

Construction
Environmental
Management Plan
(CEMP): Biodiversity

Proposed Residential
Development on Land
to the North of
Brickhill Farm
Warminster
Wiltshire

A report prepared
Greatworth Properties
Ltd

July 2026
Rev1.2



Encompass Ecology Ltd.
12 High Street
Ide
EXETER
Devon
EX2 9RN
(01392) 424231

1 INTRODUCTION

1.1 General

Encompass Ecology Ltd was commissioned by Greatworth Properties Ltd to produce a Construction Ecological Management Plan (CEMP) for the proposed residential development on land to the north of Brickhill Farm, Bath Road, Warminster, Wiltshire, see *figure 1*. The site is located at NGR ST 864 461 (centre site) for which conditional outline planning permission has been granted (Wiltshire Council ref. PL/2021/10503).

The requirement for a Biodiversity focused CEMP document to manage the ecological resource on site has been described within the planning approval within Condition 12 which states;

- 12.** Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase in accordance with measures outlined in Section 5 of the Ecological Assessment (Greenwood Ecology, November, 2021) and Confidential Annex letter (Greenwood Ecology, Ref: 2020#027.2#BB), including but not necessarily limited to, the following:
- (a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
 - (b) Working method statements for protected/priority species, such as badger, nesting birds and
 - (c) reptiles.
 - (d) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.
 - (e) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
 - (f) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.
- Development shall be carried out in strict accordance with the approved CEMP.

REASON: *To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.*

The CEMP has been produced to avoid or reduce impacts on the key ecological resource (notable habitats and legally protected species) identified within the ecological surveys undertaken at the study site and to provide habitat enhancements for species, in accordance with current planning conditions made. The CEMP document should be read in conjunction with the Construction plans and Landscape Strategy for the site.

1.2 Site description

The main development area still comprises a single field of improved grassland habitat (modified grassland resource under UK Hab assessment procedures), the grassland resource having been maintained at a low level (<10cm) through regular mechanical cutting such that it aligns with more of an amenity type grassland habitat, as previously described by Greenwood Ecology.

The site is bounded by mature hedgerow boundaries, principally on the eastern and western sides, with the northern hedgerow containing a combination of young standard Elm trees and varying degrees of bramble scrub, the tree succumbing to Dutch Elm disease and thereby reducing its condition as a hedgerow corridor. Again, this aligns with the previously described habitats on site.

Off-site, there is traditional orchard habitat within the adjacent field to the east and there is arable land-use locally to both north and west.

The only slight change to the baseline habitat previously described by Greenwood Ecology 2021 is an area of taller grassland that has been allowed to develop along the southern site boundary at the proposed site entrance. This grassland area which is approximately 40cm in height is dominated by Cocksfoot grass tussocks and Yorkshire Fog grasses, common species and represents a species poor area of less regularly managed habitat, (other neutral grassland habitat).

1.3 Summary of proposed works

Outline planning permission has been granted for the construction of nine (No. 9) residential dwellings on site on land to the north of Brickhill Farm, Bath Road, Warminster, (Wiltshire Council planning reference PL/2021/10503). A proposed layout is presented in figure 2.

Specific habitats currently on site that will be impacted by the proposed construction works primarily comprise the modified grassland habitat that occupies the main field plot but also includes localised areas of bramble scrub and tree saplings at the southern site boundary where access is proposed and for the potential for works to impact retained hedgerow features and associated trees.

Habitat impacts will constitute a combination for temporary and permanent impacts; the impacts to the grassland sward comprising a permanent habitat loss, whilst the potential for retained hedgerow impacts will be primarily temporary, restricted to during the construction phase only.

Upon completion of works, the development will be landscaped to include structured habitats, which in combination with a biodiversity enhancement plan aims to improve the existing overall intrinsic biodiversity value.

1.4 Phasing of Works

It is understood that the works will be completed within a single phase of construction likely commencing in mid-2026 and that the entire process will likely take approximately 18 months to complete, subject to suitable ground, weather and working conditions.

