

Landscape and Ecological Management Plan

Saltersford Lane, Chippenham,
Wiltshire

03 December 2024

Ecology
Arboriculture
Land Management





Report Details

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Revision	Date	Author	Checked By	Approver	Summary of Changes
DRAFT	03 December 2024	Chris Merrick BSc ACIEEM	Richard Pash BSc MCIEEM	Richard Pash BSc MCIEEM	

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Site Details

Site Name and Location	Saltersford Lane, Chippenham, Wiltshire
Central OS Grid Reference	ST 90576 72006
Client	Backhouse Housing Ltd.

Boundary



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1 Introduction

This Landscape and Ecological Management Plan (LEMP) has been produced by GE Consulting on behalf of Backhouse Housing Ltd. in relation to a residential development at Saltersford Lane, Chippenham, Wiltshire.

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

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

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

1.1 Background

The Site was granted outline planning permission at appeal on 17th November 2023 (planning ref: PL/2022/06612) for a 'residential development of up to 70 dwellings, with associated access, landscaping and open space.'

This document has been prepared to provide sufficient information to satisfy Condition 7 of the appeal decision/ planning consent which states:

Prior to the start of construction of the development hereby permitted, 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 be implemented in full and for the lifetime of the development in accordance with the approved details.

1.2 Site Description

The Site habitats were categorised as: neutral grassland, improved grassland; tall herb and scrub; hedgerows, woodland; and a small stream (Pudding Brook). The B4528 sits to the west of the Site and a railway forms the southwestern border.

1.3 Aims of LEMP

The aims of this document are to:

-  Provide details on habitat creation and enhancement measures;
-  Provide sufficient detail on management operations to ensure that retained and new habitats are managed and maintained in the long-term;
-  Provide a timetable for the implementation of the LEMP; and,
-  Provide a monitoring framework to ensure that appropriate refinements and/ or revision of the plan can be made, in order to promote any objectives/ targets of the LEMP.

This LEMP should be read in conjunction with the Soft Landscape Schedule in **Appendix 1** which sets out the specification for planting. The Reptile Mitigation Strategy for the Site is included within **Appendix 2**. The Soft Landscaping Plans are included within **Appendix 3**. The Ecological Mitigation Plan are included within **Appendix 4**.

2 Description of Habitats To Be Managed

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

Table 1: Features to be Managed

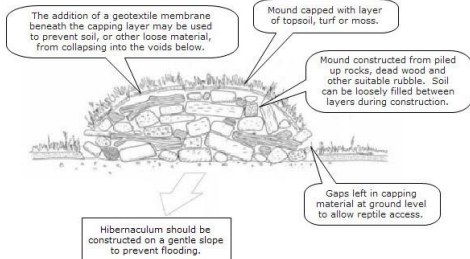
Feature	Details
Retained hedgerows	Retained hedgerows throughout the Site
New hedgerows	New non-native ornamental hedgerow throughout the development New species-rich hedgerow with trees throughout the development
New trees	New individual trees throughout the development
Retained lowland mixed deciduous woodland	Retained lowland mixed deciduous woodland to the north-east of the Site
New other neutral grassland	New areas of other neutral grassland throughout the northern half of the Site.
Retained mixed scrub	An area of mixed scrub retained within the eastern extent of the Site.
New bioswale	A new bioswale located within the north of the Site.
New rain garden	A new rain garden located within the development

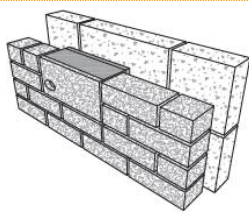
3 Additional Features

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

Table 2: Additional Features

Quantity & Type	Illustrations	Description & Installation
5 bat boxes	 Low Profile WoodStone Bat Box	- Density: one box per two dwellings. - To be externally mounted on buildings at a height of at least 3m above ground level. - Fix securely to an open section of wall. - Boxes are to be made of a durable material such as woodstone or woodcrete. - Suitable models Low Profile WoodStone Bat Box or similar approved. Suppliers include www.nhbs.com and www.wildcare.co.uk. - Locate where there is a clear, unlit flight path for bats to linear vegetation (e.g. hedgerows) and away from windows. - Install away from any lighting.

Quantity & Type	Illustrations	Description & Installation
		Indicative locations are shown within Appendix 4.
Hedgehog holes		- Include 13cm x 13cm cut out through close-boarded fences (or equivalent gaps under fences) to allow hedgehog movement throughout site. - These can be holes created during fence construction, or purpose made products such as the Durapost Hedgehog Hole and Hedgehog Gravel Boards (or similar) available from suppliers including www.jacksons-fencing.co.uk or www.wickes.co.uk. - To reduce the risk of these being blocked by future residents, a small 'Hedgehog Highway Sign' should be attached. Available from www.nhbs.com. - Further information is available at: https://www.hedgehogstreet.org/help-hedgehogs/link-your-garden/
10 Hogilo Hedgehog Homes (or similar)		The hedgehog homes are to be placed within suitable habitat (i.e. retained woodland) or other areas free of disturbance. Locations are shown within Appendix 1.
3 no. hibernaculum/ habitat piles	 Example hibernacula design	- Provide hibernacula/ resting places for fauna such as reptiles, mammals and invertebrates. - Constructed from dead wood and rubble, topped with loose soil and turf. Dimensions to be a minimum of 2m length x 1m width x 1m height. - Locations are shown within Appendix 1.
67 no. integrated bird nest box	 WoodStone Build-in Swift Nest Box Deep (nhbs.com)	- Density: one box per each dwelling. - Fully integrated boxes to be built into the fabric of the building. - Suitable models include the PRO UK Rendered Build-in Swift Box or the WoodStone Build-in Swift Nest Box Deep which can be chosen to suit the finishing of the building. - Suppliers include www.nhbs.com and www.wildcare.co.uk.

Quantity & Type	Illustrations	Description & Installation
	 Installation – integral nestbox installed in outer leaf of brickwork in a traditional cavity wall construction	- Swift boxes are recommended as they are considered a universal box suitable not only for swifts but also for house sparrows and other small birds (CIEEM, 2021). - Install at the highest point of the building, ideally at least 5m above ground level. - To be sited under the shelter of eaves or overhanging roofs where possible. - Entrance out of direct sun and the prevailing weather and away from perches/ledges where birds are at risk from predators. - Indicative locations are shown within Appendix 4. - See swift-conservation.org for additional advice.
35 no. bee/ insect bricks	 Bee Brick - (Greenandbluebuild)  Bee brick incorporated into an external wall	- Density: one per two dwellings - Fully integrated bee brick to be positioned within a southerly elevation, in a location that receives part or full sun. - Place at a minimum height of 1m above ground level. - Boxes should ideally face garden or other vegetated habitats but not be obscured by vegetation. - Available in different colours to match building materials from suppliers such as www.nhbs.com and www.wildcare.co.uk.

4 Management Mechanism

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

4.1 Managing Agent

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

The Managing Agent will appoint an Approved Contractor to undertake the works specified in the LEMP. The Approved Contractor will be a suitably qualified and experienced contractor, capable of delivering the ongoing management works in line with the LEMP.

4.2 Funding

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

4.3 Management Constraints

The Site supports nesting birds therefore, hedgerow and native shrub management should be undertaken between November and February inclusive.

The Site also supports reptiles; therefore, any vegetation clearance should be sympathetic to these species and not occur below 200mm. The Reptile Management Strategy for the Site is contained within **Appendix 2**.

