

Broadway Farm

Biodiversity Environmental Management Plan (BEMP)

Final

1819/Version 1.1

Client: CCW Services Ltd

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DOCUMENT CONTROL

Report prepared for:

CCW Services Ltd

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1.0 Draft	Draft Biodiversity Environmental Management Plan (BEMP) issued to Client for review	21 October 2025
1.1 Final	Final BEMP with updated plans and timetable	29 th October 2025

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1 INTRODUCTION

1.1 BACKGROUND

Johns Associates have been commissioned by CCW Services Ltd to prepare a Biodiversity Environmental Management Plan (BEMP) to satisfy the requirements of Condition 4 issued by the Planning Inspectorate in relation to appeals APP/W1715/C/25/3361911 and APP/W1715/C/25/3361912. The Site is located on the north-eastern part of Broadway Farm, Broad Oak, SO30 2EU and comprises an area of existing HGV parking that forms part of the wider facility. A site location and overview plan is provided in Figure 1.

The Planning Condition this BEMP relates to is as follows:

Condition 4:

The use hereby permitted shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed and the tarmac area shall be removed within 30 days of the date of failure to meet any one of the requirements set out in i) to v) below.

- i. *Within 3 months of the date of this decision a Biodiversity Environmental Management Plan (BEMP) shall have been submitted to the local planning authority for its written approval. The scheme shall include:*
 - *The provision of a buffer to the north and east of the site shown on drawing number BLA423-08 'Landscape Proposals Plan with 15m buffer to woodland' as lying between the site, annotated as the 'Commercial vehicle hardstanding area' and the area identified in the key as the 'Existing tree and woodland vegetation'; and*
 - *Details of the means of enclosure of the site as a means to minimise light spill from the site*
- ii. *Within 3 months of the date of this decision a timetable for the completion of the works specified in the BEMP shall have been submitted to the local planning authority for its written approval*
- iii. *If within 6 months of the date of this decision the local planning authority refuse to approve the timetable and BEMP, 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*
- iv. *If an appeal is made in pursuance of iii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.*
- v. *The completion of the works specified in the BEMP in accordance with the approved BEMP and the approved timetable.*

1.2 PURPOSE OF THIS REPORT

This BEMP provides details of the necessary actions and strategies to protect, mitigate, and enhance biodiversity in relation to the Site. It should be read and implemented alongside the documents and plans listed in Section 1.5.

1.3 SITE DESCRIPTION

The land associated with this BEMP is located at Broadway Farm, Botley, Hampshire (see Figure 1), which hereafter is referred to as the 'Site'. It is dominated by sealed surfaces, modified grassland, sparsely vegetated land and non-native ornamental hedgerows and is located to the west of Botley in Hampshire. The Site is bordered to the east and northeast by woodland, to the south by Broad Oak Road (A334) and to the west and northwest by fields.

At the landscape level, the Site is situated on the eastern edge of Southampton with agricultural fields dominating to the east.

A stream runs north and east past the Site (25m from the Site at its closest point) into the River Hamble to the south. The A334 road runs to the south immediately adjacent to the Site. The Site is located in a semi-rural setting; connectivity to the wider landscape is optimal for mobile species along linear features such as hedgerows and streams and the Site backs onto a non-statutory designated woodland; Woodhouse Gully Wood Site of Importance for Nature Conservation (SINC) and Ancient Woodland.

1.4 CONTROLLING AUTHORITY

The controlling authority is Eastleigh Borough Council, who will be consulted on any matters relating to the approved proposals for the scheme.

1.5 REFERENCE DOCUMENTS

This document is to be read in conjunction with the following current drawings and documents prepared to discharge associated Planning Conditions:

- Condition 1: Drainage Technical Note, Paul Basham Associates. Reference 020.5961/TN/3 dated 08/10/2025. Drawings references 020.5961.0531 Revision P01 and 020.5961.0532 Revision P01.
- Condition 2: Drawing number BLA423-08 (Briarwood Landscape Architecture, July 2025)
- Condition 3: Drainage Technical Note, Paul Basham Associates
- Condition 4: This BEMP.
- Condition 5: Lighting Specification and Arrangement. DFL. September 2025. Drawing: Option 2 Lighting Design On Existing Hard Standing With Buffer. 3850-DFL-ELG-XX-DR-EO-13002. Revision P01
- Condition 6: Drawing number Tree protection - 25005-TPP-03 (Barrell Tree Care), Arboricultural Method Statement (16th October 2025) reference 25005-AMS-PD.

