LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

OF

LAND EAST OF CHURCH VIEW, SUTTON BENGER

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VALIDITY

Due to the dynamic nature of ecological conditions, the results of the survey(s) and related conclusions and recommendations as contained within this report should only be considered valid for up to 12 months from the date the last survey was undertaken.

Any alterations to the site proposals may invalidate the recommendations contained within this report.

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1 Introduction

1.1 Report Aims & Objectives

1.1.1 Abricon Ltd. was commissioned by E G Carter & Co Ltd. on behalf of Curo to prepare a Landscape and Ecological Management Plan (LEMP) for the development at Land East of Church View, Sutton Benger, Chippenham SN15 4RS in order to discharge Condition 21 of planning permission PL/2023/10642.

1.1.2 The proposal comprises the construction of 19no. residential dwellings with associated hard and soft landscaping.

1.1.3 The aims of this LEMP are to provide a clear description of what actions are required, and when, in order to ensure that the proposed development shall achieve benefits for wildlife and biodiversity net gains on site. It provides:

- Details of the development proposals for the site;
- A brief summary of the existing site conditions;
- A management brief for works following development;
- Details of new and enhanced features for biodiversity;
- A list of responsibilities and with whom they lie.

1.1.3 This outline Landscape and Ecological Management Plan (LEMP) sets out a framework for the planting, management and monitoring of landscaping and ecological mitigation and enhancement habitats for the proposed development. This LEMP concerns works which will be required during both construction and operation phases of the Scheme.

1.1.4 This LEMP has been produced in accordance with *Condition 21.*

"21. 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 long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets. The LEMP shall also include 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.

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

1.1.6 Proposals should be read in conjunction with the approved landscaping strategy, plans and planting schedule (ISL Associates Landscape Architects 2025, Minister Property Group, 2026):

- 23.1815.030 Landscape Proposals 1 of 3
- 23.1815.031 Landscape Proposals 2 of 3
- 23.1815.032 Landscape proposal 3 of 3
- 143.1815.005A Ecological Enhancements Strategy
- 22072 0107-P06 Swift Brick Plan

1.2 Site Location & Description

1.2.1 The site is located within a field adjacent to the residential area of the village of Sutton Benger and is centred at National Ordnance Grid Reference ST 95036 78617.

1.2.2 The site comprises areas of modified grassland, cropland – intensive orchards, developed land; sealed surface (buildings and roads) and vegetated garden. The site also included a variety of hedgerows: Native hedgerow, Native hedgerow with trees, Native hedgerow associated with bank or ditch, Species rich Native hedgerow with trees and non-native ornamental hedgerow.

1.2.3 The wider landscape comprises residential properties and hedgerow lined agricultural fields surrounding Sutton Benger village.