5 Management Schedule

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

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

Table 3: Management Schedule

Ecological Feature	Objective/ Target	Prescription/ Action	Year Post Commencement					Month											
			1	2	3	4	5	J	F	M	A	M	J	J	A	S	O	N	D
Habitats																			
Retained hedgerows	Enhance species diversity	Plant up gaps with at least 5 native species as per the soft landscape schedule	-	-	-	-	-	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓
	Maintain/ improve structure	Cut on 3-year rotation (no more than one third per year) to maintain minimum height of 2 – 3m and width of minimum 2m	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓	✓
New hedgerows	Compensate for lost hedgerow	Plant new hedgerows in accordance with the soft landscape schedule	✓	-	-	-	-	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓
	Maintain/ improve structure	Cut on 3-year rotation (no more than one third per year) to maintain minimum height of 2 – 3m and width of minimum 2m	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-	✓	✓	✓	✓
	Ensure new hedgerows are well established	Replace any dead, diseased or damaged stock	✓	✓	-	-	-	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓
New trees	Compensate for lost trees on like-for-like basis	Plant trees in accordance with the soft landscape schedule	-	-	-	-	-	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓
	Ensure new trees are well established	Replace any dead, diseased or damaged stock	✓	✓	-	-	-	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓
Retained lowland mixed deciduous woodland	Maintain/ improve structure	Plant juvenile specimens to increase age diversity and improve layer structure	✓	-	-	-	-	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓
New other neutral grassland	Enhance species diversity	Seed areas with species-rich grassland mix as per the soft landscape schedule	✓	-	-	-	-	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓
	Improve diversity	Cut areas of other neutral grassland and leave arisings for 3 weeks before collecting	✓	✓	✓	✓	✓	-	-	-	-	-	-	✓	✓	-	-	-	-

Ecological Feature	Objective/ Target	Prescription/ Action	Year Post Commencement					Month											
			1	2	3	4	5	J	F	M	A	M	J	J	A	S	O	N	D
Retained mixed scrub	Maintain/ improve structure	Plant additional species to increase diversity	✓	-	-	-	-	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓
		Maintain a varied edge via cutting to increase suitability to reptiles	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓	✓
New bioswale	Improve diversity	Install as per the soft landscape schedule	✓	-	-	-	-	✓	✓	-	-	-	-	-	-	✓	✓	✓	✓
	Maintain/ improve structure	Cut to 200mm, collect and remove arisings	✓	✓	✓	✓	✓	✓	✓							✓	✓	✓	✓
New rain garden	Improve diversity	Install as per the soft landscape schedule	✓	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Maintain/ improve	Weeding to remove undesirable plant species	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ecological enhancements																			
Bat boxes	Increase the Sites suitability for roosting bats	Install bat boxes	✓	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Verification check from ground level to ensure bat boxes are still in place. Replace if missing.	-	-	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hedgehog holes	Increase Site permeability for hedgehog	Install hedgehog holes in garden fences	✓	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hedgehog homes	Increase Site suitability for hedgehog	Install hedgehog homes	✓	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		Inspection to ensure hedgehog homes are functioning as required and replace if necessary	-	-	✓	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	-	-
Hibernaculum	Increase Site Suitability for reptile/amphibians	Install hibernaculum, including seeding over the top with native grass mix	✓	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Maintain/improve	Check the hibernaculum to ensure the seeding over the top has established	-	-	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bird nest boxes	Increase the Sites suitability for nesting birds	Install nest boxes	✓	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



Ecological Feature	Objective/ Target	Prescription/ Action	Year Post Commencement					Month											
			1	2	3	4	5	J	F	M	A	M	J	J	A	S	O	N	D
Bee/insect bricks	Increase the Sites suitability for invertebrates	Install bee/insect bricks	✓	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

6 Monitoring

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

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

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

An adaptive management approach should be adopted whereby the results of monitoring feed back into the appropriate management of the Site.

6.1 Plan Review

The management plan will be reviewed during each of the monitoring years, and a new management plan produced if required where remedial action is required.

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

7 References

CIEEM (2021) *Swift Bricks: The 'Universal' Nest Brick – by Dick Newell*. Chartered Institute of Ecology and Environmental Management, Winchester, UK.

Engain Ltd (2022) *Land at Saltersford Lane, Chippenham. Biodiversity Net Gain Report*

South West Ecology (2022) *Ecological Assessment*



Appendix 1 – Soft Landscape Schedule (240208 R 04 01)

Saltersford Lane, **Chippenham**

Soft Landscape Schedule

240208 R 04 01

November 2024

CliftonEmerydesign

Saltersford Lane, **Chippenham**

To be read in conjunction with all associated landscape plans.

Please refer to Soft Landscape Plans, Ref: 240208 L 04 01 - 02

Ref	Revision	Note	Date	Initial	Checked
240208 R 04 01	-	Planning	November 2024	LC	DH

General Specifications:

- All landscape operations to be in accordance with all relevant and current BS and BS EN standards including BS 8545: 2014, BS4428: 1989 & BS 3936: 1990, 1992, 2007; BS 8601:2013 (subsoil) and all amendments to date. Plant material to conform with the National Plant Specification;
- It is preferable that planting is undertaken during October/ November or March/April, which is best for the establishment of bare root stock;
- Any plant material planted outside the recognised planting season (Nov-Feb), to be containerised stock and supplied at the sizes specified;
- Plant handling and planting operations to be in accordance with HTA "Handling and Establishing Landscape Plants parts I - III;
- All planting to be maintained and guaranteed for an initial period of 12 months by the landscape contractor to include watering, weeding, litter picking, pest & disease control;
- The landscape contractor is to take all safety precautions to prevent any injury to any persons. The landscape contractor shall comply with the requirements of the Health and Safety at Work Act 1974 and current Construction, Design and Management Regulations.

Soil and mulch:

- Existing topsoil to be stripped and stored on site in heaps not exceeding 2m height and kept weed free;
- Any compacted subsoil to be broken up to allow free drainage and to enable topsoil to key into surface. Subsoil to conform with BS8601:2013 (subsoil);
- Any imported topsoil to be to BS3882:2015 (multi-purpose), weed free, medium texture, neutral PH value, reasonably stone free with no stones over 20mm in size;
- Compost should be entirely free of peat; proprietary products based on composted straw, manure or coir are acceptable, but products based on wood chips or bark should not be used. Recycled compost material must comply with BS PAS100;
- Finished topsoil levels to be flush with adjacent paved surfaces;
- Top soil depths to be 450mm for Extra Heavy Standard trees, 450mm for Heavy Standard trees, 450mm for Standard trees; 450mm for shrub and hedge planting, 350mm for amenity planting, amenity grass turfing or seeding - Or to match existing soil profiles in areas of undisturbed ground;
- Rear gardens - 350mm topsoil should be provided for all areas of grass turfing and seeding;
- Backfill for tree pits to be as close as possible in texture and structure to the soil excavated from the tree pit and replaced to replicate the natural soil profile. Carry out soil analysis to establish if modifications to the soil are necessary to ensure good establishment. Backfill to conform to BS3882 for imported topsoils and BS 8545:2014 for the establishment of trees.
- All planting areas to be covered with a 50mm depth of medium grade bark. Bark mulch to be free of pests, disease, fungus and weeds.

Plant material treatment:

- All to be British grown stock and fully hardened off;
- Root Dip - Proprietary Root Dip applied to all bare root stock at time of lifting at nursery and prior to planting (for hedgerow plants);
- Anti-Desiccant - Proprietary anti-desiccant to be applied to foliage of all containerised/rootballed material in leaf prior to transportation and during any delay in planting.

Existing trees and shrubs:

- Where existing trees and shrubs are to be retained they will be subject to a full Arboricultural inspection for safety;
- Any surgery required shall be in accordance with BS3998: 2010 'Tree Work - Recommendations';
- All existing trees and hedges to be retained are subject to BS5837: 2012 'Trees in relation to Construction - Recommendations', and should be fully fenced off in accordance, prior to the commencement of any works;
- No storage of materials, disposal of rubbish, fires, spillage of oil and chemicals, ground compaction, excavation or changes in level shall be carried out within existing tree/hedge canopies or their Root Protection Areas;
- The contractor shall maintain protective fencing around retained trees and hedgerows until all site works are completed. The contractor will then remove the fencing and reinstate the ground maintaining all existing levels;
- All works shall comply fully with the Arboricultural Method Statement.

Proposed trees:

- Contractor to ascertain the location of all sewers and services prior to tree planting;
- No trees to be planted within 3 metres of sewers or services or other easement recommended by the relevant statutory undertaker without the use of tree root barriers. Use Green Blue Urban Reroot 2000 in the vicinity of dwellings and Reroot Ribbed Barrier in the vicinity of paths/hard surfaces and services (refer to tree pit details). All tree pits with root barriers are subject to Engineer's approval;
- Use 1800mm pressure treated, round, smooth and peeled larch stake at 75-100mm diameter - stake to be placed at approximately 1/3 height of tree above ground level unless otherwise specified. See BS 4428: 1989 for more information;
- Tree pits to conform with BS8545:2014 with tree pits excavated to the depth of the rootball. Break up bottom of pits to a depth of 150mm. Compacted glazed sides of pits should be roughened;
- Cut back any broken or damaged roots to sound growth;
- Plant trees upright, in the centre of the pit and at original soil depth;
- For trees planted in lawn or meadow grass extend 50mm deep bark mulch layer to 2m diameter around base of tree to reduce risk of strimmer damage;
- Provision for a hydration bag should be made during periods of dry weather to ensure successful establishment.

