

FARRINGTON PARK GOLF COURSE

Construction Environmental Management Plan (CEMP)

for

Oval Estates Ltd

August 2019

THE **Landmark**
PRACTICE

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**D denotes a Draft version*

The information which we have prepared and provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

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1.0 INTRODUCTION

1.1 This Construction Environment Management Plan (CEMP), hereafter referred to as 'the Plan', has been prepared by The Landmark Practice (TLP) on behalf of Oval Estates Ltd. This Plan details the arrangements which have been put in place for the management of environmental matters during the construction phase of development at Farrington Park Golf Club (planning application reference 2018/0577/FUL), **Appendix I** refers

1.2 The Plan has been produced in order to discharge Condition 9 of the planning consent; reproduced below:

'Planning Condition 9: "Construction Environmental Management Plan (Pre-commencement)

No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.*
- b) Identification of "biodiversity protection zones".*
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
- d) The location and timing of sensitive works to avoid harm to biodiversity features.*
- e) The times during construction when specialist ecologists need to be present on site to oversee works.*
- f) Responsible persons and lines of communication.*
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
- h) Use of protective fences, exclusion barriers and warning signs.*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.'

1.3 The Plan makes reference to the following reports submitted with the planning application:

- Preliminary Ecological Appraisal (Western Ecology, June 2016) and Addendum to Preliminary Ecological Appraisal (Western Ecology, April 2018)
- Landscape and Visual Impact Assessment (Amalgam Landscape, July 2018)

1.4 The Plan makes reference to the following reports and plans prepared to discharge the conditions attached to the planning consent:

- Landscape and Ecological Management Plan (LEMP) (The Landmark Practice, June 2019)
- Arboricultural Impact Assessment and Tree Protection Plan (Arbtech, November 2017)
- Landscape General Arrangement (The Landmark Practice, June 2019)

2.0 BACKGROUND

Site Location

- 2.1 The site and its boundaries are shown at **Appendix I**. The site is situated within the grounds of the existing Farrington Park Golf Course, between the settlements of Ston Easton and Farrington Gurney, approximately 15 kilometres south of the urban edge of Bristol and 12 kilometres south-west of Bath.

Site Description

- 2.2 The site largely comprises managed grassland associated with the golf course, interspersed with woody scrub, ruderal weeds, ponds and tall grassland. Central to the site is a collection of buildings including a shop, restaurant and café, bar and studios.
- 2.3 There are also areas of car parking and an existing driving range with covered bays, close managed grassland, enclosed by high fences with a hedgerow at its eastern and southern boundaries. Existing habitats on site are shown on the Phase 1 Habitat Survey plan, at **Appendix II**.

The Development

- 2.4 Development at the site includes construction of a new academy course, driving range, two golf holes to the north-west, 5 holes converted to 9 hole course, new spa, accommodation, new touring caravan park, conversion of existing driving range to accommodation and proposed car park extension. This is shown on the approved Landscape Masterplans provided at **Appendix III**.

Invasive Non-Native Species

- 2.5 Japanese Knotweed is a species listed as an invasive non-native under Schedule 9 of the Wildlife and Countryside Act 1982 (as amended).
- 2.6 The PEA found the invasive non-native herb Japanese knotweed (*Fallopia japonica*) has become established within scrub, particularly along the eastern and western boundaries of Area A.
- 2.7 A site specific management plan should be created that includes precise mapping of all areas containing this plant. Each area should then be assessed for further management, based on its potential to be disturbed during construction.

3.0 HOURS OF OPERATION

- 3.1 The hours of working on site during the period of construction, and the importation of fill to the site, shall be restricted to 07:30-18:00 Monday to Friday, and 08:00-13:00 on Saturdays, and no working shall take place on Sundays or Public Holidays. The term 'working' shall for the purpose of clarification include the use of any plant or machinery

(mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of the site.

- 3.2 All staff are anticipated to arrive at the site in the 30 minute preceding the start of the operating day (i.e. 07:00hrs to 07:30hrs) and depart in the 30 minute period that follows the end of the operating day (i.e. 18:00hrs to 18:30hrs).

4.0 SITE ACCESS

- 4.1 The site has an existing vehicle access to Marsh Lane to the north. The proposed access is in the same location as the existing field gate, the access will not need to be widened to 4.8 m. Visibility splays of 43 m from a setback of 2.4 m would be provided at the access, as per the consented access.
- 4.2 The construction of the new facilities will require various material and equipment deliveries to site. These deliveries will arrive in standard road going vehicles which will be less than 16.5m long x 2.55m wide and weigh less than 44,000 kg, and therefore will not be classed as an abnormal load.
- 4.3 Additional warning signage shall be erected on the main road warning road users that construction traffic may be exiting the main entrance.
- 4.4 Warning signs shall be positioned where the existing PRowS meet the site to warn pedestrians of the possibility of construction activities and approach by construction traffic.
- 4.5 Once operational, the site will continue to be accessed via the existing access point.