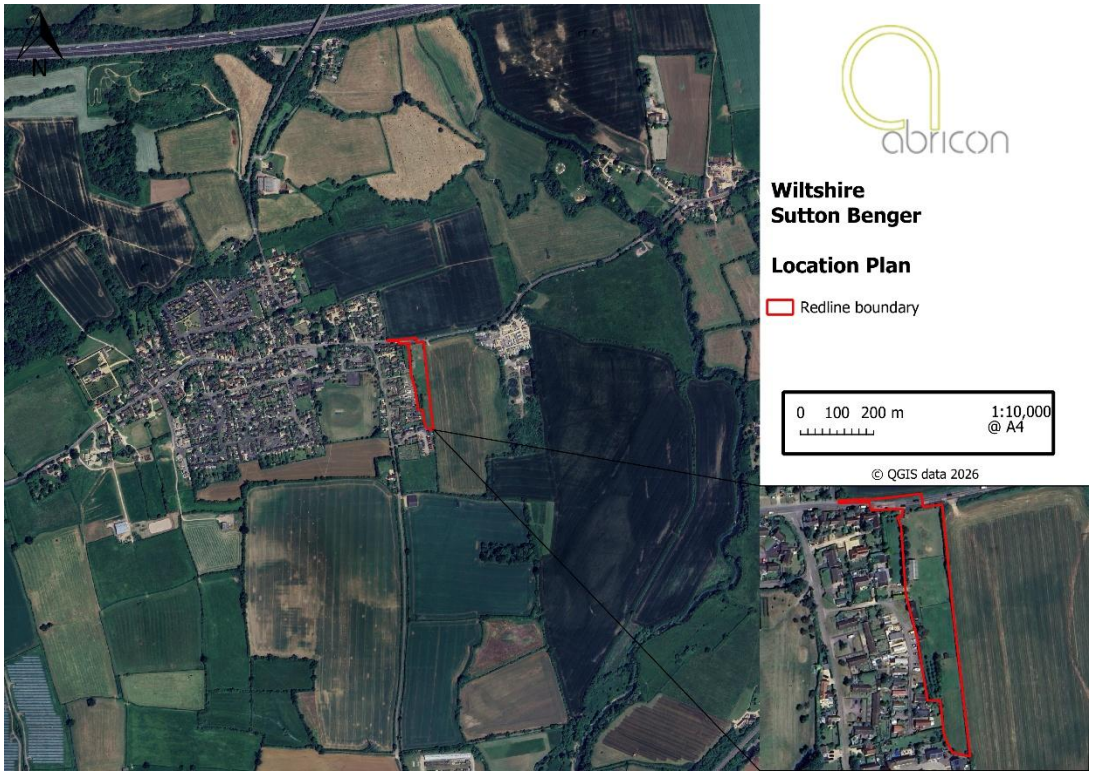

Figure 1 – Location Plan

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2 Current and Future Site Management

2.1 Existing Site Condition

Site Background

2.1.1 To support the planning application (20/03876/OUT) ecological survey work has been undertaken on the site in 2020, the following surveys were carried out: Preliminary Ecological Appraisal (PEA) conducted in November 2023 (Corylus Ecology, 2020) which was later updated in 2024 (Geosphere Environmental 2024). as well as a Biodiversity Net Gain calculation report which was later updated in 2026 (Paul Hicking Associates 2026).

2.1.2 The requirement for the LEMP was subsequently conditioned under PL/2023/10642 - Approval of reserved matters following Outline approved under appeal ref APP/Y3940/W/22/3292118 for erection of 19 Dwellings and Associated Infrastructure (Details of Appearance, Scale, Layout & Landscaping).

Existing Habitats

2.1.3 The majority of area habitats will be lost to facilitate the development, with the exception of 0.09ha of modified grassland which will be enhanced to form other neutral grassland.

2.1.4 The majority of the linear habitats (hedgerows) onsite will be retained or enhanced post development, with the exception of a non-native ornamental hedge.

2.2 Proposed Habitats

Post Development Habitats

2.2.1 Post development habitats are shown in Appendix A.

2.2.2 Figures for habitat retention, enhancement and creation are from the BNG report (Paul Hickings Associates 2026).

<u>Retained habitats:</u>

- Modified Grassland (0.09 Enhanced)
- Native species hedgerow with trees (0.06 Retained)
- Native hedgerow (0.01 Retained)
- Native hedgerow – associated with ditch (0.04 Retained)

<u>Created habitats:</u>

- Developed land; sealed surface (0.42ha)
- Grassland – other neutral grassland (0.11ha)
- Urban Vegetated garden (0.ha)
- Vegetated garden (0.1945ha)
- Introduced shrub (0.0568ha)
- Native hedgerow (0.07km)

Proposed Enhancement Measures

2.2.3 The following enhancement measures are recommended based off the 143.1815.005A Ecological Enhancements Strategy (ISL associates 2025).

2.2.4 In summary, a total of:

- Swift boxes (SB) – 24 integrated swift boxes should be installed in pairs various north, west and east facing elevations of Plot 1-19 (2 x boxes – residence). Boxes should be placed as high up as possible, away from windows and doors Manthorpe Dual Swift Brick (or similar) should be used.
- Bat boxes (BTB) - a total of 7 bat boxes should be installed on the south facing elevations of houses (spread across plots 1-19). Ibstock Enclosed Bat Box - Smooth Faced (or similar) should be used.
- Hedgehog boxes (HB) – a total of 2 hedgehog boxes will be placed in quiet, dark corners of gardens/lawns at the west and east boundaries of the estate.

- Bird brick (BB) – a total of 7 additional bird bricks should be installed on the north, west or east elevations of plots 1-3 and 4-16.
- Hibernacula (HBR) - a total of 2 hibernacula will be installed at the north and of the site.
- Hibernacula (IHBR) - a total of 1 hibernaculum will be installed on the western flower meadow.
- Hedgehog friendly gravel boarding (H) – 23 hedgehog gravel boards are to be installed by approved fencing specialists at throughout the onsite plots.

2.2.5 All boxes/enhancement features should be erected, replaced if damaged/lost and maintained in perpetuity.

3 Habitat Features and Future Management

3.1 General

3.1.1 The Plan focuses on retaining existing areas of ecological value, and the establishment and management of new habitats and ecological features, including:

- Creation of new SuDS/attenuation features in northeastern area of the site with wildlife friendly wetland planting.
- Creating/enhancing existing grassland with wildflower/herb species to create a more species-rich sward.
- Planting new trees and shrubs.
- Retention and protection of native hedgerows and individual trees.
- Sensitive management of trees, scrub and hedges during the bird breeding season.
- Erection and maintenance of wildlife boxes on site.