1.6 SITE ROLES/SUPERVISION

CCW Services Ltd hold the overall responsibility for the implementation adoption and implementation of this BEMP. The management, monitoring and maintenance regimes for the Site, as specified in this document, will be carried out by a suitably experienced landscape contractor appointed by CCW Services Ltd and overseen by a suitably qualified ecologist (SQE) as required: these are collectively referred to as the client representative (CR).

Where the appointed landscape contractor may have concerns regarding maintenance of any areas within the site, this must be discussed and agreed with the CR prior to carrying out any works. CCW Services Ltd has overall responsibility for all health and safety matters required for ecological and landscape maintenance operations within the site. Site specific Risk Assessment and Method Statements (RAMS), evidence of suitable training and qualifications, insurance cover and use of appropriate Personal Protective Equipment (PPE) and other required equipment will need to be provided by all organisations/individuals implementing the works set out in this BEMP, which will be reviewed and approved by CCW Services Ltd in advance of works being undertaken.

It shall be the landscape contractor's responsibility to request all relevant and up to date details regarding any protected species identified on site, and to ensure that all operatives are fully trained and aware of their obligations regarding legally protected species. Extreme care must therefore be taken to ensure that no maintenance/management works are carried out on site that will adversely affect protected species without prior discussions with the SQE/CR.

Where the contractor identifies the presence of species thought to be of importance and previously unidentified on site, they shall immediately stop work and contact the SQE/CR.

1.6.1 Deviation from Approved Drawings

Where any deviation from the specification/drawings occurs, consultation will first be made with Eastleigh Borough Council. It is the landscape contractor's responsibility to request all relevant details prior to carrying out any maintenance operations to these areas.

1.7 DOCUMENT REVIEW

To ensure that the Plan continues to remain appropriate, applicable and effective, a review will be undertaken every 5 years by both the CR and Eastleigh Borough Council, to ensure that all information contained within the document remains relevant.

Monitoring of all semi-natural habitats will be undertaken annually for the first 3 years following planting/implementation, and a report will be prepared by the CR which will summarise the results of the monitoring and which will be submitted to the landowner/operator and Eastleigh Borough Council. Monitoring and reporting will then follow a 5-year cycle.

Should it be determined that the aims of the BEMP are not being met, remedial action will then be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

1.8 HEALTH AND SAFETY

CCW Services will ensure that the Site is managed to comply with all relevant health and safety legislation, approved codes of practice (ACOP's) and Health and Safety Executive (HSE) guidance.

Figure xx. Site Location and Overview Plan

Appeal Decisions APP/W1715/C/25/3361911 and APP/W1715/C/25/3361912



Planning Inspectorate

Plan 1

This is the plan referred to in my decision dated: **30 September 2025**

by **J Moss BSc (Hons) DipTP MRTPI**

Land at: Broadway Farm, Broad Oak, Botley SO30 2EU

Appeal A Ref: APP/W1715/C/25/3361911

Appeal B Ref: APP/W1715/C/25/3361912

Not to scale



2 SUMMARY OF BIODIVERSITY BASELINE AND IMPORTANT FEATURES

2.1 DESIGNATIONS

2.1.1 Statutory Designated Sites

The Site is connected to the Hamble catchment, via Woodhouse Gully Wood and the Pudbrook Lake watercourse. Approximately 1.22 km to the south-east of the Site the Hamble is notified as the Upper Hamble Estuary and Woods Site of Special Scientific Interest (SSSI), Solent Maritime Special Area of Conservation (SAC) and Solent and Southampton Water Special Protection Area (SPA).

2.1.2 Non-Statutory Designated Sites

The Site is located adjacent to Woodhouse Gully Woodland Site of Importance for Nature Conservation (SINC) which is described as a floristically rich ancient woodland.

2.1.3 Ancient Woodland

The component of Woodhouse Gully Woodland along the eastern boundary of the Site is Ancient Woodland.

2.2 HABITATS

The Site is characterized by a sealed surface surrounded by earth embankments, with non-native laurel structure planting, together with areas of bare ground, bramble, blackthorn and hawthorn scrub and species poor modified grassland.

The Site is enclosed to the north and east by an area of woodland, classified on the priority habitats inventory as deciduous woodland.

A shallow ditch/linear low-lying feature is present between the north of the Site and Woodhouse Gully Woodland, which can drain into the adjacent woodland and ultimately links into a tributary of the River Hamble.

2.3 PROTECTED SPECIES

Habitats and habitat features in immediately adjacent areas have the potential to support legally protected and/or notable species.

Bats

The adjacent woodland provides high quality foraging and commuting habitat for bats and is likely to support trees with roosting potential.

Nesting Birds

The on-site existing laurel hedgerow and adjacent woodland provide nesting opportunities for a range of tree and scrub nesting species during the breeding season, including Red and Amber listed species.