Shrubs:

- Before planting, remove any non-perishable containers and carefully prune any damaged roots. Plant upright or well balanced with best side to front. Carefully return excavated topsoil/shrub planting compost mix, packing around evenly spread roots or root ball and heel well in;
- Planting holes for shrubs to be 150mm wider than root spread and 450mm deep.
- Shrubs to be planted in groups of 3-7 of the same species, with smaller plants located abutting paths and roads (unless otherwise specified);
- Water plants thoroughly immediately after planting;
- Immediately after planting cut back any damaged, dead or diseased branches;
- After planting rake soil to a fine tilth with approved cambers and no hollows;
- After raking apply approved bark mulch to a depth of 50mm.

Native hedging:

- Plant hedging in trenches 450mm depth and large enough to take the full spread of roots;
- Set out plants evenly as scheduled; planted in groups of 7-15 of the same species;
- Backfill with excavated topsoil/shrub planting mix;
- Prune back native hedging hard at the appropriate season in year one (and outside of the bird nesting season September 1st to February 28th).

Rabbit guards:

- Install rabbit guards supported by canes around each transplant (to supplier specification) for edible and native hedge planting;
- The contractor shall maintain rabbit spirals and canes in place during the management and maintenance period.

Preparation of amenity grass and wildflower areas:

- Prepare the ground by rotavation to break up topsoil to full depth and reduce top 100mm to a fine tilth. Avoid doing this when the soil is wet, to avoid damaging the soil structure and drainage. All turfed areas are to be weed free prior to turfing;
- Remove all undesirable particles brought to the surface including clay balls and stones larger than 50mm in any dimension, building debris, or roots;
- Grade the final surface to smooth contours ensuring the removal of all localised hollows and ridges, allowing for any settlement so that finished levels should be approx. 30mm higher than adjacent kerbs and manholes.

Amenity turf:

- Turf to be in accordance with BS3936:1998;
- Unless otherwise stated, turf is to be good quality cultivated turf, consisting of 25% Dwarf Rye Grass, 20% Chewy Fescue, 35% Creeping Red Fescue, 20% Smooth Stalked Meadow Grass (equivalent quality to Rolawn Medallion Grade turf), fibrous and well rooted, mown and free of matted or dead grass and pernicious weeds;
- Turf to have been treated by an approved selective weed killer not more than 3 months and not less than 4 weeks before lifting;
- Turf is to be delivered within 36 hours of cutting and shall be off loaded by hand unless arranged on pallets for mechanical handling;
- Turf, which is not laid immediately on delivery, or turf inadequately stored, or in poor condition shall be rejected;
- Turf shall not be laid in exceptionally dry weather or when the ground is frozen or waterlogged;
- All turf shall be laid from planks laid on the previously laid row in alternate grain up grain down rows, with broken joints between rows and well butted up.

Watering:

- Planting areas are to be brought up to field capacity on completion of planting and during maintenance visits subject to prevailing conditions.

Weeding and litter clearance:

- Planted areas to be maintained weed and litter free during maintenance and management period.

Proposed Trees

All trees to be planted in 450mm topsoil and 600mm sub-soil; finished with 50mm depth of ornamental bark mulch where necessary.

Use 1800mm larch stake at 75-100mm diameter - stake to be placed at approximately 1/3 height of tree above ground level unless otherwise specified. Heavy Standard Trees in soft landscape to be double staked - See BS 4428: 1989 for more information.

Tree pits to conform with BS8545:2014 with tree pits excavated to the depth of the rootball. Break up bottom of pits to a depth of 150mm. Compacted glazed sides of pits should be roughened.

Abbreviation	Species	Rootball (RB) Container (C) Bare-rooted (B)	Overall Height (cm)	Clear Stem (C/S) Multistemmed (M/S)	Notes	Total
Ar	<i>Acer campestre</i> 'Red Shine'	RB	250-300	C/S	2x; Standard; clear stem 175-200cm; 3 breaks	7
As	<i>Acer campestre</i> 'Streetwise'	RB	250-300	C/S	2x; Standard; clear stem 175-200cm; 3 breaks	18
Ag	<i>Alnus glutinosa</i>	RB	250-300	C/S	2x; Standard; clear stem 175-200cm; 3 breaks	11
Ca	<i>Corylus avellana</i>	RB	100-125	C/S	Branched; 5 breaks	7
Cm	<i>Crataegus monogyna</i>	RB	250-300	C/S	2x; Standard; clear stem 175-200cm; 3 breaks	9
Ls	<i>Liquidambar styraciflua</i>	RB	300-350	C/S	2x; Selected Standard; clear stem 175-200cm; 4 breaks	1
Pa	<i>Prunus avium</i>	RB	250-300	C/S	2x; Standard; clear stem 175-200cm; 3 breaks	3
Pp	<i>Prunus avium</i> 'Plena'	RB	250-300	C/S	2x; Standard; clear stem 175-200cm; 3 breaks	13
Sn	<i>Sambucus nigra</i>	2L C	40-60	C/S	Branched; 3 breaks	7
Sc	<i>Salix caprea</i>	RB	250-300	C/S	2x; Standard; clear stem 175-200cm; 3 breaks	14
Tr	<i>Tilia cordata</i> 'Rancho'	RB	250-300	C/S	2x; Standard; clear stem 175-200cm; 3 breaks	6
Total						96

Proposed Trees

All trees to be planted in 450mm topsoil and 600mm sub-soil; finished with 50mm depth of ornamental bark mulch where necessary.

Use 1800mm larch stake at 75-100mm diameter - stake to be placed at approximately 1/3 height of tree above ground level unless otherwise specified. Heavy Standard Trees in soft landscape to be double staked.

Tree pits to conform with BS8545:2014 with tree pits excavated to the depth of the rootball. Break up bottom of pits to a depth of 150mm. Compacted glazed sides of pits should be roughened.

Abbreviation	Species	Rootball (RB) Container (C) Bare-rooted (B)	Overall Height (cm)	Clear Stem (C/S) Multistemmed (M/S)	Notes	Total
Fruit Trees						
Md	<i>Malus domestica</i> sp.	B	125-150	C/S	Cordon; MM106 rootstock; 3 years old; well developed spurs. Or similar approved.	9
Ms	<i>Malus</i> 'John Downie'	RB	250-300	C/S	2x; Standard; clear stem 175-200cm; 3 breaks	5
Pn	<i>Prunus domestica</i> sp.	RB	250-300	C/S	2x; Standard; clear stem 175-200cm; 3 breaks	5
Pc	<i>Pyrus communis</i>	RB	250-300	C/S	2x; Standard; clear stem 175-200cm; 3 breaks	5
Total						24

Proposed Hedgerows

Pit plant with spiral rabbit guards for deciduous species and shrub guards for evergreen species attached to canes.

Keep a weed free area of approximately 500mm diameter around each plant for the first two growing seasons using spray or mechanical means.

Plants to be planted in growing season (October-March).

All hedges to be planted in 450mm topsoil and 600mm sub-soil; finished with 50mm depth of ornamental bark mulch.

Hedgerows type 4 should be planted in double staggered rows at 5 plants per linear metre, spaced at 250mm centres, with a 500mm offset. Other hedgerow types can be planted in single rows, at 5 plants per linear metre.

Type 1 - 3 hedgerows should be maintained at 1200mm once mature and hedgerow type 4 should be maintained at 1500mm.