3.1.2 The objective of the LEMP is to ensure benefits are provided for biodiversity within the site for all established habitats outlined in the Biodiversity Net Gain assessment (Paul Hickings Associates 2026).

3.2 Hedgerows

3.2.1 The majority of existing hedgerows will be retained:

- Native species rich hedgerow with trees (0.04km)
- Native species hedgerow with trees (0.06km)
- Native hedgerow (0.01km)
- Native hedgerow – associated with bank or ditch (0.04km)

3.2.2 Additionally, the creation of the following hedgerow is proposed:

- Native species rich hedgerow (0.07km Created)

3.2.3 Prescriptions for the creation and/or ongoing management and monitoring of the hedgerows on-site are detailed below.

Species Rich Native Hedgerow

Objectives

3.2.4 The addition of a 0.07km worth of species rich native hedgerow within the south of site. Planting will follow the prescriptions described in the approved landscape strategy and planting schedule, utilising native species of local provenance (grown and sourced).

3.3.3 The hedgerows will **achieve a minimum of 'moderate' condition** (requires meeting 4/8 of the criteria listed below, with no more than 1 failure in any functional group A -D).

3.3.4 The Species rich native hedgerow is anticipated to achieve 5/8 conditions (A1, B1, B2, C1 D1 and D2), conditions expected to fail are highlighted in red and a brief description of why is given below:

Table 1 – condition assessment criteria for hedgerow habitats.

Criteria	Comment
A1 – average height over 1.5m.	Hedgerow will be allowed to grow above 1.5m to provide privacy for residents and function for wildlife.
A2 – average width over 1.5m.	Hedgerow is unlikely to exceed 1.5m width, as this would encroach upon the wildflower planting areas.
B1 – gap at hedge base – gap between ground and base of canopy <0.5m for >90% of length.	Hedgerow will be maintained to create bushy plants, preventing vertical gaps developing.

B2 – gap at hedge canopy continuity – gaps make up <10% of total length; and no canopy gaps >5m	Up to 5% of total gap length will be allowed. 5% and above will result in any gaps being replanted.
C1 – undisturbed ground and perennial vegetation - >1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: measures from outer edge of hedge and is present on one side of the hedge (at least).	The Wildflower grassland east of the site will be created on the east of the side leaving an undisturbed grassland margin.
C2 – Nutrient enriched perennial vegetation – plant species indicative of nutrient enriched soils dominate <20% cover of the area of undisturbed ground.	Surrounding environment is agricultural, meaning nutrient enriched plant species are likely to be present.
D1 – invasive and neophyte species - >90% of the hedge and undisturbed ground is free of invasive and non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.	Invasive species will be monitored and removed to prevent colonisation of the species rich hedge.
D2 – Current damage - >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Hedgerow will be subject to management procedures; no other damage is anticipated. If damage becomes apparent, then failed/damaged sections of hedge will be replanted.

Works to Achieve These Objectives

3.2.5 Hedgerows plants will be planted as in a row of two, secured with a cane and protected by spiral rabbit guards to help protect young whips during establishment.

Species rich native hedgerow

3.2.6 The 0.07km of species rich native hedgerow hedge will be comprised of a diverse native mix of species:

- Field maple *Acer campestre*
- Hazel *Corylus avellana*
- Hawthorne *Crataegus monogyna*
- Holly *Ilex aquifolium*
- Crab apple *Malus sylvestris*
- Blackthorn *Prunus spinosa*)
- *Rosa canina*
- *Viburnum opulus*

Establishment

3.2.7 All hedgerow whips will be planted between October and February.

3.2.8 Hedgerow will be planted at 5 plants per linear metre in double staggered row. All with spiral rabbit guards and secured with bamboo cane.

3.2.9 Whips shall be pit planted, with backfill mixed with 70grams of Enmag slow release fertilser. All stock delivered to site shall be of proven British provenance, a certificate shall be provided to the Landscape Architect to prove provenenance of plants prior to delivery to site.

3.2.10 All whip roots will be dipped into MycorForce Whip Dip prior to planting.

Management

3.2.11 Post-development cutting / trimming of the hedgerows should take place outside of the nesting bird season (between September and February).

3.2.12 New planting will be inspected at 6 and 12 months after planting and then on an annual basis from years 1 to 5. Any failed planting will be identified, and failed plants will be replaced (as required). Up to 5% failure rate for shrubs will be allowed, but if more than 5% failures occur then replacement planting of the same (or similar) species will be provided. Any shrubs which fail will be replaced on a like-for-like basis.