1.5 Summary of baseline ecology likely to be affected by works

Notable species interests are present on site that will require careful consideration and propose potential timing restrictions of works on site. A summary of the pertinent ecological receptors identified through the studies undertaken to date that could be affected through the construction period include:

1.5.1 Sites of Nature Conservation Importance

There are no statutory or non-statutory sites of nature conservation interest that will be directly impacted by the development proposed, although there is the possibility of increased visitor pressure through development to both a locally designated wildlife site (Arn Hill Local Wildlife Site – an area of unimproved grassland located approx. 900 metres to the East) and also the Salisbury Plain SPA/SAC/SSSI site located 2.7km to the North-east.

However, with regards to the Arn Hill LWS, that LWS site is separated from the development site by a mainline railway line which will likely hamper visitor access and hence any increase in visitor presence is considered negligible.

For the Salisbury Plain designated area, any development site located within a 15km radius of that site is considered to likely increase visitor numbers and a Community Infrastructure Levy (CIL) payment will be calculated during planning to mitigate any impact.

1.5.2 Habitats on Site

- Improved/Modified Neutral Grassland habitat
- Other neutral grassland
- Scattered bramble scrub
- Hedgerow

Improved (modified) grassland is a common habitat and does not require any specific protection during the construction period.

The 'Other neutral grassland' habitat that has developed on site is as a consequence of a lack of recent agricultural management along the southern site boundary and is a common, species poor habitat of no significant ecological value in its current extent.

Bramble scrub is also a common habitat of low ecological value and does not require any specific protection during the construction period, although it may be host to nesting birds (see later section).

Hedgerow habitats are a habitat of principal importance as promoted under section 41 of the NERC Act 2006. The hedgerows on site will be retained within the development proposed for which suitable mitigation (protective fencing) is described.

1.5.3 Species

- Breeding Birds
- Badgers
- Reptiles

Breeding Birds

The site has been surveyed by both Greenwood Ecology Ltd and Encompass Ecology Ltd during the period 2020 and 2025 and it was considered by both contractors that the main improved grassland plot was not suitable for ground nesting birds due to its regular management and short sward height.

It is however likely that common nesting birds may use the small patches of scrub habitat on site for opportunistic nesting and breeding bird mitigation (temporal works and/or working techniques) will be required as part of the CEMP process.

Badgers

A badger sett has been documented within the site boundaries and hence mitigation will be required.

The development proposals avoid the main badger sett which is present at the northern end of the study site area and hence there is no outright requirement for species licensing. However, badger activity was recorded by Encompass Ecology in 2025 along the western site boundary and hence there is a requirement for an updated badger re-survey of the site prior to the commencement of works, as well as appropriate exclusion fencing to separate the sett from the construction works area. Working mitigation is also described and promoted.

Mitigation should therefore address the potential for both sett disturbance and direct injury/entrapment by the works proposed.

Reptiles

No reptiles were found on site and neither the surveys undertaken by Greenwood Ecology and Encompass Ecology considered that reptiles would be present given the low sward length of the grassland plot and its regular management interventions.

2. SCOPE OF WORKS

2.1 Scope of the CEMP

The CEMP has been produced to reduce or remove the ecological impacts of construction works on the principal ecological receptors on site including those protected sites, habitats and species listed in section 1.6. Through the implementation of the CEMP, appropriate mitigation measures and control measures will be incorporated throughout the construction period to avoid significant impacts on the ecological resource identified and avoid committing a legal breach.

2.2 Objectives of the CEMP

- To ensure no breach of UK or European legislation occurs on site as a result of the works undertaken.
- To identify sensitive ecological receptors on site, in this case breeding birds, badgers and reptiles for the duration of the construction period.
- To identify potentially damaging operations to those sensitive receptors.
- To detail mitigation, based on the mitigation hierarchy and use of temporal/physical and mitigation working practices to reduce impacts and protect those sensitive receptors.
- To minimise damage to adjacent habitats and protect those retained habitats on site that will form part of the final landscape plan.
- To detail the roles and responsibilities of an Ecological Clerk of Works in overseeing and delivering the mitigation required.

