



LAND AT 117 HIGH STREET DILTON MARSH WESTBURY

LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN (LEMP)



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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:	Land at 117 High Street, Dilton Marsh, Westbury
Author:	Charlene Watts
Technical review:	Dominic Lambert



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1 INTRODUCTION

- 1.1. ACD Environmental Ltd was instructed by Redcliffe Homes Ltd in December 2025 to produce a Landscape and Ecological Management Plan (LEMP) for a parcel of land to the rear of 117 High Street, Dilton Marsh, Westbury, BA13 4DP. This land is hereafter referred to as the 'Approved Development Site'.
- 1.2. Outline planning consent with some matters reserved for the development of up to 54 dwellings, including 30% affordable, and supporting infrastructure on land to the rear of 117 High Street, Dilton Marsh was allowed at appeal on 12th March 2025 subject to conditions. The planning appeal reference is **APP/Y3940/W/24/3352160** and the Wiltshire Council outline application reference is **PL/2023/01880**.
- 1.3. This report has been produced to address **Condition 14** of the planning permission. Condition 14 states:

"No development shall commence on site until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall be based on the approved Biodiversity Net Gain Plan (Ref: LVA103_3601F) and Ecological Parameters Plan (Ref: 1321.v7). The LEMP will include:

- A plan defining the extent of lowland meadow habitat and measures to ensure the loss of this habitat is minimised, and how the retained and translocated areas will be maintained and restored;*
- A plan specifying the location and type of integral bird nesting features (including for swift) and bat roosting features to be provided. Numbers to be provided in line with best practice guidelines;*
- Distinguishing between formal and informal open space and land required to meet mitigation and enhancement objectives;*
- Details of how habitats created will be managed to achieve biodiversity enhancement or the duration of the development;*
- A mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets; and*
- Details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured.*

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

- 1.4. This Landscape and Ecological Management Plan (LEMP) has been written to fulfil Condition 14; and provides ongoing management and maintenance prescriptions to ensure that the ecological mitigation and enhancements proposed lead to the calculated net gain of 19.43% in habitat units, 1049.00% in hedgerow units, and 26.82% in watercourse units as per the updated Statutory Biodiversity Metric calculations by GE Consulting (2026¹).
- 1.5. The most recent Biodiversity Metric calculations are largely based on the approved Biodiversity Metric calculations by Grass Roots Ecology (2024²) but were produced to account for layout and landscaping changes.
- 1.6. This LEMP focuses on ongoing management, maintenance and monitoring of retained, enhanced and created habitats. For details on lost habitats, and on measures undertaken during the construction phase to protect habitats and wildlife please refer to the CEMP: Biodiversity³.
- 1.7. This LEMP must be read in conjunction with the Construction Environmental Management Plan (ACD Environmental Ltd, 2026), Soft Landscape Proposals⁴ (ACD Environmental Ltd, 2026) and Biodiversity Net Gain (BNG) Assessments (Grass Roots Ecology, 2024; GE Consulting, 2026). The soft landscape plans are provided within **Appendix 2**.

Competence

- 1.8. This report has been written by Charlene Watts, Ecologist at ACD Environmental Ltd and Qualifying member of the Chartered Institute of Ecology and Environmental Management (CIEEM). Charlene has experience of undertaking a wide range of surveys including Extended Phase 1 Habitat Surveys and Phase 2 surveys for protected species. Charlene has written various reports to present ecological findings and is experienced in Biodiversity Net Gain.

¹ GE Consulting (April 2026). Statutory Biodiversity Metric Calculation Tool. File ref: 3218-SBM-AG REV 4 Statutory Biodiversity Net Gain Metric.

² Grass Roots Ecology (September 2025). Statutory Biodiversity Metric Calculation Tool. File ref: CD7.6 - 1321.Statutory.Biodiversity.Metric.September.2024.

³ ACD Environmental Ltd. (April 2026). Construction Environmental Management Plan. Document ref: REDC25060_CEMP_E.

⁴ ACD Environmental Ltd (April 2026). Drawing ref: REDC25060 11G - Soft Landscape Proposal-Sheets 1-6.

- 1.9. 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, Lead Ecologist at ACD Environmental. Dominic has experience carrying out a variety of surveys including but not limited to Extended Phase 1 Habitat Surveys and UK Habitat Classification Surveys, Preliminary Roost Assessments (PRAs) and is experienced in the use of Biodiversity Metrics and Ecological Impact Assessments (EclAs). Dominic is a fully qualified river assessment surveyor (MoRPh Surveys) and a Full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM).

2 AIMS AND OBJECTIVES

Aims

2.1. The aims of this LEMP and how this relates to specific sections of this report are as follows:

- Provide a summary of the previous ecology surveys and results in order to provide the context to subsequent recommendations (**Section 3.0, Appendix 1**).
- Provide details of the roles and responsibilities for future actions including details of the legal and funding mechanism(s) by which long-term implementation of the plan shall be secured (**Section 4.0**).
- Provide details of habitat creation and enhancement, including artificial wildlife habitats (**Section 5.0, Appendix 2, 3, 4**).
- Provide details on management and maintenance of retained and created habitats (**Section 6.0**).
- Provide details on monitoring and review (**Section 7.0**).
- Provide details of a schedule of works for implementation and subsequent management, maintenance and monitoring (**Section 8.0**).
- Provide conclusions to the points raised (**Section 9.0**).

Objectives

2.2. To ensure the success of the landscape and ecological design in perpetuity, the programme of maintenance and management within this report will aim to achieve the following objectives:

- Ensure features of ecological value are protected and managed in a way that ensures their ecological value is maintained.
- Create new habitats of ecological value and ensure delivery of net biodiversity gain through appropriate management.
- Create and maintain ecological corridors for commuting wildlife across the completed development to ensure connectivity of habitats is maintained.
- Establish a flexible management and maintenance regime, able to respond to changing needs or objectives.

- To ensure that the required protected species enhancement measures remain in place in perpetuity and are not disturbed.

3 BASELINE ECOLOGICAL CONDITIONS

- 3.1. The Approved Development Site comprises approximately 3ha of land. The Ordnance Survey Grid Reference for the approximate centre of the site is ST 84807 49923.
- 3.2. The Approved Development Site is located to the north of the High Street within the village of Dilton Marsh, Wiltshire. The location of the Approved Development Site is shown within **Image 1**.



Image 1: Approximate boundary of the Approved Development Site (red line).

- 3.3. The Approved Development Site has been subject to a range of ecological surveys, which were undertaken in 2017 by Danny Alder Ecology & Conservation, and in 2021, 2022 and 2024 by Grass Roots Ecology Ltd. The surveys carried out at the Approved Development Site are summarised within **Table 1** below.

Table 1: Field surveys

Survey	Survey Date
Extended Phase 1 Habitat Survey	April 2017 (Danny Alder Ecology & Conservation) November 2021 Various checks between April – October 2022 May 2024
Targeted botanical survey	April and June 2022 May 2024
Bat activity transect surveys	April – September 2022 (total five visits) April – September 2024 (total five visits)
Static bat monitoring surveys	April – September 2022 April – September 2024

- 3.4. An update ecological walkover was undertaken by ACD Environmental Ltd on 14th January 2026 to update the baseline, and to inform the recommendations within this LEMP.
- 3.5. An update targeted botanical survey was also undertaken on 20th May 2026 to assess whether any grassland areas outside of the lowland meadow are worthy of translocation in line with Condition 12.
- 3.6. A summary of the results of the update walkovers and of previous surveys is provided below for context. For further details please refer to the original EclA (Grass Roots Ecology, 2024).

Designated Sites

Bath and Bradford-on-Avon Bats Special Area of Conservation (SAC)

- 3.7. The Bath and Bradford-on-Avon Bats SAC is made up of a network of underground sites, including Box Mine Site of Special Scientific Interest (SSSI), Winsley Mines SSSI, Combe Down and Bathampton Down Mines SSSI, and Brown's Folly SSSI, all of which form an underground network that supports 15% of the UK's greater horseshoe bat *Rhinolophus ferrumequinum* population as well as supporting small numbers of hibernating Bechstein's *Myotis bechsteinii* bats; these features are the primary reason for the SAC designation. The SAC also supports populations of lesser horseshoe bat *Rhinolophus hipposideros*.
- 3.8. The Approved Development Site is located approximately 12km south-east of the Bath and Bradford-on-Avon Bats SAC at its nearest point (Winsley Mines SSSI) and is within the Bath and Bradford-on-Avon Bats SAC 'Core Area' buffer zone for impacts. The original EclA (Grass Roots Ecology, 2024) also details that the Approved Development Site is within the 4km buffer zone of a greater horseshoe 'Core Roost' site which is functionally linked to the Bath and Bradford-on-Avon SAC and must be duly considered.
- 3.9. In the absence of mitigation, the Approved Development has potential to impact bats associated with the Bath and Bradford-on-Avon SAC and surrounding functionally linked roosts during the operational phase due to increases in artificial lighting. Mitigation measures to protect bats are provided in **Section 6**.

Salisbury Plain SAC/SPA/SSSI

- 3.10. The Approved Development Site lies approximately 3km west of the Salisbury Plain SAC, Special Protection Area (SPA) and SSSI. The Salisbury Plain supports internationally important populations of stone-curlew *Burhinus oedicnemus*, hence the site retains a 6.4km impact buffer zone from surrounding developments.
- 3.11. The measures outlined in **Section 6** to mitigate any potential lighting impacts on bats will also protect

stone-curlew associated with the Salisbury Plain SAC/SPA/SSSI.

Habitats

Lowland meadow

- 3.12. The Approved Development Site is predominantly comprised of grassland habitats. The majority of the Approved Development Site had been subject to intensive horse grazing with some areas cut for haylage as determined during the 2022 and 2024 surveys. During these surveys, an area of grassland in the northern area was observed to support greater botanical diversity than the rest of the Approved Development Site, accounting for approximately 20% of the survey area within the red line boundary (**Image 1**).
- 3.13. Grassland species observed during previous surveys included common bent *Agrostis capillaris*, red fescue *Festuca rubra*, crested dogs-tail *Cynosurus cristatus*, rough meadow-grass *Poa trivialis*, sweet vernal-grass *Anthoxanthum odoratum*, cock's-foot *Dactylis glomerata* and false oatgrass *Arrhenatherum elatius*. A large range of herbaceous species including common sorrel *Rumex acetosa*, selfheal *Prunella vulgaris*, meadow buttercup *Ranunculus acris*, goat's beard *Tragopogon pratensis*, common mouse ear *Cerastium fontanum*, yarrow *Achillea millefolium*, bugle *Ajuga reptans*, meadow vetchling *Lathyrus pratensis*, bird's-foot trefoil *Lotus corniculatus* and common knapweed *Centaurea nigra* were observed. As a result, and following discussions between Grass Roots Ecology, Wiltshire Council and Natural England, this species-rich grassland was determined as 'lowland meadow' priority habitat on a precautionary basis to ensure retention of the species-rich grassland habitat.
- 3.14. The May 2026 update botanical survey concluded that the area of lowland meadow classified in 2022 has remained broadly the same and the translocation recommendations remain valid. The meadow habitat was recorded with up to 20 species per m².

