

SUNSET PARK
HOMES
WHITEFIELD
ROAD
BRACKLEY

LANDSCAPE AND
ECOLOGICAL
MANAGEMENT
PLAN (LEMP)



AMBROSE SMITH

Written By:	LA
Checked By:	BH
Date:	13/07/2023
Document File Ref:	PRI23876
Revision:	C
Date of last revision:	10/08/2023
Revised by:	LA

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:	Ambrose Smith
Site/job:	Sunset Park Homes, Whitfield Road, Brackley.
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1 INTRODUCTION

- 1.1. ACD Environmental Ltd was instructed by Ambrose Smith in April 2023 to produce a Landscape and Ecological Management Plan (LEMP) for Static Caravan plots at Sunset Park Homes (Plots 1-20A), Whitfield Road, Brackley, NN13 5TD. (OS Grid Reference: SP 62109 38739). This land is hereafter referred to as the 'Approved Development Site'.
- 1.2. Planning consent was approved at appeal, for 21 Static Caravan plots granted by Buckinghamshire Council in 2023 (planning ref: 21/A4450/DIS).
- 1.3. This report has been produced to address **Condition 5** of the planning permission. Condition 5 states:

"The use hereby permitted shall cease and all caravans, structures, equipment and materials brought onto the land for the purposes of such use shall be removed within 28 days of the date of failure to meet any one of the requirements set out in (i) a) to f), ii, iii and iv below:

(i) Within 3 months of the date of this decision a 'site development scheme' shall be submitted to include:

- a) The internal layout of the site, including the layout of caravans;*
 - b) the means of foul and surface water drainage of, and water supply to, the site, including the location and specification of cess pits, vertical and horizontal drain runs and water supply pipes and means of managing the foul water system and emptying any cess pit;*
 - c) proposed and existing external lighting on the boundary of and within the site;*
 - d) all hard and soft landscaping of the site, including tree, hedge and shrub planting with details of species, plant sizes and proposed numbers and densities as well as a schedule of maintenance for a period of 5 years to include provision for the replacement, in the same position, of any tree, hedge or shrub that is removed, uprooted or destroyed or dies within 5 years of planting or, in the opinion of the local planning authority, becomes seriously damaged or defective, with another of the same species and size as that originally planted;*
 - e) the location and details of one electric vehicle charging point; and*
 - f) a scheme to achieve measurable biodiversity net gain and mitigation including a timetable for implementation, monitoring and management and details of the baseline; (Hereafter referred to as the site development scheme), shall have been submitted for the written approval of the local planning authority and the scheme shall include a timetable for its implementation.*
- (ii) If within 11 months of the date of this decision the local planning authority refuse to approve the scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.*
- (iii) If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.*
- (iii) The approved scheme shall have been carried out and completed in accordance with the approved timetable.*

Upon implementation of the approved scheme specified in this condition, that scheme shall thereafter retained.”

- 1.4. This Landscape and Ecological Management Plan (LEMP) has been written to fulfil Condition 5 and provides ongoing management and maintenance prescriptions to ensure that the ecological mitigation and enhancements are fulfilled.
- 1.5. This LEMP must be read in conjunction As Proposed Site Development Scheme Masterplan.

Competence

- 1.6. This report has been written by Louise Aparo, Graduate Ecologist at ACD Environmental. Louise has undertaken various surveys in partnership with numerous conservation bodies such as Wildlife Trust, Canal and River trust and other independent Ecology consultants.
- 1.7. 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 Brian Hicks. Brian is a Senior Ecologist for ACD Environmental Ltd and has been involved in a wide range of surveys including Extended Phase 1 Habitat Surveys and Phase 2 surveys for protected species and reports including PEAs and EclAs. Brian is a Full Member of CIEEM and holds Natural England Class Licences for bats, hazel dormouse and great crested newt.

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 details of the roles and responsibilities for future actions (**Section 4.0**).
- Provide details of habitat creation and (**Section 5.0, Appendix 1**).
- Provide details on management and maintenance of retained and created habitats (**Section 6.0**).
- Provide details on monitoring and review (**Section 6.0**).
- Provide details of a schedule of works for implementation and subsequent management, maintenance and monitoring (**Section 7.0**).
- Provide conclusions to the points raised (**Section 8.0**).

