-40	3L Branched; 4 breaks
	PHO SUN	Phormium 'Sundowner'	As shown	60-80	10L Triple crown
	PHO ROB	Photinia Red Robin	5	30-40	3L Bushy; 5 breaks
	PIT TOM	Pittosporum tenuifolium 'Tom thumb'	5	20-30	5L Bushy; 5 breaks
	ROS PUR	Rosmarinus officinalis 'Purpurascens'	5	30-40	3L Bushy; 4 breaks
	SAR CON	Sarcococca confusa	5	20-30	3L Bushy; 6 breaks
	SKI KEW	Skimmia x confusa 'Kew Green'	5	30-40	3L Bushy; 3 breaks
	SP LIL	Spirea japonica 'Little princess'	5	30-40	3L Bushy; 6 breaks
	VIB DAV	Viburnum davidii	5	20-30	3L Bushy; 3 brks

CLIMBERS					
Qty	Abbrev.	Name	Rate / m2	Height	Container Size Specification
50	CL1	Clematis montana grandiflora	1	100-150cm	10L Caned; several shoots; 5 breaks
40	CL2	Hedera helix 'Goldchild'	1	100-150cm	10L Caned; several shoots; 5 breaks
105	CL3	Hydrangea petiolaris	1	80-100cm	10L Caned; several shoots; 5 breaks
52	CL4	Claytonia japonica 'Halliana'	1	100-150cm	10L Caned; several shoots; 5 breaks

BASIN PLANTING				
Qty	Abbrev.	Name	Rate / m2	Container Size Specification
417	IRI PSE	Iris pseudacorus	3	5L Full pot
1668	PHR AUS	Phragmites australis	2	5L Full pot
708	TYP LAL	Typha latifolia	2	5L Full pot

RAIN GARDEN PLANTING			Specification
Qty	Abbrev.	Mix	
Approx 1107 sqm	RG1	30% swale mix (RP11) supplemented with 70% shrub planting including a mix of Luzula nivea, Salvia nemorosa, Iris pseudocorus, Juncus effusus, Carex pendula, Primula vulgaris, Alchemilla mollis, Perovskia 'Blue Spire', Vincar minor, Stipa tenuissima, Verbena bonariensis, Viburnum opulus, Eutrochium purpureum, Iris sibirica, Rudbeckia fulgida, Santolina chamaecyparissus, Geranium tuberosum, Sangulisorba officinalis	5L container pots: Full pot. Swales to be seeded with swale gas mix and planted on the sides of the swale with the proposed planting mix. To be laid out by landscape architect and planted in line with rain garden engineering drawing.

P8	15.05.26	Updated to revised layout	KLJ
P7	13.05.26	Updated to reflect the lighting strategy	KLJ
P6	12.05.26	Updated to revised layout & drainage layout	KLJ
P5	11.05.26	Updated to revised layout & reflect comments from LPA Landscape Officer	KLJ
P4	26.11.25	Updated to show mown path and play area updated, trees moved out of archaeology sensitive areas	KLJ
P3	17.11.25	Schedule completed	KLJ
P2	12.11.25	Revised layout and updated to Client's comments	KLJ
P1	10.11.25	Initial Issue - for Comment	KLJ
Rev	Date	Description	Initials

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Client
WAIN HOMES

Project
TROWBRIDGE

Description
PLANTING PLAN, SCHEDULE AND SPECIFICATION NOTES

Status
FOR PLANNING

Scale NTS	Drawn KLJ	Checked PGG	Date NOV 2025
Job number TRO2507	Drawing number PP02.00	Revision P8	

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