

Landscape and Ecological Management Plan

Land Off High Street, Sutton Benger,
SN15 4SP, Wiltshire

19 May 2026

Ecology
Arboriculture
Land Management



Report Details

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Quality Assurance & Revision Record

Revision	Date	Author	Checked By	Approver	Summary of Changes
Rev 1	19 May 2026	Lindsay Taylor BSc MSC ACIEEM	Lindsay Taylor BSc MSC ACIEEM	Lindsay Taylor BSc MSc ACIEEM	Minor amendments following change of layout.
FINAL	4 December 2025	Harry Dyer BSc	Lindsay Taylor BSc MSC ACIEEM	Lindsay Taylor BSc MSc ACIEEM	

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Site Details

Site Name and Location	Land Off High Street, Sutton Benger, SN15 4SP, Wiltshire
Central OS Grid Reference	ST950788
Client	Charles Church





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1 Introduction

This Landscape and Ecological Management Plan (LEMP) has been produced by GE Consulting on behalf of Charles Church in relation to a residential development at Land Off High Street, Sutton Benger, SN15 4SP, Wiltshire.

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

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

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

1.1 Background

The Site was granted outline planning permission at appeal in January 2025 (planning ref: PL/2023/06204) for *'the erection of up to 60 dwellings, including affordable housing with public open space, structural planting and landscaping, land for the provision of allotments and sustainable drainage system (SuDS) with vehicular access point.'*

This document has been prepared to provide sufficient information to satisfy Condition 16 of the appeal decision. This states:

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

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

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

1.2 Site Description

The Site sits just east of Sutton Benger and consists of 3.39ha of arable field bordered by hedgerows to the west and north, with a Public Right of Way running east to west along the northern boundary.

1.3 Aims of LEMP

The aims of this document are to:

-  Provide details on habitat creation and enhancement measures, which will ensure a net gain in biodiversity;
-  Provide sufficient detail on management operations to ensure that retained and new habitats are managed and maintained 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 landscape proposals plans in **Appendix 1** which sets out the specification for planting, as well as the Construction Environmental Management Plan (CEMP: GE Consulting, 2025).

2 Description of Habitats To Be Managed

Table 1 below provides a summary of the features that the Site supports, or are to be created. These features will be managed in perpetuity.

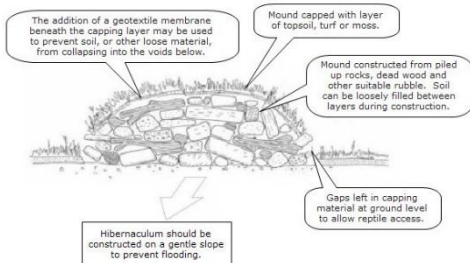
Table 1: Features to be Managed

Feature	Details
Retained hedgerows	- Retained hedgerows at Site edges to maintain an ecological buffer zone and wildlife corridor. - Boundary hedgerows B1, B2, B3 and B5 are to be retained.
New hedgerows	- New species-rich native hedgerows around community allotments. - New non-native ornamental hedgerows within the residential area.
New modified grassland	Modified grassland will be created within and surrounding the residential areas and allotments.
New other neutral grassland	- Areas of newly created species-rich wildflower meadow are proposed around the periphery of the development. - Re-creation of lost grassland in the north of the Site.
New urban trees	Newly planted individual urban trees across residential areas to support a variety of wildlife.
New mixed-scrub	- New mixed scrub planting is proposed along the eastern boundary of the Site in small to medium sized parcels. - New scrub planting will include native species to support a variety of wildlife.
New SuDS basin	- A new SuDS basin will be created in the southeast of the south. - The new SuDS will be classified as 33% non-priority pond and 67% other neutral grassland.