5.0 SITE COMPOUND

- 5.1 It is proposed that a construction compound will be setup within the site and used for the storage of all plant, equipment and waste containers. This area shall also contain the welfare facilities.
- 5.2 This site setup shall be constructed so that vehicles are able to arrive and depart in a forward gear, avoiding the need for reversing manoeuvres into the complex car-park. The compound shall also be capable of accommodating a turning vehicle whilst at least one vehicle is parked, to allow for vehicles to be "held back" during restricted periods.

6.0 SITE PLAN

- 6.1 The following areas will be allocated within a detailed Site Setup Plan prior to commencement of works.
- Site location
 - Primary construction traffic access point
 - Pedestrian segregation measures
 - Material offload point
 - Material storage points
 - Plant off load point
 - Skip storage point
 - Staff/Contractor parking area

- Turning zone and vehicle holding area

7.0 VEHICLE WASH FACILITIES

7.1 Access is proposed via a new access point from the A37 in the north-western corner of the site. All site borne material such as topsoil or subsoil shall remain on site and incorporated into the construction footprint, therefore there will not be dirty material leaving site. Use of wheel wash facilities is, however, anticipated.

8.0 MANAGEMENT OF TRAFFIC

8.1 Staff are likely to travel from different origins and hence distribute their impact across the highway network. Ample parking shall be provided on site to avoid obstruction of the public highway and this shall be strictly enforced.

8.2 The delivery and exit of materials and construction equipment using the A37 and Marsh Lane will be actively managed during the construction period.

8.3 The timing of material and equipment deliveries will be set in advance with suppliers such that the risk of vehicles meeting on Marsh Lane is minimised. Robust delivery restriction methods are in place to ensure they occur outside network peak hours.

8.4 It is recognised that a PRoW travels through the site, which although intermittent, allows pedestrians to walk alongside the construction area. Signage and segregation fencing will be set out to ensure that walkers can safely use the footpath, which will be maintained throughout the course of the development.

9.0 PUBLIC PROTECTION MEASURES

9.1 The working site will be surrounded and enclosed securely with Heras fencing including Public notices and Safety signage to ensure that the general public are fully aware of the construction working area. All reasonable steps will be taken to prevent unauthorised people accessing the site.

9.2 The working area will be agreed with the client to ensure that no damage will occur outside this area.

9.3 People may be authorised to access the whole site or be restricted to certain areas on all of our projects; we have a Signing in Book and a register for vehicles registration numbers. Any person or vehicle wishing to gain access to the site must use the Signing in Book.

9.4 The Contractor shall explain relevant site rules to authorised people and do any necessary site inductions, and if necessary shall supervise or accompany authorised visitors whilst they are on site or visiting specific areas.

9.5 The Contractor shall carry out regular Risk assessments that will include the following:

- Falling objects
- Delivery and other site vehicles
- Storing and stacking materials
- Openings and excavations

9.6 The following will be carried out to secure the site from members of the public.

- Secure the site adequately when finishing work for the day.
- Barrier off or cover over excavations and pits.
- Isolate and immobilise vehicles and plant and if possible lock them in a compound.
- Store building materials so that they cannot topple or roll over.
- Remove access ladders or any equipment that may be considered for climbing.
- Lock away hazardous substances

10.0 COMMUNICATION (CONSTRUCTION TEAM)

- 10.1 Staff, relevant sub-contractors, delivery companies and visitors will be made aware of the routing strategy as follows:
- 10.2 Staff and sub-contractors will be fully briefed of the routing strategy in writing prior to project commencement and written instructions will be supplied to sub-contractors and this will form part of the formal purchase order.
- 10.3 Likewise when placing orders for materials the written delivery instructions detailing the time restrictions and routing strategy will form part of the formal purchase order. Drivers will be given instructions to contact the Contract Manager prior to setting off to clarify delivery time and confirm compliance with the routing strategy. They must also contact the Contract Manager 20 minutes before arriving on site to ensure that the unloading/turning bay is available for off-load/arrival.
- 10.4 In addition temporary road signs shall be provided at strategic points along the route to capture and guide any vehicles that escape this process. The use of temporary road signs will also provide further clarification and instruction to aid delivery drivers to comply with these requirement.
- 10.5 Visitors will also be provided with written instructions on how to arrive on site in accordance with the routing strategy.
- 10.6 Every person that arrives on site will be put through a robust induction which will include rules on complying with the routing strategy.

11.0 PUBLIC ENGAGEMENT

- 11.1 The Contractor will undertake a systematic programme of public engagement both before the construction proceeds, and whilst construction is in progress.
- 11.2 The programme will consist of the following:
- 11.3 Notification to all residents and known users of Marsh Lane that construction is about to proceed. A contact telephone number and email address will be made known, so that any issues and questions prior to the commencement of construction, or once that construction is underway, may be swiftly addressed.
- 11.4 The content of the notification will include details of the nature of duration of construction, the types of deliveries, the proposed route for deliveries and vehicles to the site and any other control measures put in place.
- 11.5 Notices will be placed in locally prominent places, such as shops and community facilities.

11.6 Once construction begins, regular and open contact will be maintained with the residents and users of Marsh Lane.

12.0 MANAGEMENT OF NOISE

12.1 Delivery vehicles, plant movements and noisy operations will be carried out only during the working hours specified within the contract.

12.2 The Contractor will seek to ensure, so far as is reasonably practicable, that all equipment used, hired or purchased will only generate noise levels below those recommended by applicable approved codes of practice and official guidance notes.

