

BEAUMONT
BUSINESS PARK
WOODLANDS ROW
MERE

LANDSCAPE AND
ECOLOGICAL
MANAGEMENT PLAN
(LEMP)

Redcliffe
HOMES



Ecology
Archaeology
Arboriculture
Landscape Architecture

Written By:	JNT
Checked By:	JS/ NJ
Date:	Feb. 2026
Document File Ref:	REDC24822-LEMP
Revision:	B
Date of last revision:	21.07.26
Revised by:	JNT

QUALITY ASSURANCE

This report has been prepared in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Report Writing (2nd Edition, December 2017).

The facts stated in this report are true to the best of our knowledge and belief, and any opinions expressed are held genuinely and in accordance with the accepted standards of the profession. ACD Environmental Ltd is a CIEEM Registered Practice.

Client:	RedCliffe Homes
Site/job:	REDC24822
Author:	JNT (ACD Environmental Ltd)
Technical review:	Dominic Lambert, Jon Seymour



CONTENTS

1	INTRODUCTION	4
2	AIMS AND OBJECTIVES	6
3	BASELINE ECOLOGICAL CONDITIONS	9
4	HABITAT CREATION AND ENHANCEMENT	13
5	SPECIES MITIGATION AND HABITAT ENHANCEMENT	18
6	MANAGEMENT AND MAINTENANCE	23
7	MONITORING BIODIVERSITY	36
8.	SCHEDULE OF WORKS	40
9.	CONCLUSIONS	48
10.	REFERENCES	49
	APPENDIX 1: PHASE 1 HABITAT MAP	50
	APPENDIX 2: SOFT LANDSCAPE PLAN	51
	APPENDIX 3: BAT AND BIRD BOX LOCATION PLAN	52
	APPENDIX 4: POST DEVELOPMENT PLAN	53

1 INTRODUCTION

- 1.1. ACD Environmental Ltd was instructed by Redcliffe Homes to produce a Landscape and Ecological Management Plan (LEMP) for a site at Beaumont Business park, Woodlands Park Road, Mere, Warminster BA12 6BT. This land hereafter is referred to as 'the site'. Ecological information contained within this report is derived from the Ecological Impact Assessment and BNG Habitat and Management and Monitoring Plan produced by Ecosupport, dated November 2025
- 1.2. Full planning consent for demolition of existing buildings and construction of up to 56 dwelling, associated roads and infrastructure, drainage and landscaping were granted by Wiltshire Council in 2023 (planning ref: 20/07469/OUT).
- 1.3. This report has been produced to address **Condition 19** of the planning permission. Condition 19 states:

"Prior to the commencement of development, 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 feature retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme"

- 1.4. The Landscape and Ecological Management Plan (LEMP) has been written to fulfil condition 19; and provides ongoing management and maintenance prescriptions to ensure that appropriate ecological mitigation and enhancement is implemented. This LEMP focuses on the ongoing management, maintenance, and monitoring of retained, enhanced, and created habitats, and must be read in conjunction with the soft landscape plan which is provided

within Appendix 2 and the Habitat Enhancement Plan which is provided within Appendix 3.

Competence

- 1.5. This report has been written by Landscape Architect Jai Tang incorporating ecological information provided by Ecosupport Ltd.
- 1.6. A Technical Review of this report has been undertaken in line with ACD Environmental Ltd's Quality Assurance procedures. The review was carried out by Dominic Lambert for the ecology elements and Jon Seymour for the landscape elements.

2 AIMS AND OBJECTIVES

Landscape Objectives

- 2.1. To ensure the successful planting operations, establishment, and continued healthy growth through to maturity of the trees, shrubs, and grass.
- 2.2. To achieve a clean, tidy condition and appearance of all external areas.

Biodiversity Objectives

- 2.3. The broad design objectives of the biodiversity proposals are to protect, manage and enhance the nature conservation value of appropriate areas of the site.

Ecology Objectives

- a) **To create, maintain and, where possible enhance the habitats on site,**
 - in order to promote ecological connectivity through the site;
 - for nesting bird populations within the zone of influence;
 - for roosting, foraging and commuting bats within the zone of influence;
 - for reptiles and amphibians within the zone of influence;
 - for invertebrates within the zone of influence;
 - for hedgehogs and other mammal species within the zone of influence; and
- b) **To provide an overall net gain in the biodiversity value** of the site when comparing the predevelopment situation, to the post-development situation.

Habitat objectives

2.4. The below table sets out the specific management objectives for each type of habitat, with specific reference to the species known to occur on the site.

Table 1: Management Objectives at Woodlands Road.

Type	Management Type	Management Objectives
Habitats		
Urban Tree (32)	Habitat Creation and Maintenance	Retained to the west of the site To enhance green corridors across the site, for a range of species. To provide flower, fruit, berry and seed-bearing tree and shrubs. To provide further diversity of habitat and nesting opportunities for birds and foraging opportunities for other fauna species.
Line of trees (33)	Habitat Creation and Maintenance	To provide green corridors throughout the development to facilitate wildlife movement. To provide flower, fruit, berry and seed-bearing shrubs. To provide nesting and foraging habitat for birds, and shelter for a range of wildlife.
Native hedgerows with trees	Maintenance	Retained to the west of the site To provide green corridors throughout the development to facilitate wildlife movement. To provide flower, fruit, berry and seed-bearing shrubs. To provide nesting and foraging habitat for birds, and shelter for a range of wildlife.
Neurtal grassland (g3c)	Habitat Creation and Maintenance	To be cerated ti the south, east and west of the site. To provide dual purpose areas benefiting from open space and biodiversity within the development.
Ponds (40) and rain gardens	Habitat Creation and Maintenance	To provide aquatic habitat for amphibian species and marginal invertebrates
Fauna		
Swift and other red listed birds	Habitat Creation and Maintenance	To provide additional nesting habitat for birds known to occur on site.
Bats	Habitat Creation and Maintenance	To provide additional roosting habitat for bats known to occur on site.

Invertebrates	Habitat Creation and Maintenance	To provide roosting habitat for invertebrates that could occur on site.
Hedgerows	Habitat Creation and Maintenance	To enhance connectivity across the site for hedgehogs and other species.
Reptiles	Habitat Creation and Maintenance	To provide additional habitat for reptiles known to occur on site.

3 BASELINE ECOLOGICAL CONDITIONS

Woodlands Park Road

- 3.1 The Site comprises approximately 1.98ha of land. The Ordnance Survey Grid Reference for the approximate centre of the site is ST 81680 31493.
- 3.2 The Site is located to the south of the town Mere. The location of the Site is shown within Image 1.



Image 1: Approximate boundary of the site (red line).

Map data: Google Satellite (2025)

- 3.3 The Site has been subject to a range of ecological surveys, which were undertaken between 2019-2025 by Eco Support. The surveys carried out at the Site are summarised within **Table 1** below.

Table 1: Details of field surveys.

Survey	Survey date
PEA Walkover survey	May 2019, updated April 2021 and Oc
Updated PEA walkover	October 2024,
Phase 1 Bat Surveys	May 2019, April 2021, March 2024
Phase 2 bat Surveys	September 2021 and June 2025
Reptile Survey	September 2019, updated in April-May 2025

- 3.4 The Biodiversity Metric Calculation was produced in November 2025 based on the detailed landscape plans. A full methodology for the Biodiversity Metric Assessment, is provided within the original Biodiversity Net gain habitat management and Monitoring Plan: Beaumont Business Park. Produced by Eco Support. The Phase 1 Habitat Map which was used to inform the metric has been included within **Appendix 1**.
- 3.5 Following the incorporation of the proposed landscape plans, the Site will deliver a net gain of +25.46% in area habitats (or +0.94 habitat units), a net gain of +12.46 (+0.27 hedgerow units).
- 3.6 A summary of the results of the updated walkover and of previous surveys is provided below for context. For further details please refer to the original Beaumont Business Park ECIA

Habitats

- 3.7 Habitats are listed in order of importance. All the features are shown on the Ecological Features Map in **Appendix 1**.
- 3.8 Habitat types and boundary features are described below as assessed during the PEA (Eco Support 2021) Habitat descriptions are defined by broad habitat types (JNCC, 2010).