3.2.13 In the first spring, cut the newly planted whips down to 45-60cm. This hard pruning will encourage the whips to become thick and bushy.

3.2.14 If dry weather persists during the first summer, the whips will be well watered to prevent failures. Same principles apply as per new trees – **see 3.4.16 for full details.**

3.2.15 The whips will be lightly trimmed every second or third year, allowing the plants to increase in size each time.

3.2.16 Pruning and trimming of trees should be carried out outside of the bird breeding season (nesting season: March – August inclusive) in the months of September to February. Trees should be checked bi-annually for shape, form and size, and pruned as appropriate to the species. Any stakes, canes or ties found not fit for purpose will be adjusted, replaced or removed. After 2 years all stakes, canes and ties may be removed.

Monitoring

3.2.17 A suitably experienced landscape contractor will undertake annual inspections for at least 30 years to monitor the development of this habitat.

3.2.18 The site owners are responsible for the health and condition of the plants for at least 30 years after they are planted, and this means that any failures during this period must be replanted.

3.3 Grasslands

Other Neutral Grassland

3.3.1 The majority of the grassland areas will be lost during construction.

3.3.2 A total of 0.09ha of modified grassland will be enhanced to poor condition other neutral grassland.

Objective

3.3.3 To recreate and manage the areas of grassland within the site as more species rich and diverse areas to improve biodiversity onsite by encouraging invertebrates and pollinator insects.

3.3.4 The areas of other neutral grassland is expected to achieve at least ‘poor’ condition (requires meeting 2 or fewer criteria or passes 3 or 4 criteria excluding criterion A and F).

3.3.5 The other neutral grassland is anticipated to achieve 3/6 conditions (D-F), conditions which are not expected to be met are highlighted in red and a brief description of why is given below:

Table 4 - condition assessment criteria for other neutral grassland

Criteria	Comment
A - The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only."	Grassland is not anticipated to reach a structure and composition considered ‘good’ for this respective habitat type due to the regular maintenance procedures.
B- Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Sward will be managed for the local residents and so a varied sward height is unlikely to be achieved

C- Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	No bare ground is anticipated, as the seed mix will be seeded continuously
D - Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	Bracken and scrub will be removed as part of maintenance schedule for this habitat to maintain its condition.
E - Combined cover of species indicative of suboptimal condition 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. If any invasive non-native plant species (as listed on Schedule 9 of WCA5) are present, this criterion is automatically failed.	The proposed grassland will be monitored and to ensure a healthy species composition is achieved. Areas of damage will be minimal and failed areas of planting will be resown.
F - There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only."	The grassland mixture (N5 Long Season Meadow Mixture) contains 29 native wildflower species and 10 species of grass. Therefore, species is expected to exceed 10/m^2

Works to Achieve These Objectives

3.3.6 Areas will be sown with N5 Long Season Meadow Mixture (Naturescape, 2026). Grass will be sown at a 5g/m^2.

3.3.7 Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out, divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact.

Establishment

3.3.8 Ensure the ground that is not highly fertile by use of stale seed bed method, allowing existing seed bank to germinate and grow before being sprayed off with glyphosate-based weedkiller. Then mow as short as possible before planting.

3.3.9 Seed is best sown in the autumn or spring when there is sufficient warmth and moisture. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out divide the seed into two or more parts and sow in overlapping sections.

3.3.10 Do not incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact. Cultivate soil to depth of 25mm including all consolidation, rolling, harrowing or raking to achieve a firm, fine tilth suitable for seeding. The seed bed shall be free from unevenness, hollows, depressions and soft areas so that an evenly graded grass surface can be achieved.

3.3.11 Remove all weeds, and remove stones, grass sods and other debris exceeding 20mm in any dimension and all roots exceeding 15mm diameter or 200mm length.

Management

3.3.12 The species in this mix are perennial; they will be slow to germinate and grow and will not usually flower in their first growing season. There will often be a flush of annual weeds from the soil in the first growing season. This annual weed growth is easily controlled by repeated mowing and collection of cuttings.

3.3.13 When the sown meadow emerges and reaches 70mm in height, it should be mown back to 25mm and remove all cuttings. Repeat this each time the grass reaches 70mm and cease only when the meadow plants reach 70mm in height themselves and are receiving good light. This will gradually develop a good sward structure, help maintain balance between faster growing grasses and slower developing wildflowers, and control annual weeds. Dig out any residual perennial weeds such as docks. Heavy quantities of cuttings should be collected and removed from site.

3.3.14 Once the grassland is established, a main cut should be undertaken in late summer (from July onwards), in which the grass is reduced to a height of around 5-10cm.