Type	Species	Form Bare-rooted (B) Container(C) (L/litres)	Height (cm)	Percentage	Notes
Hedgerow Type 1	<i>Fagus sylvatica</i>	B	80-100	100%	1+2; Transplant - seed raised
Hedgerow Type 2	<i>Osmanthus x burkwoodii</i>	5-7.5L C	40-60	100%	Bushy; 5 breaks
Hedgerow Type 3	<i>Ligustrum ovalifolium</i>	B	80-100	100%	0/2; Cutting; branched; 3 breaks
Hedgerow Type 4 Plant hedgerow in randomly repeated species groups of 5-7 plants.	<i>Acer campestre</i>	B	80-100	10	1+1; Transplant - seed raised
	<i>Corylus avellana</i>	B	80-100	50	1+2; Transplant - seed raised; branched; 4 breaks
	<i>Crataegus monogyna</i>	B	80-100	10	1+2; Transplant - seed raised
	<i>Euonymus europaeus</i>	B	60-80	5	1+2; Transplant - seed raised; branched; 5 breaks
	<i>Prunus spinosa</i>	B	80-100	10	1+2; Transplant - seed raised; branched; 3 breaks
	<i>Rosa canina</i>	B	60-80	5	1+1; Transplant - seed raised; branched; 3 breaks
	<i>Viburnum opulus</i>	B	80-100	5	1+2; Transplant - seed raised; branched; 3 breaks
	<i>Sambucus nigra</i>	B	80-100	5	1+1; Transplant - seed raised; branched; 3 breaks

Planting Mixes

All plants to be planted in 350mm topsoil and 600mm sub-soil finished with 50mm depth of ornamental bark mulch where needed. • To be planted as specified on **240208 L 04 01 - 02** Soft Landscaping Plans.

• To be planted as random mix of each species.

Species	Pot Size (L/litres) (B/Bulb)	Height (cm)	Planting Density/m ²	Percentage	Notes
Planting Mix 1					
<i>Achillea millefolium</i> 'Summer Pastels'	2L	-	4	10	Full pot
<i>Cornus sanguinea</i> 'Midwinter Fire'	3L	40-60	3	20	Branched; 3 breaks
<i>Deschampsia cespitosa</i>	2L	-	4	20	Full pot
<i>Echinacea purpurea</i>	2L	-	5	10	Full pot
<i>Helenium autumnale</i>	2L	-	5	10	Full pot
<i>Leucanthemum vulgare</i>	0.5L	-	6	15	Full pot
<i>Molinia caerulea</i>	0.5L	-	3	15	Full pot
Planting Mix 2					
<i>Berberis x media</i> 'Red Jewel'	3L	20 - 30	3	10	Bushy; 4 breaks
<i>Deschampsia cespitosa</i> 'Goldschleier'	2L	-	3	30	Full Pot
<i>Fatsia japonica</i>	2L	20 - 30	3	10	Leader
<i>Geranium</i> 'Orion'	0.5L	-	7	20	Full pot
<i>Geranium psilostemon</i>	0.5L	-	5	15	Full pot
<i>Potentilla fruticosa</i> 'Abbotswood'	2L	-	3	15	Bushy; 3 breaks
<i>Spiraea japonica</i> 'Goldflame'	2L	20 - 30	3	20	Bushy; 5 breaks
Planting Mix 3					
<i>Alchemilla mollis</i>	0.5L	-	5	40	Full Pot
<i>Deschampsia flexuosa</i> 'Tatra Gold'	0.5L	-	8	30	Full pot
<i>Geranium x cantabrigiense</i> 'Cambridge'	0.5L	-	7	30	Full pot

Planting Mixes

All plants to be planted in 350mm topsoil and 600mm sub-soil finished with 50mm depth of ornamental bark mulch where needed. • To be planted as specified on **240208 L 04 01 - 02** Soft Landscaping Plans.

• To be planted as random mix of each species.

Species	Pot Size (L/litres) (B/Bulb)	Height (cm)	Planting Density/m ²	Percentage	Notes
Planting Mix 4 (Mix including edible herbs - for south facing wall)					
<i>Achillea 'Terracotta'</i>	2L	-	4	10	Full pot
<i>Allium schoenoprasum</i>	0.5L	-	5	10	Full pot
<i>Anthemis tinctoria 'E.C.Buxton'</i>	2L	-	3	20	Full pot
<i>Fuchsia 'Tom Thumb'</i>	2L	15 - 20	5	20	Bushy; 4 breaks
<i>Lavandula angustifolia 'Hidcote'</i>	2L	15-20	4	10	Full pot
<i>Lavandula angustifolia 'Munstead'</i>	2L	15-20	4	10	Full pot
<i>Origanum vulgare</i>	1L	-	5	5	Full pot
<i>Rosmarinus officinalis</i>	2L	-	4	15	Full pot
<i>Thymus serpyllum</i>	0.5L	-	8	5	Full pot
<i>Thymus vulgaris</i>	1L	-	4	5	Full pot.

Seed Mixes

Wildflower Meadow

Emorsgate EM3 Special General Purpose Meadow
Mixture or otherwise approved.
Sow rate 4g/m².

Species	Mix (%)
Wild Flowers:	20%
<i>Achillea millefolium</i>	0.5%
<i>Agrimonia eupatoria</i>	0.4%
<i>Anthyllis vulneraria</i>	0.4%
<i>Centaurea nigra</i>	2.0%
<i>Centaurea scabiosa</i>	0.4%
<i>Daucus carota</i>	1.6%
<i>Echium vulgare</i>	0.2%
<i>Filipendula ulmaria</i>	0.3%
<i>Galium album</i>	1.0%
<i>Galium verum</i>	0.8%
<i>Geranium pratense</i>	0.2%
<i>Knautia arvensis</i>	0.3%
<i>Leucanthemum vulgare</i>	0.8%
<i>Lotus corniculatus</i>	0.3%
<i>Malva moschata</i>	1.0%
<i>Medicago lupulina</i>	0.6%
<i>Onobrychis viciifolia</i>	0.2%
<i>Pastinaca sativa</i>	0.4%
<i>Plantago lanceolata</i>	1.6%
<i>Plantago media</i>	0.4%
<i>Poterium sanguisorba ssp sanguisorba</i>	1.2%
<i>Primula veris</i>	0.4%
<i>Prunella vulgaris</i>	0.8%
<i>Ranunculus acris</i>	1.4%
<i>Rhinanthus minor</i>	0.8%
<i>Silene dioica</i>	0.8%
<i>Silene vulgaris</i>	1.2%
<i>Taraxacum officinale</i>	0.8%

Wildflower Meadow Mix continued

Species	Mix (%)
<i>Vicia cracca</i>	0.2%
<i>Vicia sativa ssp. segetalis</i>	0.2%
Grasses:	80%
<i>Agrostis capillaris</i>	8.0%
<i>Cynosurus cristatus</i>	28%
<i>Festuca rubra</i>	24.0%
4.00% <i>Phleum bertolonii</i>	4.0%
<i>Poa pratensis</i>	16%
Total	100%

Flowering Lawn

Emorsgate EL1 Flowering Lawn Mixture or otherwise
approved.
Sow Rate 4g/m².

Species	Mix (%)
Wild Flowers:	20%
<i>Achillea millefolium</i>	1.0%
<i>Anthyllis vulneraria</i>	1.0%
<i>Betonica officinalis</i>	0.4%
<i>Centaurea nigra</i>	1.5%
<i>Galium album</i>	0.4%
<i>Galium verum</i>	1.5%
<i>Knautia arvensis</i>	0.4%
<i>Leontodon hispidus</i>	0.5%
<i>Leucanthemum vulgare</i>	1.0%
<i>Medicago lupulina</i>	1.0%
<i>Plantago lanceolata</i>	0.4%
<i>Plantago media</i>	2.0%
<i>Primula veris</i>	2.0%
<i>Prunella vulgaris</i>	0.4%
<i>Ranunculus acris</i>	0.4%
<i>Ranunculus bulbosus</i>	1.6%
<i>Trifolium repens</i>	4.0%
Grasses:	80%
<i>Agrostis capillaris</i>	8.0%
<i>Cynosurus cristatus</i>	28.0%
<i>Festuca rubra</i>	24%
<i>Phleum bertolonii</i>	4.0%
<i>Poa pratensis</i>	16.0%
Total	100%

Seed Mixes

Woodland Understory

Emorsgate EW1 Woodland Mixture or otherwise approved.
Sow rate 4g/m².