Modified Grassland

- 3.9 Modified grassland has been identified on site mainly to the east of the Site with fragmented patches to the west and some to the north.

3.10 Reptiles require open habitats with a deep and diverse vegetation structure. Scrub and grass tussocks are preferable (Edgar et al., 2010). The Management has varied across the years surveyed, whereby there have been long durations of tall vegetation establishment followed by a site cut. Since there is scrubs, a line of trees and hedgerow in close proximity, there is opportunity provided to facilitate commuting and foraging reptiles and GCN. However, this grassland is isolated by roads, hard standing and buildings.

Bramble Scrub

3.11 Patchy scrub was present along the northern boundary of the site. The 2019 and 2021 surveys noted that species composition was dominated by common bramble (*Rubus fruticosus*), Rose (*Rosa* spp.), Ivy (*Hedera helix*), Blackthorn (*Prunus spinosa*), Oak saplings (*Quercus* spp.), Teasel (*Dipsacus fullonum*), Willow (*Salix* spp.) Hawthorn (*Crataegus monogyna*), Fire thorn (*Pyracantha* spp.) and buddleia (*Buddleia davidii*).

3.12 It was considered to hold potential to support low numbers of nesting birds. Should this vegetation be removed during the bird nesting season, there exists the potential for direct adverse impacts to nesting birds, should they be present and suitable measures not be implemented, which would constitute an offence under wildlife legislation. Further to this, there is the possibility that this scrub supports reptiles and great crested newts, which, should no suitable measures be in place, could cause harm to these protected species and therefore would constitute an offence under wildlife legislation.

Line of trees

3.17 The trees on site were considered to have negligible potential to support roosting bats. But could be utilised by breeding and nesting birds. Therefore, should this vegetation be removed during the bird nesting season, there exists the potential for direct adverse impacts to nesting birds, should they be present and suitable measures not be implemented, which would constitute an offence under wildlife legislation.

3.18 Removal of this linear feature in the absence of a suitable strategy has the potential to disturb reptiles and GCN, which may utilise grass and understorey.

3.19 Due to the high quality of the hedgerow, it is considered that this hedge has the potential to support a number of species including; dormice, nesting birds; reptiles, GCN and may be used by commuting bats. It is recommended that the hedge be retained with continued management.

Fauna

3.20 Eco Support have conducted surveys on site and the fauna habitats encountered were of birds, bats, badgers, reptiles and other mammals. Full details of the conditions assessments can be found in the Eco Support Beaumont Busniess Park EclA (2025).

4 HABITAT CREATION AND ENHANCEMENT

4.1. The various biodiversity elements are described below, and it is considered that once these habitats have been created, in combination with enhancements in Section 5, the overall BNG score for the site will be +0.94 habitat units or +25.46% and +0.27 hedgerow units or +12.46% (Eco Support, 2025).

Existing

4.2. These existing retained landscape elements within the site will be, at least in-part, retained and/or supplemented with new habitats created as part of the scheme:

- Modified Grassland (g4) ;
- Bramble Scrub (h3d);
- Ornamental lakes or ponds (46);
- Individual trees;
- Line of trees (33);
- Native hedgerow (h2a) with trees

4.3. Wherever practical, trees and shrubs within the site would be retained as part of green corridors throughout the site. Their Root Protection Areas (RPAs) would also be protected with temporary fencing. Any works within the RPAs of this retained vegetation would be minimised.

- Individual trees;
- Bramble Scrub;
- Modified Grassland;
- Line of trees; and
- Native Hedgerow with trees.

Proposed

Native Tree and Shrub Planting generally

- 4.4. Planting of native tree and shrub throughout the scheme will provide a significant amount of canopy cover once the trees reach a mature life stage and foraging opportunities once the proposed hedges mature. These will provide valuable green corridors across the site, for a range of species. The planting will also provide nesting opportunities for birds and sheltering habitat for other fauna species. The use of flower, fruit, berry, and seed-bearing trees and shrubs will increase foraging resources on the site.
- 4.5. Native tree species for planting include *Carpinus betulus*, *Acer campestre*, *Betula pendula*, *Prunus avium*, *Sorbus aucuparia*, *Sorbus torminalis* and *Alnus glutinosa*. Native shrub species for planting include , *Ilex aquifolium* , *Viburnum opulus* and *Prunus spinosa*, *Corylus avellana*, *Rosa arvensis*.
- 4.6. Minimal interference with the hedgerow is most beneficial. Any cutting to be undertaken must be done in late winter, following autumn fruiting. The following management practices should be followed, as in practical and necessary
- 4.7. Late winter cutting will take place on a 3 year cycle. In this cycle, part of the hedge is cut during the first year. Another part in the second year and nothing is cut in the third year. This allows foraging opportunities for wildlife to be present every season. Hedgerows should be maintained at a height of at least 3-4m
- 4.8. Cutting should be done using hand tools, not flails, to reduce any risk of harm to wildlife.
- 4.9. Urban tree target condition- Good (The biodiversity metric 3.1. Natural England, 2022), as trees to the east, west and south are retained.
- 4.10. Native hedgerow with trees target condition – Good (The biodiversity metric 3.1. natural England, 2022), as hedgerow to the west are retained
- 4.11. If hedgerow needs to be reduced in seize, avoid cutting the top and instead cut one side.
- 4.12. If the hedgerow begins to thin, coppicing of plants selected by a suitably qualified arborist or the alying of short lengths of hedgerow can promote dense growth, if this is required, it must be carried out between October and February to avoid the breeding season.

Native Hedgerows with Trees (h2a)

- 4.13. Native Hedgerow with trees will be planted along the eastern site boundary to achieve target condition – moderate (The biodiversity metric 3.1. natural England, 2022). The mixed native hedgerow will provide green corridors throughout the development to facilitate wildlife movement. This will also provide nesting habitat for birds, and shelter for a range of wildlife. Using flower, fruit, berry, and seed-bearing shrubs will increase foraging resources on the site.
- 4.14. This will include planting a range of native species including *Crataegus monogyna*, *Corylus avellana*, *Ilex aquifolium* and *Rosa arvensis*.
- 4.15. Native Hedgerow with trees target condition- moderate (The biodiversity metric 3.1. Natural England, 2022) within ten years.
- 4.16. Ornamental hedgerows will be planted around the site. Ornamental Non-Native target condition- not applicable (The biodiversity metric Natural England, 2022).

Neutral grassland (g3c)

- 4.17. The neutral grassland within the site post-development are largely associated with strips along internal roads, car parking bays, and areas adjacent to residential properties to the south, east and west. These areas will provide a dual purpose of open space and greenfields for biodiversity.
- 4.18. The grass areas will be seeded with EM2 meadow mixture and strimmed to 150mm height in late summer. The cover of bareground will be kept between 1-5% with bare ground being reseeded. Bracken and scrub that establish will be cut back. Any invasive non native species that establish will be removed.
- 4.19. Other Neutral Grassland target condition- moderate (The biodiversity metric 3.1. Natural England, 2022) within five years.

Modified grassland (g4)

- 4.20. Areas of wildflower meadow are to be created mainly to the west, east and south areas of the development, associated with open spaces/biodiversity areas and the ecological buffers on site. The Wildflower meadow grassland will provide a foraging habitat and nesting material for a range of wildlife species, particularly birds and bats but also invertebrates, reptiles, and amphibians.
- 4.21. The wildflower meadow will be seeded with EM10 Tussocky Meadow as supplied by Emorsgate Seed or equivalent.
- 4.22. Modified Grassland target condition- moderate (The biodiversity metric 3.1. Natural England, 2022) within four years.

Pond (40)

- 4.23. A wildlife pond is to be created, situated in the south-eastern corner of site as part of newt habitat enhancement. This will provide aquatic habitat for amphibians and invertebrates, in turn creating foraging resources for birds and bats.
- 4.24. The ponds will be planted with a wetland meadow mix, planted in relation to the planting area conditions.
- 4.25. Pond and SuDs area to be fenced off using 0.6m high knee rail to reduce disturbance from residents. See Appendix 5 external works
- 4.26. Rain Gardens are required to keep the first 5mm of rain on site, as required by Wiltshire Council in line with the new legislation from Defra.
- 4.27. Sustainable Urban Drainage Feature target condition- poor (The biodiversity metric 3.1. Natural England, 2022) within a year.