Semi-improved grassland

- 3.15. Grasslands to the south of the lowland meadow were noted as less diverse with more frequent occurrences of nutrient enrichment, heavy poaching and disturbed/ bare soil also present during the 2022 and 2024 surveys. Therefore, these grasslands were recorded as improved/ semi-improved grassland. The biodiversity net gain calculations have classified this habitat as 'modified grassland' in line with UKHabitat Classifications (UK Hab) methodology⁵.
- 3.16. In addition, areas indicative of seasonally damp soil were recorded in the north-eastern section of

⁵ UKHab (2023). UK Hab V2. Available at: <https://ukhab.org/>
ACD Environmental

the Approved Development Site and in close proximity to the boundary flowing ditch/watercourse. Species recorded included field wood-rush *Luzula campestris*, silverweed *Potentilla anserina*, Yorkshire fog *Holcus lanatus* and occasional meadowsweet *Filipendula ulmaria*.

- 3.17. Areas indicative of high nutrient enrichment were scattered throughout the grasslands, comprising pioneering species such as goosefoot *Chenopodium* sp., broad-leaved Dock *Rumex obtusifolius*, common nettle *Urtica dioica* and creeping thistle *Cirsium arvense*.
- 3.18. During the 2026 update surveys in January and May, it was observed that grazing on-site had ceased. Some rabbit grazing was observed however the relaxation of horse grazing has allowed the vegetation to return to the areas that were short and bare in 2022/2024.
- 3.19. Some improvements to areas of the grassland previously classified as semi-improved were observed with some areas now qualifying as g3c other neutral grassland. These areas were located to the south and east of the existing lowland meadow.
- 3.20. The other neutral grassland to the south of the meadow contained some indicator species of lowland meadow habitat, however it was recorded as 10-12 species per m² which was significantly less than the meadow. In addition, the area of damp grassland to the east of the meadow was noted as ecologically valuable and contained spring sedge *Carex caryophyllea* which is classed as near threatened on the UK red-list of vascular plants⁶.

Hedgerows

- 3.21. A hawthorn *Crataegus monogyna* hedgerow was recorded along the western boundary comprising a low number of spaced hawthorn trees. This formed a gappy hedgerow that was considered defunct in previous surveys (Danny Alder Conservation, 2017; Grass Roots Ecology, 2022).
- 3.22. Similarly, a hawthorn hedgerow was noted within the mid-eastern area of the Approved Development Site, adjacent to the wet ditch. This hedgerow was noted as approximately 30m in length, comprising spaced hawthorn trees which also formed a defunct hedgerow.
- 3.23. Short lengths of neatly trimmed ornamental hedgerows were noted in the south of the Approved Development Site associated with 117 High Street. These hedgerows comprised hawthorn, blackthorn *Prunus spinosa*, cherry laurel *Prunus laurocerasus*, privet *Ligustrum ovalifolium*, Leyland Cypress *Cupressus × leylandii*, and lilac *Syringa vulgaris*.
- 3.24. The results of the 2026 update survey are in line with the above, with the addition of encroaching

⁶ <https://bsbi.org/learn/publications/other-books/a-new-vascular-plant-red-list-for-great-britain>. Qualifies as NT on Criterion A as its geographic range (as measured by AOO) has declined by 28% over 3 generations. It was assessed as LC for the 2005 GB Red List.

bramble scrub along the western boundary.

Trees

- 3.25. There are various trees on-site, as well as overhanging the Approved Development Site, all of which are largely concentrated to the boundaries. Species composition is a mixture of native and ornamental species, including hawthorn, blackthorn, beech *Fagus sylvatica*, elder *Sambucus nigra*, horse chestnut, Lombardy poplar *Populus nigra*, hybrid poplar *Populus* sp. and tulip tree *Liriodendron tulipifera*.
- 3.26. The original ecological appraisal noted cultivar apple *Malus* sp. trees in the north-eastern corner of the Approved Development Site. A total of three apple trees were observed in this area during the 2026 update walkover. A fourth tree appeared to have been present in previous years, however this has since been removed and was recorded as a deadwood stump during the update walkover. The deadwood stump correlates with tree T27 as shown on the Tree Protection Plan by Bosky Trees (2023)⁷, which was likely removed due to its determination as an unsafe 'U' category tree in arboricultural reports.

Wet ditch

- 3.27. A ditch network runs along the northern boundary of the Approved Development Site and southward from the north-eastern boundary of the Approved Development Site into the interior of the Site. The ditches contained flowing water at the time of the survey in 2022 and were noted as approximately 1-2m in width, and there were stretches of the ditch network totally devoid of vegetation during these baseline surveys. Where vegetation was recorded, this was limited to fool's-water-cress *Helosciadium nodiflorum* and great willowherb *Epilobium hirsutum*.
- 3.28. The ditch network contained slow flowing water during the 2026 update walkover, particularly along the northern boundary of the Approved Development Site, and its condition was largely in line with the original EcIA. However, the water extending southwards towards the interior of the Approved Development Site was almost still in places, in contrast to the original baseline assessment.

Fauna

- 3.29. For ease of reference, descriptions of relevant fauna have been provided alphabetically, below.

Badger

- 3.30. Evidence of nearby badger *Meles meles* activity was confirmed in 2017 comprising an active sett

⁷ Bosky Trees (2023). Arboricultural Impact Assessment and Tree Protection Plan.

with three entrance holes. The sett was located off-site, adjacent to the northwestern corner of the Approved Development Site and on the opposite side of the ditch. Although off-site, the sett was noted as close to the Approved Development Site boundary.

- 3.31. During the 2026 update survey, the off-site badger sett holes were visible, and it was noted that they tunnelled away from the Approved Development Site.
- 3.32. No badger setts have been found within the Approved Development Site to date, however, there are areas with potential for badgers to create setts and the Approved Development Site will continue to provide foraging habitats for badgers within the local area.

Bats

- 3.33. A series of bat activity surveys were undertaken between April and September 2022 and repeated in April-September 2024 utilising both walking transect and static monitoring methodologies. The surveys recorded activity within the Approved Development Site by greater horseshoe, lesser horseshoe, common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *P. pygmaeus*, serotine *Eptesicus serotinus*, noctule *Nyctalus noctula*, and *Myotis* spp. Overall, activity was dominated by common pipistrelles for both mobile transect and static surveys, and bat activity in general was largely concentrated to the Approved Development Site's northern and western boundaries.
- 3.34. Notably, greater horseshoe and lesser horseshoe bats are Annex II species, with greater horseshoe forming the primary reason for the designation of Bath and Bradford on Avon Bats SAC (along with Bechstein's bat presence) and lesser horseshoe one of the qualifying features (though not the primary reason).

Greater horseshoe

- 3.35. The bat activity surveys undertaken by Grass Roots Ecology identified that greater horseshoe bat activity was largely concentrated to the northern and western boundaries of the Approved Development Site in 2022 and again in 2024. Moreover, the timing of recorded bat calls appeared to coincide with use of the Core Roost site situated within 4km to the east of the Approved Development Site. It was therefore concluded that greater horseshoe bats were predominantly utilising the Approved Development Site as a commuting route from the Core Roost site to wider foraging grounds including cattle-grazed pasture and woodland.

Lesser horseshoe

- 3.36. The bat activity surveys undertaken by Grass Roots Ecology identified that lesser horseshoe bat activity was largely concentrated to the northern and western boundaries, and they were particularly

well represented along the western boundary of the Approved Development Site in 2022 (lesser horseshoe registrations on 93 out of 95 recorded nights). The 2024 results were largely in line with this, though registrations along the western boundary were somewhat less prominent (registrations for 67 out of 116 recorded nights). It was concluded that timings of lesser horseshoe registrations were indicative of a nearby summer roosting site.

Lighting impacts

- 3.37. The EclA by Grass Roots Ecology concluded that both lesser and greater horseshoe bats are likely to access the Approved Development Site via connecting habitats e.g. hedgerows, particularly along the northern and western boundaries where there is less built development and artificial lighting.
- 3.38. As such, a lighting plan has been produced by Highway Lighting Solutions Ltd⁸ and reviewed by GE Consulting Ltd to address Condition 13 of the planning consent. See **Section 6** for further information on lighting impacts during operation.

Birds

- 3.39. During the various visits to the Approved Development Site by Grass Roots Ecology, the following bird species were noted as heard and/or seen: dunnock *Prunella modularis*, robin *Erithacus rubecula*, wren *Troglodytes troglodytes*, house sparrow *Passer domesticus*, magpie *Pica pica*, blackbird *Turdus merula*, chaffinch *Fringilla coelebs*, great tit *Parus major*, swallow *Hirundo rustica*, jackdaw *Corvus monedula*, woodpigeon *Columba palumbus*, blue tit *Cyanistes caeruleus* and goldfinch *Carduelis carduelis*.
- 3.40. The Approved Development will continue to provide suitable foraging and nesting habitat for various bird species with majority of the Approved Development Site boundaries protected and retained/enhanced for wildlife. Moreover, the lowland meadow habitat will provide suitable foraging grounds for barn owl *Tyto alba* during the operational phase.

Great crested newt and other amphibians

- 3.41. A search on the Multi-Agency Geographical Information for the Countryside (MAGIC) website shows no ponds within 250m of the Approved Development Site, which is the typical terrestrial dispersal range for this species⁹. However, as discussed in the EclA, Wiltshire & Swindon Biological Records Centre returned an unverified record for great crested newt approximately 90m to the east of the Approved Development Site. It was concluded that this was likely to be a residential pond nearby as

⁸ Highway Lighting Solutions. (2026). *Redcliffe Homes Adoptable Road Lighting*. Drawing No.: HLS-1011-1. Revision 5.

⁹ Langton, T., Beckett, C., and Foster, J. (2001). *Great Crested Newt Conservation Handbook*. Froglife, Halesworth.

no pond could be seen on OS maps.

- 3.42. During the 2026 update survey, the Approved Development Site was identified to support suitable aquatic and terrestrial habitat for great crested newts. The ditch protruding south and into the interior of the Approved Development Site was almost still in places and considered suitable for great crested newts. In addition, grazing appears to have ceased within the Approved Development Site, and the grassland was noted as long and tussocky, providing suitable terrestrial habitat for great crested newts.
- 3.43. The Approved Development Site is situated within an overlap of amber and green risk zones for great crested newts¹⁰ and is connected to surrounding amber risk zones. The colour coded zones represent likely presence of great crested newts, with amber indicating important connecting habitat that aids natural dispersal, with great crested newts likely to be present, and green indicates less suitable habitat with sparsely distributed great crested newts.
- 3.44. The Approved Development Site has low potential to support great crested newts during both terrestrial and aquatic phases of their life cycle, as well as other amphibians, due to the retention of the wet ditch network and grassland habitats.