Species	Mix (%)
Wild Flowers:	80%
<i>Allium ursinum</i>	1.0%
<i>Alliaria petiolata</i>	2.0%
<i>Angelica sylvestris</i>	0.5%
<i>Anthriscus sylvestris</i>	1.4%
<i>Arum maculatum</i>	0.2%
<i>Digitalis purpurea</i>	4.0%
<i>Eupatorium cannabinum</i>	0.1%
<i>Filipendula ulmaria</i>	0.9%
<i>Galium album</i>	1.5%
<i>Geum urbanum</i>	0.1%
<i>Hyacinthoides non-scripta</i>	1.6%
<i>Primula vulgaris</i>	0.1%
<i>Prunella vulgaris</i>	1.0%
<i>Ranunculus acris</i>	0.4%
<i>Silene dioica</i>	3.0%
<i>Teucrium scorodonia</i>	0.2%
Grasses:	20%
<i>Agrostis capillaris</i>	2.4%
<i>Anthoxanthum odoratum</i>	1.6%
<i>Brachypodium sylvaticum</i>	0.8%
<i>Cynosurus cristatus</i>	4.8%
<i>Deschampsia cespitosa</i>	1.6%
<i>Festuca rubra</i>	19.2%
<i>Poa nemoralis</i>	6.4%
Total	100%

Wet Wildflower Meadow

Emorsgate EP1 Pong Edge Mixture or otherwise approved.
Sow rate 4g/m².

Species	Mix (%)
Wild Flowers:	20%
<i>Angelica sylvestris</i>	1.0%
<i>Carex divulsa ssp divulsa</i>	1.0%
<i>Centurea nigra</i>	2.4%
<i>Cruciata laevipes</i>	0.8%
<i>Dipsacus fullonum</i>	0.6%
<i>Eupatorium cannabinum</i>	0.1%
<i>Filipendula ulmaria</i>	1.7%
<i>Galium album</i>	1.0%
<i>Geum rivale</i>	0.6%
<i>Geranium pyrenaicum</i>	0.2%
<i>Iris pseudacorus</i>	4.0%
<i>Lathyrus pratensis</i>	0.8%
<i>Lythrum salicaria</i>	0.5%
<i>Lycopus europaeus</i>	0.2%
<i>Oenanthe pimpinelloides</i>	0.2%
<i>Plantago lanceolata</i>	0.6%
<i>Prunella vulgaris</i>	0.2%
<i>Ranunculus acris</i>	1.0%
<i>Silene dioica</i>	2.8%
<i>Silene flos-cuculi</i>	0.7%
Grasses:	80%
<i>Agrostis capillaris</i>	4.0%
<i>Anthoxanthum odoratum</i>	4.0%
<i>Carex divulsa subsp. divulsa</i>	1.6%
<i>Cynosurus cristatus</i>	34.4%
<i>Deschampsia cespitosa</i>	1.6%
<i>Festuca rubra</i>	20.0%
<i>Hordeum secalinum</i>	4.0%

Wet Wildflower Meadow continued

Species	Mix (%)
<i>Poa trivialis</i>	8.0%
<i>Schedonorus arundinaceus</i>	2.4%
Total	100%

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Appendix 3 – Soft Landscaping Plans (240208 L 04 01 – 240208 L 04 03)



Appendix 2 – Reptile Management Strategy (2485-RMS-RP)

Reptile Management Strategy

Land at Saltersford Lane, Chippenham,
Wiltshire

02 August 2024

Ecology
Arboriculture
Land Management





Site Details	
Site Name and Location	Land at Saltersford Lane, Chippenham, Wiltshire
Central OS Grid Reference	ST 90572 71988
Client	Backhouse Housing Ltd.

Report Details	
Report Title	Reptile Management Strategy
Report Reference	2485-RMS-RP

Quality Assurance & Revision Record					
Revision	Date	Author	Checked By	Approver	Summary of Changes
N/A	02 August 2024	Richard Pash BSc MCIEEM	Jon Garner BSc MCIEEM	Jon Garner BSc MCIEEM	

Disclosure	
Land at	The content of this report that has been provided by GE Consulting is true, and has been prepared and submitted in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. Its contents are compliant with British Standard BS42020: 2013 Biodiversity Code of Practice for Planning and Development.
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1 Introduction

This Reptile Management Strategy (RMS) has been produced by GE Consulting in relation to a residential development at Land at Saltersford Lane, Chippenham (central OS grid reference: ST 90574 72004), hereafter referred to as the 'Site'. This document was commissioned by Backhouse Housing Ltd. for submission to Wiltshire Council.

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

1.1 Planning Background

The Site was granted planning permission at appeal in November 2023 (planning ref: APP/Y3940/W/23/3322502) for 'residential development of up to 70 dwellings with associated access, landscaping and open space. All matters reserved except for means of access.'

1.2 Aims

The work was commissioned in order to discharge Condition 6 of the outline consent which states:

Prior to the commencement of works, including demolition, ground works/excavation, Site clearance, vegetation clearance and boundary treatment work, a Reptile Management Strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include the details of how the Site and the reptile receptor Site will be managed prior to, during and post-construction of the development hereby permitted. The methodology of the reptile translocation shall be included in the strategy along with how the Site will be protected during the operational phase of the development and confirmation of who is responsible for each task. The strategy shall be implemented in full and for the lifetime of the development, in accordance with the approved details.

The aims of this document are to:

-  Provide sufficient information to satisfy Condition 6;
-  Provide details on methods to be employed to ensure that impacts to reptiles during enabling and construction works are suitably avoided; and
-  Provide an appropriate timetable for the implementation of the Reptile Management Strategy.

This document should be read in conjunction with the Construction Environmental Management Plan (Backhouse Housing 2024).