3.3.15 No weeding of the grassland areas should take place, unless an abundance of creeping/spear thistle *Cirsium arvense/vulgare,* broad leaved dock *Rumex obtusifolius*, curled dock *Rumex crispus* or ragwort *Jacobaea vulgaris* develops. Should either species be identified, they will be hand-pulled and the arisings removed from site.

Monitoring

3.3.16 A suitably experienced landscape contractor will undertake annual inspections for at least 30 years to monitor the development of this habitat.

3.3.17 The site owners are responsible for the health and condition of the plants for at least 30 years after they are planted, and this means that any which die during this period must be replaced.

3.4 Trees

Urban Trees

Objective

3.4.1 To plant new trees within the new residential gardens/areas /street trees which will provide suitable habitat for birds, invertebrates, and other wildlife as well as a variety of ecosystem services. Trees combat climate change by sequestering carbon, improve air quality by filtering pollutants, and mitigate urban heat islands through shading. They act as natural stormwater buffers, support biodiversity, and boost human health by reducing stress and encouraging physical activity.

3.4.2 All new trees will be targeted to achieve ‘moderate’ condition (3-4/6 below listed criteria need to be met) of a small tree (stem diameter between 7.5cm and 30cm).

3.4.3 The urban trees are anticipated to achieve 4/6 conditions (B, C, D and F), conditions expected to fail are highlighted in red and a brief description of why is given:

Table 4 – condition assessment criteria for Individual urban trees

Criteria	Comment
A - tree is a native species (or at least 70% within the block/site are native species.	3/8 species listed to be planted are domesticated or non-native varieties which are not considered native to the UK.
B - Tree canopy continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5m wide (individual trees automatically pass this criterion).	Tree pruning and management will avoid over pruning to ensure that a continuous canopy is achieved.
C - The tree is mature (at the age of 30).	7/8 proposed tree species are expected to reach maturity by the age of 30. However, *Quercus robur* will not.
D - There is a little or no evidence of an adverse impact on tree by human activities (i.e vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Tree pruning and management will avoid over pruning/management to ensure trees reach 75% of their expected canopy size.

E - Natural ecological niches for invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Natural ecological niches for wildlife are unlikely to have developed by this time.
F - More than 20% of the tree canopy area is oversailing vegetation beneath.	Trees will be planted within areas of green space throughout the development. At least 20% of the tree will over sail vegetation.

3.4.4 Street/specimen trees proposed for the development are a mixture of native and non-native species. All proposed tree species are outlined within the 23.1815.030 Landscape Proposals 1 of 3 (ISL Associates Landscape architects 2026):

- Field maple (*Acer campestre*)
- Silver birch (*Betula pendula*)
- English Oak (*Quercus robur*)
- Sorbus 'Cardinal Royal'
- Ulmus 'New Horizon'
- Small leaved lime (*Tilia cordata*)
- Apple - *Malus* 'Cox's Orange Pippin'
- Apple - *Malus* 'James Greive'

Works to Achieve These Objectives

Ground Preparation

3.4.5 Any rubbish, concrete, metal, glass, decayed vegetation, and contaminated topsoil will be removed. If weed growth has developed, then any individuals should be manually pulled or dug out and herbicide should not be used.

3.4.6 Before planting the sides of the pit shall be broken up and the base dug over to a depth of 150mm to improve drainage. The tree will be planted to the same depth as it was in the nursery.

3.4.7 Backfill will be firmed in around the root ball to prevent any air pockets. The pit shall be backfilled with a 50/50 mix of good quality topsoil and a non peat based compost. 140gms of Enmag granular slow-release fertiliser shall be incorporated to the fill mixture.

Unloading and Temporary Storage

3.4.8 Recipients of young trees from the nursery will ensure that they have the resources, both human and mechanical, necessary to unload the lorry in a speedy and efficient manner. The landscape contractor will conduct a full quality check at the time of unloading to check that the plants are of good form and vigour, free from pest and disease, free from physical damage or deformity, with vigorous leading shoots moist fibrous root systems and stout root collars. All roots should not be circled, girdled or kinked, freeze or burn damage should be checked for. Plants with symmetrically distributed roots should be chosen. Any defects or breakages will be reported to the dispatching nursery immediately and replaced. Trees and shrubs that do not meet the specification or are otherwise unsatisfactory or damaged will be rejected and returned. The site of temporary storage will be isolated from areas where there is potential for contamination from other stored materials on neighbouring sites or damage from vehicles. Any temporarily stored plants shall have their roots kept cool and moist. The length of time that trees are held in temporary storage will be kept to a minimum. Any off-season material shall be heeled in to prevent freeze damage. Greenhouse material shall be hardened off prior to planting. While on-site, plants shall be protected from excess light, heat and desiccation. Containerized trees will be lowered intact from delivery by hand or using machinery. They will not be dropped onto the ground, as this can cause damage to their root system.