Other mammals

- 3.45. The Approved Development Site is likely to support mammals, such as hedgehog *Erinaceus europaeus*, fox *Vulpes vulpes*, rabbits *Oryctolagus cuniculus* and rodents e.g. mice and voles in the operational phase. Although many of these species are not subject to legal protection in terms of their conservation status, they are subject to protection from cruelty under the Wild Mammals Protection Act and the Animal Welfare Act 2006 (hedgehogs are also protected under this legislation). Therefore, care must be taken at all times during maintenance work e.g. hedgerow management and grass cutting to ensure any small mammals that may be present are not harmed.

Otter and water vole

- 3.46. No evidence of otter *Lutra lutra* or water vole *Arvicola amphibius* have been identified within the Approved Development Site to date. Grass Roots Ecology (2024) discounted use of the ditch network by water vole due to the lack of sufficient bankside vegetation and because the ditches likely did not hold water for sufficient periods. However, otter was scoped into the EclA since this species could not be ruled out.
- 3.47. The results of the update survey are largely in line with baseline surveys; however, it was noted that

¹⁰ Natural England Open Data Geoportal. (2023). *GCN Risk Zones (Swindon and Wiltshire)*. Available at: [GCN Risk Zones \(Swindon and Wiltshire\) | Natural England Open Data Geoportal](#).

the ditch running along the northern boundary of the Approved Development Site was sufficiently deep and vegetated for use by water vole.

- 3.48. The wet ditch network is scheduled to be mostly retained and enhanced with diverse planting and has potential to support otter and water vole during the operational phase of the Approved Development.

Reptiles

- 3.49. Areas of rank vegetation were noted along the Approved Development Site boundaries and considered suitable for slow worm *Anguis fragilis* and grass snake *Natrix helvetica* during baseline surveys.
- 3.50. The 2026 update survey concluded that the grazing regime had ceased as grasslands across the Approved Development Site were long and tussocky, thereby providing suitable reptile habitat throughout, as opposed to along the boundaries only.
- 3.51. The retained lowland meadow, and newly planted wildflower grassland and hedgerow habitats have potential to support reptiles during the operational phase of the Approved Development.

4 ROLES AND RESPONSIBILITIES

- 4.1. This report should be read in conjunction with other environmental reports for Land at 117 High Street, Dilton Marsh.
- 4.2. The overall responsibility for the design of the scheme under The Construction (Design and Management) Regulations 2015 is with the Principal Designer.
- 4.3. The implementation of this LEMP (including habitat creation) during site preparation and construction is the collective responsibility of the appointed Project Manager, and the Developer, Redcliffe Homes Ltd. This collective will ensure that all appointed contractors are aware of the ecological requirements of the Approved Development Site and will distribute this LEMP to relevant parties.
- 4.4. 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.
- 4.5. 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

- 4.6. 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 14. Management should continue in perpetuity.

5 HABITAT RETENTION, ENHANCEMENT AND CREATION

5.1. The following habitats will be lost to facilitate the Approved Development:

- Modified grassland
- Other neutral grassland
- 10m of defunct hawthorn hedge
- 50m of the wet ditch network

5.2. The following habitats will be retained:

- Ornamental hedgerows

5.3. The following habitats will be retained and enhanced:

- Lowland meadow including 232m² translocated habitat (condition improved from 'fairly good' to 'good')
- 20m of defunct hawthorn hedge (condition improved from 'poor' to 'good')
- 210m of the wet ditch network (condition improved from 'moderate' to 'good')

5.4. The following habitats will be created:

- Other broadleaved woodland
- Other neutral grasslands-
 - EL1F
 - EM3
 - EM8 (Sustainable urban Drainage System - SuDS)
- Native scrub
- Hedgerows-
 - Native species-rich
 - Ornamental

- Scattered trees
- Traditional orchard
- Modified grassland
- Introduced shrubs
- Vegetated gardens

5.5. This section details the measures taken to create new ecologically valuable habitats and to enhance existing habitats in order to enhance the biodiversity value of the Approved Development Site and to provide the predicted net gains of 19.43% in habitat units, 1049.00% in hedgerow units, and 26.82% in watercourse units. Habitat conditions have been determined in line with Defra statutory biodiversity metric condition assessments¹¹.

5.6. The soft landscaping plans provide details and locations of planting. These are provided within **Appendix 2**. In addition, the Habitat Creation Plan, produced by GE Consulting to inform the Statutory Biodiversity Metric calculations is included within **Appendix 3** which clarifies the locations of habitat types.

Habitat Removal

5.7. Modified grassland, other neutral grassland, and three trees will be removed to facilitate the Approved Development.

5.8. Where possible, topsoil and other raised material created through habitat removal works will be re-used to create greenspace within the Approved Development Site. This will help to limit the movement of earthworks material and will retain some of the seedbank within the Approved Development Site.

5.9. The topsoil originating from the species rich other neutral grassland (refer to the CEMP) will be re-used within the POS of the Approved Development Site as required, particularly within areas due to be sown with new wildflower seed mixes. This is to retain some of the existing seedbank on-site.

5.10. Appropriate working methodologies for the clearance of habitats earmarked for removal are detailed in the Section 6 of the CEMP. These detailed working methodologies have not been reproduced within the LEMP to avoid repetition.

¹¹ DEFRA (2025). *The Statutory Biodiversity Metric -Technical Annex 1: Condition Assessment Sheets and Methodology*. V1.0.2.

Habitat Enhancement

Lowland meadow (condition improved from 'fairly good' to 'good')

- 5.11. Almost 97% of the lowland meadow in the north-western section of the Approved Development Site is scheduled to be retained with the remaining 3% proposed to be carefully translocated to a section in the south-west of the Approved Development Site.
- 5.12. The lowland meadow habitat was assessed as 'fairly good' condition by Grass Roots Ecology due to the observation of overgrazing and pressures on the grassland which had led to some state or risk of decline and occurrence of species indicative of sub-optimal conditions including creeping buttercup *Ranunculus repens*, white clover *Trifolium repens* and creeping thistle.
- 5.13. The approved biodiversity net gain strategy produced by Grass Roots Ecology (2024) included enhancement of all retained and translocated lowland meadow habitat from 'fairly good' to 'good'.
- 5.14. The Illustrative Masterplan by Urban Design Box¹² submitted in September 2024 proposed an informal pedestrian route through the retained lowland meadow in the northern section of the Approved Development Site.
- 5.15. Therefore, the condition of the retained and translocated lowland meadow will require strict monitoring to ensure its condition does not degrade, which would be in contrast to the approved biodiversity net gain strategy agreed at outline/appeal.
- 5.16. The areas of retained and translocated meadow will be sensitively managed to enhance the condition as far as possible in line with the approved biodiversity net gain calculations. Sensitive management will include timed cuts, suboptimal plant removal e.g. docks, condition monitoring and where necessary adaptive management (see **Section 6** for management details).

Native defunct hawthorn hedge (condition improved from 'moderate' to 'good')

- 5.17. Infill planting will be carried out along the north-eastern native defunct hedgerow associated with the ditch network to fill gaps in the hedgerow and increase species richness. Infill planting will include field maple *Acer campestre* (30%), hazel *Corylus avellana* (30%), common privet *Ligustrum vulgare* (15%), elder (15%) and common spindle *Euonymus europaeus* (10%). This enhancement has been accounted for within the Defra metric.

Wet ditches (condition improved from 'moderate' to 'good')

- 5.18. The wet ditch network is scheduled to be mostly retained (50m lost to facilitate the Approved

¹² Urban Design Box (2024). Illustrative Masterplan. Drawing no. 4001M. September 2024.

Development) and enhanced from 'moderate' to 'good' condition as per the approved biodiversity net gain strategy.

5.19. The edges of the ditch network will be seeded with EM8 'meadow mixture for wetlands' as supplied by Emorsgate (or similar and approved). The EM8 seed mix contains species suitable for seasonally wet soils and is based on the vegetation of traditional floodplain and water meadows. The composition of the EM8 seed mix includes star sedge *Carex echinata*, meadowsweet and ragged robin *Silene flos-cuculi*.

5.20. In addition, marginal aquatic mixes will be planted in areas along the edges of the ditch network along the northern boundary of the Approved Development Site. The marginal aquatic plant mixes will comprise slender-tufted sedge *Carex acuta* (20%) yellow iris *Iris pseudacorus* (20%) common rush *Juncus effusus* (20%) water mint *Mentha aquatica* (20%) and water forget-me-not *Myosotis scorpioides* (20%).

Habitat Creation

Other neutral grasslands

EL1F

5.21. Much of the grassland within the urban POS e.g. along roadside verges and adjacent to dwelling frontages will be seeded with EL1F wildflowers for lawns as supplied by Emorsgate seeds or similar and approved. The EL1F seed mix comprises a mixture of wildflowers including common knapweed, oxeye daisy *Leucanthemum vulgare*, and bladder campion *Silene vulgaris*.

EM3

5.22. In addition, areas of grassland within POS and surrounding the SuDS basins will be seeded with EM3 special general-purpose meadow mix as supplied by Emorsgate or similar and approved. The EM3 seed mix contains a very wide range of species to create a diverse sward including wildflowers such as betony *Betonica officinalis*, lady's bedstraw *Galium verum* and agrimony *Agrimonia eupatoria*, and grasses including crested dogtail *Cynosurus cristatus* and common bent *Agrostis capillaris*.

EM8 (SuDS)

5.23. The newly created SuDS basins will be seeded with EM8 wildflowers for wetlands as supplied by Emorsgate or similar and approved. This mixture will also be planted at edges of the wet ditch network as discussed above and will create diverse seasonally wet grassland habitats throughout the Approved Development Site.

5.24. The approved biodiversity net gain strategy by Grass Roots Ecology concluded that the newly planted other neutral grasslands would be likely to achieve 'Moderate' condition. As such, success of criterion A of the Defra condition assessments is essential for this habitat. Strict monitoring of the lowland meadow will also consider the newly planted 'other neutral grasslands', and any failings of essential or sufficient criteria¹³ will be reported to the Developer and Wiltshire Council as appropriate.

Native scrub

5.25. Native scrub mixes will be planted along the western boundary of the Approved Development Site. The native scrub mixes will comprise hornbeam *Carpinus betulus* (40%), hazel (15%) hawthorn (15%), guelder rose *Viburnum opulus* (15%) and spindle (15%) to create a diverse native scrub mix adjacent to other neutral grassland in the western section of the Approved Development.

5.26. The native scrub mix will contribute to the creation of a mosaic of habitats in the POS; this will in turn attract invertebrate prey for the benefit of commuting and foraging bats, as well as other species such as mammals and birds.

Hedgerows

Native species-rich hedgerow

5.27. A native hedgerow will be planted abutting residential fences facing northward toward the lowland meadow and POS. The native hedgerow will comprise field maple (30%), hazel (30%), spindle (10%), privet (15%), elder (15%) and is therefore considered species-rich due to containing five woody species as a minimum.