2.3 Legislative requirements

The legislative and policy guidance relevant to the ecological receptors identified as present on site can be seen below in table 2.3.1.

Species	Latin name	UK Protection	International Protection	Status	Implications
Breeding birds	<i>various</i>	Wildlife and Countryside Act	-	various	All birds are legally protected during the nesting season from the initiation of nest building until the young have fledged the nest. Schedule 1 species are additionally protected from disturbance at all times, although are not present on site.
Badger	<i>Meles meles</i>	Badgers Act 1992	-	Protection against disturbance, killing and injury	The sett is protected from disturbance and hence an exclusion zone will be maintained around the sett to ensure the sett structure is not damaged and badgers are not disturbed.
Reptiles; Slow-worm Grass snake Common Lizard	<i>Anguis fragilis</i> <i>Natrix natrix/helvetica</i> <i>Zootoca vivipara</i>	Wildlife and Countryside Act NERC Act s.41	-	Protection against killing, injury and sale UK BAP(P)	Reptiles are partially protected against killing, injury and sale, with developers under obligation not to harm UK BAP(P) species through appropriate working methods.

Table 2.3.1: Summary of Key Environmental Resources (Species) in the Study Area.

Status key:

WCA – Wildlife and Countryside Act 1981 (as amended) with schedule reference
NERC s.41 – Natural Environment and Rural Communities Act, section 41 listed species of priority Biodiversity Action Plan status
UK BAP(P) – UK Priority Habitats/Species – Biodiversity Action Plan Short and Middle lists.

2.4 Responsibilities for Nature Conservation compliance

Responsibility for ecological issues on site lie with all parties present on site and should be managed through an ecological management team consisting of an appointed member of the construction team and a site ecologist/ecological clerk of works (ECoW), see section 3.2.

3. Control of works

To ensure that the works are undertaken in accordance with the CEMP, a series of control measures will be employed, including:

- The appointment of an ecological management team/manager on site.
- The identification of ecologically sensitive areas through the use of a 'traffic light' scheme to manage risk zones.

3.1 Legislation

Breeding birds

With regards to bird species on site, all breeding birds are protected by the Wildlife and Countryside Act 1981, as amended, and as such it is illegal to destroy a nest or the contents of a nest during the breeding period. If vegetation clearance works cannot be undertaken outside of the bird nesting season, a nesting bird check must be undertaken by a suitably qualified ecologist within 48 hours prior to commencement of vegetation clearance activities. If active nests are found, appropriate exclusion zones will be implemented and monitored by the ecologist until nesting is complete and authority to proceed has been given. Although a licence is not required for any common bird species nesting, temporal mitigation may be required to prevent a delay to the development programme if nesting is found on site, pending the location of the nest and how it impacts proposed works on site.

Badgers

With regards to the presence of a badger sett within the northern extent of the site, on the eastern site boundary, within close proximity of the works area, it is noted that the sett structure and badgers are protected under the badgers Act 1992 which protected against disturbance, killing an injury. Best Practice provides distances at which certain site activities can take place around any sett without causing a disturbance effect. This is often determined on a site by site basis, as interpreted by the ecologist, based on site conditions.

Reptiles

Both Smooth snake (*Coronella austriaca*) and Sand lizard (*Lacerta agilis*) are fully protected under UK and European law and are only known from a few selected and distinct habitats within the UK. Other species of reptile, which include the more commonly encountered Common lizard (*Lacerta vivipara*) and Slow-worm (*Anguis fragilis*), are protected to a lesser degree principally under the UK Wildlife and Countryside Act 1981, schedule 5, section 9 only. This protects them from unlawful killing and sale only. Adder (*Vipera berus*) and Grass snakes (*Natrix natrix/helvetica*) are also protected under schedule 5, section 9 only. .

Although this legislation offers no protection for their habitat, the developer should be aware that all reptiles are protected against unlawful injury and killing on site, where such killing or

injury could ... "reasonably be avoided" (JNCC, Herpetofauna Workers' Manual, 2003). The level of protection is at level 5 for each reptile harmed/killed, which currently equates to a £5000 fine and/or up to 6 months imprisonment if found negligent and guilty of a wildlife offence. It is therefore in the interest of all parties to ensure that all reasonable measures are taken to protect the welfare of these species and to safely remove/exclude them from a site before development activities commence.