13.0 MANAGEMENT OF DUST

13.1 The Contractor will reduce dust pollution by use of the following measures:

- Using water sprays or sprinklers to suppress dust during dust generating activities such as filling skips, breakout of concrete (if used) and managing stockpiles
- Providing clean well compacted gravel access route for all delivery vehicles.
- Eliminating the need to export topsoil/subsoil generated from the works.
- Ensuring that all vehicles leaving the site carrying waste are properly covered.
- Cleaning the road and footpath near the site entrance as required.
- Where disk cutters are to be used they should have a dust bag, have water suppression or the working area should be wet prior to use of the machinery.

14.0 WASTE MANAGEMENT

14.1 The aim is for all waste generated on site during the course of the construction works to be reused, recycled or recovered and for materials to be used and handled efficiently and therefore waste managed appropriately.

14.2 The planning and ordering procedures for this project are intended to reduce potential waste. For example the project has been designed to eliminate the need to export topsoil or subsoil off site. Any subsoil generated will be incorporated into the new course formation via a balance cut/fill exercise. Topsoil will be spread over an existing natural turf area and used to upgrade and enhance the natural turf playing surface. Materials such as resin, path edgings and other fencing materials will be ordered to the nearest available quantity with a supplier that operates a return policy.

14.3 Materials such as concrete or tarmac will be ordered on the basis of loads being calculated to the requirements of the pour or volume required for a specific area.

14.4 The following types of waste are likely to arise during the course of the construction works:

Inert Waste

- Old concrete/rubble arising from old fence post removal or minor groundwork operations.

Non-Hazardous materials

- Excavated material
- Old steel fencing

- Synthetic surface off-cuts
- Timber pallets
- Metal barrels
- Plastic wrapping
- Other
- Asbestos - None anticipated
- Contaminated land - None anticipated
- Paint tins, line markers etc.

14.5 Before the waste is removed from site by our licensed waste carrier, the Contractor shall sort the relevant materials into clearly marked skips/bins. There will be distinct categories:

- Metal - All redundant fencing material and empty metal barrels.
- Wood - Broken timber pallets and any timber off cuts. Complete pallets will be collected for reuse by a partner transport firm.
- Non-Recyclable - Any other waste.

14.6 When full or at the end of the project these skips will be collected by the Contractor's recycling partners. Waste transfer notes will be available for inspection upon request.

14.7 Any leftover binder or glue will either be used on the Contractor's next project or collected for re-use by their supplier.

14.8 All skips shall be stored within the contractor compound, regularly emptied and fully covered before being removed from site.

15.0 ECOLOGY

15.1 This Plan draws on the findings and recommendations of the Preliminary Ecological Appraisal (Western Ecology, June 2016) and Addendum to Preliminary Ecological Appraisal (Western Ecology, April 2018).

15.2 Measures to avoid impacts during site construction work will be focused on the following ecological features including habitats and protected species:

- Trees and hedgerows;
- Reptiles;
- Amphibians; and
- Nesting birds.

Legislation

15.3 The species listed below receive legal protection as described:

Reptiles

15.4 All British reptile species are afforded some protection under The Wildlife and Countryside Act 1981 (as amended). Partially protected under Schedule 5 of the Act and under part of Section 9(1) and all of Section 9(5). As such it is an offence to:

- Intentionally kill or injure an individual of these species; and
- Transport for sale or exchange, or offer for sale or exchange alive or dead individual or any part of an individual of these species.

-
- 15.5 Under Section 41 of the NERC Act 2006, all British reptile species, are listed as species of principal importance (SPI) for the purpose of conserving biodiversity.

Amphibians

- 15.6 The four native widespread amphibians (Common Frog, Common Toad, Common Newt and Palmate Newt) are given limited protection from trade under the Wildlife and Countryside Act 1981 (as amended).
- 15.7 Great Crested Newt (GCN), its breeding sites and resting places (during all parts of their lifecycle), are fully protected under the Wildlife and Countryside Act 1981 (as amended), and The Conservation of Habitats and Species Regulations 2010.
- 15.8 The PEA has not found evidence of GCN within the two ponds within the site, as such the measures below have been designed in respect to widespread amphibian species, with a focus on common toad (a Species of Principal Importance under the NERC Act 2006).

Nesting Birds

- 15.9 In Britain all wild birds are granted legal protection under the Wildlife & Countryside Act 1981 (as amended) and the EC Birds Directive. This legislation protects birds, their eggs and nests whilst being built or in use. Legal protection makes it an offence to intentionally kill, injure, take or have in possession any wild bird or egg. It is also an offence to intentionally damage or destroy the nest of any wild bird whilst it is being built or in use.

Avoidance/Mitigation Measures

- 15.10 The following avoidance and mitigation measures will be undertaken to avoid impacts on protected species. For each separate measure (underlined text), a description of the required actions is provided and responsibilities area assigned. The species/species group that the measures are designed to safeguard are identified in **bold italic text** below the specification for each measure.