Planting and Establishment

3.4.9 All bare root trees will be unloaded carefully and will have their root systems protected immediately after unloading, either by heeling in on-site in a temporary trench or by covering with a moisture-retentive, breathable material.

3.4.10 The excavated hole shall be of sufficient size to accommodate the root-ball or container, allowing approximately 500mm clearance. Before planting the sides of the pit shall be broken up and the base dug over to a depth of 150mm to improve drainage. The tree will be planted to the same depth as it was in the nursery. Backfill will be firmed in around the root ball to prevent any air pockets. The pit shall be backfilled with a 50/50 mix of good quality topsoil and a non peat based compost. 140gms of Enmag granular slow-release fertiliser shall be incorporated to the fill mixture.

3.4.11 Trees in soft ground shall be double staked and fixed to horizontal crossbar using rubber strapping, with rubber block positioned between the tree and cross bar. Stakes shall be 60mm diameter treated softwood, driven firmly into ground either side, and not through the root ball, with tree central between the stakes. The above ground height of the stake should be a minimum of a third of the stem high. All trees to receive perforated watering pipes surrounding root ball.

3.4.12 Where appropriate, woodchip/bark mulch applied to a depth of 75mm, and to at least the edge of the planting pit.

Tree Installation

3.4.13 Tree planting works are advised to be undertaken between October and February.

3.4.14 Tree maintenance works should avoid the season for nesting birds. All tree works should be carried out in accordance with current best practice guidelines and BS3998 – Tree Works. Only natural pruning methods to be used. The use of an Arboricultural Association Approved Contractor or ISA Certified Arborist/Tree Worker suitably insured and experienced to carry out the tree works is recommended. All trees to be positioned on site to avoid conflict with services and supplied with root barriers as necessary to protect services and structure. If needed, use tree shelters or other barriers to keep out herbivores. Base & sides of pits to be well loosened. Standard and feathered tree pits to suit tree root system, with 300mm min soil around roots and 600mm deep pit (bottom of pit to be broken up to a depth of 150mm), filled with good quality topsoil. Standard nursery stock trees to be pit planted with double stub stake and fixed horizontal tie approx. one third clear stem height.

Management

Irrigation

3.4.15 Water can be sourced externally (bought in by a bowser) or the site served by local mains water services (organised and paid for by Curo Housing Association).

3.4.16 Irrigation principals should be followed as outlined below. Excerpt from Section 11.3 of the BS 8545:2014 BSI Tree guidance:

- The timing and frequency of irrigation should take into account the prevailing weather conditions, soil moisture release characteristics, and the response of the tree species to water deficits or periods of prolonged soil saturation.
- Any given volume of soil has the capacity to hold a given volume of water. The water-holding capacity of the soil should be assessed and taken into account when determining irrigation needs.
- In addition to water-holding capacity, the amount of water available to the tree should be assessed. Applying this to all newly planted trees is often impractical, but sample assessments should be made.
- The frequency of irrigation is more important than the volume of water given at any one time. Increased water volumes cannot compensate for a lack of frequency. This should be accounted for in irrigation plans. Irrigation plans should also take into account the findings of the original site assessment and the subsequent species choice made

- Monitoring is recommended if there are 10 consecutive days during the growing season at ≥25 °C. Water should only be added if soil moisture probe/tensiometer values indicate that it would be appropriate to do so.
- The frequency and extent of irrigation should take into account the prevailing weather conditions (e.g. prolonged dry periods or rainfall patterns).
- If the use of irrigation tubes is proposed, it should be fully assessed in relation to the site constraints.

3.4.17 The BSI tree guidance states that in dry periods, trees probably need to be watered about twice each week with 20 L of water adequate to keep an 800 mm diameter root ball well irrigated, and that 40 L of water or less thoroughly moistens a soil ball of 500 mm to 600 mm.

3.4.18 **The period over which irrigation is required is likely to be at least two full growing seasons,** depending on how successfully the planted trees establish on-site.

Thinning, Pruning, and Plant Replacement

3.4.19 Pruning and trimming of trees should be carried out outside of the bird breeding season (nesting season: March – August inclusive) in the months of September to February. Trees should be checked bi-annually for shape, form and size, and pruned as appropriate to the species. Any stakes, canes or ties found not fit for purpose will be adjusted, replaced or removed. After 2 years all stakes, canes and ties may be removed.

Weeding

3.4.20 Areas around the new plants should be kept clear of weeds to allow the plants to establish themselves by weeding twice a year in the Spring and Autumn. This should be through digging or cutting away unwanted vegetation which will then be removed from the site. Weeding should not take place through the use of herbicides. Any litter or debris should be removed as soon as it is found.