3.2 Ecological Management Team

An ecological management team should be formed consisting of a member of the Greatworth Property Management construction team on site responsible for planning works on site (Ecological site manager) and an ecologist/ecological clerk of works (ECoW).

The team will between them ensure that all site operatives are aware of the ecological issues and constraints on site, will ensure that operatives and team members are inducted through toolbox talks and that all the necessary supervision and mitigating measures are in place before works are undertaken within any amber and red zones of medium to high ecological risk.

3.2.1 Role of Ecological Site Manager

- Ensure all site operatives are inducted and are clear of the ecological constraints present on site.
- Ensure the any licences and ecological supervision is in place to undertake specific tasks on site and are complied with in full.
- Ensure the ecological clerk of works signs off tasks undertaken through any permitting procedure followed to ensure that a written record of tasks is kept to comply with Quality Assurance procedures.
- To update the CEMP document should working practices, working areas or ecological constraints change through the development period.

3.2.2 Role of Ecological Clerk of Works

- Provide guidance to the site team with regards to the legal and statutory implications of works and wildlife issues on site through toolbox talks.
- Ensure that any necessary ecological licences are applied for and complied with during the development period (as required).
- Liaise with the local authority, Natural England and other statutory consultees and third party organisations during the development period, as necessary.
- Ensure that the contractor complies with the CEMP and undertakes activities in accordance with the methods proposed.
- Inspect all protective fencing and mitigating measures on site on a regular basis to ensure compliance and wildlife protection.

- To report back to the ecological site manager any short-comings of site works so that they can be rectified.

3.3 Ecological Permits

The use of ecological permits can be used as a control measure within the works proposed. Prior to works being undertaken in different areas of the site, the ecological site manager will agree working areas, working methods and mitigation with the Ecological Clerk of Works prior to works commencing. Site contractors can then be appropriately inducted and all works can be overseen as required to ensure ecological protection methods are adhered to. The ECoW can then sign off working permits to comply with any contractor quality assurance system.

However, given the pre-construction nature of the works proposed on site and inert hedgerow/badger protective fencing required, works will be largely completed at the commencement of works on site, and hence a basis of permits to work is probably not the best solution for this site.

3.4 Areas of Ecological Sensitivity

A 'traffic light' system is proposed to quickly indicate areas of differing ecological risk to aid the guidance of works activities on site, see *figure 3*. These are separated in red or high risk areas, amber or medium risk areas and green or low risk areas.

3.4.1 Red Risk Areas

These areas define those parts of the site of highest value and most at risk from damaging operations, including identified statutory/non-statutory habitat areas or specific locations where legally protected species are known to be present.

Within these red areas, site operations will need to be overseen and possibly directed by the ecological clerk of works (ECoW). These operations will need to be signed off by the ECoW using the site permitting/sign-off system.

Whilst the badger sett is located outside of the development area, it is possible the underground tunnels associated with the sett extend to the south towards the proposed construction area and hence a 30 metre buffer zone (fenced) will be put in place during the construction phase (Red risk area) which aligns to the rear fenced boundary to plots 3-7. This accords to Best Practice and due to the marginal location of the sett, is considered by the ecologist to be more than sufficient width to protect the sett structure from disturbance and/or damage from site operations during the construction phase. There should be no access into this buffer zone, no storage of materials or fires in this area throughout the construction phase of development, the exclusion fence being replaced with a permanent rear garden fence as plots are completed.

The exclusion fencing delineating the buffer zone during the construction phase should comprise Heras panels, to be secured by scaffold poles placed between panels, with further scaffold poles bracing the fence from the rear to provide further support, *see figure 4*.

The potential for breeding birds in any vegetation required to be cleared could also present further red risk areas on site and a delay to the development programme if nesting is found on site, pending the location of the nest and how it impacts proposed works on site, *see section 3.1*.