Roles and Responsibilities

- 15.11 The project ecologists, The Landmark Practice (TLP), will assist the Site Manager in delivering the Construction Environmental Management Plan (CEMP). TLP will advise project management staff and contractors on ecological matters to ensure that mitigation measures are implemented correctly throughout the construction phase.
- 15.12 All construction personnel must be fully briefed on the features of ecological importance to be retained within the site and protected during construction works. The Site Manager will be responsible for ensuring that all site staff and contractors are made aware of the identified ecological sensitivities during site inductions (toolbox talk). The toolbox talk, must be repeated as necessary throughout construction to ensure that all personnel on site are fully aware of the nature and need for the ecological protection measures presented herein.
- 15.13 Protected species identification sheets relevant to the site are included at **Appendix IV**. These will be provided to the Site Manager who will ensure that they are made available to all staff throughout the construction phase.

To safeguard: All species

Ecological Advice

- 15.14 The toolbox talk and protected species identification sheets will assist site workers in recognising protected species. Should any protected species be discovered during the construction phase of the development, the Site Manager should consult the project ecologists to provide immediate ecological advice.

To safeguard: All species

Clearance of Encroaching Vegetation around Ponds on Site

- 15.15 This should be undertaken during the autumn/winter months (August-February) when amphibians are least likely to be present.

To safeguard: Amphibians and reptiles

Clearance of Scattered Scrub and Hedgerow

- 15.16 To avoid impacts on nesting birds it is recommended that all site clearance of scattered scrub and hedgerow will be undertaken outside of the bird nesting season (typically outside of March to August inclusive but seasonally and species dependent) or checked by a suitably qualified ecologist prior to removal. Any identified nests must be demarcated with a suitable buffer (size will be dependent on species) and protected until young have fledged. The Site Manager must ensure that these requirements are met and should seek advice from the project ecologists regarding seasonal variation of the nesting season should programme vegetation clearance works approach this period.

To safeguard: Nesting birds

Site Clearance in Period March to October (Active Reptile Season)

- 15.17 If site clearance is to occur during the active reptile season (late March to October), areas to be affected by construction activities should be de-vegetated prior to any site activities under the supervision of a suitably qualified ecologist. Vegetation within the development footprint will initially be strimmed to a height of no more than 10 cm, having first used an ecologist to walk and beat the ground. Strimming will be in a direction that encourages reptiles to move into retained boundary habitats. After at least 48 hrs, a second cut will be made as close to ground level as possible.
- 15.18 Areas around features with potential for sheltering reptiles, such as logs or general debris, will be strimmed to ground level before the feature itself is removed and any sheltering reptiles captured.
- 15.19 All of these activities will be completed under the direct guidance of a suitably qualified ecologist.
- 15.20 Adjacent areas will be enhanced for reptiles by the creation of at least 3 hibernacula and the control of bramble scrub to provide additional open areas for reptile colonisation and shown on the Landscape General Arrangement Plan prepared by The Landmark Practice (2019).

To safeguard: Amphibians and reptiles

Site Clearance in Period November to Early March (Reptile Hibernation Period)

-
- 15.21 There is no potential for reptiles in Area B and Area C, and development can proceed in these areas without mitigation.
- 15.22 Habitats in Area A provide a suitable habitat for hibernation. Site clearance within this area within the reptile hibernation season (November to early March) can only be undertaken as follows.
- 15.23 To reduce risk to reptile and amphibians who may be hibernating in the root systems of hedgerow and scrub which is to be removed, a phased vegetation clearance will take place during the winter months (November-February inclusive). A single cut to reduce vegetation height, to 300 mm, will be carried out and arisings removed. Ground clearance of any remaining low vegetation, roost systems and any ground works will then be undertaken under supervision of an EcOW when amphibians and reptiles are likely to be fully active i.e. during late March to October inclusive, though this will be subject to overnight temperatures and weather conditions providing suitable conditions. The Site Manager must ensure that these requirements are met and should seek advice from the project ecologists regarding overnight temperatures should programmed vegetation clearance works approach this period.

To safeguard: Amphibians and reptiles

Tree and Hedgerow Protection

- 15.24 Existing trees and hedgerows within proximity to construction works should be protected by erecting Heras fencing in accordance with the Arboricultural impact Assessment and Tree Protection Plan. The fencing must remain for the duration of the construction works, this will limit encroachment and accidental destruction/damage.

To safeguard: Existing trees and hedgerows

Lighting

- 15.25 When artificial sources of lighting are required, for site safety reasons, task specific, dedicated, lighting is recommended. The use of artificial lighting is to be limited to the essential minimum levels necessary to complete the task. Any lighting to be used should be employed to prevent light spill on to adjacent, ecologically sensitive boundary features (i.e. all hedgerows, trees, the disused railway line, and farm buildings). The use of directional lighting and lights with accessories such as hoods, covers, baffles and shields are recommended to enable this.
- 15.26 Upward pointing lights are not permitted and the spread of light should be kept near to or below the horizontal at all times. When lighting is required it should be from a source with a low UV component (to reduce invertebrate attraction).

To safeguard: All Species

Trenching/Excavations

- 15.27 To prevent animals from becoming trapped in trenches or open excavations, these will be backfilled or covered before nightfall (preferably continuously following excavation). If, in exceptional circumstances, excavations cannot be backfilled or covered, they must be left with inclined ends to provide a means of escape. Any excavations left open overnight

must be checked the following morning for protected species and, if found, the Site Manager must ensure that the project ecologist is informed immediately.