Fertiliser

3.4.21 No phosphate containing fertilizer should be used on any planted trees or shrubs, instead fish meal or ammonium sulphate should be used.

3.4.22 140gms of Enmag granular slow-release fertiliser shall be incorporated to the fill mixture

Monitoring

3.4.23 A suitably experienced landscape contractor will undertake regular inspections (yearly) to monitor the development of this habitat.

3.4.24 Any failed planting will be identified, and failed trees will be replaced (as required). Up to 5% failure rate for specimens will be allowed, but if more than 5% failures occur then replacement planting of the same (or similar) species will be provided. Any trees which fail will be replaced on a like-for-like basis.

3.5 Sustainable Drainage Systems (SuDS)

SuDS – attenuation basin

Objective

3.5.1 To plant/create new SuDS areas to include an attenuation pond/basin that shall provide suitable habitat for breeding birds, amphibians, invertebrates, and other wildlife as well as a range of ecosystem services.

3.5.2 The created/enhanced SuDS are set achieve a minimum of ‘moderate’ condition (Passes 3 or 4 of 5 criteria; OR Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C).

3.5.3 The SuDs attenuation basin grassland is anticipated to achieve 4/6 conditions (B, C, E1 and E2), failed conditions are highlighted in red and a brief description of why is given:

Table 6 – condition assessment criteria for SuDS

Criteria	Comment
A - Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Vegetation will be managed to prevent species from dominating; however, this regular management prevent a varied physical sward structure forming.
B - The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	This habitat will be sown with N8 Water's Edge Meadow Mixture mix of 24 native wildflower species and 9 species of grass are found within this mix.
C - Invasive non-native plant species (listed on Schedule 9 of WCA[1]) and others which are to the detriment of native wildlife (using professional judgement)[2] cover less than 5% of the total vegetated area[3]. **Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).**	Invasive species will be monitored for and if present will be removed.
E1 - Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife[4].	N8 Water's Edge Meadow Mixture utilises native species.
E2 - The vegetation is comprised of plant species suited to wetland or riparian situations.	N8 Water's Edge Meadow Mixture utilises native species which tolerate flooding once established and are capable of growing in a fully submerged environment.

Works to Achieve These Objectives

3.5.4 The SuDS feature fill be planted with N8 Water's Edge Meadow Mixture. This mixture contains a diverse species mix which is tolerant of flooding, allowing species colonise around and within the attenuation pond.

3.5.5 Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out, divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact.

Establishment

3.5.6 Seed mix should be planted at 5g/m^2. Care must be taken to ensure sowings are given as much time as possible before flooding of the site occurs.

3.5.7 Seed is best sown in the spring or autumn when there is sufficient warmth and moisture. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out divide the seed into two or more parts and sow in overlapping sections.

3.5.8 Remove all weeds, and remove stones, grass sods and other debris exceeding 20mm in any dimension and all roots exceeding 15mm diameter or 200mm length.

Management

3.5.9 When the sown meadow emerges and reaches 70mm in height, it should be mown back to 25mm and all cuttings should be removed. Repeat this each time the grass reaches 70mm and cease only when the meadow plants reach 70mm in height themselves and are receiving good light. This will gradually develop a good sward structure, help maintain balance between faster growing grasses and slower developing wildflowers, and control annual weeds. Dig out any residual perennial weeds such as docks. Heavy quantities of cuttings should be collected and removed from site.

3.5.10 Once the grassland is established, a main cut should be undertaken in late summer (from July onwards), in which the grass is reduced to a height of around 5-10cm.

Monitoring

3.5.11 A suitably experienced landscape contractor will undertake regular inspections (yearly) to monitor the development of this habitat.

3.5.12 The site owners are responsible for the health and condition of the plants for at least 30 years after they are planted, and this means that any which die during this period must be replaced.

4 Responsibilities

4.1 Main Responsibilities and Funding

4.1.1 Curo Housing Association will fund the management and monitoring of work related to biodiversity mitigation and monitoring, as detailed within this document.

4.1.2 It shall be the responsibility of E G Carter & Co Ltd and Curo Housing Association to ensure that the above tasks for site are carried out.

4.1.3 Curo Housing Association will retain ownership and maintain shared spaces on site in perpetuity.

4.1.4 Details of this plan will be communicated to the new occupiers of the dwellings through the inclusion of details within the tenant handover pack. In addition, a tenant liaison officer will be appointed for the site (within Curo Housing Association) and will be made aware of this LEMP.

4.1.5 Ecological queries should be directed to Abricon Limited contactable on 01275 391297. Where another ecological consultancy is employed to fulfil this role, any ecologist must be suitably qualified and have at least two years' experience as a professional ecological consultant, as well as being a member of the Chartered Institute of Ecology and Environmental Management (CIEEM).