Dormouse

The on-site laurel hedgerow is of negligible value to dormice however the adjacent woodland provides potential optimal habitat.

Badgers

The Site itself is unsuitable for badger however the adjacent woodland provides good quality foraging and watering habitat.

Common Reptiles

The woodland edge and grassland field to the south provides suitable habitat for common reptiles.

Hedgehog

The adjacent woodland has the potential to support hedgehogs, providing suitable areas for both hibernation and foraging.

3 MEASURES TO PROTECT AND ENHANCE IMPORTANT BIODIVERSITY FEATURES

3.1 UNDEVELOPED BUFFER

The proposed buffer between the boundary of the woodland and the sealed surface will be undeveloped to protect the ancient woodland and avoid damage to root protection areas (RPAs). The 15m buffer (see Figure 1) will be retained and protected from any damaging activity including temporary storage of materials. This buffer is shown in more detail on the associated landscape plan (see Figure 2).

3.2 BOUNDARY/ENCLOSURE

A close boarded fence will be installed which will sit adjacent to the existing wire security fencing on the north, east and south boundaries of the Site. The fencing will enclose the Site, therefore providing a boundary between the Site and the woodland and SINC. This will also mitigate against light spill and noise disturbance.

3.3 LIGHTING

Lighting will be mounted onto the close boarded fence and below a cap, to provide wayfinding lighting for those parking vehicles on the Site. This lighting strategy (see the document referred to in Section 1.5) will ensure the effects of the lighting are retained within the Site and there will not be effects on the adjoining ancient woodland and SINC, including light sensitive species such as bats and dormouse which may be present.

3.4 POLLUTION/RUN-OFF/DRAINAGE SYSTEM

3.4.1 Drainage System

A proposed drainage strategy (see the document referred to in Section 1.5) will ensure the flow rate and quality of discharged surface water is of a good standard and avoid risk of pollution to the adjacent woodland the downstream designated sites.

The proposed surface water drainage strategy involves on-site attenuation crate system and a treatment system with discharge controlled via a flow control device 2 l/s prior to discharging into an existing ditch through a headwall north of the Site, which ultimately feeds into a tributary of the River Hamble. The proposed drainage strategy will ensure sufficient treatment is being provided for the surface water runoff that is being collected on site and discharged to a nearby watercourse.

3.4.2 Existing Ditch

The existing ditch will be enhanced using pre-established vegetated coir matting, pre-planted with an established woodland seed mix and a light covering of soil.

3.4.3 Pollution

All operatives will be trained in pollution prevention and response.

The close boarded fencing will protect the adjacent woodland habitat preventing accidental access/placing of materials

Spill kits will be kept on site to manage any accidental release of contaminants.

Re-fuelling of machinery/plant will not occur within the Site.

All machinery/plant will be well maintained and checked regularly for signs of wear.

3.5 DUST, NOISE AND VIBRATION DISTURBANCE

The close boarded fence will help mitigate against dust, noise and vibration disturbance to the woodland. The HGVs on site are fitted with tonal and impulsive reversing alarms. During night time periods, the tonal reversing alarms will be turned off and instead a visual flashing alert used, thereby reducing the rating level to 3dB below the night-time background noise levels.

The following measures shall be used where necessary in order to prevent noise and dust:

- Use sheeted covered skips if necessary
- Sweep access roads regularly
- Isolate plant and equipment when not in use
- Keep engine compartment doors closed
- Limit vehicle movements on-site, i.e. use of one-way system

3.6 RUBBISH/WASTE

The close boarded fencing around the Site will help prevent the accumulation of rubbish/waste. The fence will be kept free of rubbish/waste to avoid anything blowing into the adjacent woodland.

The Site will kept free of waste such as food waste and packaging waste.

3.7 REMOVAL OF NON-NATIVE LAUREL

In preparation for provision of the new landscape planting, non-native laurel will be removed to prevent it spreading further into the Site and adjacent woodland. This will be disposed of appropriately to prevent its spread and comply with waste disposal regulations.

3.8 PROVISION OF REPLACEMENT AND ENHANCED HABITATS

3.8.1 Proposed Structure Planting

A band of 'structure' planting will be planted along the boundary of the ancient woodland including within the 15m buffer zone. A suitable native species-rich woodland edge shrub mix will be planted including hazel *Corylus avellana*, hawthorn *Crataegus monogyna*, spindle *Eunymous europaeus*, holly *Ilex aquifolium*, wild privet *Ligustrum vulgare*, *Quercus robur*, goat willow *Salix caprea* and guelder rose *Viburnum opulus*.

3.8.2 Proposed Species-rich Woodland Edge Grass Mix

Planting of areas of species-rich woodland edge grass mix will occur along the northern and part of the eastern part of the Site.