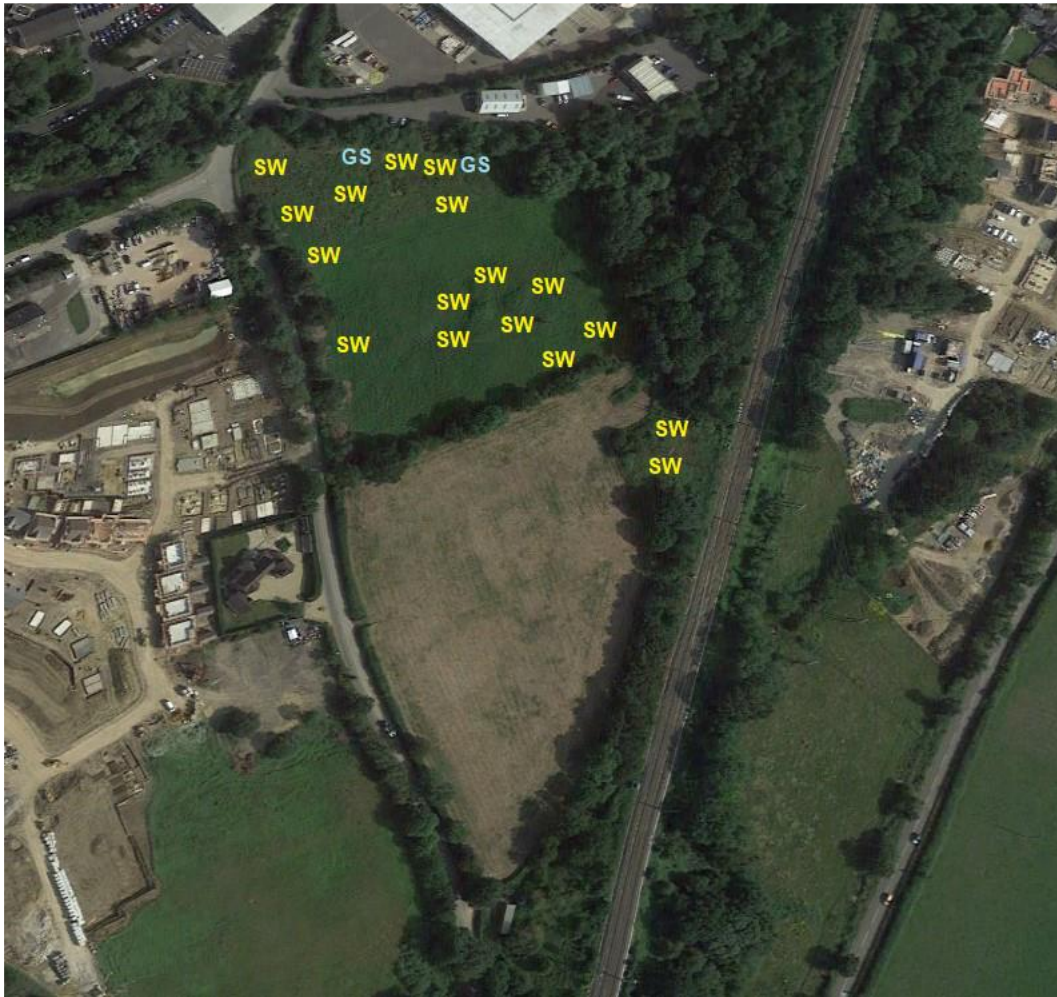
2 Ecological Baseline

2.1 Reptile Presence/Absence Surveys

Reptile surveys were undertaken with reference to good practice guidelines (Gent & Gibson 1998, Froglife 1999) by South West Ecology in 2021. In total 50 refugia (comprising 0.5 x 0.5 m square pieces of flat bitumen roofing felt and 0.5 m x 1 m corrugated sheeting) were deployed on 19th May 2021. The mats were deployed in areas of suitable habitat, i.e. rough grassland in the north and east of the Site. The mats were separated by intervals of approximately 2 - 5 m. After allowing a suitable amount of time for the mats to be found by reptiles, they were subsequently checked on seven occasions from 22nd June to 8th September 2021.

During the reptile survey a total of 44 slow worm and 2 grass snakes were recorded with a peak count of 7 adult slow worm and 1 grass snake. **Plate 1** below shows the distribution of the reptiles recorded on Site during the surveys.

Plate 1: Reptile survey results and distribution (Ecological Appraisal, South West Ecology 2022).
GS = Grass Snake, SW = Slow Worm



3 Mitigation Strategy

3.1 Ecological Clerk of Works

An ecological clerk of works (ECoW) will be appointed and present during key stages of construction and enabling works when there is a perceived risk of encountering protected and notable species (including but not limited to reptiles). The roles and responsibilities of the ECoW are:

- 👉 Understanding of ecological features and constraints, including sensitive timings;
- 👉 Understanding of ecological mitigation, compensation and enhancements proposed and knowledge of methods to achieve them;
- 👉 On Site practical undertaking of clerk of works to avoid/ reduce ecological impacts and provision of ecological advice;
- 👉 Regular reporting to client, Site manager and/or principal contractor;
- 👉 Monitoring and reporting on unplanned incidents and compliance with legal, planning and contract requirements;
- 👉 Production of a report suitable for submission to the LPA to certify that the required mitigation measures contained herein have been successfully undertaken.

3.2 Reptile Mitigation Strategy

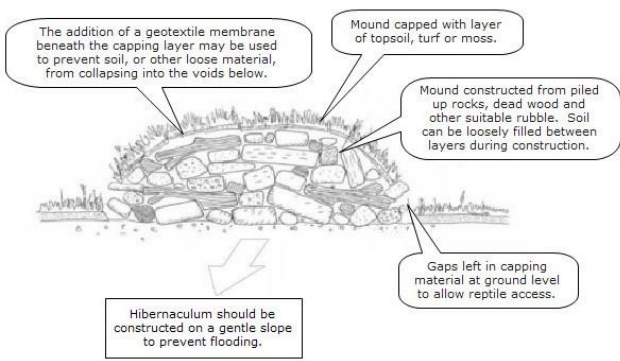
In the absence of suitable mitigation, there is the possibility of reptiles being killed or injured during construction and enabling works which would be an offence under the Wildlife and Countryside Act 1981 (as amended).

3.2.1 Reptile Receptor Area

Given the small size of the populations of reptiles recorded on Site and the preference to maintain the reptile populations in situ the intention is to translocate the population to an on Site reptile receptor area. The reptile receptor area identified stretches from the north west of the Site along the northern boundary and along the extent of the eastern boundary of the Site (see **Appendix 1**).

The area comprises long grassland field margins and areas of scrub and woodland and has been shown to provide suitable habitat for reptiles given a number of the recorded reptiles were located in this area. The area is also contiguous with the adjacent railway to the east of the Site. The railway corridor is likely to form part of the range of any reptiles found on Site and comprise optimal habitat for reptiles. There should be no requirement to prepare the receptor area ahead of the translocation however three hibernacula will be created within the receptor area under the supervision of the ECoW. Locations of the hibernacula are shown in **Appendix 1** and the specification is provided below in **Table 1**.

Table 1: Reptile hibernacula

Quantity & Type	Illustrations	Description & Installation
3no. hibernacula m/ habitat piles	 The addition of a geotextile membrane beneath the capping layer may be used to prevent soil, or other loose material, from collapsing into the voids below. Mound capped with layer of topsoil, turf or moss. Mound constructed from piled up rocks, dead wood and other suitable rubble. Soil can be loosely filled between layers during construction. Gaps left in capping material at ground level to allow reptile access. Hibernaculum should be constructed on a gentle slope to prevent flooding. Example hibernacula design	- Provide hibernacula/ resting places for fauna such as reptiles, mammals and invertebrates. - Constructed from dead wood and rubble, topped with loose soil and turf. Dimensions to be a minimum of 2m length x 1m width x 1m height. - Located in suitable locations within the reptile receptor area.

Once suitable habitats for reptiles have been established within the open space areas of the Site (including provision of log piles/hibernacula) and reptile fencing removed, it is considered that translocated reptiles or reptile populations potentially present in surrounding areas will readily colonise/re-colonise the Site.

3.2.2 Reptile Fencing

Reptile exclusion fencing will be installed in order to prevent re-colonisation of the Site during and after the translocation exercise.

- The fencing will be installed under supervision of the ECoW;

- 🦎 Tree protection fencing is to be installed in line with approved drawings, however the reptile fencing will be erected on the inside to allow full access and maintenance throughout the construction period;
- 🦎 Fencing around the perimeter will be exclusion fencing and will be maintained for the duration of the translocation exercise as well as during enabling and construction works;
- 🦎 Following completion of construction and landscaping works, the fence will be removed.

3.2.3 Reptile Translocation

The translocation exercise will involve removing reptiles from Site to a place of safety (the receptor site) and will be undertaken during the reptile active season which is broadly considered to be April to October inclusive but dependent on climatic conditions. The translocation exercise will involve;

- 🦎 Artificial refugia will be deployed across the Site within and adjacent to suitable habitats at a density of approximately 100 felts/ha;
- 🦎 Refugia will be left to bed-in for a minimum of one week prior to series of checks (daily if possible) to locate and capture animals using them.
- 🦎 Checks will be made during suitable weather conditions with temperatures between 10-17°C and avoiding periods of prolonged wet weather;
- 🦎 Animals will be placed in a suitable container, e.g. cool-box with cut vegetation, and moved to the receptor Site without delay;
- 🦎 The translocation exercise will be undertaken for at least 25 days and will continue until a period of five consecutive days without records;
- 🦎 The findings will be reported to the Local Environmental Records Centre.

3.2.4 Vegetation Removal

Once animal capture rates have significantly reduced, habitat manipulation will be undertaken to maximise the chances of finding any remaining reptiles by encouraging them to disperse to areas with artificial refugia for capture.

- 🦎 Habitat suitability will be reduced by strimming the remaining vegetation using a three staged cutting process with refugia moved to areas of suitable habitat prior to clearance;
- 🦎 One third of the vegetation will be cut to ground level using hand tools under supervision of the ECoW, starting from one end of the Site. The ECoW will undertake hand searches of any features (rubble, log piles etc.) determined to be suitable for reptiles;
- 🦎 The arisings will be left for 24hrs before being removed from Site so as not to create suitable habitat piles;
- 🦎 Mats will be checked the following day followed by cutting of the central third of the Site using the same procedure;
- 🦎 The final third will be cut the following day, as above.

4 Timetable

Table 2 below provides an approximate timetable for the proposed reptile mitigation measures described previously taking species seasonality into account.