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 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 2.290ha of land. The Ordnance Survey Grid Reference for the approximate centre of the site is SP 621387
- 3.2. The Approved Development Site is located to the southeast of Whitfield, a rural village in Brackley which is located approximately 32km to the southwest of Northampton. The location of the Approved Development Site is surrounded by agricultural fields to the north, south and west. East of the Application Site is Turweston Aerodrome, a private airfield. The Approved Application Site is shown within **Image 1**.



Image 1: Approximate boundary of the Approved Development Site.

- 3.3. The Approved Development Site has been subjected to an updated walkover which was completed on Monday 12th June 2023 by Brian Hicks, Senior Ecologist at ACD Environmental to inform this LEMP.

3.4. A summary of the results of the update walkover is provided below.

Designated Sites

- 3.5. Helmodon Disused Railway, a Site of Special Scientific Importance (SSSI). This abandoned Railway line is an important corridor for bats and butterflies due to the presence of lowland calcareous grassland, improved neutral grassland, wetland and mature scrub. Located 3.0km west of the Application Site.
- 3.6. Syresham Marshy Meadows (SSSI), granted SSSI designation due to the presence of rare marsh plants and orchids as well as lowland neutral grassland. Syresham Marshy Meadows is located approximately 4.2km northeast of the Application Site.

Habitats

Hardstanding

- 3.7. Large majority of the 2.290ha Approved Development Site is hardstanding, approximately 22742m².

Grassland

- 3.8. There are three small areas of neutral grassland on the northern boundary of the Approved Development Site adjacent to the road. Species present in this grassland include cocksfoot *Dactylis glomerata*, barren brome *Bromus sterilis*, soft brome *Bromus hordeaceus*, rough meadow grass *Poa trivialis*, sowthistle *Sonchus*, broadleaved dock *Rumex obtusifolius*, nettle *Urtica*, Yorkshire fog *Holcus lanatus* and cleavers *Galium aparine*. The three small areas of neutral grassland total approximately 106.83m².

Hedgerow

- 3.9. There are multiple native hedgerows on site, the majority of hedgerows are within the northeast borders, total amount of hedgerows on site is approximately 433.22m in length. Species present comprise blackthorn *Prunus spinosa*, elder *Sambucus nigra* and common hazel *Corylus avellana*.

Fauna

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

Amphibians- Great Crested Newt (*Triturus cristatus*)

- 3.11. The Approved Development Site falls within the amber impact zone for great crested newts (GCN). There is one pond within the 500m of the Approved Development Site, located immediately adjacent to the northern site boundary. There has been one reporting of GCN within 636.3 meters southwest of the southern boundary of the Approved Development Site. If GCN are present within the pond located on the northern boundary, GCN may use the Approved Development Site during their terrestrial dispersal phase.
- 3.12. The Ecology Planning Application Response document responding to 21_04437_APP, states that although the pond located on the northern boundary could have the potential for GCN, the Approved Development Site does not provide suitable terrestrial habitat. Additionally, the pond on the northern boundary is isolated from surrounding landscape and as the Approved Development Site is in constant use it is considered that no further investigation and mitigation is required.
- 3.13. As there is potential for GCN to be in the neighbouring area, management for the species comprises a lighting scheme. There is a proposed lighting scheme for the Approved Development Site, which specifies light positioning, positions found on 'Proposed Site Development Master Plan' (Appendix 1). However, although these light positions are considered appropriate, according to the 'Ecology Discharge of Condition Response, 14th March 2023' document, it is strongly recommended that all light positions face away from all habitats within and adjacent to the Approved Development Site, this includes hedgerows, trees and bodies of water. This will help minimise impacts on wildlife including GCN and local bat populations and foraging behaviour.

Bat

- 3.14. There is evidence of bat activity within a 2km radius of the Approved Development Site recorded in 2018. A European Protected Species License was granted for a destruction of a breeding site in relation to Brown-long eared bat (2018-33489-EPS-MIT). The license was recorded 569m northeast of the Approved Development Site.
- 3.15. There is potential for various bat species within the Approved Development Site due to the surrounding hedgerows which are suitable foraging habitat for bats. Furthermore, hedgerows within the Approved Development Site have high potential to act as a fly-away corridor. Brown-long eared bats are known to use hedgerows as corridors to navigate between roosts and foraging sites as they rarely cross open areas. Due to the location of the Approved Development Site situated between open fields and a previous recording of Brown-long eared bat within 2km radius, there is potential for bat activity within the hedgerows within and surrounding the Approved Development Site.
- 3.16. Management of hedgerows within and bordering the Approved Development Site should comprise allowing a margin of growth that is not mown regularly and is flower rich to increase potential for

invertebrate and pollinators, the wider the margins the better.