3.9 PROVISION OF ENHANCEMENTS FOR FAUNAL SPECIES

3.9.1 Invertebrates

To enhance the Structure Planting for stag beetles, potential habitat will be created using two sperate partially buried deadwood loggeries (see Plate 5 and Figure 4).

3.9.2 Reptiles

One reptile refugia and one reptile hibernacula will be provided within the structure planting (see Plates 3 and 4 and Figure 4).

3.9.3 Bats and Nesting Birds

One pair of Greenwood crevice, one pair of Stonewood cavity bat boxes and one pair of Schwegler 1b cavity bird nest boxes will be installed on mature trees located on the southern boundary of the land south of the Site (see Plates 1 and 2 and Figure 4).



Plate 1 Schwegler 1b bird box



Plate 2. Greenwood Triple Crevice and Medium Cavity bat boxes



Plate 3 Reptile hibernacula

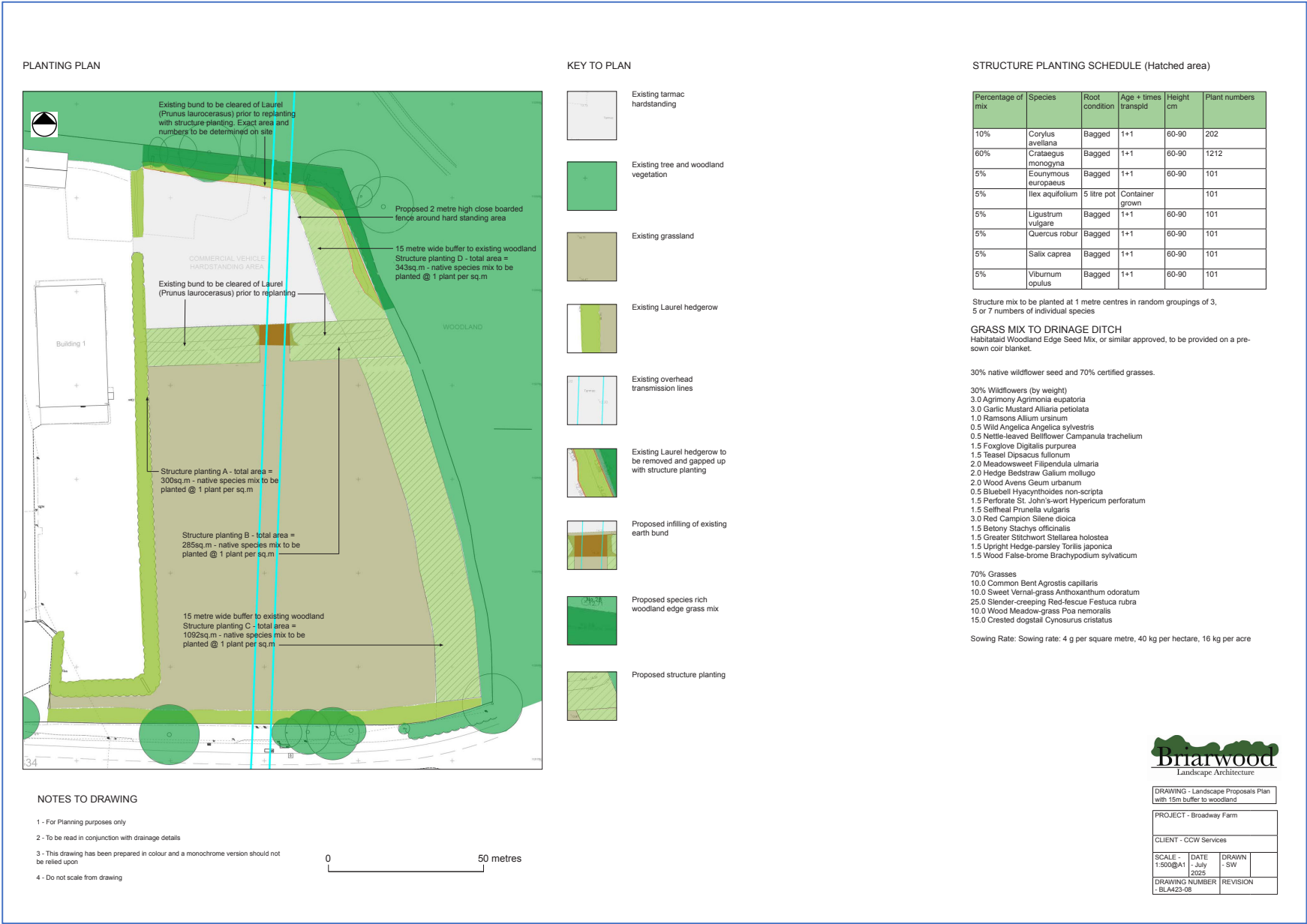


Plate 4 Reptile refugia



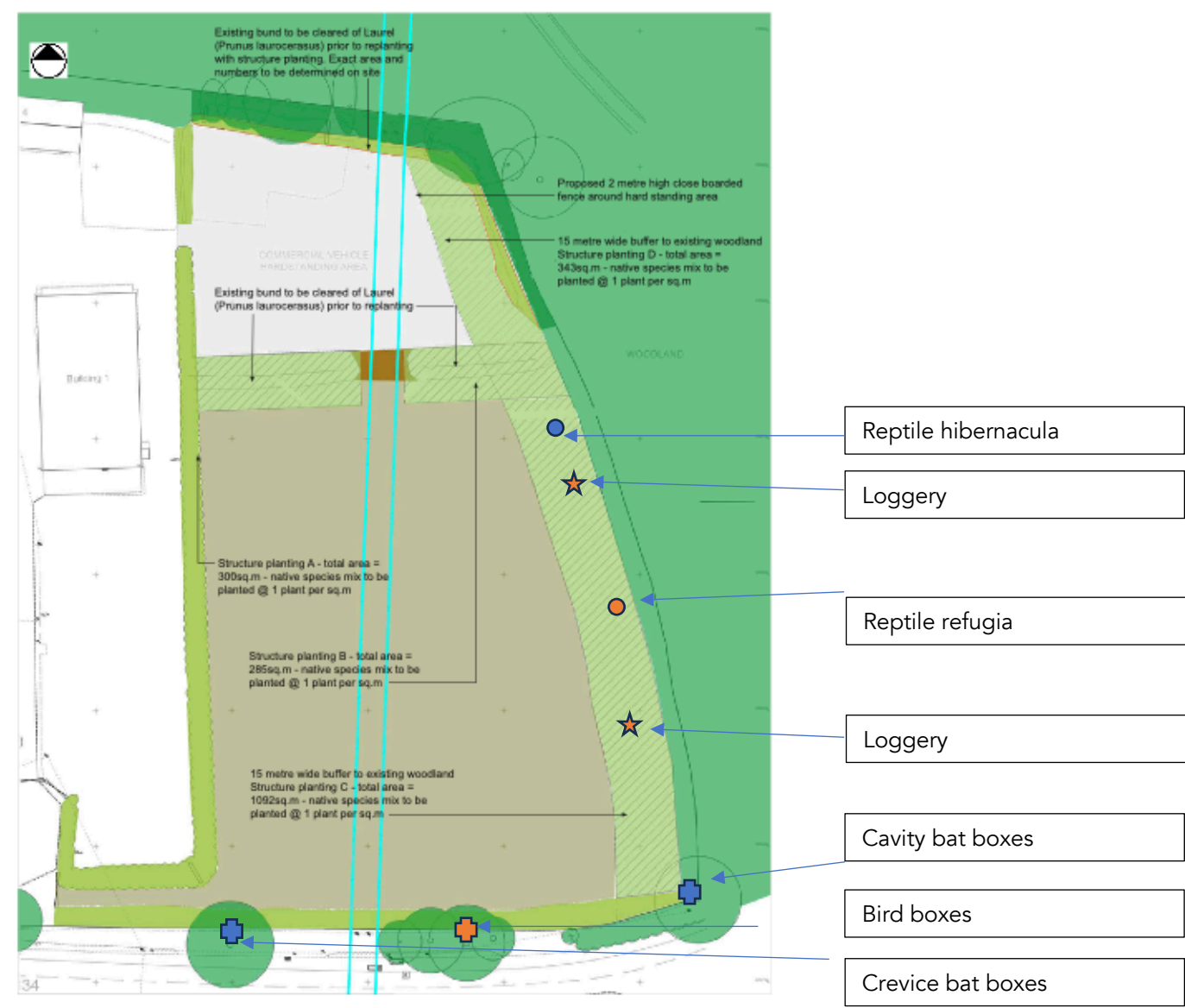
Plate 5 Loggery for stag beetles

Figure 1: Proposed Landscape Plan with 15 m Buffer BLA423-08 (Briarwood Landscape Architecture, July 2025)



[illegible]

Figure 4. Faunal Measures Plan



4 MANAGEMENT OF MEASURES TO PROTECT AND ENHANCE IMPORTANT BIODIVERSITY FEATURES

4.1 BUFFER

The undeveloped buffer will be maintained, and no development will take place or placement of temporary storage materials.

4.2 BOUNDARY/ENCLOSURE

The close boarded fence will be maintained in good order and any damage rectified within two weeks of being identified.