Table 2: Mitigation measures timetable

Feature	Mar	April	May	June	July	Aug	Sept	Oct
Initial vegetation trim along line of reptile and tree fencing								

Reptile fence installation								
Reptile translocation								
Final vegetation removal (once translocation is complete)								

5 Construction Monitoring

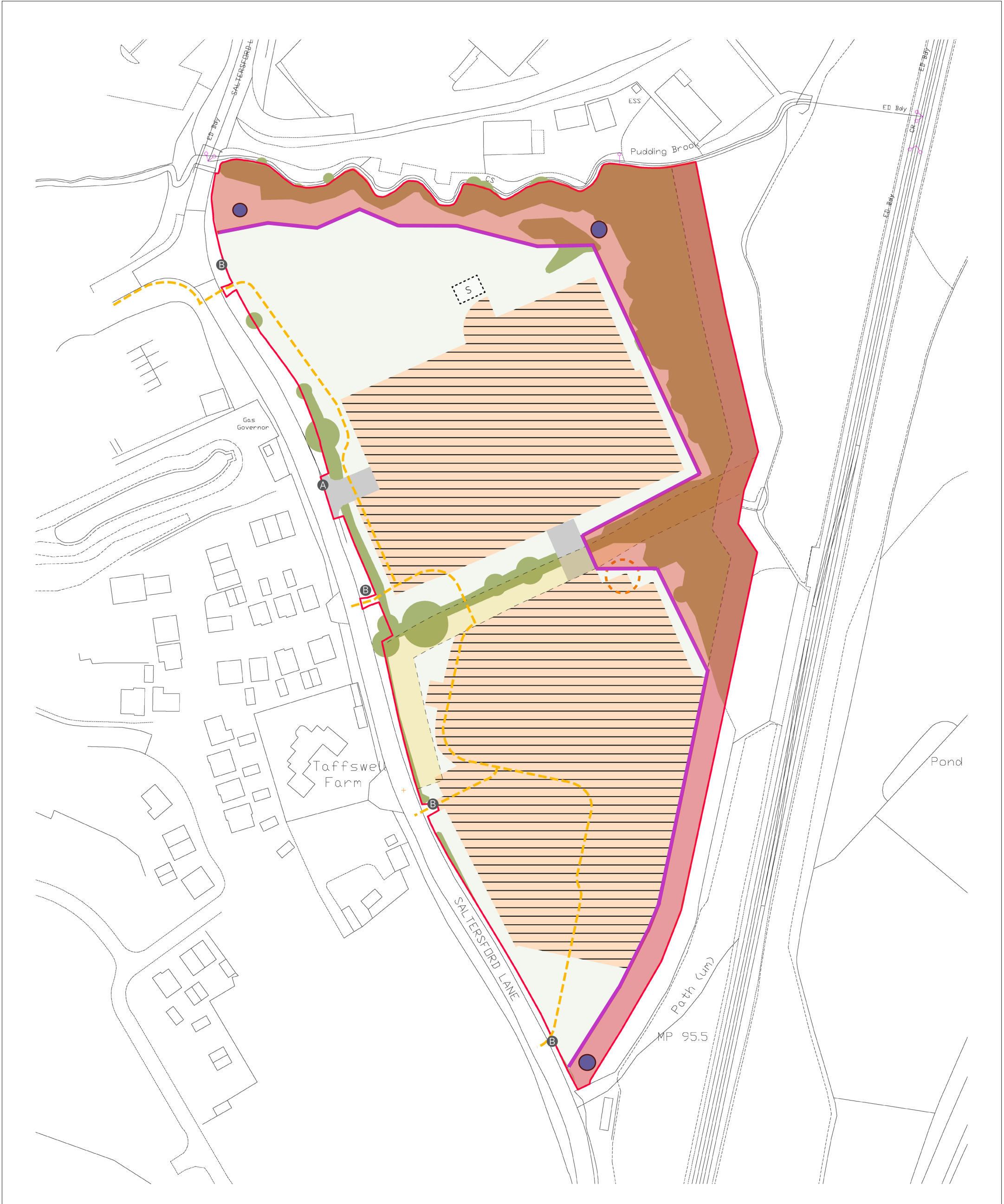
Appendix 2 provides record sheets which the Principal Contractor will use to document actions taken to protect biodiversity and monitor their effectiveness during the construction process, with key elements checked by an ecologist/ arboriculturist as appropriate.

6 Conclusions

Providing the mitigation strategies described in this report are adhered to, it is considered that the works will be undertaken in accordance with relevant legislation. The reptile mitigation strategy will ensure that reptile populations are safeguarded during construction and enabling works and can be maintained on site following practicable completion of the proposals.



Appendix 1 - Reptile Management Strategy Plan



- Application boundary (4.13ha)
- Gross developable area (1.98ha)
- Development heights up to max. 2 storeys (max. 9m height)
- Vehicular access
- Pedestrian/cycle access
- Proposed access roads
- Existing vegetation
- Alignment of proposed footpath and cycleway
- Way leave for Railway Access
- Railway offset (10m offset from application boundary)
- Indicative Area of play
- Potential location of Substation
- Fencing
- On-site Reptile Receptor Area
- Reptile Hibernacula x3

Saltersford Lane, Chippenham
Reptile Fencing Plan

220304 RFP 0101

NTS/A3

A
LC/SW
July 2024

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Drawing Status Planning

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Appendix 2 – Construction Ecological Mitigation Records Sheets

The following form should be used to record actions taken to protect biodiversity and monitor their effectiveness during the construction process. Signatures should be provided where applicable.

DAILY RECORD OF ECOLOGY MATTERS

To be used as and when required by the Principal Contractor/ Site team to keep a record of ecology incidents and procedures undertaken to minimise adverse effects.

If any protected species is found, or in the event of any potentially damaging incidents, the appointed ecologist should be contacted for advice.

Date:		Reported By:	
Summary of Incident/ Activity:			
Ecologist Contacted:	Yes: ☐ No: ☐ N/A: ☐		
Action Taken:			
Outcome (if appropriate):			

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registered number 08435536

Registered office: Unit 11A, Gidleys
Meadow Business Park, Christow,
Devon, EX6 7QB.
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Arboriculture
Land Management





NOTES

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- The hatches used in this plan are indicative and should not be used to scale from.
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- Refer to Engineers Design & Specifications for all existing and proposed retaining walls information.
- Contractor to determine exact location of services/drainage, this should be confirmed on site prior to commencement of works to avoid tree pit / services conflicts.
- All aspects of construction to be to Engineers detail and specification.
- No dimensions to be scaled off this drawing. All sizes to be verified on site.

- Application Boundary**
- Soft Landscaping Features**
Please refer to Soft Landscape Schedule 240208 R 04 01.
- Existing Vegetation**
The associated Root Protection Zone. Refer to Arboriculturalist for detailed information.
- Areas of existing vegetation to be removed**
Refer to Arboriculturalist for detailed information.
- Proposed Trees**

- Proposed Hedgerow - Type 1**
- Proposed Hedgerow - Type 2**
- Proposed Hedgerow - Type 3**
- Proposed Hedgerow - Type 4**

- Planting Mix 1**
- Planting Mix 2**
- Planting Mix 3**
- Planting Mix 4**
- Seed Mix: Wildflower Meadow**
- Seed Mix: Flowering Lawn**
- Seed Mix: Woodland Under-story**
- Seed Mix: Damp Meadow**

Proposed Planting Key

- Ar *Acer campestre* 'Red Shine'
- As *Acer campestre* 'Streetwise'
- Ag *Alnus glutinosa*
- Ca *Corylus avellana*
- Cm *Crataegus monogyna*
- Ls *Liquidambar styraciflua*
- Pa *Prunus avium*
- Pp *Prunus avium* 'Plena'
- Sn *Sambucus nigra*
- Sc *Salix caprea*
- Tr *Tilia cordata* 'Rancho'

Fruit Trees

- Md *Malus domestica* sp.
- Mj *Malus* 'John Downie'
- Pd *Prunus domestica* sp.
- Pc *Pyrus communis*