To safeguard: Badgers and all species.

Site Storage Arrangements

15.28 It will be necessary to temporarily store materials on site during the construction of the new building. Construction materials can provide opportunities for animals to shelter and the Site Manager must therefore ensure that the following measures are applied to minimise risk of killing/injury of protected species during construction:

- No materials to be stored within 5 m of any boundary hedgerows or trees;
- Materials must always be stored off ground (i.e. on pallets) to avoid creating sheltering habitat for animals; and
- Waste materials must be placed into skips and removed from site. No piles of waste material should be created which could provide nesting, sheltering or hibernation habitat for protected species.

To safeguard: All species.

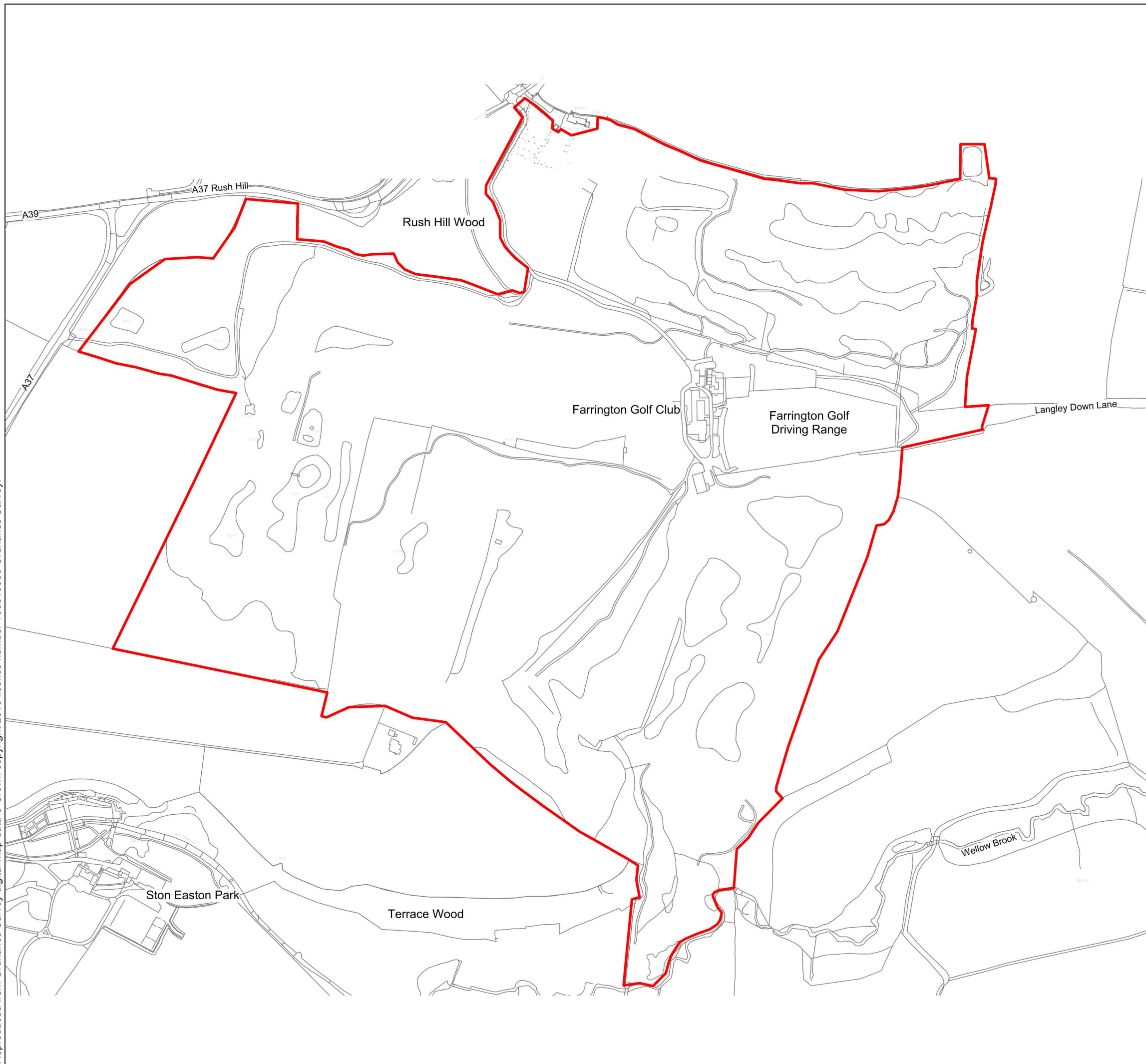
16.0 WHAT TO DO IF WILDLIFE IS FOUND DURING WORKS

- 16.1 In the unlikely event of finding protected species during construction works, the project ecologist (TLP) should be contacted immediately. Any incident or occurrence whereby any wildlife is placed in a perilous position as a result of activities on site should be reported to the project ecologist.

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T: 0117 923 0455
(site ref: P3186)

- 16.2 Contact details of The Landmark Practice's ecologists (including email addresses and mobile telephone numbers) will be provided to the Site Manager at the initial site meeting/Toolbox Talk. An ecologist from TLP will be contactable throughout the construction phase of the project.