3 Additional 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
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.jacksonsfencing.co.uk or www.wickes.co.uk. - To reduce the risk of these being blocked by future residents, a small 'Hedgehog Highway Sign' should be attached. Available from www.nhbs.com. - Further information is available at: https://www.hedgehogstreet.org/help-hedgehogs/link-your-garden/
1 no. Hibernaculum/ habitat pile	 Example hibernaculum design	- Provide a hibernacula/ resting place 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 a suitable location such as adjacent to the attenuation basin in the southeast of the Site.
45 no. Integrated bird boxes		- Fully integrated boxes to be built into the fabric of the building. These are more secure and eliminate future maintenance requirements. - Suitable models include the Manthorpe swift box (pictured), 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).

Quantity & Type	Illustrations	Description & Installation
		- 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.
15 no. integrated bat boxes	 Click Cast Stone Bat Box and Vivara Pro Build-in Woodstone Bat Box  Installation	- Density: one box per two dwellings or on mature trees. - 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 Click Cast Stone Bat Box (pictured), Habitat Bat Box, Vivara Pro Build-in Woodstone Bat Tube (pictured), or similar approved which can be chosen to suit the finishing of the building. Suppliers include www.nhbs.com and www.wildcare.co.uk. - Position a minimum of 3m above the ground. - Locate where there is a clear, unlit flight path for bats to linear vegetation (e.g. hedgerows) and away from windows. - Install away from any artificial light sources, to prevent light spill illuminating the boxes.

4 Management Mechanism

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

4.1 Managing Agent

The Managing Agent will be the organisation responsible for the delivery of the LEMP. In the long-term this is anticipated to be an on-site management company.

Until occupation of the last dwelling, the Managing Agent will be Charles Church 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.

4.2 Funding

Charles Church 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 (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.

4.3 Management Constraints

The Site supports nesting birds therefore hedgerow, tree and scrub management should be undertaken between September and February inclusive. Any removal outside of this period (March to August) will require a pre-works check by an ecologist. Any active nests must be retained with an appropriate buffer until all chicks have fledged (see CEMP for details).

Although the site was not found to support reptiles and amphibians, it is recommended that a precautionary approach for reptiles and amphibians is implemented. Vegetation clearance/maintenance of habitats suitable for reptiles (namely the wildflower grassland, other neutral grassland associated with the SuDs and hedgerow bases) shall be cut with a minimum of 100mm of vegetation remaining (see CEMP for details).

Any management of installed reptile hibernacula should be undertaken outside of the hibernation season, between the months of March and October.

5 Management Schedule

Table 3 below provides a timetable for the establishment of the proposed mitigation measures as well as a maintenance specification for a period of 30 years post-completion.

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

The following habitats have not been included within **Table 3**, as they have no prescribed management actions required under this LEMP:

-  Developed land (including buildings, roads);
-  Artificial unvegetated unsealed surface (LEAP);
-  Vegetated gardens; and
-  Non-native ornamental hedgerows.

Table 3: Management Schedule

Ecological Feature	Objective/ Target	Prescription/ Action	Year Post Commencement					Month											
			1	2	3	4	5	J	F	M	A	M	J	J	A	S	O	N	D
Retained hedgerows	Enhance species diversity	Plant up gaps with at least 5 native species as per Landscape Proposals (See Appendix 1)	-	-	-	-	-												
	Maintain/ improve structure	Cut on 3-year rotation (no more than one third per year) to maintain height of 2 – 3m and width of 2m	✓	✓	✓	✓	✓	✓	✓									✓	✓
New hedgerows	Ensure new hedgerows are well established	Replace any dead, diseased or damaged stock	✓	✓	-	-	-	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓
		Cut on 3-year rotation (no more than one third per year) to maintain height of 2 – 3m and width of 2m	✓	✓	✓	✓	✓	-	✓	-	-	-	-	-	-	-	✓	-	-
		Water hedgerows in periods of extreme drought (2 or more weeks without substantial rainfall).	✓	✓	✓	-	-	-	-	-	✓	✓	✓	✓	✓	✓	-	-	-
		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	-	-		✓	✓	✓	✓	-	-	-	-	-	-	-	-	✓	✓