5.28. The species-rich hedgerows are to be planted in a double staggered row 300mm apart and at 400mm centres in each row. These hedgerows will be maintained at a minimum of 1m and maximum 1.8m in height (depending on location as per soft landscape plans) and will be encouraged to be wide and bushy.

Ornamental hedgerow

5.29. Ornamental hedgerows will comprise single species Portugal laurel *Prunus lusitanica* hedgerows which will be planted within residential curtilage.

Scattered trees

5.30. A variety of trees will be planted throughout the Approved Development street scene and POS.

¹³ Non-acid other neutral grasslands must pass a minimum of 3 criteria including criterion A in order to achieve moderate condition.

Species composition is a mixture of native species silver birch *Betula pendula*, hornbeam *Carpinus betulus*, hawthorn, alder, wild cherry *Prunus avium*, rowan *Sorbus aucuparia*, and whitebeam *S. aria*. Other non-native species such as mulberry *Morus nigra* will also be included within the Approved Development and will contribute to providing resources such as shelter and food for wildlife including insects and birds.

5.31. For a full list of new tree species and locations, please refer to the soft landscape plans.

Traditional orchard

5.32. A total of six fruit trees will be planted along the north-western boundary of the Approved Development to create a small traditional orchard.

5.33. The newly planted fruit trees will comprise crab apple *Malus sylvestris*, crab apple 'Evereste' *Malus* 'Evereste', plum 'Blaisdon' *Prunus domestica* 'Blaisdon', apple 'Bramley' *Malus domestica* 'Bramley', apple 'Egremont Russet' *Malus domestica* 'Egremont Russet', and pear 'Conference' *Pyrus Communis* 'Conference'.

5.34. It is considered that this area will greatly benefit various species, including badgers, hedgehogs, birds and invertebrates once it has established over time, particularly with adherence to management prescriptions outlined in **Section 6**.

Other broadleaved woodland

5.35. A strip of woodland will be created along the south-eastern boundary of the Approved Development Site through planting of a young woodland mixture of field maple (25%), alder *Alnus glutinosa* (25%) ash *Fraxinus excelsior* (25%) and English oak *Quercus robur* (25%). This tree planting will allow establishment of woodland habitat to increase the extent and structural variation of the adjacent off-site small woodland.

Modified grassland

5.36. A pathway will be regularly mown through the lowland meadow habitat for use by new residents which will form a 2m strip of short sward modified grassland.

Introduced shrub

5.37. Various ornamental shrubs will be planted within the street scene of the Approved Development.

5.38. There are various ornamental shrub mixes proposed including species such as pampas grass *Cortaderia selloana*, white flowered lesser periwinkle *Vinca minor* 'Alba', lesser periwinkle 'Bowles's Variety' *V. minor* 'Bowles's Variety', Rosemary 'Sissinghurst Blue' *Rosmarinus off.* 'Sissinghurst

Blue', and heather *Calluna vulgaris*.

5.39. For full details of ornamental shrub mixes, please refer to the soft landscape plans.

Artificial wildlife habitats

5.40. Ecological enhancement details have been provided below largely in line with the recommendations included in the approved EclA by Grass Roots Ecology. Locations of artificial wildlife habitats are shown within **Appendix 4**.

Bat boxes

5.41. A total of six bat boxes will be installed on trees across the Approved Development Site to provide bat roosting opportunities. It is recommended the following boxes are installed:

- 4 x Schwegler 1FF bat boxes.
- 2 x Schwegler 2FN bat boxes. These bat boxes are smaller and subsequently more suited for smaller trees.



Figure 1: Schwegler 1FF bat box¹⁴



Figure 2: Schwegler 2FN bat box¹⁵

5.42. The above bat boxes (or suitable and approved alternatives) will be installed on suitable trees located along the northern boundary of the Approved Development Site. Boxes should be installed at a minimum height of 3m, ideally orientated facing a southerly aspect and out of the prevailing weather and out of reach of cats.

5.43. In addition, a total of 29 x Istock Enclosed Bat Box 'C' will be installed within the masonry of new dwellings (available in various colours for matching to building finishes) to provide a net gain in bat

¹⁴ [1FF Schwegler Bat Box With Built-in Wooden Rear Panel | NHBS Practical Conservation Equipment](#)

¹⁵ [2FN Schwegler Bat Box | NHBS Practical Conservation Equipment](#)

roosting opportunities:



Figure 3: Ibstock Enclosed Bat Box 'C'¹⁶

5.44. These integrated bat boxes (or suitable and approved alternatives) should be installed on southerly facing building elevations (south-east/ south/ south-west), at a minimum height of 4m, but ideally as high as possible close to the eaves or gable apex. Boxes should not be directly above windows/doors and light-spill onto bat boxes must be avoided.

Bird boxes

5.45. A total of six Schwegler 2GR nest boxes with predator protection¹⁷ will be installed on trees across the Approved Development Site to provide bird nesting opportunities.



Figure 4: Schwegler 2GR nest box with predator protection

5.46. The Schwegler 2GR nest boxes (or suitable and approved alternatives) will be installed on suitable

¹⁶ [Ibstock Enclosed Bat Box 'C' | NHBS Practical Conservation Equipment](#)

¹⁷ [2GR Schwegler Nest Box | NHBS Practical Conservation Equipment](#)

trees located along the northern boundary of the Approved Development Site. It is recommended that the single oval entrance hole (30mm x 45mm) is utilised to provide suitable nesting habitats to a variety of birds including coal tit *Periparus ater*, marsh tit *Poecile palustris*, blue tit, great tit, nuthatch *Sitta europaea*, and house sparrow.

5.47. The Schwegler 2GR nest boxes should be installed at a minimum height of 3m, ideally orientated facing north or north-east and out of the prevailing weather and out of reach of cats.

5.48. In addition, a total of 20 bird boxes will be installed onto/within new dwellings to provide further bird nesting opportunities. It is recommended the following are installed:

- 12 x Schwegler 1SP Sparrow Terrace bird boxes to be installed (surface mounted) at a minimum height of 3m, ideally under the eaves.
- 8 x Ibstock Eco-habitat for Swifts to be installed within the masonry of dwellings (integrated) at a minimum height of 5m and ideally under the eaves.



Figure 5: Schwegler 1SP Sparrow Terrace¹⁸



Figure 6: Ibstock Eco-habitat for Swifts¹⁹

5.49. The above bird boxes (or suitable and approved alternatives) will be installed on/ integrated within new dwellings respectively. The bird boxes should be installed orientated facing north or north-east. Boxes should not be directly above windows/doors and light-spill onto bird boxes must be avoided.

Log piles

5.50. A total of four log piles will be installed in discreet locations along the boundaries of the Approved Development Site to provide opportunities for species such as reptiles, amphibians, and invertebrates. Log piles should ideally be constructed of wood from on-site felled trees (e.g. T28-

¹⁸ [1SP Schwegler Sparrow Terrace | NHBS Practical Conservation Equipment](#)

¹⁹ [Ibstock Eco-habitat for Swifts | NHBS Practical Conservation Equipment](#)

T30).

Bee bricks

5.51. A total of 19 integrated Green & Blue solitary bee bricks will be installed within the masonry of new garage buildings to provide suitable habitat for solitary bees and other Hymenoptera.



Figure 7: Green & Blue Solitary Bee Brick²⁰

5.52. Bee bricks must be installed at least 1m above ground level and there is no height limit, therefore it is recommended bee bricks are installed near the tops of garages to ensure vegetation does not obstruct the entrance holes. Bee bricks should be placed in a sunny location, orientated to face south-east, south, or south-west where possible, and their entrances must not be obstructed by vegetation as they will not be used where this occurs.

Hedgehogs highways

5.53. The lowland meadow will continue to provide suitable habitat for hedgehogs. However, in order to minimise habitat loss for this species, hedgehog passes will be incorporated into close boarded fencing of new residential gardens. These passes can be formed through creating an aperture of approximately 13x13cm or installing a bespoke gravel board, both of which can be accompanied with 'Hedgehog Highway' signs to prevent accidental blockage. These passes provide a suitable size for hedgehog and are too small for many domestic pets.

5.54. Hedgehog highways must not be installed where there are retaining walls.

²⁰ [Bee Brick | NHBS Practical Conservation Equipment](#)



Figure 8: Example of bespoke gravel board²¹



Figure 9: Hedgehog highway sign²²

²¹ [Hedgehog Fencing | Hedgehog Gravel Board | Jacksons Fencing](#)

²² [Hedgehog Highway Sign | NHBS Practical Conservation Equipment](#)

6 GENERAL MANAGEMENT AND SPECIES MITIGATION

Management prescriptions

General management and measures

6.1. The following general management measures will be followed throughout the Approved Development Site to safeguard any wildlife that may be present on the Application Site during site preparation and construction:

- 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 Wiltshire 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;
- Herbicide and pesticide use will be avoided, except where required for removal of invasive species;
- Machinery and building materials are to be stored on areas of hardstanding, and on pallets wherever possible;
- Any excavations must be covered at night wherever practicable. A means of escape must be provided in the form of a ramp to allow trapped fauna to escape;
- Excavations must be managed to avoid the formation of temporary waterbodies;
- All temporarily exposed pipes must be capped overnight to prevent animals gaining access and later becoming trapped; and
- Heras fencing or similar will be used to mark the site boundary to protect offsite habitats of value to fauna. No building materials, spoil or machinery may be stored in the areas outside of the Heras fencing.

Habitats

Lowland meadow

- 6.2. In line with the approved biodiversity net gain strategy produced by Grass Roots Ecology, sensitive management of the retained and translocated lowland meadow habitat will endeavour to improve the condition from 'Fairly Good' to 'Good'.
- 6.3. In accordance with the Defra condition assessments, good condition can only be achieved where a minimum of five criteria are achieved which must include criterion A (*"the parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type"*) and criterion F (*"10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type"*).
- 6.4. With reference to the UK Hab definition, the following species in **Table 2** are characteristic indicator species of lowland meadow habitat:

Table 2: characteristic indicator species of lowland meadow habitat.