3.4.2 Amber Risk Areas

These areas of the site are of moderate ecological interest and may have features that are directly/indirectly impacted by the works proposed. Within these areas works can proceed with caution in absence of the ECoW although all working methods should be agreed with the ECoW in advance. The ECoW will regularly monitor works progress in amber areas.

Root protection areas for both trees and hedgerows on site will require fenced buffer zones to be installed prior to the commencement of works on site to protect these habitat features. Root protection fencing will be offset at a distance dependant on the tree trunk diameter, whereas hedgerow protective fencing should be located at a 1 metre offset from the base of the hedgerow, *see figure 4*. Tree and hedgerow protective fencing should accord to BS:5837 Trees in relation to construction and consist of Heras panels, secured by both vertical scaffold poles or wooden stakes between panels with further scaffold bracing poles behind for support.

3.4.3 Green Risk Areas

These areas of site are considered to be of least ecological significance and works can be undertaken in these areas in the absence of the ECoW, without their permission.

The majority of the grassland site area on site would currently be designated as a 'green' risk zones in which works can be undertaken without ecological supervision, *see figure 3*.

4. Implementation of the CEMP

4.1 Protection Plans – Sites of Nature Conservation Interest

None are especially promoted due to a lack of anticipated impacts. The current study site is located within the Bradford-on-Avon bat SAC consultation zone since there is a 'core' Greater Horseshoe Bat roost approximately 3.5km to the north of the application site, although from the bat activity surveys undertaken, no horseshoe bat activity was ever recorded on site.

Nevertheless, any site lighting during construction should avoid light spill onto boundary habitats that could negatively affect bat foraging activities, with lighting columns being directed away from hedgerow corridors and trees, with security lights on short timers, where practically possible.

4.2 Protection Plans – Habitats

There are on-site hedgerow corridors on both the western and eastern site boundaries that would be deemed to be of principal habitat importance and hence prior to construction these will be fenced (Heras fencing secured with poles) in accordance with BS5837:2012 Trees in relation to Development, to ensure the root protection zones are protected during the construction phase of development but also to physically protect the hedgerow from direct disturbance during the construction period. During the construction phase these protective fences will be set at a 1 metre off-set from the base of the hedge, with tree protection fencing likely to be at a greater distance offset depending on the size of tree present, see *figure 4*.

4.3 Protection Plans – Species

4.3.1 Breeding birds

There is localised vegetation clearance required on site in so far as marginal areas of bramble scrub principally at the southern site access that could present localised bird nesting opportunities.

Since all nesting birds are legally protected, then temporal avoidance of the bird nesting season will be undertaken if further vegetation clearance is required. If works have to be undertaken within the March to August period, a competent ecologist will undertake a hand search of the vegetation to be removed within 48 hours of any proposed vegetation clearance works and ensure that there are no nests present. If active nests are found, the ecologist will implement appropriate exclusion zone(s) around any nests and nesting will be monitored by the ecologist until nesting is complete, juveniles have fledged and the nest no longer constitutes a legal constraint.

4.3.2 Badgers

The location of the badger sett within the far northern area of the site will likely have little impact on the construction activities given its marginal location. However, an exclusion fence will be erected (Heras type fence secured by poles/posts) to be offset from the northern site boundary to the distance of >30 metres to prevent the passage of machinery close to any sett structures that might otherwise cause damage. The line of the fence will align with the rear boundary to plots 3-7. There is to be no access or storage of materials/chemicals or fires within this excluded area. The fence will remain on site until the end of construction activities. Within the 30 metre zone, no machinery excavation will not be permitted, with only hand tools allowed in this radius, to mitigate any disturbance impacts on badgers present. Any working methods within this buffer zone will need to be agreed with the ECoW on site with any subsequent tree sapling planting being undertaken by hand.

Exclusion fencing will be clearly marked showing the proximity of badger setts and site staff will be inducted as to the presence of badgers and working methods mitigation required.