4.2 Monitoring and Reporting

4.2.1 All records of species identified during the monitoring visits will be sent to the local environmental records centre.

4.2.2 Details of this management plan will be communicated to the new occupiers of the dwellings through the inclusion of details within the tenant handover pack. In addition, a tenant liaison officer will be appointed for the site (within Curo Housing Association) and will be aware of this LEMP.

4.2.3 Information on the enhancement and mitigation features and the information included in this document will be included in homeowner packs, leaflets and on-site information panels, which will include stipulation that the occupants will not be able to remove any features or enter, damage or add garden waste to the communal/managed areas. Information about ongoing management and monitoring of the communal areas will also be included.

4.2.4 This management plan will be reviewed and updated once the year 5 monitoring visits have been completed. Following this, this plan will be reviewed and updated (if relevant) every 5 years allowing the management of the hedgerows and public areas in perpetuity.

5 References

Naturescape (2026) *N8 Water's Edge Meadow Mixture*. Available at: https://www.naturescape.co.uk/product/n8-waters-edge-meadow-mixture/ (Accessed: 28 April 2026)

Naturescape (2026) *N5 Long Season Meadow Mixture*. Available at: https://www.naturescape.co.uk/product/n5-long-season-meadow-mixture/ (Accessed: 28 April 2026)

Naturescape (2026) *Meadows*. Available at: Naturescape Meadows Guide (Accessed: 28 April 2026).

Corylus Ecology (2020) Preliminary Ecological Appraisal Report for Sutton Benger (Western Site)

Geosphere environmental (2024) Preliminary Ecological Appraisal.

ISL associates Landscape Architects (2025).143.1815.005A Ecological Enhancements Strategy.

ISL associates Landscape Architects (2026) 23.1815.030 Landscape Proposals 1 of 3

ISL associates Landscape Architects (2026) 23.1815.031 Landscape Proposals 2 of 3

ISL associates Landscape Architects (2026) 23.1815.032 Landscape Proposals 3 of 3.

Paul Hicking Associates (2026) LAND EAST OF CHURCH VIEW ,SUTTON BENGER, WILTSHIRE, BIODIVERSITY NET GAIN REPORT

Appendix A – Landscape Proposals

Main Street, Sutton Benger . Landscape Proposals
Plot 09
Plot 10
Plot 15
Residential Development
Main Street, Sutton Benger
For Planning Only
MINSTER PROPERTY GROUP

Main Street, Sutton Benger . Landscape Proposals
Plot 15
Plot 19
Residential Development
Main Street, Sutton Benger
MINSTER PROPERTY GROUP

Appendix B - Management Plan Diary

Annual Management Timetable													
												Suitable/Optimal	
												Sub-optimal	
												Avoided or nesting bird check carried out ahead	
Activity		**J**	**F**	**M**	**A**	**M**	**J**	**J**	**A**	**S**	**O**	**N**	**D**
Species rich native hedgerow planting	In year 1 Avoid times of frost or drought												
Species rich native hedgerow irrigation	In years 1 and 2 Twice a week in dry periods												
Species rich native hedgerow replacement if failures	Annually for first 5 years then on a rolling 5 year basis												
Species rich native hedgerow management – Cutting/trimming	In year 1												
Species rich native hedgerow management – Cutting/trimming	Ongoing, every second or third year												
Amenity grassland turf – seeding the turf	In year 1 Avoid times of frost or drought												
Other neutral grassland planting – Seeding (N5 Long Season Meadow mixture)	In year 1												
Other neutral grassland	First Year management When the sown meadow emerges and reaches about 70mm in height, mow back to 25mm and remove all cuttings. Repeat this each time the grass reaches 70mm and cease only when the perennial wildflower plants reach 70mm in height themselves and are receiving good light.												
Other neutral grassland	Once established Once the perennial wildflowers are established, mow the meadow annually in late summer only after flowering and remove all cuttings. For small areas use a scythe/strimmer and for larger areas use a cutter bar mower. Avoid cutting from spring through to late July												

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SuDS attenuation basin – Seeding N8 Water's Edge Meadow Mixture	In year 1												
SuDS attenuation basin	First year management Mow every 2-4 weeks during growing season Cut to 100-150mm												
SuDS attenuation basin	Once established Avoid cuts from late spring through to late July												
Tree planting	In year 1 Avoid times of frost or drought												
Tree replacement if failures	Annually for first 5 years then on a rolling 5 year basis												
Tree irrigation	In years 1 and 2 Twice a week in dry periods												
Tree pruning	Yearly, ongoing												

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