Wetland Meadow Mix

- 4.28. Areas of meadow are to be created to the south east of the development, associated with open spaces/biodiversity areas and the ecological buffers on site. The Wildflower meadow grassland will provide a foraging habitat and nesting material for a range of wildlife species, particularly birds and bats but also invertebrates, reptiles, and amphibians.
- 4.29. The wildflower meadow will be seeded with Emorsgate EM8 – Wetland Wildflower meadow Seed or equivalent. Other Neutral grassland target condition- moderate (The biodiversity metric 3.1. Natural England, 2022) within five years.

5 SPECIES MITIGATION AND HABITAT ENHANCEMENT

Nesting Birds

- 5.1. The perimeter hedgerows provide good habitat for breeding birds. All bird nests are protected by law. Therefore, any vegetation clearance (such as hedgerow or tree removal) should take place outside of the breeding bird season, which is generally considered to be from October and February inclusive.
- 5.2. If this is not possible, prior to removal, such vegetation should first be checked for the presence of nesting birds by a qualified ecologist. If any nests are found, they would have to be left undisturbed until the chicks had fledged (usually around six weeks).
- 5.3. The new green infrastructure to form part of the masterplan provides additional trees and hedgerows across the site, which will provide suitable habitat for foraging and nesting birds.
- 5.4. Further to the new breeding/foraging habitat for birds to be created on site, any meadow habitats to be created within the open space areas will also provide a significant enhancement for bird species, especially with respect to any ground-nesting birds displaced from the fields present within the main development.
- 5.5. A variety of entrance hole sizes and open fronted designs will be installed to suit a variety of species
- 5.6. 32mm entrance hole will attract great Redstart, Nuthatch, Collared and Pied Fly catcher, Wryneck, Tree and House Sparrow. 26mm entrance hole suits Blue, Marsh, Coal and Crested Tit and possibly Wren. See appendix for plan.

Bats - Commuting/Foraging

- 5.7. Key elements detailed within Eco Support EclA, includes recommendations and will be implemented to minimise the impacts of increased artificial lighting on bats. All light sources will lack UV elements when manufactured. Metal Halide, compact fluorescent sources should not be used. LED luminaries will be used here possible due to their sharp cut off, lower intensity, good colour rendition and dimming capabilities.
- 5.8. Whilst no evidence of bats were seen exiting buildings, Some were seen within commuting and foraging areas. To comply with national and local policy, artificial bat roosting features should be incorporated into the fabric of 50% of new buildings, such as Ibstock Bat box C to provide roosting opportunities for bats and thereby enhancing the ecological value of the site. Further enhancements for the species of bat will include the planting of new hedges and trees, to extend and enhance existing hedges on site. These will comprise native species, in the majority, such as blackthorn *Prunus spinosa*, whitebeam *Sorbus aria*, hazel *Corylus avellana* and field maple *Acer campestre*.
- 5.9. A SUDs feature is also to be incorporated into the development, which should be planted with a range of both marginal and aquatic planting. This in turn, will provide a significant biodiversity enhancement, and a further food resource for bats.

Bats – Roosting

- 5.10. Bat boxes will be introduced to the site to provide additional bat roosting habitat on the site. 50% of all houses is to have at least one bat roosting feature.
- 5.11. The Ibstock Type C Bat Box or equivalent is to be used. See appendix for plan.
- 5.12. Mention sensitive lighting scheme to make sure lights do not impact foraging routes.

Invertebrates

- 5.13. Retained trees on site have a high value and hold potential for bats, birds and invertebrates. In addition, the whole length of the line of trees to the south and the majority of the two native hedgerows with trees will be retained.
- 5.14. In order to mitigate for the loss of modified grassland on site, other neutral grassland and wildflower meadows will be created.

-
- 5.15. New rain gardens to front and rear gardens and to the public open space will be created and may encourage invertebrate activity.

Hedgehogs

- 5.16. In order to promote habitat connectivity, the boundaries of the site are to be planted up with additional native planting to increase habitat opportunities for a wide range of faunal species and to compensate for the likely removal of areas of existing vegetation on site.
- 5.17. It is recommended that the northern, southern and eastern boundaries are enhanced with native hedge species and the pond area to be seeded with a tussocky grass seed mix. These measures will provide further and enhanced habitat for wildlife such as breeding birds and foraging mammals such as the European Hedgehog known to be present in the local area.
- 5.18. Provision will be made to promote site connectivity and extend foraging ranges and opportunities. Holes measuring 10x10cm will be made at the base of boundary fences/gravel boards into and between each garden and the surrounding habitats. Small signage will be installed on the fence above either side of these access points to ensure they remain open upon completion of the development.

Great Crested newts

- 5.19. Great crested Newts were found on site found on site by a GCN licensed ecologist.
- 5.20. Due to the high quality hedgerows with its diverse base, it is considered that the hedges have potential to support GCN (and bats), therefore it is recommended that the hedges are protected during construction and retained with continual management to ensure it retains high ecological value.
- 5.21. There is a breeding population in neutralAny removal of scrub/ grassland/ruderal habitats on site and dismantling of rubbish piles is likely to directly negatively impact local GCN.
- 5.22. A new newt pond and tussocky grassland is created to the south east corner of the site and managed for the benefit of GCN (and reptiles) to mitigate the loss and planted with native marginal planting.
- 5.23. New rain gardens have the potential to encourage newt activity.
- 5.24. Knee rail fencing will be installed to reduce disturbance to habitats. See Appendix 5.

-
- 5.25. As the work is likely to significantly impact GCN, a Natural England European Protected Species (EPS) mitigation license must be applied for following the granting of full planning permission and must be granted prior to works to identify suitable habitat commencing.
- 5.26. To avoid disturbance/potential impacts to GCN habitat. Work will be carried out to avoid the hibernation period, which is typically between mid/late October to late February/Early March.
- 5.27. A temporary semi permanent exclusion fence will be erected around perimeter of site to ensure no newts are harmed or killed during compensation.
- 5.28. A destructive search will be conducted under supervision of licensed ecologist of any piles of waste vegetation/ brash piles, buildings and suitable areas of hard standing. This is to be carried out after an appropriate capture and exclusion programme has been implemented.
- 5.29. Where possible, GCN should be retained on site or released immediately adjacent to the site. In-situ relocation schemes, where reptile are retained in suitable areas of a development site or suitable habitat.

Reptiles

- 5.30. Given the low population of slow worms and grass snakes observed, the population is to be retained on site; albeit they need to be cleared from the construction site before works commencing on site.
- 5.31. This would include sensitive strimming/vegetation removal of any areas that are to be cleared will be undertaken in a two-stage process. The first stage would require vegetation to be cut to 10cm and vegetation cleared in a directional approach (working towards the east), encouraging reptiles away from the area of impact towards suitable habitat. An ecologist will need to be consulted before vegetation clearance and work must be conducted within the reptile active season (March-October inclusive).
- 5.32. Any reptiles that are caught during the clearance process can be moved into a safe, suitable adjacent habitat away from the works area. The area is to be enhanced for biodiversity and could provide a more suitable habitat for reptiles.
- 5.33. Reptile refugia comprising any felled wood from the development will be implemented in suitable habitats, across the zone to provide further refuge habitat for potential reptiles that may occur on the site. A minimum of reptile refugia shall be created.
- 5.34. Locations of refugia will be in suitable habitats (long grass with plenty of sunlight) that are not disturbed by people using the site (e.g., not near frequently used pathways).

5.35. A temporary semi permanent exclusion fence will be erected around perimeter of site to ensure no newts are harmed or killed during compensation.

Badgers

5.36. Although no direct impacts to badger setts are envisaged, the following measures would be implemented to ensure that no badgers are harmed during the construction phase:

- Heras fencing to be erected around all construction works to exclude foraging badgers from the works areas;
- Any excavated holes to have a wooden board placed in them over night so as to provide a means of escape should any badgers accidentally enter the excavation;
- Any chemicals to be securely stored at night in a locked container; and
- In order to avoid attracting badgers to the works area any food waste must be disposed of in appropriate bins or removed from site at the end of each day.
- Updating Badger surveys should be undertaken to determine the presence/likely absence of any badger setts within the immediate footprint or zone of influence of the works.