Within the main construction area it is likely that badgers will forage during the night period and hence further mitigation will be required. This should include the provision of angled planks out of any deep trenches to allow a means of escape should badgers fall in and become entrapped but also the temporary capping off of any pipes >250mm diameter to prevent potential badger ingress, with pipes being checked for wildlife ingress prior to connection. The location and extent of the exclusion fence can be seen in figure 4.

4.3.3 Reptiles

Reptiles are not considered to be present on site, however should any reptiles be encountered on site at any time the ECoW should be made aware and will provide advice at that time. Common reptiles (Slow-worms only) could be handled with care by site operatives and moved to the northern buffer zone, away from construction activities, in the absence of the ECoW, with any other reptile species requiring ECoW assistance.

4.4 Timing Restrictions

The timing restrictions imposed by the faunal constraints present have and can continue to be largely avoided through appropriate timing of works and working methods. The likely presence of breeding birds on site and the windows of opportunity for undertaking works in close proximity to these and other constraints are summarised within table 4.4. These constraints have been factored in with the construction timetable and scheduling of specific tasks on site.

4.5 Scheduling of Tasks

The timings of ecological tasks in relation to the CEMP are outlined in table 4.5.

Ecological Receptor	Implications	2026							2027					
		Jun	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Breeding Birds	Vegetation clearance works to be undertaken outside of nesting season if required (unless searched by ecologist within 48 hours prior to vegetation clearance works and deemed to be clear).													
Badgers	Enact a 20m exclusion zone offset from the northern site boundary and retained sett structure. On site, if deep trenches are left open overnight, an angled plank should be left as a means of escape. Also any pipes >250mm diameter should be temporarily capped and checked prior to connection. If any licensing of works is required (disturbance to sett structure) this can only be undertaken in the summer/autumn period (01/07-30/11 of any one year) under licence, although it is currently not considered to be required.													
Reptiles	No requirement for off-site translocation but if any reptiles are found during works these should be carefully moved by hand into the northern buffer zone area and released.													

Table 4.4: Tabulated representation of months shown in green in which works should be undertaken in respect of differing ecological receptors at the land north of Brickhill Farm study site. Site operations timings marked in red should be avoided unless cleared by the Ecological Clerk of Works.

Task	2026							2027											
	Jun	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Pre-commencement walk-over survey by ecologist to ensure baseline conditions are still valid and obtain any badger licence for any new sett structures, if required																			
Undertaking vegetation clearance under supervision of ECoW in case of breeding birds.																			
Install tree protective fencing, hedgerow protective fencing and badger sett buffer fencing prior to works commencement on site																			
ECoW to induct site operatives as to the presence of badgers on site/buffer zone and other ecological working methods																			
Construction Phase – ECoW to regularly check condition of protective fencing to ensure it is still present/effective, check general habitat features and badger sett and report deficiencies to client																			
ECoW to sign-off works to Wiltshire Council as part of any planning condition requirement																			

Table 4.5: Tabulated representation of CEMP related order of tasks to complete during construction period at the land north of Brickhill Farm study site.

5. Post development monitoring

Despite the presence of badgers on site, according to current Best Practice guidelines there is no commitment or need for monitoring of mitigation provision post construction.

6 REFERENCES

English Nature (1995). *Badgers: guidelines for developers*. English Nature, Peterborough.

English Nature (2004). *Reptiles: guidelines for developers*. English Nature, Peterborough.

Gent, T & Gibson, S., eds (2003). *Herpetofauna Workers' Manual, revised edition*. JNCC Peterborough.

Greenwood Ecology and Countryside Management (2021): *Land at Brickhill Farm, Warminster – Ecological Assessment, November 2021*.

Institute of Ecology & Environmental Management (2006). *Guidelines for Ecological Impact Assessment in the United Kingdom, Final Draft, 3 February 2006*. IEEM, Winchester.

Joint Nature Conservation Council (JNCC) (1993). *Handbook for Phase 1 habitat survey – a technique for environmental change*. JNCC Peterborough ISBN 0-86139-636-7

Stace, C.A. (1997). *New flora of the British Isles*. Second Edition. Cambridge University Press, Cambridge.