4.3 LIGHTING

The lighting will be maintained in good order and any faulty lights replaced within two weeks of being identified.

4.4 POLLUTION/RUN-OFF/DRAINAGE SYSTEM

Management of the drainage system will be carried out in accordance with the manufacturers instruction (please refer to the detailed information set out in the documents prepared to discharge Planning Condition

4.5 RUBBISH/WASTE

The Site will be inspected and swept at least daily and all rubbish removed and disposed of in the CCW recycling/waste collection system.

4.6 REMOVAL OF NON-NATIVE LAUREL

Any laurel regrowth will be removed (and any other unexpected non-native/invasive plant species)

4.7 PROVISION OF REPLACEMENT AND ENHANCED HABITATS

4.7.1 General (all areas)

Establishment Period (Post Practical Completion and 12 month Defects Period)

The general intent of habitat management at the Site is to ensure that the new planting and seeding works achieve successful establishment during this critical phase.

Maintenance and management operations are to be undertaken in such a way as to allow healthy plants to develop, unhindered by weed growth or other inhibiting factors.

The landscape contractor shall make themselves aware of all ecological constraints, drainage infrastructure and services prior to commencing maintenance operations.

Landscape Maintenance/Management Schedules

All landscape maintenance/management work is to be undertaken by an experienced/suitably qualified landscape contractor appointed by the CR.

Maintenance visits will typically be undertaken once monthly between October and March and twice monthly between April and September. A guide minimum number of 12 visits in the first year shall be undertaken.

The primary maintenance operations will include:

- Watering trees, shrubs, plants, and grass areas as necessary to ensure vigorous and successful establishment during the early years after planting/sowing.
- General pruning and trimming to ensure footways, signs etc. are not obscured and to ensure plants develop appropriately according to their species.
- Checking and adjusting all shelter guards/tree stakes and ties at every maintenance visit during the first five years after planting. Remove when trees have established and these are no longer required.
- Removal of litter.
- Replacing plants that fail where required in the following planting season with the approved species. All planting will be inspected annually in late Summer. Any dead, dying or diseased plants shall be removed and replanted according to the approved plan in the following planting season (November-March).
- Grass cutting and collection of arisings (see Grassland notes below).

Pesticide, Herbicides & Fertiliser

NB: No pesticides, herbicides, or fertilisers to be used in the ongoing management and maintenance of the site unless otherwise approved by EBC.

Where the use of pesticide/herbicide is deemed necessary for the removal of injurious or invasive species they are only to be used with prior agreement of EBC. Any pesticides/herbicides to be applied by appropriately certified contractors.

Detailed records of any such applications must be kept in accordance with relevant legislation. These records shall be available for viewing during normal working/office hours by any person wishing to see them

Undesirable Species Control

Undesirable species control is to be kept to a minimum, and be restricted to hard standing areas, and those areas immediately adjacent to them unless otherwise specified. In all other areas, control is to be restricted to the control of injurious and invasive species, undesirable species and highly competitive weeds, unless otherwise instructed. When weeding, ensure that the methods used cause the minimum of damage to adjacent plants/vegetation, including trees and grass, as well as to animal species. Preferred method of removal of all encroaching scattered scrub/weeds is by mechanical methods or hand pulling weeds as required.

Hand Removal

Remove all undesirable species, including roots, by hand using hoes, trowels or forks, taking care to remove not more than a minimum quantity of soil, causing minimum disturbance to neighbouring plants and leaving the area in a neat, raked, clean condition.

Undesirable Species Cutting by Hand or Machine

Cut down completely and cleanly all undesirable grass, brambles, herbaceous growth, etc. to a maximum height of 7.5 cm. Tall herb and tussocky grass (if applicable) will be subject to a phased cut as a precautionary method to avoid injury to protected species such as reptiles.

- First cut the grass to a height of 15cm. Cut vegetation will be raked or blown from the works area into a small number of piles outside of the working area working from the centre to the edge. Arisings should then be removed and can be left in compost piles around the boundary of the Site and away from well-used areas.
- The area will then be left to settle for at least 24 hours to allow reptiles to move from this works area.
- A subsequent cut to 7.5 cm and then to ground level (within the working area) with arisings being removed from the habitat or left in compost piles around the boundary of the site away from well-used areas.

Cutting Around Tree and Plant Stems

Do not allow nylon filament rotary cutters or other mechanical tools closer than 100 mm to the stem of any tree or shrub to be retained. Complete operations close to stems using hand tools.

Vegetation Clearance (if required)

Any vegetation clearance will avoid the bird nesting season (March-August, inclusive), otherwise pre-works checks will be undertaken by a SQE.