5.37. Several new habitats are to be introduced within the development, in order to ensure that overall, there is a net gain of badger habitat. This will include new meadow grassland planting, wetland planting and an attenuation feature. All of these habitats provide new foraging opportunities for badgers.

5.38. For further details on the avoidance of damage to habitats and mitigation strategies, refer to EcIA for full details.

6 MANAGEMENT AND MAINTENANCE

- 6.1. This section provides an overview and recommendations of management of landscape features, habitats and ecological enhancements.
- 6.2. The establishment and upkeep of the various soft landscape elements will entail the maintenance operations outlined below, prescribed to meet BNG condition targets.
- 6.3. This section should be read in association with timings and schedules in Section 8.

Responsibilities

- 6.4. The client will be responsible for ensuring that the management and monitoring specified in this report is funded and completed to the required standards.
- 6.5. All establishment of landscape and biodiversity areas within the development will be undertaken by a suitably qualified landscape management contractor on behalf of the client, following the end of the establishment period and satisfactory completion of any landscape defects or necessary reinstatement works.
- 6.6. All biodiversity monitoring will be undertaken by a suitably qualified ecologist on behalf of the client.

Health and Safety

- 6.7. The contractor shall refer to the site's Health and Safety File for residual risks and ensure strict compliance to any health and safety measures set out.
- 6.8. All maintenance operations shall only be carried out with due consideration to the welfare of the landscape maintenance operatives and members of the public.
- 6.9. The contractor shall carry out his own risk assessment(s) as necessary to assess current conditions at the time of operation, including compliance when making use of any subcontractors to carry out specialist areas of works.

Urban tree planting (32)

- 6.10. Retained oak will remain in good health. No pruning regime will be implemented to impact the tree. The tree will continue to oversail grassland.
- 6.11. Retained Ash will continue to have a continuous canopy cover and will continue to oversail vegetation. The tree health will not be impacted by human activity and there will be no regular pruning routine.
- 6.12. Line of existing trees will continue to support a continuous canopy and will continue to oversail grassland. The tree line will not be impacted by human activity, this includes regular pruning routine.
- 6.13. Individual proposed trees to site boundary will all be native and shall have established a single leader and shall retain their lower branches unless a clear stem is required to avoid encroachment upon footpaths or carriageways. Post-planting management and maintenance of trees shall be following BS8545:2014 section 11 Trees: from nursery to independence in the landscape- recommendations.
- 6.14. New planting will be watered as required to maintain the health and continued vigour of the trees/shrubs until fully established. Water usage shall be controlled and monitored at all times to avoid waste.
- 6.15. They shall be maintained thereafter to develop and retain a well-balanced and healthy crown, with the shape and character typical of the species with the removal and/or treatment of any dead, dying or diseased timbers. Remedial pruning/tree surgery as necessary in accordance with BS:3998 or to remove growth obstructing paths, carriageways, lighting and signs. But otherwise left to oversail vegetation.
- 6.16. Replacement trees are to be of the same specification and size as the original plants.
- 6.17. All pruning to be undertaken between October and February (inclusive) to avoid nesting birds.

Hedgerows

Native Hedgerow with Trees (h2a)

- 6.18. The retained hedgerow to the west will continue to have a height and width above 1.5m and will continue to have no gaps between the ground and the hedgerow base, nor within the hedgerow. There will continue to be a strip of undisturbed grassland to the east of hedgerow. Any invasive species will be removed. The hedgerow will not be impacted by human activity.
- 6.19. A new hedgerow with trees will be planted to the north of the site along ecology buffer and a width of at least 1.5m and encouraged to grow continuously and have no gap between the base and the ground. The Ecological buffer will be on one side of the hedgerow. The hedgerow will not be subject to disturbance by human activity, allowing the trees to remain in a healthy condition.
- 6.20. A hedgerow will be planted to the east to 1.5m width with trees and encouraged to reach a height of 1.5m. The hedgerow will be encouraged to grow continuously and have no gap between the base and the ground. The Ecological Buffer will be on one side of the hedgerow. The hedgerow will not be subject to human activity, allowing the trees to remain in healthy condition.
- 6.21. Hedge maintenance operations are to be carried out in line with general principles as outlined in above, including clauses detailing litter removal, weeding, trimming, removal of dead plants, and reinstatement of plant materials.
- 6.22. Cutting should always occur in late winter, following autumn fruiting. Management practices will be as follows, where this is practical.
- 6.23. Cutting to be done on a 3 year cycle (part of the hedges on site cut during the first year, another part of the hedges cut during the second year and no cutting will be undertaken during the third year), to provide sustained foraging opportunities across the site every active season. Hedgerows will be encouraged to develop into tall dense, bushy structures and will be maintained at a height of at least 3-4m.
- 6.24. A portion of hedges (at least 30%) should be left to grow for at least 7-10 years.
- 6.25. Not all hedgerows should be cut in any one year, so some heavy fruiting hedges are always present
- 6.26. Hand tools will be used, flails should not be used, if possible.

-
- 6.27. Coppicing or laying should be used to manage any of the hedgesrows on site which become gappy or sparse.
- 6.28. If the size of the hedgerows needs to be reduced, avoid cutting the top and cut one side.
- 6.29. Spot weed-killing to control plant species indicative of nutrient enrichment of soils [nettles (*Urtica* spp.), cleavers (*Galium aparine*) and docks (*Rumex* spp.) to less than <20% cover of undisturbed ground and invasive non-natives to be removed.
- 6.30. New planting will be watered as required to maintain the health and continued vigour of the trees/shrubs until fully established. Water usage shall be controlled and always monitored to avoid waste.
- 6.31. Replacement planting shall be undertaken as required and are to be of the same specification and size as the original plants.

Non-native Ornamental Hedgerow

- 6.32. Other non-native ornamental hedgerows will require annual trimming to maintain them as formal features and to prevent them from obstructing vehicular and pedestrian routes.
- 6.33. All new hedgerows are to be planted between the end of October to the end of March when the weather is not freezing, and the ground is not waterlogged (preferably before January). If the soil is heavy clay, then it is best to wait until the beginning of March as heavy frost can cause frost heave and expose roots. In the circumstances that planting is outside of this period, regular watering is required, and plantings are checked monthly for signs of wilting.
- 6.34. Any trimming or pruning should occur yearly between October and February to avoid bird nesting.

Ornamental plant beds

- 6.35. A variety of 46 species are to be used for ornamental planting in the Approved Development Site.
- 6.36. Additionally, 5 species of climbers is to be present in some ornamental plant beds. Climbing species include common honeysuckle *Lonicera periclymenum* and clematis species.
- 6.37. Ornamental plant beds are to be maintained in a balanced shape and shall be annually pruned to allow for this. Any growth that will obscure windows, signs or site lines shall be removed. Once established, any support canes shall be removed. Climber species will be assisted in their growth by securing growth ladders where necessary.
- 6.38. Bark mulch is to be maintained at an even spread of 75mm, as stated in the Landscape Plan 2 (Appendix 1). The bark mulch must be maintained at a consistent thickness to ensure its effectiveness in suppressing weeds and conserving moisture.
- 6.39. No plant substitutions are to be made without the prior written agreement of the Local Authority.

Modified Grassland (g4)

- 6.40. Grass shall be cut in March/April using a sharp cutter to leave a minimum 75mm of growth and remove arisings from the site after.
- 6.41. Grass should then be cut to leave a minimum 150mm of growth in October and arisings left for 1 week to drop seed. Then removed from site after.
- 6.42. Grasses edges to planted areas to be trimmed to maintain a clear smooth edge to planted beds; strim edges elsewhere but not against trees; spike annually in October.
- 6.43. Should bare patches of grass develop, the area is to be cultivated to 150mm and then seeded with amenity grass seed. To be cross-sown in two directions at right angles to each other (half the seed is used in each direction) at the rate of 35 gm per square meter and the ground lightly raked over on a still dry day when the top 25mm of soil is dry. Use 'A22 Low maintenance' mix as supplied by Germinal Seeds Ltd, or similar and approved by Local Planning Authority. Germinal Seeds Ltd tel: 01522 868714.