APPENDIX I: LOCATION PLAN



Key

- Proposed Development Boundary
- Study Area (2.5km radius)

Location Plan

Scale 1:200,000 @ A3

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Scale 1:5,000 @ A3

Drawn : PS	Checked : AJW
Ref : P0326	Revision : 000
Date : 10/07/2018	


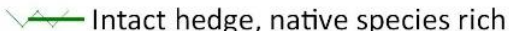
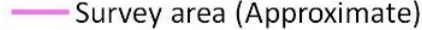

Location Plan
Figure 1

Farrington Park Golf Club

T. 01275 795859
 E. info@amalgamlandscape.co.uk
 W. www.amalgamlandscape.co.uk

APPENDIX II: PHASE 1 HABITAT SURVEY

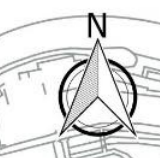
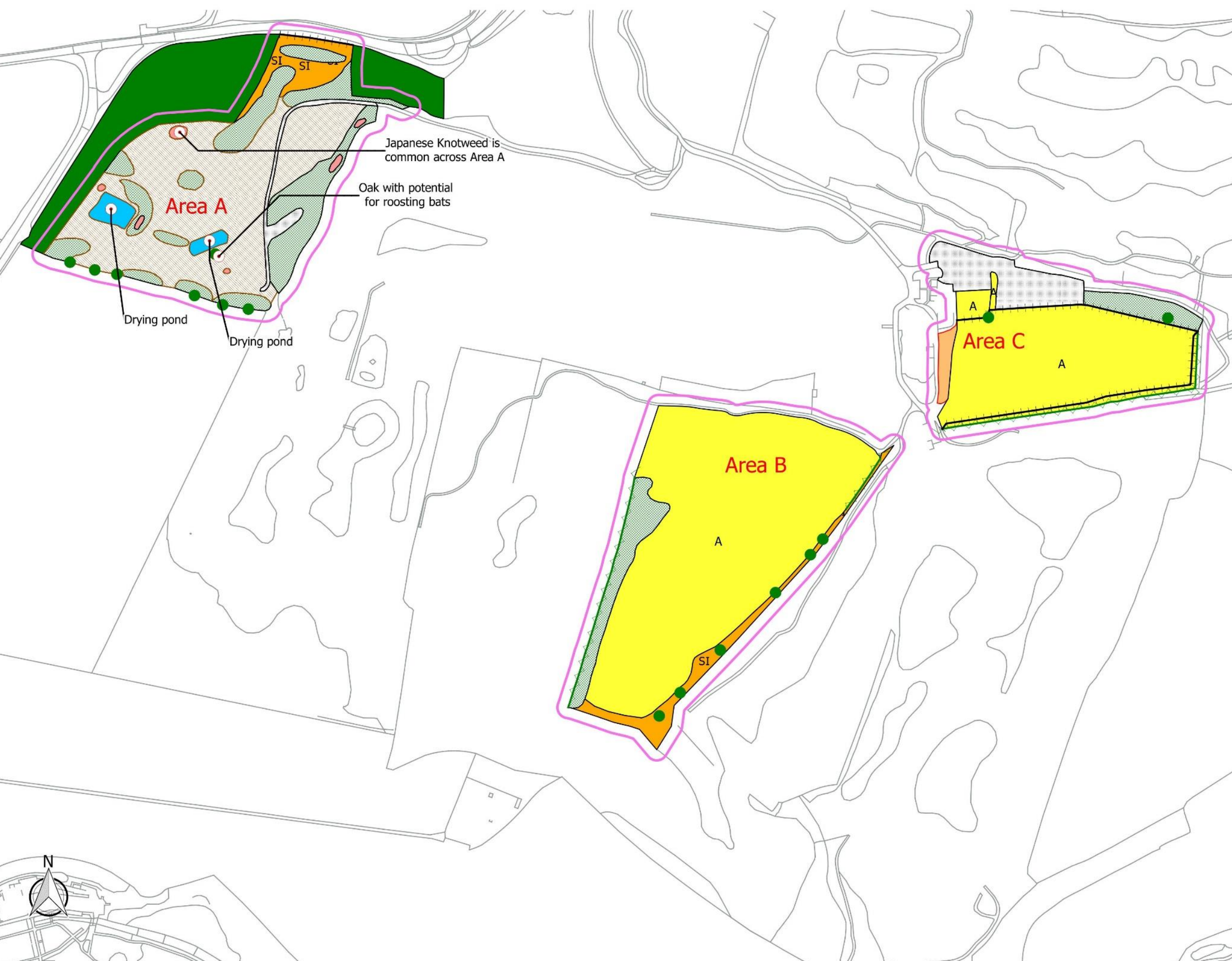
Legend

-  Target note
-  Broadleaved tree
-  Intact hedge, native species rich
-  Fence
-  Survey area (Approximate)
-  SI Semi-improved neutral grassland
-  A Amenity grassland
-  Tall ruderal
-  Scrub
-  Standing water
-  Bare ground
-  Semi-natural broadleaved woodland
-  Building
-  Japanese Knotweed