Groundworks/movement of soil/tree roots during the winter hibernation period (mid to late October to March) will be avoided to prevent harm to herptiles, and other legally protected and/or notable species that may be present.

Snow Removal

Remove snow from boughs of trees, etc. when necessary or when instructed by the SQE/CR.

Autumn Clearance

Collect excess accumulations of drifted leaves from planting and hard surfaces. Removal of leaves to be by the most efficient means. Care to be taken around existing planting. Arisings to be removed from Site, unless distributed evenly as a mulch over suitable areas, following discussions with the SQE/CR.

Arisings

Unless otherwise specified, deal with arisings from operations as follows:

Biodegradable arisings

Remove to designated recycling facility.

Grass cuttings and brash - where grass cuttings are to be boxed, remove them to a designated recycling facility. Where agreed with the SQE and/or EBC, create piles from grass cuttings to create reptile/hedgehog habitat along the edges of grassland with borders with the boundary of the Site and borders with woodland habitat.

Leaf fall, branches and prunings

To be chipped and reused on site and/or removed to designated recycling area. Where appropriate create piles from leaf litter/small prunings in suitable areas for wildlife.

Litter and non-biodegradable arisings

Remove from site to designated recycling/refuse facilities.

Removal of Tree Guards

At year five after planting, or once plants are established, all tree stakes, ties, supports and shelters can be removed and disposed of (recycled/composted) off-site.

4.7.2 Proposed Structure Planting

General

Trees on Site are to be maintained in a healthy and weed-free condition. Any dead or dying trees that do not offer significant value as standing deadwood shall be replaced during the winter planting season (November to March). All such planting is to be allowed to form a close-knit canopy. Plants loosened by frost heave or wind rock shall be re-firmed. Trees should only be removed where they have potential to affect people, and following approval by the CR. Where possible leave dead wood standing where this does not pose a threat to people or adjacent property.

Establishment of new/replacement tree planting

Replace defective planting at the earliest opportunity along with application of fertiliser as per manufacturers instructions. Fertiliser to be approved by CR prior to application. Planting time and fertiliser application to be approved by CR.

Carry out planting as per landscape plan.

After planting apply a 75mm deep layer of mulch, using composted bark mulch.

During the initial establishment of newly planted trees, carry out maintenance of the planted areas as follows:

Maintain a weed-free areas around each tree. Keep planting beds clear of weeds by hand weeding and light hoeing.

Fork over beds as necessary to keep soil loose, with gentle cambers and no hollows, taking care not to reduce depth or effect of mulch.

Watering

During the first twelve months of any replacement planting, ensure trees are well watered and well firmed in, if subject to heave, wind rock or vandalism. Newly planted trees are to be inspected four times per year (spring, summer, autumn and winter).

Weed removal

Removal of aggressive weed species – unwanted trees, shrubs and climbers that have invaded and are suppressing intended species.

Formative pruning of new/young trees

Do not prune whips or feathered trees, unless otherwise specified.

Do not prune during the late winter/early spring sap flow period, unless otherwise specified.

Extensive pruning of young trees and any surgery to larger trees must be carried out by a member of the Arboricultural Association or a specialist approved by the CR.

Crown thinning / lifting etc:

Only to be carried out with prior approval of the CR.

Remove inward growing, crossing, rubbing, dead and damaged branches.

Where possible, remove only branches mentioned above. Leaf area removed will not exceed 30%.

Cut portions of branches back to lateral or sub-lateral buds or branches without leaving stumps.

Leave a uniform and well-balanced structure of branches and foliage.

Where necessary, remove any excess growth or overhang. Seek approval of SQLA/CR prior to operations commencing.

Wounds/bark damage

Comply with the recommendations of BS 3998 (2010).

Do attempt to stop sap bleeding from wounds.

Inform CR if liquid or flux is observed oozing from apparently healthy bark.

Gently remove ragged edges and remove splintered wood from deep wounds but keep wounds as small as possible.

Prevention of disease transmission

Comply with the recommendations of BS 3998:2010.

Arisings

To be distributed evenly as a mulch following prior discussions with CR. Care to be taken to check for hedgehogs/reptiles etc before leaf removal.

Tree shelters, stakes and ties (where present)

Inspect monthly or as scheduled, and carry out the following:

- Check trees with stakes for looseness, breaks and decay and replace as necessary to original specification. If a tree with a defective stake has grown sufficiently to become self-supporting, inform SQLA/CR and, if instructed, remove stake(s) and fill the hole(s) with lightly compacted soil.
- Adjust, re-fix or replace loose or defective ties as necessary, allowing for growth and to prevent chafing. Where chafing has occurred, reposition, or replace ties to prevent further chafing.
- Where stakes are longer than half the height of the clear stem of the tree, cut the stake to this height in spring and re-tie to tree firmly but not tightly with a single tie.
- Remove redundant tapes, tags, ties, labels and other encumbrances.
- Remove stakes and ties during spring where trees have become self-supporting.