Common name	Scientific name (where not already mentioned)
Agrimony	
Autumn hawkbit	<i>Scorzoneroidea autumnalis</i>
Betony	
Bird's foot trefoil	
Bitter vetch	<i>Vicia ervilia</i>
Common knapweed	
Bugle	
Burnet saxifrage	<i>Pimpinella saxifraga</i>
Carnation sedge	<i>Carex panicea</i>
Chalk milkwort	<i>Polygala calcarean</i>
Common bistort	<i>Persicaria bistorta</i>
Common milkwort	<i>Polygala vulgaris</i>
Common meadow-rue	<i>Thalictrum flavum</i>
Common sedge	<i>Carex blanda</i>

Cowslip	<i>Primula veris</i>
Devil's bit scabious	<i>Succisa pratensis</i>
Dropwort	<i>Filipendula vulgaris</i>
Dyer's greenweed	<i>Genista tinctoria</i>
Eyebright	<i>Euphrasia officinalis</i>
Fen bedstraw	<i>Galium uliginosum</i>
Field scabious	<i>Knautia arvensis</i>
Glaucous sedge	<i>Carex flacca</i>
Goat's beard	
Great burnet	<i>Sanguisorba officinalis</i>
Greater bird's foot trefoil	<i>Lotus pedunculatus</i>
Heath milkwort	<i>Polygala serpyllifolia</i>
Lady's bedstraw	
Lady's mantels	<i>Alchemilla</i> spp.
Marsh bedstraw	<i>Galium palustre</i>
Marsh marigold	<i>Caltha palustris</i>
Marsh valerian	<i>Valeriana dioica</i>
Meadow vetchling	
Meadowsweet	
Narrow-leaved water dropwort	<i>Oenanthe silaifolia</i>
Pepper saxifrage	<i>Silaum silaus</i>
Pignut	<i>Conopodium majus</i>
Ragged robin	
Rough hawkbit	<i>Leontodon hispidus</i>
Salad burnet	<i>Sanguisorba minor</i>
Saw-wort	<i>Serratula tinctoria</i>

6.5. The meadow will be managed with bi-annual cuts to 50-60mm to keep grasses under control and prevent smothering of wildflowers.

- 6.6. The lowland meadow will undergo a spring cut to 50-60mm (ideally March) to control the first flush of growth, followed by a period of no cutting through the summer months to give grasses and wildflowers an opportunity to flower.
- 6.7. After flowering, the meadow can be cut to c. 50-75mm between late July-September, starting from the centre and moving outwards (as outlined in paragraph 6.10 below).
- 6.8. Following cutting, arisings will be left in place for 1-7 days to shed seeds before being removed from the Approved Development Site. It would be beneficial for arisings to be turned during this time to maximise seed shedding.
- 6.9. Following the late summer cut, the meadow should be left unmown. However, if grass re-growth is vigorous, the meadow may be managed by cutting to c. 50-60mm in late autumn/winter as required.
- 6.10. It is important that dominant species such as docks and nettles are controlled with direct removal (dug out with use of hand tools) to prevent smothering of delicate wildflower species. **Pesticides, fertilisers or herbicides must not be used within the meadow.**
- 6.11. Due regard must be given to the potential colonisation of grassland by reptiles which may be present within the local area. To account for this, a 1m margin of uncut grass will be left at the edge of wildflower grassland areas and where grassland meets hedgerows/scrub; this will also benefit invertebrates. In addition, all areas must be checked thoroughly for hedgehogs and other wildlife before strimming or mowing. Cutting should only take place **on dry days when temperatures are above 10°C** to ensure any reptiles within established grassland would be able to move out of harm's way. **Cutting should start from the centre of any area and slowly move outwards to allow reptiles to disperse into surrounding edge habitats.**
- 6.12. The meadow will be checked annually for signs of damage, deterioration or distress. These checks will include monitoring of the condition (with reference to Defra condition assessments) to evaluate compliance with the approved biodiversity net gain strategy (Grass Roots Ecology, 2024). Therefore, condition monitoring of the meadow must take place at suitable times of year (May-September) and should the condition of the meadow be in decline, findings and remedial action and/or adaptive management recommendations will be submitted to the Developer and Wiltshire Council.

Wet ditches

- 6.13. Where possible, the aquatic vegetation should be allowed to establish and function naturally, except for removal of rubbish, clearance of algal weeds and excessive floating leaf litter and cutting back of the hedgerow if this grows into the ditch. If the ditch network is found to be in poor health, then professional advice will be sought and remedial action carried out.

- 6.14. If surface weeds such as duckweed *Lemnoideae* sp. or blanket weed *Spirogyra* sp., begin to cover the surface these will be removed using a net. In the case of blanket weed, this can be removed by twirling it out of the pond using a cane or similar tool.
- 6.15. The proximity of the ditch to trees means that silt and leaf debris will accumulate at the bottom of the ditch over time. Although it is not anticipated that regular de-silting will be required, this should be carried out as often as required for drainage purposes or approximately every 10 years.
- 6.16. Where any removal of vegetation or sediment from the ditch is required, this will be left on the ground at the side for at least 24 hours to allow any entangled animals to escape back into the ditch. Following this period, the material will be removed from the ditch edge to prevent nutrients leaching back into the ditches.

Other neutral grasslands

Topsoil

- 6.17. Suitable saved topsoil from within the development footprint will be translocated to the POS as necessary. This will be taken from the species rich other neutral grassland as shown within the CEMP. This will help to retain the seedbank within the Approved Development Site. Once the ground has been prepared these areas will then be overseeded with the following EL1F, EM3 and EM8 seed mixes which are further discussed below:

EL1F, EM3 & EM8

- 6.18. Prior to sowing, the ground should not be highly fertile, nor should it have a problem with perennial weeds. To prepare a seed bed, first remove weeds using repeated cultivation. Then plough or dig to bury the surface vegetation, harrow or rake to produce a medium tilth, and roll, or tread, to produce a firm surface.
- 6.19. Seed is best sown in autumn or spring. Following which, the grassland, including the flush of annual weeds, will be left to develop until mid to late summer (ideally early August), at which point the grassland will be cut and arisings removed. Residual perennial weeds such as docks should be dug out. Following this initial cut, the grassland will be kept short through regular mowing to 50-60mm until the end of the following March to prevent weeds smothering slower growing grasses and wildflowers.
- 6.20. Once established, the wildflower grasslands will be managed in line with the above method outlined for the lowland meadow (i.e. bi-annual cuts in spring and late summer).

EM8 – SuDS

- 6.21. EM8 grassland planted within SuDS features will be managed in accordance with the measures set out for lowland meadow/ other neutral grasslands as discussed above.
- 6.22. The attenuation ponds will be inspected on an annual basis, with any blockages or debris removed immediately to maintain the hydraulic capacity, as well as the aesthetic appearance and functioning ecological benefits of the water features.
- 6.23. The performance of the SuDS features will be subject to ongoing monitoring. If it is considered that the management of grassland is inhibiting the function of these features at any time, then the management regime will be altered as required and this LEMP will be updated.
- 6.24. Weeds and other non-native planting that colonise the watercourse/waterbodies will be removed by hand and carefully disposed of. Removal of vegetation from the waterbodies should be carried out between mid-November and mid-February. If removal must take place outside this time, an ecologist should be consulted, with great care taken to avoid harming amphibian wildlife.

Native scrub

- 6.25. Coppicing and some removal of small sections of scrub should be undertaken of a long rotation (e.g. every 5-7 years) to maintain this habitat as scrub. During management no more than 20% of scrub should be removed/coppiced at any one time. In order to maintain a balance of species, it may be necessary to selectively thin vigorous scrub species.
- 6.26. Where scrub meets grassland, a scalloped edge should be maintained to provide a diversity of habitat niches suitable for use by invertebrate species and reptiles. Ruderal growth within this area should be encouraged by leaving a 1m margin of uncut grass where this meets scrub. However, if there is vigorous growth of undesirable species such as common nettle then selective removal should take place.
- 6.27. Long-term retained and established planted scrub will be managed to encourage species diversity and a good age-range of species to include suckering growth and some natural colonisation from species such as bramble.

Hedgerows

- 6.28. While free-standing hedgerows mature, it is recommended that timber and wire fence is erected to run through the centre of the hedgerow. This is to prevent pedestrians from walking through the hedgerow and to allow full maturation of the hedgerow. Once the hedgerows have fully established (usually after around 5 years), the temporary fences will be removed.

- 6.29. Once planted, hedges can be trimmed by up to 1/3 each year to encourage branching and dense growth. Any gaps which appear in the hedgerows will be subject to replanting in the next available planting season. They must be replanted using the original species mix as per the planting schedule.
- 6.30. Ongoing maintenance operations for existing hedgerows will predominantly include litter removal, weeding, trimming, removal of dead plants and reinstatement of plant materials. Chemicals must not be used on the hedgerows or in the vicinity of the hedgerows.
- 6.31. Once established, hedgerows will be cut on a rotational basis, whereby the hedgerows are left uncut for three years with a cut in the fourth year. Care must be taken not to damage any trees which grow within the hedgerows. These trees should be maintained through non-intervention as a principle unless they pose a direct health and safety risk. Managing the hedgerows in this way will ensure they are of continued value to a variety of wildlife.
- 6.32. All hedgerow trimming and pruning operations must be timed to avoid the bird nesting season. The optimal time to cut hedgerows is in January as this allows birds and small mammals to utilise fruits throughout the winter months.

Trees (including woodland and orchard)

Newly planted trees

- 6.33. Post-planting management and maintenance of trees will be undertaken in accordance with BS8545:2014 section 11 'Trees: from nursery to independence' and the Landscape and Management Maintenance Plan by ACD Environmental Ltd.
- 6.34. All newly planted trees will be watered as necessary during the summer months (May to September) and will be required unless rain fell for at least four of the previous seven days. All trees are to be watered for the first three years after planting to aid establishment.
- 6.35. All fruit trees should receive a 75mm depth x 1m diameter of weed free bark chip at its base after planting which can be topped up annually if required to retain moisture and suppress weed growth in the early part of the trees establishment.
- 6.36. A formal assessment of young tree health and development will be undertaken annually. This assessment will include foliar appearance, leaf size and leaf canopy density, extension growth and incremental girth development. Trees will also be assessed continually throughout the year on an *ad hoc* basis.
- 6.37. Formative tree pruning is to be undertaken until a permanent structurally sound scaffold system of branches typical of the species and appropriate to the Approved Development Site circumstances is

produced. Minor pruning of dead or damaged wood will be carried out annually.

- 6.38. If the young trees are not thriving or are in poor condition, then growing conditions should be amended as necessary. If the specimen does not recover the tree will be replaced in the next available planting season.
- 6.39. All stakes and ties will be removed as soon as the developing root system is strong enough to support the tree, usually after five full growing seasons.
- 6.40. The newly planted trees will grow to provide nectar, berries, and nuts for the benefit of species such as birds and invertebrates.

Management for all trees (new and retained)

- 6.41. All trees on site will be subject to visual checks undertaken annually and after major storm events. These checks should be staggered so that the trees are inspected at different times in the year. If any tree displays signs of decline, distress or damage then a competent person should be instructed to undertake a tree inspection where necessary.
- 6.42. Annual checks for tree pests and diseases will be carried out. Should any trees with notifiable pests and/or diseases be discovered, they will be dealt accordingly, in collaboration with competent and qualified contractors.
- 6.43. Where safety considerations allow, trees will be managed by non-intervention as a principle. If large branches or entire trees need to be removed or felled, tree works are to be undertaken by an Arboricultural Association approved contractor to British Standard BS3998:2010 'Tree Work Recommendations'. The trees in question must be surveyed by an ecologist prior to works to ensure there is no roosting bat potential and to ascertain whether further ecologist supervision will be necessary.
- 6.44. Tree works must be undertaken with due regard for nesting birds. Ideally, all trimming and pruning operations should be timed to avoid the breeding bird season, which runs from March-August inclusive.
- 6.45. During any tree works, operations must be carried out in a sensitive manner, taking care not to unnecessarily damage the tree(s) being worked on, or any neighbouring vegetation.
- 6.46. Removed wood should be left for a minimum of 24 hours prior to cutting into sections to disperse any fauna. Any arisings created from tree work undertaken, including leaf material, branches, wood chip and logs should be used to create log piles in discreet areas of the Approved Development Site.