Saltersford Lane, Chippenham
Soft Landscaping Plan 1 of 3

240208 L 04 01

1:250 / A1

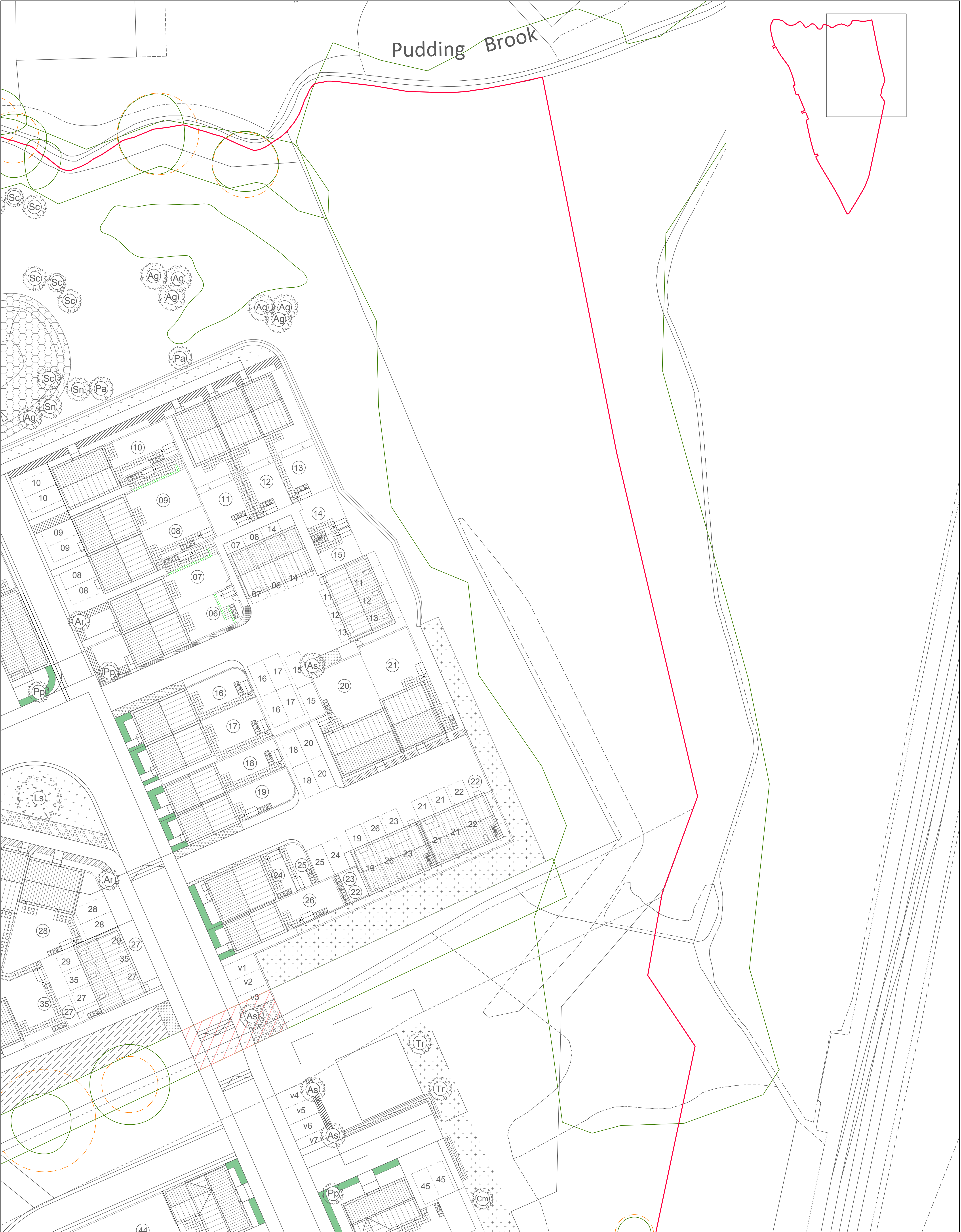
November 2024

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Application Boundary

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Schedule 240208 R 04 01.

Existing Vegetation
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Areas of existing vegetation to
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Saltersford Lane, Chippenham
Soft Landscaping Plan 2 of 3

240208 L 04 02

1:250 / A1

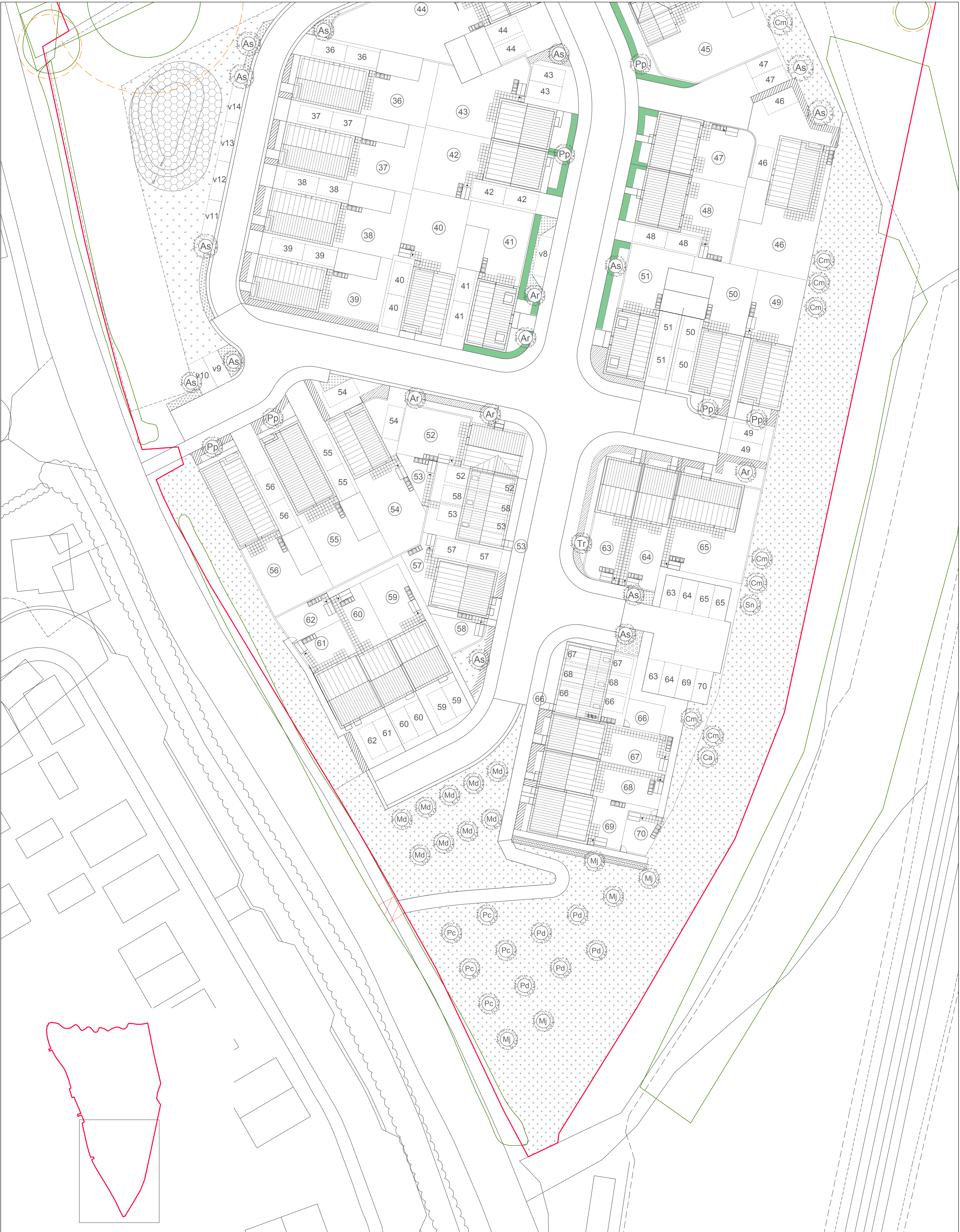
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Soft Landscaping Plan 3 of 3

240208 L 04 03

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Appendix 4 – Ecological Mitigation Plan (240208 L 01 01 09)



NOTES

- Planning Application Boundary
- Affordable units - Affordable rent
- Affordable units - Shared ownership
- Affordable units - First homes

Bird Nesting Features (23 in total):

- Swift Box (e.g. Schwegler No. 16 Swift Box or Brick Nest Box Type 25 or similar)

Bat Roosting Features (22 in Total):

- All Year Round Bat Box x5 (e.g. Schwegler 1W1 Summer and Winter Bat Box or similar)

REV NOTES

AU/CH DATE

Saltersford Lane, Chippenham		-
Proposed Ecological Mitigation		AL/DC
240208 L 02 01 09	1:500 @ A1	NOV 2024

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