Neutral Grassland (g3c)

- 6.44. For the successful establishment of neutral grasslands, ground preparation must be appropriate. To prepare seed beds, the area is to be weeded through repeated cultivation, followed by ploughing to bury the surface vegetation, then to be raked at a medium tilth and rolled to produce a firm surface.
- 6.45. Most sown meadow and grass species, There will often be rapid growth of annual weeds in the first growing season which can shelter the seedlings. This annual weed growth is to be controlled by topping or mowing in early August. The meadow may be mown twice yearly or topped thereafter.
- 6.46. Once established the meadow will be cut twice per year, with one cut in march-april to 50-75mm with all arisings removed to prevent soil enrichment and stop grass from smothering the wildflowers. A second cut will follow in late October to imitate the effect of autumn grazing and trampling. Arisings are to be left in place to dry for three days to encourage seed setting and the arisings must be removed to prevent soil enrichment. 150mm of the sward will be left uncut after each cutting episode on rotation to act as an invertebrate refuge.
- 6.47. Any hollows which appear shall be filled in with topsoil and allowed to re-seed naturally.
- 6.48. Re-seed any failed areas of grass during the growing season and when weather conditions support healthy establishment, using the original specified seed mix or wildflower plugs.

-
- 6.49. Spot weed-killing to maintain absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).
- 6.50. Combined cover of species indicative of sub-optimal condition (Creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare*, curled dock *Rumex crispus*, broad-leaved dock *Rumex obtusifolius*, common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, white clover *Trifolium repens*, cow parsley *Anthriscus sylvestris*) and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) maintained to account for less than 5% of total area.
- 6.51. First year management: Perennial species take at least a full year to establish. For newly sown areas, the first summer will be dominated by annual weeds arising from the soil seed bank and by grass growth. These annual weeds should not be cut back until late summer as they shelter sown seedlings. Following this, weed growth can be controlled by mowing throughout the first year to minimise competition and weed seed production.
- 6.52. Management Once Established: During the second year, it is recommended that the wildflower areas are left to flower and will be cut in August, to a height between 50mm and 75mm. Mowing in spring until mid-June brings a premature end to the flowers and can compromise nesting birds, which do not fledge until late July, insects and other wildlife. Different sections of grassland should be cut at different dates to prolong the overall flowering season and give wildlife a chance to move. Varying the mowing times from year to year is the best way to maintain a diverse balanced sward. The second annual cut should be undertaken during late Autumn. All cuttings should be left on site for a week prior to being removed from the site.

Ponds

- 6.53. In the first year, annual weed growth may be cut back to encourage the development of good perennial ground cover.
- 6.54. The bank structure of the ponds is to be sown with Emorsgate EM8 Wetland Meadow Mixture transitioning into marginal planting
- 6.55. Ponds will be managed so no single ecotone (i.e. scrub, grassland, herbs) accounts for >80% of the swale area. This will be undertaken by cutting back encroaching habitats and re-seeding receding habitats.

-
- 6.56. Re-seed any failed areas during the growing season and when weather conditions support healthy establishment, using the original specified seed mix or wildflower plugs.
 - 6.57. Spot weed-killing to control invasive non-native species (as listed on Schedule 9 of WCA, 1981) covers less than 5% of the total vegetated area.
 - 6.58. The wetland meadow area, will be seeded with EM8 Wetland Wildflower seed mix at the base with selective marginal planting and and shouldn't require management with in 2-5 years after establishment.
 - 6.59. Strimming around fencing posts to aid visibility of fencing.

Rain Gardens

- 6.60. Occasional Weeding may be required during the first two years of the life of the rain garden. Weeds should be removed by hand, ensuring the whole plant is removed. As the plants in the beds mature, they will fill any gaps and suppress weed growth.
- 6.61. No chemicals should be used to treat weeds.
- 6.62. During winter, it may be advisable to remove any dead or untidy plants, although it is good to leave some dead (hollow) stems and seed heads for wildlife.
- 6.63. Regular cutting or pruning is generally not required but can be undertaken in late summer or autumn. Remove any material for composting.
- 6.64. If one species is showing to be more dominant, it can be thinned out to its original extents and replanted with additional drought and wet soil tolerant planting.

Bird Boxes, Bat Boxes and hibernacula

- 6.65. Ensure that features are well connected and in safe condition and ensure features openings are unobstructed by debris.
- 6.66. Replace any broken or ineffective features.

Hedgehogs

- 6.67. Ensure access holes are unobstructed, clearing any debris from the holes and maintain soil ramps to access holes.

Reptiles and refugia

- 6.68. To minimise the risk of harm to reptiles and great crested newts during habitat management, the following measures will be implemented:
- An initial cut of vegetation to approximately 150mm height, undertaken using a strimmer or similar tool.
 - Directional clearance will be used to encourage fauna to move towards retained or safer habitats.
 - All works will be undertaken during sensible weather conditions (ie warm and dry periods), avoiding times when reptiles and ambphibians are less active (cold temperatures and heavy rainfall).
 - Where possible, vegetation management will be timed to avoid peak hibernation periods (typically Nov- Feb) for reptiles and GCN, unless supervised by an ecologist.
- 6.69. Ensure any damage present is rectified and refugia is returned to its intended state.
- If any reptiles or ambphibians are encountered during works:
 - Works will ceased in that area.
 - The animal will be allowed to move away naturally or be relocated by a suitably qualified ecologist.

General Measures

Weed control

- 6.70. Weeds should be controlled across the site to ensure they do not encroach on habitats, thus preventing habitats from meeting target conditions.
- 6.71. Weed control shall include spot weed-killing to of invasive non-native species (as listed on Schedule 9 of WCA, 1981) and species indicative of sub-optimal condition (Creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare*, curled dock *Rumex crispus*, broad-leaved dock *Rumex obtusifolius*, common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, white clover *Trifolium repens*, cow parsley *Anthriscus sylvestris*).

Timing of Operations - Nesting

- 6.72. It is an offence to disturb nesting wild birds and their nests under the Wildlife and Countryside Act 1981 (as amended).
- 6.73. Avoid clearance, pruning, and trimming operations during the bird nesting period, generally March to August inclusive. If operations have to take place during this time, then a suitably qualified ecologist shall check in advance that there are no birds nesting in the planned area of operation.

Fertilisers

- 6.74. No fertiliser should be applied to any native planting or habitats with condition targets, as these may increase suitability for non-desirable species that will lower habitat conditions.
- 6.75. Plant nutrients/fertiliser shall only be applied to ornamental plantings if poor growth and signs of deficiency appear subject to soil/leaf analysis and further advice. The use of any fertilisers shall be in strict accordance with the manufacturer's recommendations.

Watering

- 6.76. Watering: All plants are to be well watered immediately after planting operations. To be wet to the full depth of topsoil or wet to field capacity using either potable mains water, recycled or treated greywater. If there is any surface compaction the soil is to be loosened to direct water to the root zone, taking care not to damage or loosen plants. Watering operations are to be undertaken as many times as necessary to ensure the continued thriving of all planting materials. Any failures due to drought shall be replaced by the Management Company/ies at their own cost.
- 6.77. Water restrictions: If the water supply is, or is likely to be, restricted by emergency legislation, submit proposals for an alternative suitable source of water. Obtain instructions before proceeding.
- 6.78. Areas that become prone to waterlogging shall be alleviated suitably, and/or drainage added as required.

Pesticides

- 6.79. No pesticides shall be used except with the prior written approval of the client (or the management company). In such cases all pesticides shall be selected from the current list of approved chemicals and applied in strict accordance with the Control of Pesticide Regulations 1986 and other related Acts and Regulations.
- 6.80. The approval of the Environment Agency will be required when applying a pesticide to or within 3 m of any watercourse.
- 6.81. Take appropriate action only if severe infestation occurs. If the problem persists over several years, consider changing the plant species concerned to one less vulnerable to infestation.

Leaf Fall

- 6.82. At regular intervals during the autumn/winter months, fallen leaves will be removed from grassed areas and may be used as mulch in planting areas.
- 6.83. Fallen leaves in planting areas will be retained to form a natural mulch and humus layer and only removed if they are likely to smother smaller plants.

Litter Control

- 6.84. Routine monitoring and removal of litter and other debris and/or fly tipping from all areas of hard and soft landscaping would be undertaken fortnightly. After each litter control visit, all hard and soft landscaped areas to be completely litter-free.