- 6.47. Fruit should be left on trees for use by members of the community. Any windfall should be left in

place to benefit birds, mammals and invertebrates which feed on fallen fruit.

6.48. Deadwood on trees should be kept where possible and standing dead trees should also be retained within the orchard to provide valuable habitats for invertebrate, bat and bird species.

6.49. Pesticides, fertilisers or herbicides must **not** be used within the orchard.

Pruning fruit trees (first year)

6.50. Prune the central leader down to a height of about 18 inches (45cm), cutting above a bud.

6.51. There should be at least three lateral branches. Ensure that they are growing outwards from the vertical, by about 45°, so that the final tree will have a vase shape.

6.52. Prune the laterals back to a length of about 10 inches/25cm.

Pruning established fruit trees

6.53. Remove any suckers growing from the rootstock.

6.54. Rub out any buds growing on the lower trunk.

6.55. Cut out at least 50% of dead, damaged, or diseased wood (unless it contains holes/crevices, in which case leave in situ for wildlife), and add to larger dead wood piles in other areas of the orchard.

6.56. Cut back the central leader down to above a metre above the top lateral branch.

6.57. Remove any weak, crossing or vertical branches.

6.58. Prune branches that did not produce fruit the previous year.

6.59. Trim one-year-old shoots back to six leaves length to stimulate the production of fruit bud for next year.

Tree health – non-native species and disease

6.60. Monthly inspection of young trees shall be undertaken for woolly aphid. At first appearance, spot treat with organic insecticides where possible, such as an insecticidal/horticultural soap, which breaks down the protein shell of aphids but relatively harmless to beneficial insects. Repeat application may be required.

6.61. For heavy infestations, the whole branch should be removed and disposed of where feasible, however due regard for nesting birds must be given during the nesting bird season. Alternatively, they can be controlled using predatory insects such as ladybirds, lacewings and hoverflies.

6.62. Annual checks for tree pests and diseases will be carried out. Should any trees with notifiable pests and/or diseases be discovered, they will be dealt with accordingly, in collaboration with competent and qualified contractors.

Other broadleaved woodland

6.63. In addition to the above management prescriptions, the following management applies specifically to the newly created other broadleaved woodland.

6.64. New planting will be monitored annually in the first five years after planting to ensure successful establishment, and after severe weather. All failed or defective plants identified within this time period will be replaced at the soonest available planting season to ensure a continued coverage of growth. Replacement plants should be of the same species and specification of the failed specimens.

6.65. The woodland edge will be allowed to develop into a scrub interface. Where the woodland edge meets scrub/grassland, a scalloped edge will be maintained to provide a diversity of habitat niches suitable for use by invertebrate species and reptiles. Ruderal growth within this area will be encouraged by leaving a 1m margin of uncut grass where this meets scrub. However, if there is vigorous growth of undesirable species such as a common nettle, then selective removal will take place.

6.66. Once established, thinning operations are to be undertaken as required in order to establish a diversity in the woodland stock. This is to be undertaken in winter and will be undertaken on a rotational basis. During management no more than 20% of scrub should be removed/coppiced at any one time.

Modified grassland

6.67. The modified grassland public pathway will be managed to a width of 2m and mown on a monthly basis to 40-60mm to ensure public access is maintained.

Introduced shrub

6.68. Ornamental shrubs will be maintained in a balanced shape and will be annually pruned to allow for this. Any growth that will obscure windows, signs or sight-lines will be removed.

6.69. If plants are not thriving or are in poor condition, then growing conditions should be amended as necessary. If the specimen does not recover, the plant will be replaced in the next available planting season.

Fauna

Bats - lighting

- 6.70. A series of bat activity surveys undertaken in 2022 and 2024 recorded bat activity within the Approved Development Site from the following species: greater horseshoe, lesser horseshoe, common pipistrelle, soprano pipistrelle, serotine, noctule and *Myotis* spp.
- 6.71. The Approved Development Site also provides suitable habitat for foraging and commuting bats in the form of meadow, ditches, hedgerows and trees, including numerous off-site hedgerows and trees abutting the Approved Development Site's boundaries. This network of linear features also acts as a green corridor, providing connectivity for commuting bats to and from high-quality habitats such as woodland and pasture in the wider area.
- 6.72. Notably, greater and lesser horseshoe activity was largely concentrated along the northern and western boundaries of the Approved Development Site, both of which are Annex II species and are well known for their light avoidant behaviour^{23, 24}.
- 6.73. Lighting has been shown to have adverse effects on bats through direct avoidance of illuminated areas and increased mortality of invertebrate prey. Where inappropriate lighting occurs close to roost sites, bats may abandon their roosts or delay their emergence, which limits their foraging opportunities. Lighting a commuting or foraging route may also impact upon the integrity of the roost, even if the roost is not directly affected.
- 6.74. Horseshoe bats are particularly light averse, and as outlined in the EclA by Grass Roots Ecology (2024) the Approved Development Site is within the 4km buffer zone of a greater horseshoe 'Core Roost' site which is functionally linked to the Bath and Bradford-on-Avon SAC. Therefore, it is recommended that the lighting plan is in strict accordance with best practice guidelines²⁵, for example, the luminaire and/or scheme Maintenance Factor should be set to 1 to indicate output of luminaires expected at 'Day 1' of operation, and contours (and/or coloured numbers) for 0.2, 0.5, 1, 5, and 10 lux should be clearly shown.
- 6.75. A sensitive lighting strategy has been produced for the operational phase of the Approved Development to address Condition 13 of the planning consent which has been reviewed by GE Consulting. The lighting plan can be found in **Appendix 5**.

²³ Stone, E.L., Jones, G., Harris, S. (2012). Conserving energy at a cost to biodiversity? Impacts of LED lighting on bats. *Glob. Change Biol.* 18, 2458-2465

²⁴ Stone, E.L., Harris, S., Jones, G. (2015a). Impacts of artificial lighting on bats: A review of challenges and solutions. *Mammal. Biol.* 80, 213-219.

²⁵ Institute of Lighting Professionals & Bat Conservation Trust. 2023. Bats and Artificial Lighting at Night. Guidance Note 08/23.

Artificial wildlife habitats

Bat and bird boxes

- 6.76. Bat and bird boxes will be subject to a monthly external visual check to assess the boxes for any damage. Damaged or missing boxes will be repaired/replaced as necessary. **Bat boxes must only be disturbed by a Natural England Class 2 Bat Licence holder** as bats and their roosts are protected under wildlife legislation.
- 6.77. Bat boxes should be checked at least every five years by a Natural England Level 2 bat licenced ecologist where possible.
- 6.78. Where possible, bird boxes should be emptied of old nesting material annually during the autumn/winter months (October - January) although this is not critical. Disinfectant must not be used in any bat or bird boxes.
- 6.79. An important component to the artificial boxes will be managing the expectations of new residents, including dealing with any fears, questions, or unauthorized interference. It is recommended that prospective buyers of these properties are made aware of the legal protection afforded to bats and nesting birds, and their obligations as owners.
- 6.80. It is recommended that local wildlife trusts/bat groups are approached and given the opportunity to undertake monitoring of bat boxes with volunteers from the local community. This approach will help to encourage community engagement with the wildlife within the Application Site and to foster a sense of responsibility.

Bee bricks

- 6.81. Green & Blue Bee Bricks are made using the waste material from the Cornish China clay industry with a composition of 75% recycled materials and concrete, specifically designed not to require regular maintenance and can be left in perpetuity.

Log piles

- 6.82. The log piles will also be subject to monthly checks to ensure these are still in place and have not been vandalised/damaged. It is recommended that the log piles are topped up regularly using materials from site maintenance (e.g. logs, brash).
- 6.83. If there is an excess of these materials, supplementary log piles can be created within sheltered habitats in the Approved Development Site.

Hedgehogs

6.84. Hedgehog friendly fencing will not require any management and can be left in perpetuity. It is recommended that prospective buyers of these properties are made aware of the importance of 'Hedgehog Highways' and not to block these holes.

7 MONITORING

Monitoring and feedback into LEMP

- 7.1. On completion of the construction phase, the Approved Development Site will be inspected by an ecologist to confirm the development has adhered to the LEMP. Where discrepancies are identified, these are to be reported to the Developer and Wiltshire Council. The discrepancies will be corrected under the supervision of the ecologist where required. Discrepancies can include missing bird and bat boxes, hedgerow or tree failure etc.
- 7.2. Following this, the Application Site will be monitored annually by an ecologist, and management regimes amended as required to meet the management aims and objectives.
- 7.3. The LEMP will be reviewed after five years by an ecologist and will be amended as necessary. Following this, the Application Site will continue to be monitored by an ecologist every three years and adjusted as considered necessary. Relevant data from the surveys will be sent to the following organisations where necessary:
- Wiltshire Council;
 - Local Records Centre;
 - Relevant national recording scheme; and
 - Monitoring ecological consultant.

8 SCHEDULE OF WORKS

8.1. The work schedule for monitoring, maintenance and management activities are set out within **Table 3**. 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. The colour coding within **Table 3** is as follows:

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

8.3. Where ECoW presence is required the relevant species/species group consideration is demonstrated as follows:

	Nesting birds
	Roosting bats
	Reptiles
	Amphibians
	Badgers
	Lowland meadow

Table 3: 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	Post completion survey to be 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.												
	Inspection of orchard habitat and young trees to check for signs of disease/pests, damage, deterioration, and distress.												
	Monthly visual inspection of artificial wildlife habitats for any signs of damage. Remedial action/ replacement undertaken as necessary.												
	Cut newly sown EL1F, EM3 and EM8 grasslands in early August to 40-60mm. Then mow regularly to 40-60mm until the end of the following March.												
	Modified grassland pathway through lowland meadow mown regularly to 40-60mm.												
	Weekly tree watering as necessary.												
	Annual pruning of hedgerows (on rotation), introduced shrub and developing trees as required.												
	Apple and pear tree pruning.												
POST COMPLETION – YEAR 2 ONLY													
Year 2	Newly sown EL1F, EM3 and EM8 grasslands cut regularly to 40-60mm as required until March (see section below for ongoing management measures).												
POST COMPLETION – YEAR 2 ONWARDS													
Weekly-	Regular removal of litter and check for invasive species.												