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
		between the two sides of the hedgerow each year.																	
	Maintain/ improve structure	All planted whips would be checked annually for the first five years to ensure survival	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
New trees	Ensure new trees are well established	Replace any dead, diseased or damaged stock.	✓	✓	-	-	-	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓
		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.	✓	✓	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Spraying, strimming or hand removal of weeds within a 1m diameter circle (mulched) around each tree to reduce competition and aid establishment. Once established the sward can be allowed to grow up to the trunk, although tall weeds, bramble and ivy will be removed from around the trees. Care will be taken when using strimmers or mowers to avoid damaging trees. Weeds and grass within 100mm of the trunks will be removed by hand.	✓	✓	✓	✓	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓	-	-
		Replace failed specimens on a like-for-like basis. Top up mulch to a depth of 75mm where necessary.	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓
		Where periods of extreme drought occur, trees that have not yet established (not healthy, not in full leaf, suppressed growth) need to be watered where their	✓	✓	✓	-	-	-	-	-	✓	✓	✓	✓	✓	✓	-	-	-

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
		tolerance to drought is deemed to be insufficient.																	
		Conduct annual inspections of trees to assess health of trees and to consider public health and safety. Carry out pruning to encourage good structure and form and undertake remedial action if there are health and safety concerns.	✓	✓	✓	✓	✓	✓	✓	If required for health and safety, but nesting bird check required.						✓	✓	✓	✓
New modified grassland	Enhance species diversity	Seed areas with species-poor low-maintenance grassland seed mix as per Biodiversity Net Gain Assessment (CSA Environmental, 2023).	✓	-	-	-	-	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓
	Manage	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.	✓	✓	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		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	-	✓	✓	✓	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓	-	-
		Mowing will be reduced during prolonged dry periods and the mowing height increased to 50mm at such times.	✓	✓	✓	✓	✓	As required											

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
		Similarly in very wet conditions all grass cutting operations will cease until conditions allow for grass cutting to take place.																	
New other neutral grassland	Enhance species diversity	Seed areas with species-rich grassland mix as per Biodiversity Net Gain Assessment (CSA Environmental, 2023).	✓	-	-	-	-	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓
	Improve diversity	Cut areas of other neutral grassland and leave arisings for 3 weeks before collecting.	✓	✓	✓	✓	✓	-	-	-	-	-	-	✓	✓	-	-	-	-
	Ensure new grassland establishes	During initial establishment of new grassland, resist cutting until early August following sowing to remove annual weeds. Cut and remove arisings. Mow regularly when conditions allow through autumn until the end of March. Regularly remove litter and fallen leaves to maintain a neat appearance. Dig out any residual perennial weeds such as docks.	✓	✓	-	-	-	✓	✓	✓	-	-	-	-	✓	✓	✓	✓	✓
New scrub	Ensure new scrub is well established	Replace any dead, diseased or damaged stock	✓	✓	-	-	-	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓
		Replace failed specimens on a like-for-like basis. Top up mulch to a depth of 75mm where necessary.	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓
		Spraying or strimming of weeds to reduce competition and aid establishment. Not required if weed suppression matting used. Spray and hand weed around tree boles.	✓	✓	✓	✓	✓	-	-	-	✓	✓	✓	✓	✓	✓	-	-	-
		Examine all tree stakes and ties, replace or adjust as appropriate. If the tree has yet to establish, replace or adjust ties,	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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
		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.																	
		Where periods of extreme drought occur, trees that have not yet established (not healthy, not in full leaf, suppressed growth) need to be watered where their tolerance to drought is deemed to be insufficient.	✓	✓	✓	✓	✓	-	-	-	✓	✓	✓	✓	✓	✓	-	-	-
		Conduct annual inspections of trees to assess health of trees and to consider public health and safety. Carry out pruning to encourage good structure and form and undertake remedial action if there are health and safety concerns.	✓	✓	✓	✓	✓	✓	✓	If required for health and safety, but nesting bird check required.						✓	✓	✓	✓
		Prescriptions/tasks and frequency described in Flood Risk Assessment & Outline Surface Water Drainage Strategy (Gladman Developments Ltd, 2023)	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-
New SuDS basin	Managed for drainage function and biodiversity value.	Remove filamentous algae and duckweed from the surface by skimming to maintain <10% cover of these species	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Ensure pond is well established	Inspect inlets, outlets and overflows for blockages and clear if required. Inspect banksides, structures, pipework etc for evidence of physical damage. Remove sediments from inlets and outlets, minimising damage to surrounding vegetation.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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
		Monitor the extent of vegetation during peak of growing season. Marginal plants shall be maintained to cover the area highlighted on the Landscape Proposals (See Appendix 1). Invasive species will be removed in their entirety should it colonise, using the most appropriate method for the species present and seeking advice from a specialist where required.	✓	✓	✓	✓	✓	-	-	-	-	-	✓	✓	✓	-	-	-	-
		Manage shading to ensure no more than 50% of the surface is shaded by adjacent trees and scrub.	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓
Ecological enhancements																			
Bat boxes	Increase the Site suitability for roosting bats	Install bat boxes	✓	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Verification check from ground level to ensure bat boxes are still in place. Replace if missing.	-	-	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bird boxes	Increase the Site suitability for nesting birds	Install integrated nest boxes.	✓	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hibernaculum	Increase Site Suitability for reptile/amphibians	Install hibernaculum, including seeding over the top with native grass mix.	✓	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Maintain/improve	Check the hibernaculum to ensure the seeding over the top has established.	-	-	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