- 3.17. Hedgerows will need a 2m buffer radius regarding the use of pesticide such as herbicides and insecticides and fertiliser. This is to prevent the chemicals negatively impacting invertebrate population and abundance and impacting vegetation growth.
- 3.18. A sensitive lighting strategy is to be implemented during the construction phase; whereby no artificial lighting will be permitted after dark. In the few cases where it becomes unavoidable, no lighting will be directed at the boundary hedgerows. Only directional lighting is permitted, with no light spill on the northern and southern existing hedgerow boundary at any time. The lighting used must be 'warm white' light (~2700-3000K, >550nm peak wavelength) to avoid the most disruptive wavelengths to bats. Additionally, hooded Luminaires are recommended in circumstances where it is difficult to control light spill onto hedgerows.
- 3.19. There is a proposed lighting scheme for the Approved Development Site, which specifies light positioning, positions found on 'Proposed Site Development Master Plan' (Appendix 1), as discussed above in paragraph 3.16.

Nesting Birds

- 3.20. There is a high potential for nesting birds within the Approved Development Site due to the hedgerow habitats bordering on the north and southern boundaries. As the predominant habitat within the Approved Development Site is hardstanding there is very low potential for nesting birds within the majority of the Approved Development Site and therefore are not considered a constraint.
- 3.21. All nesting birds are protected under the Wildlife and Countryside Act 1981 (amended). Areas of hedgerow planting should be conducted between November- March, outside of the nesting bird season March-August to prevent any disturbance to nests.

4 ROLES AND RESPONSIBILITIES

- 4.1. This report should be read in conjunction with other environmental reports for Sunset Park Homes, Whitfield Road, Brackley NN13 5TD.
- 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, Ambrose Smith. 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 20 years as per Condition 05. Management should continue in perpetuity.

5 EXAMPLE: HABITAT CREATION

The following habitats will be retained within the Approved Development Site:

Hardstanding

- 5.1. The large majority of the 2.290ha Approved Development Site is hardstanding, approximately 22742m². The bulk of hardstanding will remain unchanged; however, hedgerow corridors will be added on the boundaries of each plot, which to a slight extent will impact the amount of hardstanding within the Approved Development Site.

Grassland

- 5.2. The three small areas of neutral grassland total approximately 106m², will remain, although each area of grassland will have a hedgerow planted on boundary of the Approved Development Site.

Hedgerows

The following habitats will be retained:

- 5.3. No habitats will be enhanced; however, new hedgerows will be planted within the Approved Development Site which will positively impact existing bordering hedgerows and corridor connectivity. The hedgerow to be planted is a species rich hedgerow containing 10 native species, information about the hedgerows is in paragraph 5.5.

The following habitats will be created:

Hedgerows

- 5.4. There are to be three different types of hedgerows within the Approved Development Site. The first type of hedgerow; Species-Rich Hedgerow that comprises of 10 native species. Second type of hedgerow; a Species-Poor Hedgerow that includes 3 different native shrub species and the third type of hedgerow; Hawthorn *Crataegus monogyna* Hedgerow.

Species Rich Hedgerow

- 5.5. According to the 'Proposed Development Scheme Master Plan' double staggered hedgerows are to be planted alongside the northern boundaries of Plot 1 and Plot 1A, to connect between the existing hedgerows. Species recommended for planting comprise of common hawthorn *Crataegus monogyna* (25%), blackthorn *Prunus spinosa* (25%), field maple *acer campestre* (10%), hazel *Corylus avellana* (10%), spindle *Euonymus europaeus* (5%), crab apple *Malus sylvestris* (5%), buckthorn *Rhamnus cathartica* (5%), midland hawthorn *Crataegus laevigata* (5%), holly *Ilex*

aquifolium (5%) and privet *Ligustrum vulgare* (5%).

Hawthorne hedgerow

- 5.6. Fencing along the southern boundary of the site (south of Plots 5-10) will have fencing removed and replaced with Hawthorn hedgerow. Double staggered hedgerow planting is recommended.