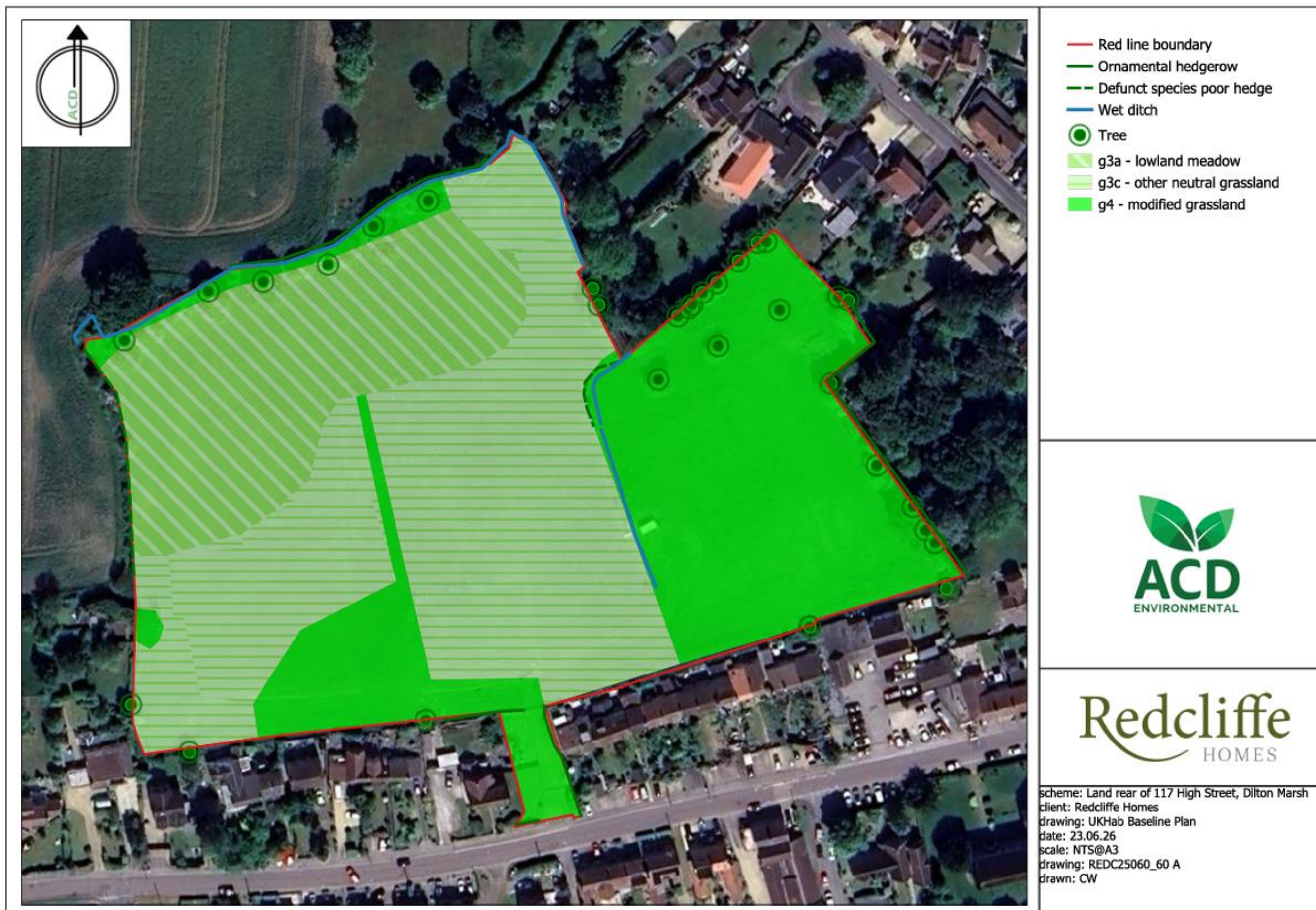
Monthly	Modified grassland pathway through lowland meadow mown regularly to 40-60mm.												
	Weekly tree watering as necessary.												
	Monthly visual inspection of artificial habitats and enhancement features for any signs of damage. Remedial action/replacement undertaken as necessary.												
Bi-annual	Bi-annual cuts of retained and translocated lowland meadow and other neutral grasslands (EL1F, EM3, EM8) to 50-75mm. Starting from centre and slowly moving outwards. If required, vigorous grass re-growth can be cut back through mowing throughout autumn and early winter. A 1m margin of uncut grass will be left along edges and adjacent to hedgerows/scrub.												
Annual	Annual trimming of newly planted hedgerows (up to 1/3) to encourage branching and dense growth. Any noted gaps will be subject to replanting in the next available planting season.												
	Annual check of habitats to include hedgerows, scrub and trees to check for signs of damage, deterioration or distress.												
	Annual check of attenuation ponds to assess vegetation, general health and for any signs of invasive species. Any blockages, debris, weeds or non-native invasive species will be removed by hand and carefully disposed of.												
	Suitably experienced person to remove bird nesting material from bird boxes in POS.												
	Annual condition monitoring survey of retained and translocated meadow and other neutral grasslands undertaken by an ecologist. Where conditions are not in line with biodiversity net gain strategy, findings and recommendations will be submitted												

	to the Developer and Wiltshire Council. Results used to feedback to LEMP.												
2-3 years	Monitoring surveys of all habitats undertaken by an ecologist every three years. Results used to feedback into LEMP as required and to rectify any issues.												
5 years	Site visit by an ecologist and 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.												
	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.												
	Rotational thinning operations of woodland as required.												
	Five-year check of bat boxes undertaken by level 2 licenced bat ecologist.												
	After five years post and wire fence and tree stakes/ties removed if hedgerows, scrub and young trees are considered to be safely established.												
10 years	De-silting of ditch network every 10 years.												

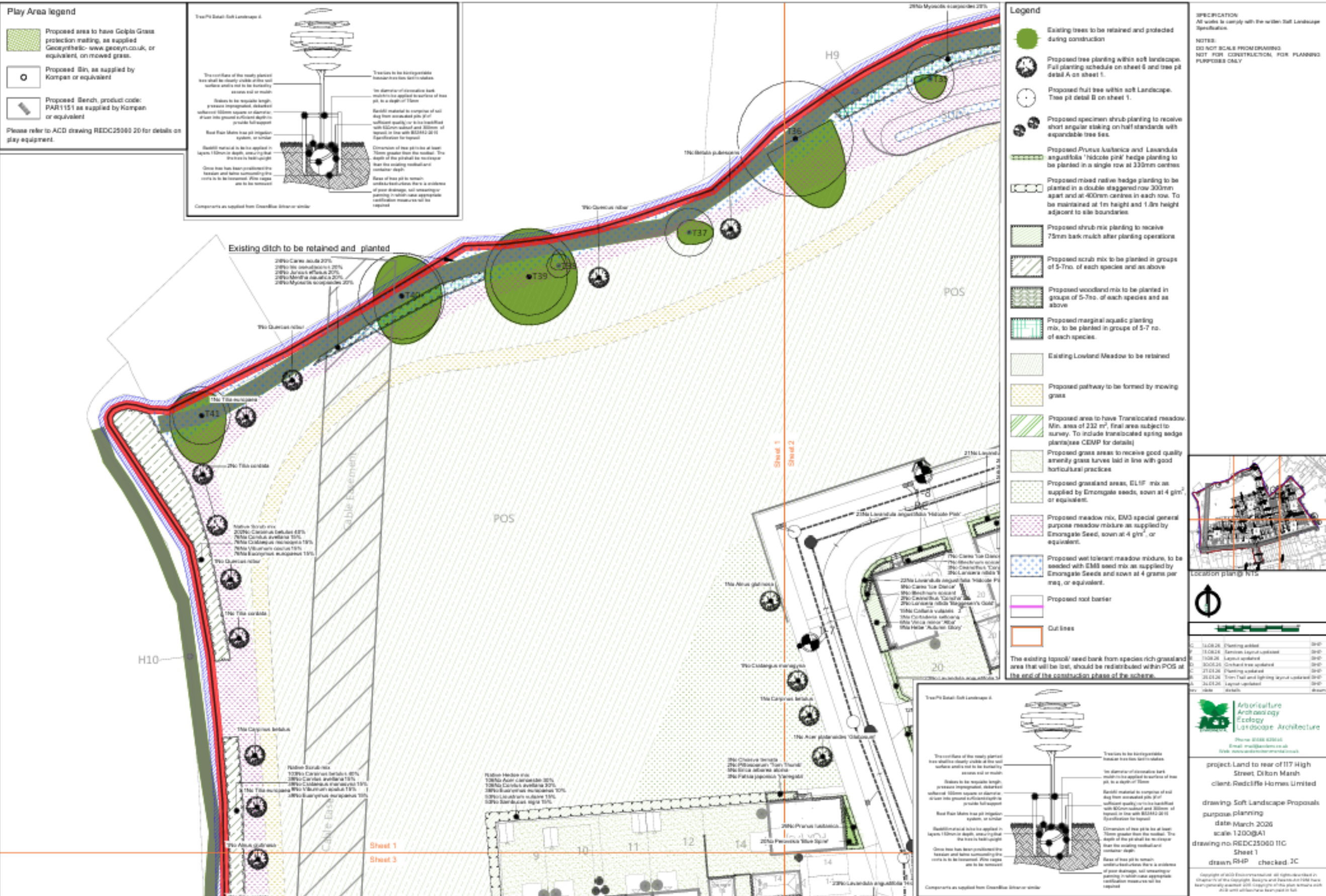
9 CONCLUSIONS

- 9.1. This LEMP has been produced to fulfil **Condition 14** of the planning consent for the Approved Development Site (Wiltshire Council reference: **PL/2023/01880**. Appeal Decision reference: **APP/Y3940/W/24/3352160**).
- 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 programme to be undertaken at the Approved Development Site post-completion.
- 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.