Title: Map 1. Phase 1 Habitat Survey, April 2018

Project: Land at Farrington Golf Club, Farrington Gurney in Somerset

Checked by: CDH Version: 02
Date: 25 April 2018



Japanese Knotweed is common across Area A

Oak with potential for roosting bats

Drying pond

Drying pond

Area A

Area B

Area C

SI

SI

SI

SI

A

A

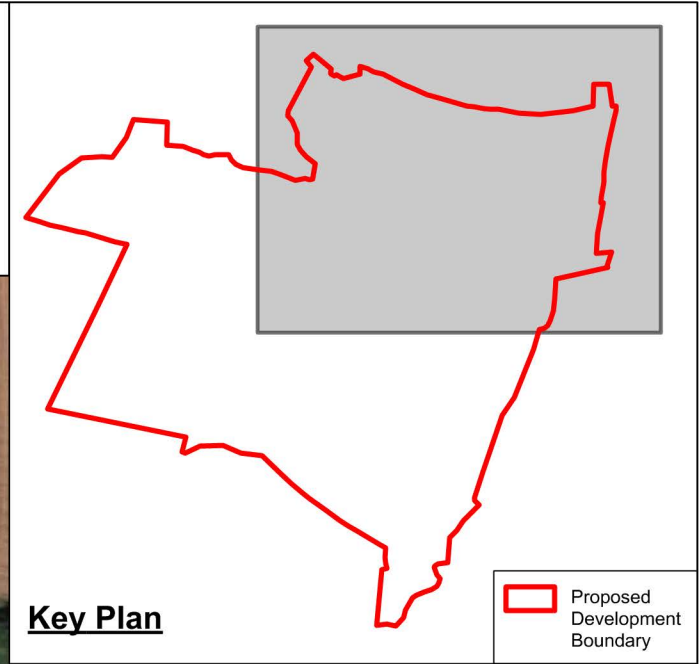
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APPENDIX III: LANDSCAPE MASTERPLANS



Key

	Existing mature trees and shrubs to be retained and protected		Proposed tee		Proposed bunker
	Proposed green		Proposed pond		Proposed tree and shrub planting
	Proposed fairway		Proposed path		Proposed rough grassland



Existing woodland protected and retained

Additional planting around the house will help to screen the golf course

Additional native tree and shrub planting will have nature conservation and biodiversity value

The majority of existing vegetation will be protected and retained in the proposed front nine holes area. Additional tree and shrub planting will help to separate fairways and break up views of the sloping part of the golf course from the north, including from the fringes of Farrington Gurney

ACADEMY COURSE

FRONT NINE HOLES

The mature band of vegetation separating the northern fringes of the golf course from the car park will be protected and retained. This will provide wider screening of the existing and proposed buildings and car parks as the landform levels out to the south

The majority of existing vegetation will be protected and retained in the proposed academy course. This will be further supplemented by additional tree and shrub planting to help break up the golf course particularly when viewed from the north

The proposed extension to the car park, adjacent to the existing car park, will involve minimal loss of existing vegetation

CAR PARK EXTENSION

TOURING CARAVAN PARK

The holiday lodges and spa will be situated in and adjacent to the existing buildings associated within the golf course and form part of the central building complex

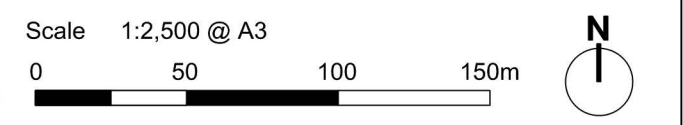
SPA AND HOLIDAY LODGES

EVENTS FIELD

The proposed touring caravan park area will be focussed within the enclosed eastern fringes of the golf course. The mature surrounding existing vegetation will be protected, retained and supplemented with additional tree and shrub planting for screening and separation as well as nature conservation and biodiversity benefits

The former driving range will be used as an informal events field

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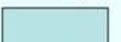
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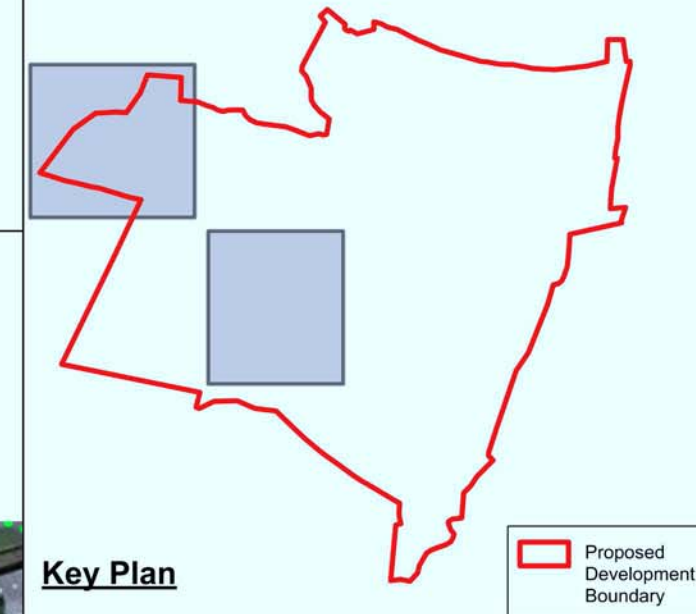
Landscape Masterplan
Figure 9A