Species-Poor Hedgerow

This species poor hedgerow is primarily to provide screening between plots and to provide biodiversity net gain opportunities. This hedgerow is to be planted as a double staggered hedgerow and replace areas of hardstanding around the appropriate boundaries of Plot 1 to Plot 20A. Species composition for planting include Dogwood *Cornus sanguinea*, hazel *Corylus avellana* and primrose *Primula vulgaris*. Any fencing on site adjacent to hedgerows will have gaps to allow passage for wildlife such as European hedgehogs *Erinaceus europaeus*.

Hedgerow Planting and Maintenance

- 5.7. All three hedgerows as stated above, should be planted as a double staggered hedgerow. Staggered hedgerows should be planted at 50cm apart in a staggered zig-zag pattern, with four to six plants per metre as seen in diagram 1. At maturity, the hedgerow is to be maintained at a minimum height of 1.8m.

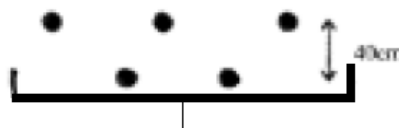


Diagram 1: Hedgerow planting layout.

- 5.8. Hedgerow species are to be planted between November-March. Planting should not take place when the ground is frozen or water-logged to prevent root damage. However, in the circumstances that planting is required outside of the suggested planting period, regular watering and monthly monitoring is needed to check for signs of wilting and to replace defunct plants. Tree guards are to be placed on each planted hedgerow to prevent against weathering and discourage browsing by wildlife.
- 5.9. During the summer of the first year after planting, weeds around the base of the hedgerow will need to be removed to prevent competition. Alternately, a recommendation would be to spread bark mulch for the length of the hedgerow to prevent weeds and moisture loss. During its first summer, the hedgerow is to be watered weekly. If by the end of summer there are gaps within the hedgerow due

to tree and shrubs dying, these gaps are to be infilled and replaced with new native species in the autumn or winter. Hedgerow gap in filling is to be repeated for the first 3 years.

- 5.10. During the first 3 years, all hedgerows on site should be cut annually to allow for development of bushy growth, low in the hedgerow.
- 5.11. All hedgerows within the Approved Development Site should be maintained at a minimum height of 1.8m. Hedgerows should be cut on a two or three rotation, targeting different sections of hedgerow each year. Rotational cutting is more beneficial as flower buds often form on a second-year growth enabling more foraging opportunities for wildlife. When cutting in rotation, the hedgerow should not be cut at the same height each year to prevent 'hard knuckle' a term used for hedgerows that no longer fruit at the top of the hedgerow due to repeated cutting at the same height causing scar tissue. To prevent the formation of a 'hard knuckle', hedgerows will be cut at a minimum 2cm above previous year growth.
- 5.12. Cutting of hedgerows should be carried out in late winter to allow wildlife foraging opportunities to utilise any fruiting berries available on the hedgerow. Additionally, hedgerows are not to be cut between March- July during nesting bird season.
- 5.13. During the first 3 years, hedgerows should have general purpose fertiliser top-dressed onto the soil of the newly planted hedgerows.
- 5.14. All boundary hedgerows within the Approved Development Site will need a permanent buffer of 1-2m. The hedgerow buffers will be subject to a relaxed management regime whereby management may only be undertaken once per year at the maximum in the interest of controlling scrub encroachment. This will be carried out to a height of no less than 20cm in September to October. However, Native Species Poor hedgerow corridors within Plots 1-20A, will not have to adhere to a buffer strip due to the amount of hardstanding present and the space and use of the site.

6 MANAGEMENT, MAINTENANCE AND MONITORING

Management prescriptions

6.1. The Developer shall ensure that any landscape contractor they employ shall carry out the periodic maintenance of all planted hedgerows, other than any areas for which the appointed Management Company becomes responsible during the said Maintenance Period. Inspection checks shall be carried out at monthly intervals and the appropriate work carried out.

6.2. The management schedule is as follows:

Weekly

6.3. All plants should be watered following 10 days without rain. Between June-August all vegetation should be watered on a weekly basis.

Fortnightly

6.4. Litter pick: small loose objects of litter (e.g. plastic bottles, food packets etc.) should be removed regularly. Any fly-tipping found should be safely removed and reported to Buckinghamshire Council.

Monthly

6.5. Weed control of all hedgerows on site. Weeding is to be done by hand only, with no use of pesticide and insecticides. Pesticides and insecticides should be avoided and only used for removal of invasive species. Specialist contractors are to be appointed to remove hazardous invasive species such as Japanese knotweed (*Reynoutria japonica*) and giant hogweed (*Heracleum mantegazzianum*).