Stanbury, A. et al (2022). *The status of our bird populations: the fifth Birds of Conservation Concern in the United Kingdom, Channel Islands and Isle of Man and second IUCN Red List assessment of extinction risk for Great Britain*. *British Birds* 114: 723-747. Royal Society for the Protection of Birds., Sandy, Beds.

Website References

Multi-Agency Geographic Information for the Countryside (MAGIC), www.magic.defra.gov.uk

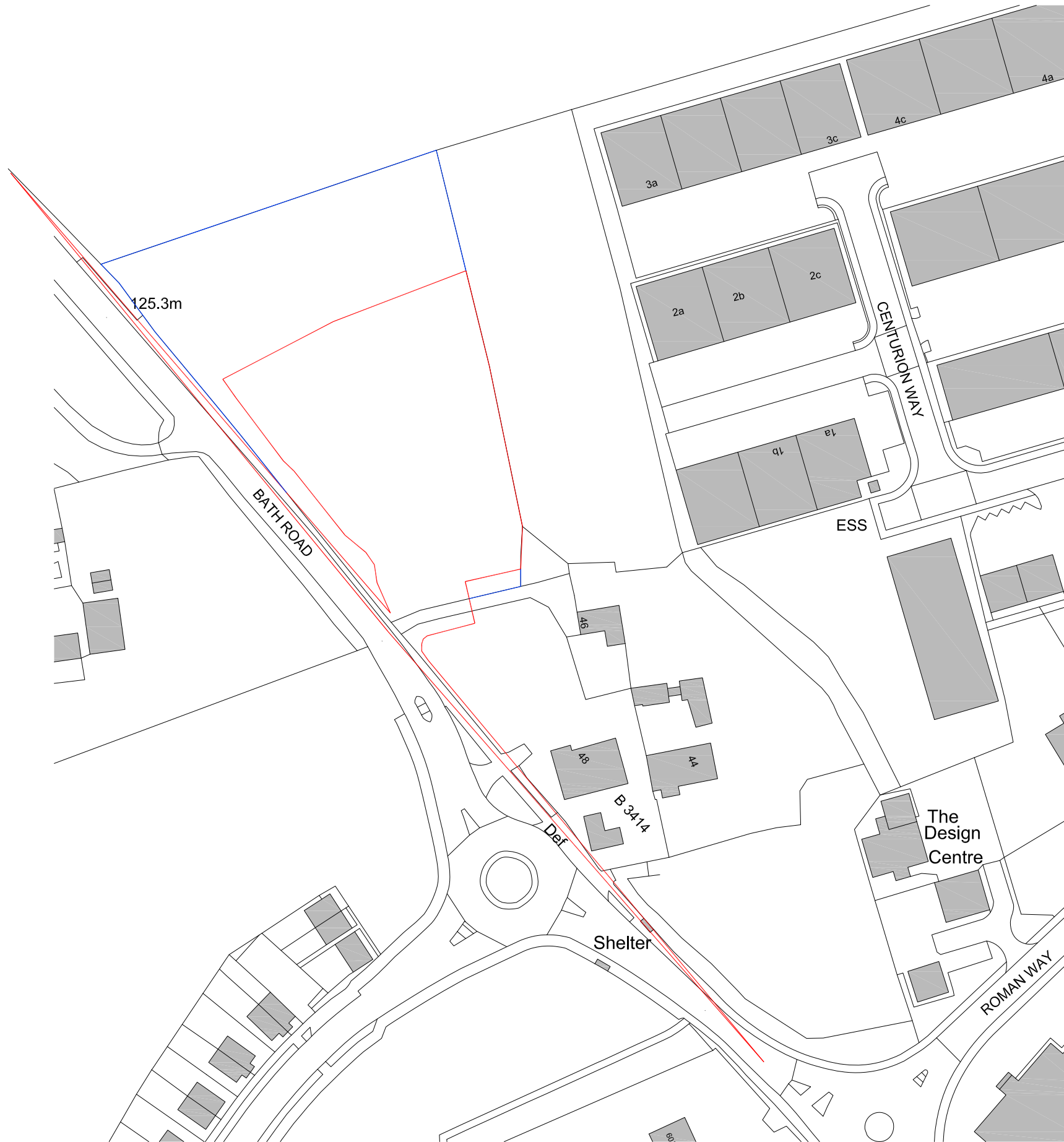
National Biodiversity Network, www.nbn.org.uk