Biosecurity

- 6.85. The threat of pest and diseases that affect plant species is widely recognised and all landscape practitioners have a responsibility to detect, monitor and controlling pests and diseases at every stage of a plant's life from growing, specifying, handling, managing, and destroying plants.
- 6.86. Wherever possible all planting shall be specified from local provenance with supporting paperwork provided at each stage to support an auditable supply chain.
- 6.87. Reference shall be made regularly to updates from DEFRA and the Forestry Commission with any recommendations or warnings strictly adhered to, to prevent further spread of disease.
- 6.88. Good plant husbandry shall be implemented on site to prevent further spread of diseases particularly where symptoms or confirmed outbreaks of disease has occurred.
- 6.89. The following general management measures will be followed throughout the Approved Development Site:
- Small loose objects of litter (e.g. plastic bottles, food packets etc.) should be removed regularly;
 - Fly-tipping should be safely removed and reported to Woking Borough Council;
 - Should planting be found to be in poor health, professional help will be sought and appropriate remedial/replacement measures taken;

-
- If invasive plant species are discovered, these must be removed using a species appropriate method; and
 - Herbicide and pesticide use will be avoided, except where required for removal of invasive species.

6.90. OPM is regulated as a quarantine pest known to be present in Great Britain. As a quarantine pest, it is under official control measures and cannot be introduced, moved, multiplied or released without prior authorisation. If you suspect you have found an OPM nest or caterpillars, you must report it immediately via TreeAlert.

6.91. If you own or manage oak trees, you should use this guidance to identify and survey the caterpillars and nests and report any sightings. The Forestry Commission may issue a Statutory Plant Health Notice asking to take action. This document will explain what action is needed.

6.92. In general, the Forestry Commission will take charge of treating infested trees in the buffer zone and the area free from the pest.

7 MONITORING BIODIVERSITY

7.1. Biodiversity monitoring will be undertaken in accordance with Biodiversity Audit Guidance in Appendix B of the Biodiversity Net Gain Assessment (RPS, 2023) in accordance with the Decision Notice (Wiltshire Council, 2023). The appendix is reproduced below:

Overview

7.2. This section outlines the general principles that should be followed during a biodiversity audit, in line with the BNG Good Practice Principles (CIRIA-CIEEM-IEMA, 2016).

7.3. All developments that claim BNG (or to deliver a certain number of credits) should be open to an independent audit of the process and outcomes for the project.

7.4. Appropriate times for an audit may be present throughout the life cycle of the development, and will primarily assess:

- Progress with delivery of newly created habitats;
- Progress of delivery of restored / enhanced habitats; and
- Progress of delivery of Biodiversity Net Gain targets.

Monitoring of created habitats

7.5. Monitoring should be undertaken in years 2-30 for all habitats to assess the development of the newly created habitats, such as the grassland, tree, shrub, scrub and pond habitats. This monitoring will comprise walkover surveys. In year 2 the walkover survey will be carried out around October once habitat creation measures have been completed. In subsequent years, habitat condition will be monitored in June / July prior to the annual cut of grassland.

7.6. Further monitoring visits will be carried out in 2-30years. The LEMP will be revised, if necessary, in years 5, 10 and 20.

7.7. In each visit, the following monitoring data will be collected:

- Extent of habitats; and
- Condition of habitats.

7.8. Photographs of the habitats will be taken, including photos taken from set points in each survey, for inclusion in the reports.

7.9. Habitat condition will be monitored as follows:

- Grassland habitats: A species list will be compiled with DAFOR estimates of abundance for grass and flowering plant species from the species mixes sown. Presence and abundance of weed species also will be noted, and recommendations for control of weeds made if necessary. The location and extent of any areas where the seed mix has not taken (and hence where further seeding may be necessary) will be noted. Average sward height at time of survey will be recorded.
- Scrub / native shrub planting: Average height of planted scrub species will be recorded. During the aftercare period (years 2-5 after planting), the presence of any dead plants will be noted, along with damage /loss of tree guards.
- Woodland: A species list will be compiled with DAFOR estimates of abundance for species, and the woodland will be assessed against the woodland monitoring criteria (as was completed for the pre-development parcels). Any remedial actions will be noted.

Monitoring of Biodiversity Net Gain targets

7.10. Monitoring of progress to achieving BNG targets will be undertaken in years 5, 10, 20 and 30.

7.11. Information on habitat extent and condition collected during walkover surveys will be used in the Defra BNG metric calculator, to assess the biodiversity value of the site in years 5, 10, 20 and 30.

7.12. This will be compared to the target BNG value of the site as set out in RPS (2021), and progress towards achieving that target value for each habitat type will be assessed. Depending on the results of the assessment, amendments to the LEMP will be made if it is judged necessary to amend management regimes in order to achieve the target biodiversity value.

Reporting

7.13. Reporting will comprise a report summarising results of the monitoring surveys in each year that monitoring is undertaken. At the end of each year in which monitoring takes place, the

report will be made available to:

- The Local Planning Authority; and
- The developer and funder (Redcliffe Homes);

7.14. The appointed management company. The LEMP will be updated and where necessary amended in years 5, 10 and 20. Copies of the amended LEMP will be made available to the above parties.

Contingencies/remedial measures

7.15. If monitoring identifies the requirement for remedial measures, this will be communicated to Redcliffe Homes, along with their appointed management companies, via the mechanism of the monitoring reports.

7.16. Remedial actions would be required if:

- Monitoring indicates a failure of habitat creation;
- Monitoring indicates that habitat condition is poor and hence not achieving Net Gain targets unless further management is undertaken;
- Monitoring indicates that management actions are either not being undertaken or not being undertaken in accordance with the LEMP.

7.17. Where remedial actions are required, this will be set out in the monitoring reports. It will be the responsibility of the Developer to fund additional management actions if these are required, unless the actions are required because of a failure on the part of the management agent to implement the LEMP, in which case responsibility for funding would rest with the management agent.

7.18. It would be the responsibility of the management agent to implement revised management measures in the event that this is necessary.

7.19. Although BNG requirements is 30 years, the LEMP itself will apply for the lifetime of the development. As per condition wording.

Responsibilities and funding

7.20. The implementation of this LEMP (including habitat creation) during site preparation and construction is Redcliffe Homes. They will ensure that all appointed contractors are aware of the ecological requirements of the Application Site and will distribute this LEMP to relevant parties.

7.21. All materials, workmanship, quality and operations should be in accordance with all relevant British Standards, Codes of Practice and legislation including relevant Health and Safety legislation.

7.22. Once the construction phase is complete, the maintenance and management of the habitats on the Application Site and associated funding will be the responsibility of a private management company appointed by the Developer. Once a management company is appointed, their details should be inserted here:

Name:

Company:

Telephone:

Personnel responsible for implementation of the plan:

Main contact:

Developer contact details:

Length of agreement

7.23. The minimal length of the initial agreement with the management company will be five years. Following the five years, management practices will be reviewed, and a new contract drawn up as necessary, to ensure the Approved Development Site is managed in line with the aims and objectives of this LEMP for a minimum of 30 years as per Condition 19. Management should continue in perpetuity.

8. SCHEDULE OF WORKS

- 8.1 The work schedule for maintenance and management activities for Beaumont Business Park are set out within **Table 5** and **Table 6**. The works schedule below may be subject to changes in timings subject to the construction phase schedule. In the instance that any changes in timings are required, the Developer and/or the appointed management company is to contact an ecologist at ACD Environmental Ltd to confirm agreement to any amendments.
- 8.2 Table 4 is showing management, maintenance and monitoring for a period of 10 years.
- 8.3 The colour coding within **Table 4**, **Table 5** and **Table 6** is as follows:

	Optimal months
	Sub-optimal months (may be acceptable if appropriate mitigation/supervision undertaken)
	Unsuitable months

Table 4: Work schedule for management, maintenance and monitoring schedules.