Bi-Annual/Annual

6.6. If bark mulch has been used as recommended, it should be topped up bi-annually.

6.7. Hedgerow maintenance: rotational cutting, a minimum 2cm above previous growth to prevent hard knuckle. Hedgerow maintenance to be conducted outside of bird nesting season (March-August)

Annual

6.8. Hedgerows should be inspected for dead plants and gaps in hedgerow and be replaced. Infilling hedgerow gaps should not be done during bird nesting season (March-August) and should not be done when the ground is freezing.

6.9. Application of top-dressing fertiliser on new planted hedgerows.

Monitoring and feedback into LEMP

6.10. 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 Buckinghamshire Council. The discrepancies will be corrected under the supervision of the ecologist where required. Discrepancies can include missing, hedgerow, gaps/poor condition hedgerows and lighting positions that impact wildlife.

6.11. Following this, the Approved Development Site will be monitored every three years by an ecologist, and management regimes amended as required to meet the management aims and objectives.

6.12. The LEMP will be reviewed after five years by an ecologist and will be amended as necessary. Following this, the Approved Development 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:

- Buckinghamshire Council.
- Local Records Centre; Buckinghamshire and Milton Keynes Record Centre
- Relevant national recording scheme; and
- ACD Environmental Ltd (if required).

7 EXAMPLE: SCHEDULE OF WORKS

7.1. The work schedule for monitoring, maintenance and management activities are set out within **Table 1**. 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.

7.2. The colour coding within **Table 1** is as follows:

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

Table 1: Work schedule for management, maintenance and monitoring schedules.

Action		J	F	M	A	M	J	J	A	S	O	N	D
POST COMPLETION - YEAR 1													
Year 1	Year 1 monitoring survey undertaken by an ecologist. Results used to feedback into LEMP as required and to rectify any issues.												
	Regular removal of litter and check for invasive species.												
	Installation of Species-Rich hedgerow, Species-Poor hedgerow and Hawthorn hedgerows to be planted.												
	Watering of hedgerow (weekly)												
	Spreading of bark mulch on hedgerows to prevent weeds dominating. (bi-annually)												
	De-weeding all new and existing hedgerows by hand (monthly)												
	Pruning of hedgerow to create a bushy base (bi-annually/ annually).												
	Rotational trimming of hedgerows sections (minimum height of 1.8m)												
	Plant replacement of hedgerow gaps (monthly)												
	Check tree guards for damage and replacement (monthly)												
POST COMPLETION - YEAR 2 ONLY													
Year 2	Replicate timetable of year 1.												
	Rotational hedgerow maintenance, cutting a different section of hedgerows than previous year. Cutting a minimum 2cm above growth of previous year. Hedgerow height a minimum of 1.8m												
POST COMPLETION - YEAR 2 ONWARDS													
2-3 years	Monitoring surveys undertaken by an ecologist every three years. Results used to feedback into LEMP as required and to rectify any issues.												

	Rotational hedgerow maintenance, cutting a different section of hedgerows than previous year. Cutting a minimum 2cm above growth of previous year. Hedgerow height a minimum of 1.8m																			
	Year 3 & 4, replicate timetable as year 1 and 2.																			
5 years	Five-year review of LEMP undertaken. Results provided to Council, Local Records Centre and Developer as required. LEMP updated and monitoring continued in line with LEMP.																			
	Regular removal of litter (weekly)																			
	check for invasive species (monthly)																			
	Watering of hedgerow (weekly during summer months)																			
	De-weeding all hedgerows on site by hand (monthly)																			
	Pruning of hedgerow to create a bushy base (bi-annually/ annually).																			
	Rotational trimming of hedgerows sections (minimum height of 1.8m)																			
	Plant replacement of hedgerow gaps (monthly)																			
	Removal of tree guards and disposal.																			

8 CONCLUSIONS

- 8.1. This LEMP has been produced to fulfil **Condition 05** of the planning consent for the Approved Development Site (Buckinghamshire Council).
- 8.2. The Developer and Site Manager will be responsible for ensuring that the habitats are created, as described within this report and detailed within the Proposed Site Development Scheme (Appendix 1). 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.
- 8.3. This LEMP sets out the ongoing maintenance, management and monitoring programme to be undertaken at the Approved Development Site post-completion.
- 8.4. 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: PROPOSED SITE DEVELOPMENT SCHEME MASTER PLAN.





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