Wiltshire Council Core Strategy (adopted 2015). www.wiltshire.gov.uk

UK Biodiversity Action Plan List, www.ukbap.org.uk

**Figure 1: Location Plan of the Brickhill Farm Development Site,
Warminster, Wiltshire.**

See attached sheet



Note:

Copyright is retained by Big Picture Design.



NORTH

Legend



Site boundary

**BIG
PICTURE
DESIGN**

CLIENT:

Greatworth

PROJECT:

Land North of Brick Hill Farm, Warminster
Wiltshire

DRAWING TITLE:

Site Location Plan

SCALE: 1:1250@A3 DATE: 18/09/2025 DRAWN: JNM

DRAWING NUMBER: 13270/001 REVISION:

Scale Assist Bar (1:1250)



**Figure 2: Proposed Development Plan of the Brickhill Farm
Development Site, Warminster, Wiltshire.**

See attached sheet

Legend

-  Site boundary
-  Proposed new building
-  Existing tree/hedge planting
-  Proposed tree & shrub/native mix hedge planting
-  Grass surface
-  5m low light level buffer
-  Rainwater garden/mini swale
-  Tarmac access road
-  Private drive surface (grey colour permeable block paving)
-  Bin storage area
-  EV charge point
-  Patio area (sandstone or similar)
-  1.8m high brick screen or retaining wall
-  1.8m high render screen wall
-  1.8m high timber close boarded fence
-  1.2m high timber post & rail fence
-  Timber gate (height to match adjoining boundary wall/fence)
-  Tree root protection zone



Note:

Copyright is retained by Big Picture Design.



CLIENT:
Greatworth

PROJECT:
Land North of Brick Hill Farm, Warminster
Wiltshire

DRAWING TITLE:
Proposed Site Plan

SCALE: 1:500@A3 DATE: 23/09/2024 DRAWN: JNM

DRAWING NUMBER: 13270/002 REVISION: C

Scale Assist Bar (1:500)

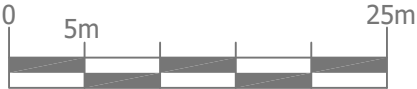


Figure 3: CEMP Ecological Risk zones within the Brickhill Farm Development Site, Warminster, Wiltshire.

See attached sheet

- Legend
- Site boundary
 - Proposed new building
 - Existing tree/hedge planting
 - Proposed tree & shrub/native mix hedge planting
 - Grass surface
 - 5m low light level buffer
 - Rainwater garden/mini swale
 - Tarmac access road
 - Private drive surface (grey colour permeable block paving)
 - Bin storage area
 - EV charge point
 - Patio area (sandstone or similar)
 - 1.8m high brick screen or retaining wall
 - 1.8m high render screen wall
 - 1.8m high timber close boarded fence
 - 1.2m high timber post & rail fence
 - Timber gate (height to match adjoining boundary wall/fence)
 - Tree root protection zone



Figure 3: Ecological Risk Zone Plan for Brickhill Farm study site, Warminster, Wiltshire

Note:

Copyright is retained by Big Picture Design.


NORTH

- Legend:**
- 'Red' risk area
 - 'Amber' risk area
 - 'Green' risk area

taken from

**BIG
PICTURE
DESIGN**

CLIENT:
Greatworth

PROJECT:
Land North of Brick Hill Farm, Warminster
Wiltshire

DRAWING TITLE:
Proposed Site Plan

SCALE: 1:500@A3 DATE: 23/09/2024 DRAWN: JNM

DRAWING NUMBER: 13270/002 REVISION: C

Figure 4: Works Mitigation Plan of the Brickhill Farm Development Site, Warminster, Wiltshire.

See attached sheet

Figure 4: Protective Fencing Plan for Brickhill Farm study site, Warminster, Wiltshire