Action		J	F	M	A	M	J	J	A	S	O	N	D
POST COMPLETION - YEAR 1													
Year 1	Year 1 monitoring survey undertaken by an ecologist. Results used to feedback into LEMP as required and to rectify any issues.												
	Regular removal of litter and check for invasive species.												
	Amenity grassland areas mown regularly to 40-60mm.												
POST COMPLETION - YEAR 2 ONLY													
Year 2	Wildflower meadow grassland & Wetland meadow mix												
POST COMPLETION - YEAR 2 ONWARDS													
Weekly-Monthly	Regular removal of litter and check for invasive species.												
	Amenity grassland mown regularly to 25-40mm in height.												
	Monthly visual inspection of artificial habitats for any signs of damage. Remedial action/replacement undertaken as necessary.												
Bi-annual	Bi-annual cuts of Wildflower meadow												

	grassland & Wetland meadow mix to 50-75mm. If required, re-growth can be cut back through mowing throughout autumn and early winter. A 1m margin of uncut grass will be left adjacent to hedgerows/scrub.											
Annual	Annual check of habitats to include hedgerows, scrub and trees to check for signs of damage, deterioration or distress.											
2-3 years	Monitoring surveys undertaken by an ecologist every three years. Results used to feedback into LEMP as required and to rectify any issues.											
	Cut established and new species-rich hedgerows in January once every three years; or on a rotation of one side/top per year.											
5 years	Five-year review of LEMP undertaken. Results provided to Wiltshire Council, Local Records Centre and Developer as required. LEMP updated and monitoring continued in line with LEMP.											
	Coppicing and some removal of small sections of scrub undertaken on a long rotation of 5-7 years. No more than 20% of scrub pruned back/coppiced at any one time.											
10 years	De-silting of pond carried out every 10 years if required.											

Table 5: Beaumont Business Park Maintenance schedule.

Feature	Activity	J	F	M	A	M	J	J	A	S	O	N	D
All site	Weed control												
	Litter control												
Native tree and shrub planting	Watering												
	Health maintenance/pruning												
Native species-rich hedgerow	Pruning												
	Watering												
Non-native ornamental hedgerow	Trimming												
	Watering												
Mown amenity grassland	Re-seeding												
	Scrub and bramble maintenance												
	Watering												
	Leaf fall removal												
Wildflower meadow grassland & wetland meadow mix	Cutting												
	Watering												
	Re-seeding												
	scrub maintenance												
	Leaf fall removal												
Ponds and rain gardens	pond ecotone maintenance												

Feature	Activity	J	F	M	A	M	J	J	A	S	O	N	D
Bat boxes and Invertebrate bricks	Inspection												
Hedgehogs	Inspection												
Reptile refugia	Inspection												

Table 6. Landscape Maintenance Schedule

Landscape Element	Maintenance Requirements
Native tree and shrub planting	• Preserve the species' characteristic crown balance, shape, and character; remove any rubbing or crossing growth to reveal a clear stem, and keep the tree 2 metres above the ground (retain if field tree feathered to ground). • Formative tree pruning is to be undertaken until a permanent structurally sound scaffold system of branches typical of the species and appropriate to the site circumstances is produced. • Get rid of any broken, dead, or rotting growth that is in the way of cars or pedestrians. Before beginning any work, consult an ecologist about any potential bat roost locations. • Use the recommended insecticides or fungicides to control pests and diseases, but only do so if there is a serious infestation. • All trees shall be checked regularly for mammal, human, or other external damage, and remedial action is taken where necessary.

	• Inspect the state of the guys, stakes, ties, and shelters; replace any that are damaged or missing until they are no longer needed. If required, make adjustments to promote growth and shield the bark from harm. • Use spot herbicide spray to keep the ground beneath all trees and shrubs in the plantings free of weeds. • The best time to do any work is between November and February to minimise disruption to birds that nest in woodlands. On the other hand, avoid compacting ground in the autumn and winter when no work is being done. • All planted areas shall be given an application of an approved top dressing at the rate of 40g/m² in May. • The density of planting will require that all weeding is carried out by hand, using the appropriate tools. • All resultant material should be removed from the site.
Hedgerows	• Use appropriate herbicides to keep all planted areas free of weeds; keep mulch levels up to date and manually weed more conspicuous spots as needed. • Until the plant is established, inspect the guys, ties, and stakes for damage and replace any that are missing or broken. If required, make adjustments to promote plant growth and shield them from harm. • As needed, fork over beds to remove any hollows or cambers, making sure mulch is kept at the proper depth. Mulch should be redistributed as needed to keep the designated levels. • Cut back any damaged, dead or diseased branches to a healthy node or any growth obstructing adjacent areas of hard standing. • Hedge Heights: Hedges to be maintained in a neatly clipped form to a maximum height as follows: Mixed native hedge - 1.5m, Coryllus avellana – 0.9m and Hebe ‘Red Edge’ – 0.6m. • All resultant material should be removed from the site. • Re-firm any plants that have been disturbed by adverse weather or interference.

	• Undertake pest control with approved pesticides by manufacturer's instructions in approved locations only. Do not use adjacent play areas. • Prune plantings every year as needed to preserve their natural habit and keep surrounding hard standing free of overgrown vegetation. • Tools for hands only, please. Train climbing shrubs to walls / fences.
Grassland	• Remove litter, rubbish, and other debris from grassed areas before cutting. • Cut each area of grassland according to the requirements of Section 6 and the timings stated in Section 8 of this LEMP. • Grassed edges to planted areas to be trimmed to maintain a clear smooth edge to planted beds; strim edges elsewhere but not against trees; spike annually in October. • Should bare patches of grass develop, the area is to be cultivated to 150mm and then seeded with amenity grass seed. • Do not apply organic or inorganic fertilisers (atmospheric deposition and localised fertilisation from grazing rabbits will be sufficient). • Avoid using insecticides, herbicides, or fungicides as they have the potential to kill priceless animals. Herbicides intended to control particular problem weeds, such as ragwort, curled dock, broadleaved dock, spear thistle and nettle, are an exception. For these species, herbicides should be sprayed by weed wiper or spot treatment using a backpack sprayer. • Do not plough, level or re-seed the grassland areas, except with the same species-rich seed mix as used originally. • Do not apply lime as this could affect the range of plants potentially present in the sward.

Newt and SUDs pond and Rain garden	• Cut back any encroaching habitats and re-seed receding habitats. • Litter/debris and including leaf litter removal. • Clearing of inlets, culverts and outlets from debris and sediment. • Repair of eroded or damaged areas.
------------------------------------	---

9. CONCLUSIONS

- 9.1. This LEMP has been produced to fulfil **Condition 19** of the decision notice for the approval of outline planning permission (Wiltshire Council).
- 9.2. The Developer and Site Manager will be responsible for ensuring that the habitats are created, as described within this report and detailed within the soft landscape plans. Once the construction phase is complete, the maintenance and management of the habitats on the Approved Development Site will be the responsibility of a private management company appointed by the Developer.
- 9.3. This LEMP sets out the ongoing maintenance, management and monitoring program to be undertaken at the Approved Development Site post-completion and for the lifetime of the development as per condition wording.
- 9.4. With implementation of the measures outlined within this report, it is considered that the ecologically valuable habitats within the Approved Development Site will be maintained in a favourable condition in perpetuity and that the calculated net gain of 10% units as per the Biodiversity Metric calculations will be delivered.

10. REFERENCES

- 10.1 Eco Support (2025). *Ecological Impact Assessment - Beaumont Business Park*.
- 10.2 Eco Support (2025). *BNG Habitat Management and Monitoring Plan*.
- 10.3 Wiltshire Council (2023). *Decision Notice. Application reference 20/07469/OUT*.
- 10.4 Natural England (2022). The biodiversity metric 3.1: auditing and accounting for biodiversity condition assessment sheets.
- 10.5 UKHab Ltd (2023). The UK Habitat Classification. Version 2.0.
- 10.6 Bray et al (Year Unknown). Uk Rain Garden Guide.
- 10.7 ACD Environmental (2025). Soft Landscape Proposal Plan Revision D.
- 10.8 ACD Environmental (2025). Soft landscape specification.
- 10.9 Defra (2025) National standards for sustainable drainage systems (SuDS).