APPENDIX 1: 2026 HABITAT MAP

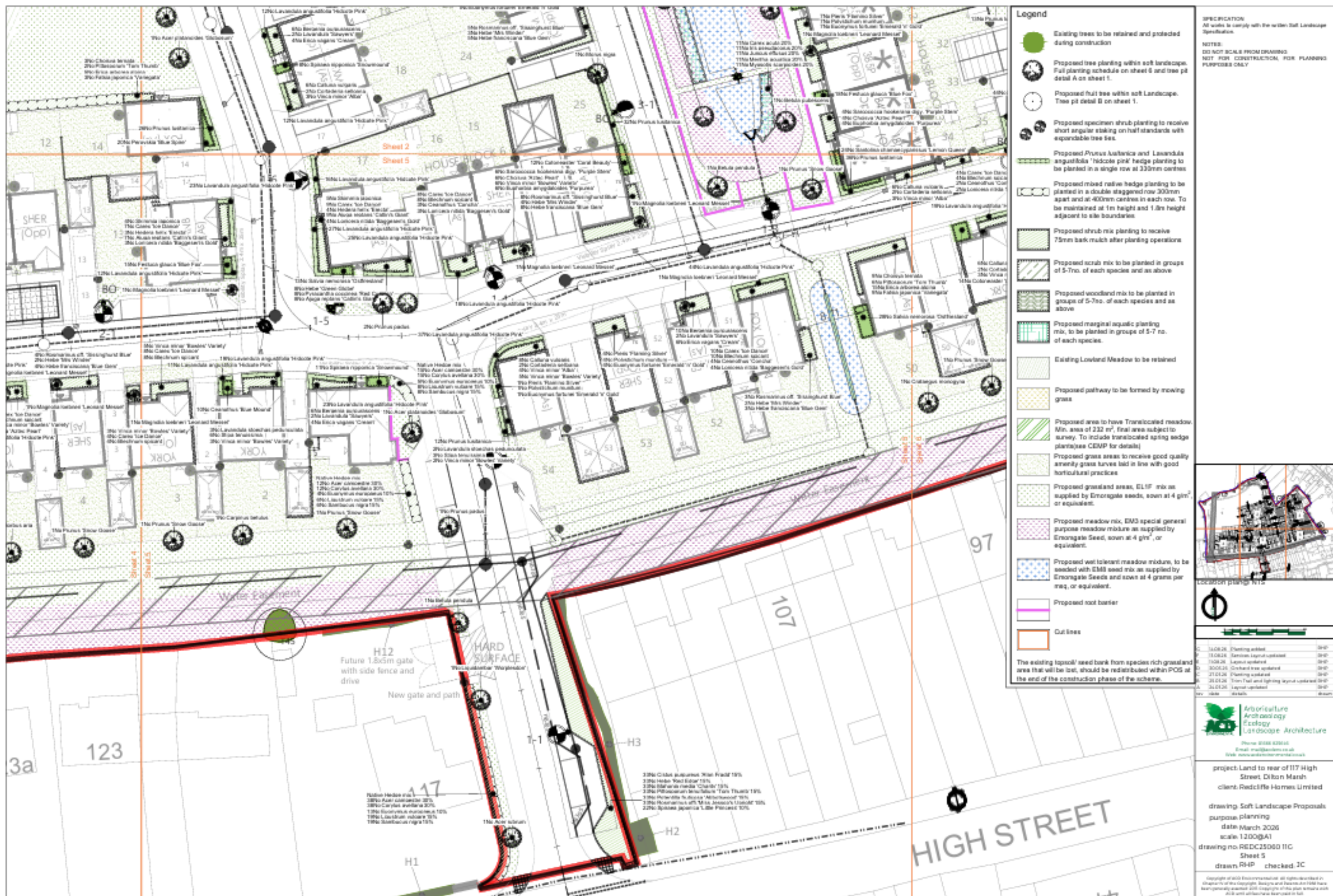


APPENDIX 2: SOFT LANDSCAPE PLANS









Legend:

- Native Hedgerow
- Native Species Rich Hedgerow
- Native Species Rich Hedgerow - Associated with bank or ditch
- Ornamental Hedgerow
- New Urban Tree (Broadleaved)

NH3

NH4

NH5

Translocated lowland meadow.

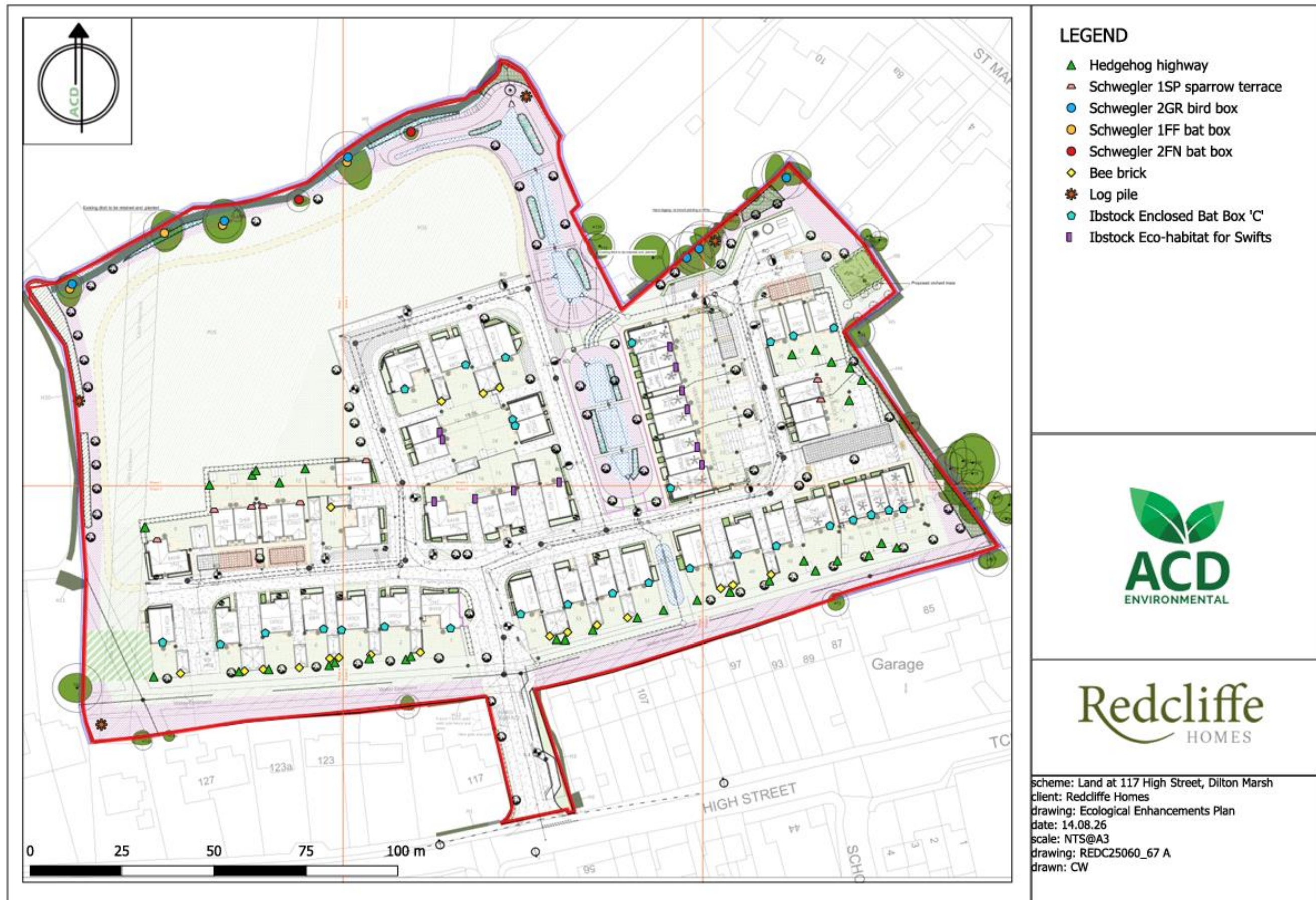
High St

Broad St

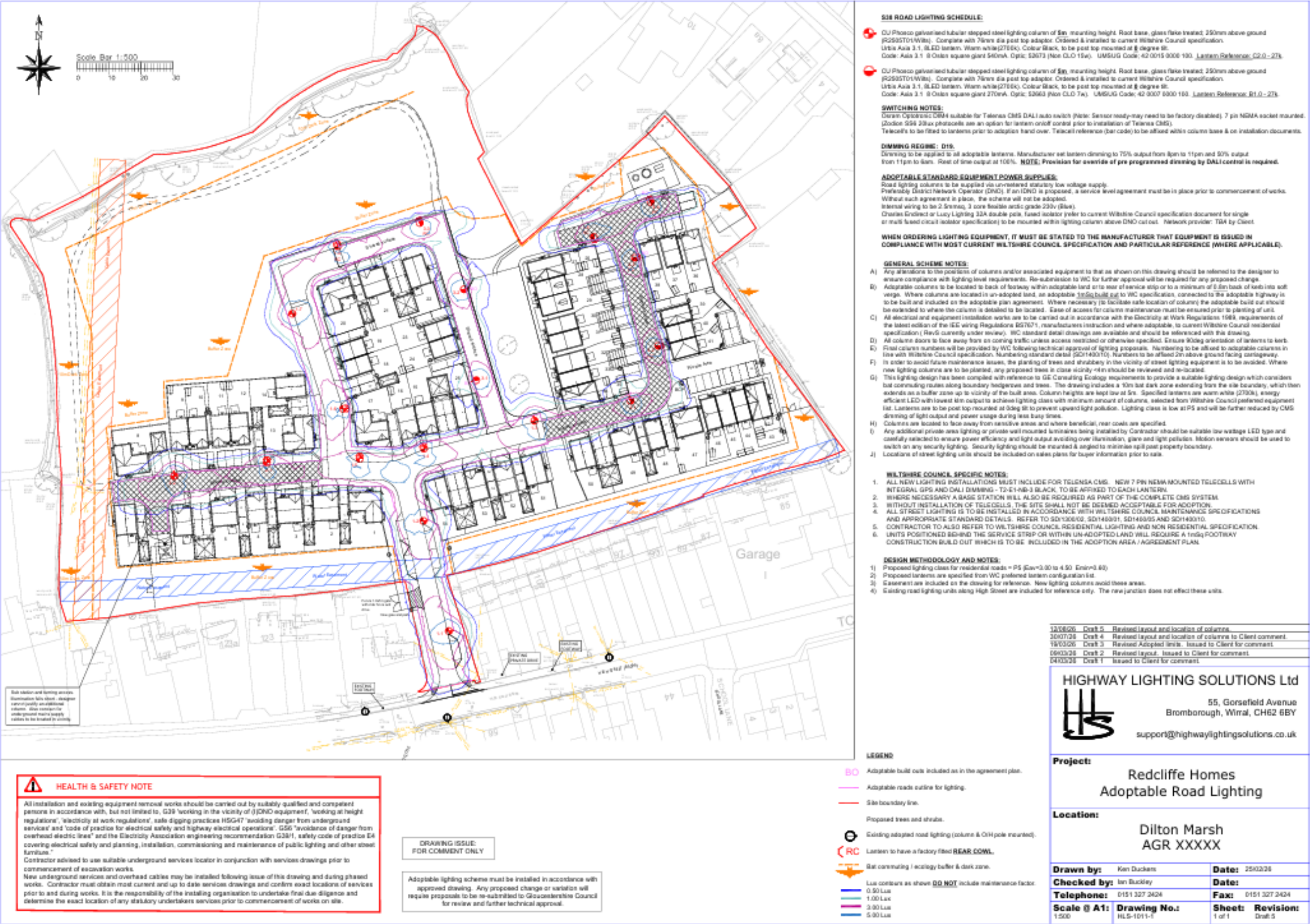
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APPENDIX 4: ECOLOGICAL ENHANCEMENT PLAN



APPENDIX 5: LIGHTING PLAN BY HIGHWAY LIGHTING SOLUTIONS (2026)



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