Re-firming

Ensure that trees remain firmly bedded after strong winds, frost heave and other disturbances. Re-firm by treading around the base. 'Collars' at the base of tree stems created by tree movement to be broken up by fork, avoiding damage to roots, backfilled with topsoil as necessary, and re-firmed.

Risk Management

Inspections and assessment are to be carried out by a suitably qualified arborist appointed by CR. All works to be undertaken by suitably qualified operatives who are appropriately trained and hold the relevant certificates of competence for the operations they carry out.

Remedial works

The CR will prioritise works arising from the tree inspection and recommendations of the tree survey. Specialist tree work will be carried out by an approved tree surgeon/contractor.

4.7.3 Proposed Species-rich Woodland Edge Grass Mix

Creation

The existing surface/vegetation will be raked to create an uninterrupted soil surface. Habitataid Woodland Edge Seed Mix, or similar approved, will be provided on a pre-sown coir blanket. The coir blanket will be pegged into place and watered until seeds have germinated.

Any raked material can be recovered and incorporated within the invertebrate refugia.

Cutting

Cutting/strimming to be carried out by hand. Species-rich woodland edge grass mix to be cut twice to three times a year or as agreed by the CR. The first cut to take place in early spring to cut back any winter weed growth, and again in late July/August (if required) with the final cut in October/November. Tall growth to be cut back/strimmed to a height of approximately 50-100 mm and left for 3-7 days (dependent on weather conditions) for any seeds to fall/be dispersed, before all arisings are to be collected and removed.

Cutting at Gradient

When maintaining areas of wildflowers on ground with a steep gradient/embankment, strimmers, cushioned suspended rotary mowers, or similar approved are to be used. All arisings to be removed.

Re-establishment of Wildflower Areas

Where re-establishment is necessary, chain-harrow (or similar) wildflower areas during August/September, in order to create new spaced for wildflowers to establish.

Reinstated Areas

Where reinstatement/re-seeding is necessary, a wildflower/grass mix (using locally sourced native seed closing matching seed mix as per original proposals) should ideally be sown in autumn. This should not require management until early spring when vegetation taller than 150mm should be cut and all cut material removed to prevent young plants being smothered. Where possible cut to take place in February.

Where reinstatement is required in spring, any spring-sown meadow should be cut after approximately six weeks. And then only when vegetation exceeds 200mm. Do not apply fertilisers.

Removal of All Arisings

To allow for the establishment/thriving of wildflower species, removal of grass cuttings/arising will prevent the build-up of plant litter and help reduce the fertility/soil nutrient levels of the soil and therefore the competition from dominant grass species. All arisings to be removed to a designated composting area on Site. Care to be taken when removing arisings, so as not to disturb reptiles or their habitats.

Fertiliser Application

Do not apply any fertiliser.

Weed Control

Use mechanical methods to control weeds, wherever possible – to include hand pulling weeds/scrub.

4.8 PROVISION OF ENHANCEMENTS FOR FAUNAL SPECIES

4.8.1 Invertebrate Enhancements

Deadwood/refugia will be topped up when required to be determined by the SQE.

4.8.2 Bat and Bird Boxes

Annual inspection / maintenance in January or February for the first 5 years.

5 MONITORING, REPORTING AND REACTIVE MANAGEMENT

An annual report will be prepared after each of the first three years and at year 5 of the monitoring, documenting the condition of the biodiversity and landscape measures and other aspects that make up this BEMP. It will highlight actions recommendation and their completion. Reactive management will take place in response to this monitoring and that set out in Section 4. The reports will be submitted to EBC.

6 TIMETABLE FOR IMPLEMENTATION

Reference	BEMP Section and Activities	Start	End	Comments
BEMP 1	Sections 3.1 to 3.7	May 2026	October 2026	Measures to protect the environment during works phase
BEMP 2	Sections 3.8 to 3.9	November 2026	March 2027	Measures to provide replacement/new habitats
BEMP 3	Section 4	April 2027	Ongoing	Measures to maintain new site configuration, fencing, lighting, drainage, waste management and replacement/new habitats
BEMP	Section 5	April 2027	April 2027	On completion of all works (as built)
		April 2028, 2029, 2030	April 2032	Annual monitoring and report first three years and in year five post-completion.

7 CONCLUSIONS

The implementation of this BEMP delivers a compliant and effective scheme that meets the requirements of Planning Condition 4 and will deliver an improved and more biodiverse Site for the long term, whilst protecting and supporting the adjacent and downstream habitats.