APPENDIX 1: PHASE 1 HABITAT MAP



Legend

-  Site Boundary
-  Modified grassland (g4)
-  Bramble scrub (h3d)
-  Developed land, sealed surface (u1b)
-  Buildings (u1b5)
-  Ornamental pond (46)
-  Native hedgerow with trees (h2a)
-  Line of trees (33)
-  Ruderal/ephemeral (81)
-  Urban Tree

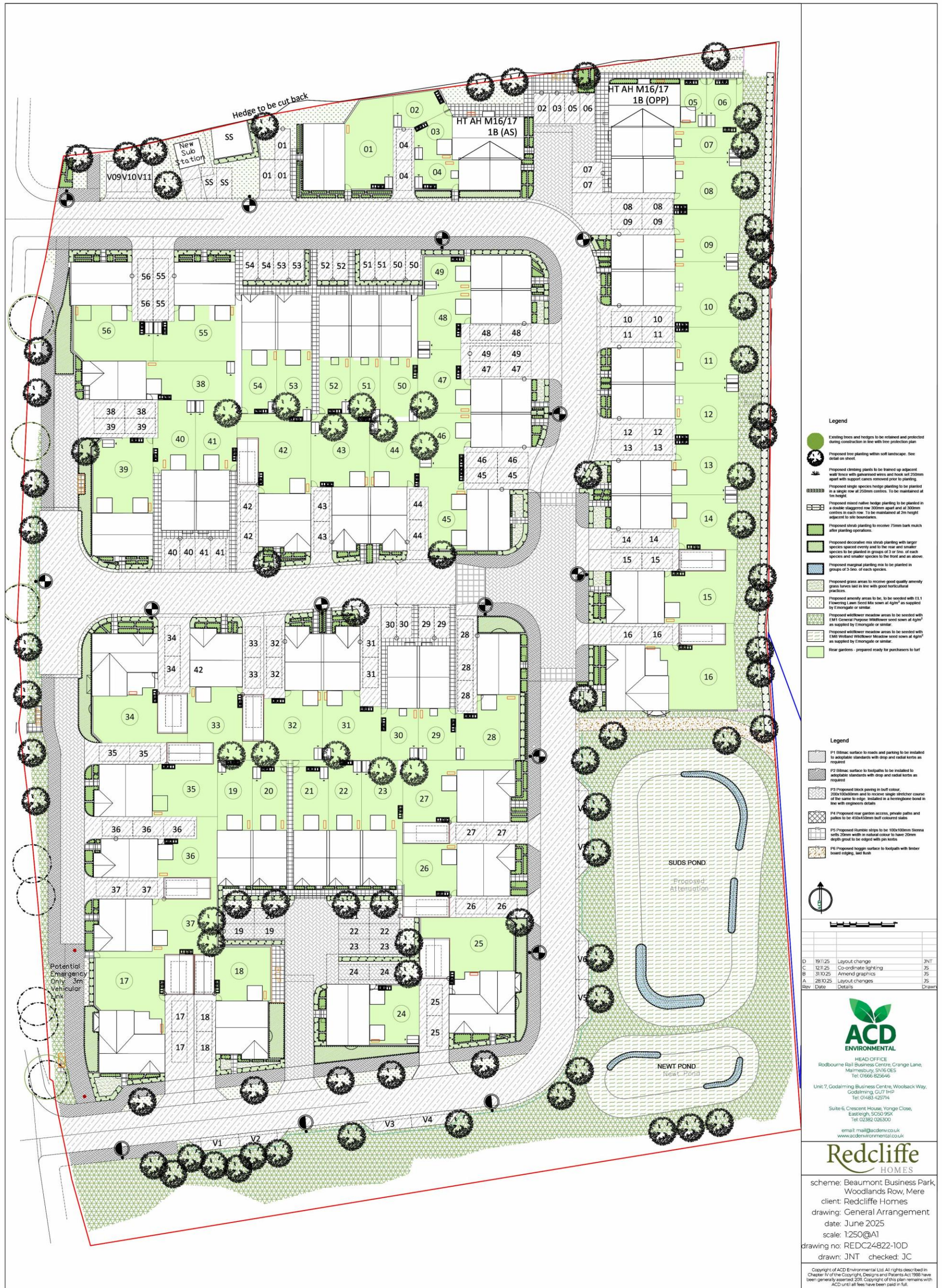


K4 Keppel, Daedalus Park
Daedalus Drive
Lee on the Solent, PO13 9FX
E: info@ecosupport.co.uk
T: 01329 832 841

Map	UKHabs Map
Site	Beaumont Business Park
Client	Redcliffe Homes
Date	19/11/2025

© This map is the copyright of Ecosupport Ltd.
Any unauthorised reproduction or usage by any person is prohibited.

APPENDIX 2: SOFT LANDSCAPE PLAN



Hedge to be cut back

New Sub Station

V09/V10/V11

SS SS

BCP

SUDS POND

NEWT POND

Potential Emergency Only 3m Vehicular Link

Legend

- Proposed bat box to be 200mm x 100mm x 100mm (Box C) colour to match building facade to be installed and integrated on the south side of building facade at least 3m high and in line with supplier recommendations as supplied by NIBBS or equivalent.
- Proposed 120mm entrance hole bird box to be 100mm x 100mm x 100mm (Type 24 Schwegler Bird Box) to be installed and integrated into the facade of the building at least 3m high and in line with supplier recommendations as supplied by NIBBS or equivalent.
- Proposed 200mm entrance hole bird box to be 100mm x 100mm x 100mm (Type 18 Schwegler Bird Box) to be installed and integrated into the facade of the building at least 3m high and in line with supplier recommendations as supplied by NIBBS or equivalent.

Rev	Date	Details	Drawn

HEAD OFFICE
Rodbourne Hall Business Centre Orange Lane,
Maldenbury, Suffolk, IP16 3ES
Tel: 01666 825646

Unit 7, Godalming Business Centre, Woolstock Way,
Godalming, Surrey GU7 1HP
Tel: 01483 425714

Suite 6, Crescent House, Yonge Close,
Eastleigh, Hampshire SO50 3GA
Tel: 02382 026300

email: mail@acdenv.co.uk
www.acdenvironmental.co.uk

Redcliffe HOMES

scheme: Beaumont Business Park,
Woodlands Row, Mere
client: Redcliffe Homes
drawing: Bat and Bird Box Plan
date: June 2026
scale: 1:250 @A1
drawing no: REDC24822-66
drawn: JNT checked: PH

Copyright © ACD Environmental Ltd. All rights reserved.
Chapter IV of the Copyright, Designs and Patents Act 1988 have been generally asserted. 2011. Copyright of this plan remains with ACD until all fees have been paid in full.

APPENDIX 4: POST DEVELOPMENT PLAN



Legend

- redline
- Other neutral grassland (g3c)
- Modified grassland (g4)
- Built-up areas and gardens (u1)
- Developed land, sealed surface (u1b)
- Buildings (u1b5)
- Pond (priority) (40)
- Pond (non-priority) (41)
- Native hedgerow with trees (h2a)
- Line of trees (33)
- Planted urban trees
- Retained urban trees



K4 Keppel, Daedalus Park
Daedalus Drive
Lee on the Solent, PO13 9FX
E: info@ecosupport.co.uk
T: 01329 832 841

Map	Post Development Map
Site	Beaumont Business Park
Client	Redcliffe Homes
Date	18/11/2025

© This map is the copyright of Ecosupport Ltd.
Any unauthorised reproduction or usage by any person is prohibited.

APPENDIX 5: EXTERNAL WORKS





Head Office

Rodbourne Rail Business Centre
Grange Lane
Malmesbury
SN16 0ES

Tel: 01666 825646

Surrey Office

Unit 7
Godalming Business Centre
Woolsack Way
Godalming
GU7 1XW

Tel: 01483 425714

Hampshire Office

Suite 6
Crescent House
Yonge Close
Eastleigh
SO50 9SX

Tel: 02382 026300

Email: mail@acdenv.co.uk

Website: www.acdenvironmental.co.uk

ECOLOGICAL SURVEYS * PROTECTED SPECIES LICENSING * MITIGATION * IMPACT ASSESSMENT
ARBORICULTURAL SITE MONITORING AND SUPERVISION * ARCHAEOLOGY
LANDSCAPE & VISUAL IMPACT ASSESSMENT * LANDSCAPE AUDIT * PROJECT MANAGEMENT
EXPERT WITNESS* LANDSCAPE DESIGN & PLANNING LANDSCAPE MANAGEMENT