6 Monitoring

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

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

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

6.1 Plan Review

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

Management will be undertaken in perpetuity following each revised management plan.

7 References

CAS Environmental (2023) *Land at High Street, Sutton Benger. Biodiversity Net Gain Assessment*

CAS Environmental (2023) *Land at High Street, Sutton Benger. Ecological Appraisal*

CAS Environmental (2023) *Land at High Street, Sutton Benger. Ecological Impact Assessment*

Charles Church (2025) *Land at High Street, Sutton Benger. (550.100 A)*

GE Consulting (2025) *Land at High Street, Sutton Benger. Construction Environmental Management Plan*

Golby and Luck (2025) *Landscape Proposals (GL2566 LP 01B)*



Internally mounted swift boxes to be installed at least 5m above the ground beneath sheltered eaves on the northeastern or northwestern elevations.

Suitable models include; Manthorpe swift box (pictured), 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.



Fully integrated bat boxes to be installed within the fabric of the buildings on the southeastern or southwestern elevations.

Suitable models include: Click Cast Stone Bat Box (pictured), the Habitat Bat Box, Vivara Pro Build-in Woodstone Bat Tube, or similar approved which can be chosen to suit the finishing of the building.

Key:

-  Hibernaculum/ Habitat Piles
-  15 no. Integrated Bat Box
-  45 no. Internally Mounted Swift Box (Cluster of 3)



Land Off High Street, Sutton Benger : Planning Layout
(Charles Church, 2025)

Figure 1:
Biodiversity Features Plan

Project:

Land at High Street, Sutton Benger

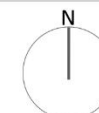
Client:

Charles Church

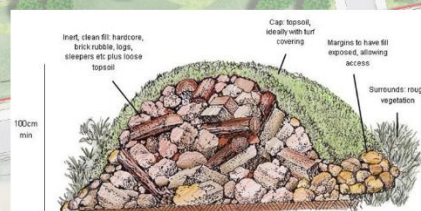
Date:
19/5/2026

Ref:
3112-LEMP-F1

Drawn:
HD
Revision:
1



Hedgehog holes to be implemented at the base of fences during the construction phase. This will consist of a 13cm x 13cm cut out through all close-boarded fences (or equivalent gaps under fences) to allow hedgehog movement throughout site.



Hibernaculum /Habitat piles to be installed around the SuDs attenuation basin. 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.



Appendix 1 – Landscape Proposals (Golby + Luck: GL2566 LP 01B)

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