Farrington Park Golf Club

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Key

-  Existing mature trees and shrubs to be retained and protected
-  Proposed green
-  Proposed fairway
-  Proposed tee
-  Proposed pond
-  Proposed path
-  Proposed bunker
-  Proposed tree and shrub planting
-  Proposed rough grassland



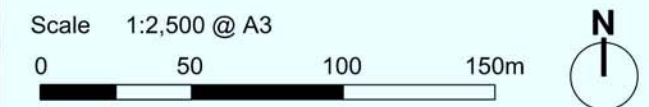
Within the Ston Easton Park Registered Park and Garden, the design of the two additional holes has been carefully considered to acknowledge its historic location and setting. The proposed tree planting has been designed to sustain and enhance the significance of the heritage aspect.



Proposed driving range will be largely enclosed by existing and proposed tree and shrub vegetation



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Ref : P0326	Revision : 001
Date : 21/03/2019	

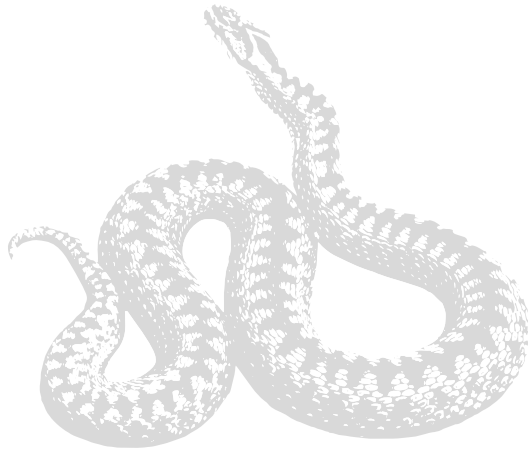
Landscape Masterplan
Figure 9B

Farrington Park Golf Club



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APPENDIX IV: PROTECTED SPECIES IDENTIFICATION SHEETS



SLOW-WORM



GRASS SNAKE



COMMON LIZARD

What to do on site

Be especially careful when moving logs and piles of rubble, stone and ballast as these are places where reptiles may be sheltering. If reptiles are encountered on the site then work should stop immediately. A member of The Landmark Practice Ecology Team should be contacted on **0117 923 0455**.

Identification

- Common UK reptile species potentially encountered on development sites include slow worm, grass snake, adder and common lizard.
- Male slow worms tend to be uniform in colour with brown/golden and grey/blue colourations most common, whereas females have dark flanks and a dark stripe down their back.
- Grass snakes are the largest species of snake found in the UK They are grey/green in colour with a distinctive yellow and black collar, black bars down the side and sometimes two rows of black marks down the back.
- Common lizards are brownish grey and have dark markings down their back and sides, they can move very quickly.
- Adders have a variable coloration and can be confused with grass snake. Males are typically grey with a black zigzag stripe, females generally brown with a dark brown zigzag stripe. Black adders are found in some areas.

Where might you find them?

- Reptiles are cold blooded so can sometimes be found basking in sunny and exposed locations. More commonly you will encounter them sheltering under logs, rubble, piles of stone or ballast, or in rough grassland and areas of scrub.
- Adders have more specific habitat requirements than other common reptile species favouring heathland, moorland, meadows and open woodland.

Legislation

All native species of reptile are protected under UK law.

It is an offence to:

- Intentionally kill or injure an individual of these species;
- Transport for sale or exchange, or offer for sale or exchange a live or dead individual or any part of an individual of these species.



What to do on site

All vegetation on site to be cleared or disturbed should be checked for the purpose of active bird nests, eggs and chicks by a suitably qualified ecologist.

If a bird nest or suspected nest is discovered, a minimum 5m buffer should be marked out with all work within the buffer ceased until advice of a suitably qualified ecologist has been sought. A member of The Landmark Practice Ecology Team should be contacted on **0117 923 0455**.

Identification

- Birds most often nest in trees, hedges or dense vegetation. However, you may find them in a range of other places including buildings or on the ground.
- Not all birds build a stereotypical "nest," some will lay eggs in a scrape in the ground, build a mud nest or can be opportunistic using hollow trees or holes in buildings.
- Most birds tend to build nests and lay their eggs between the months of March and August. However, some species such as pigeons will nest year round as long as there is food available.

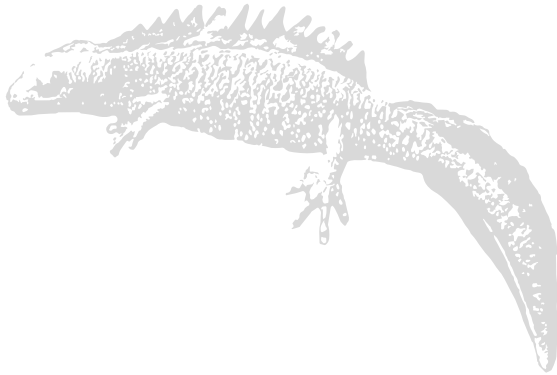
Legislation

All birds, their nests and eggs are protected under UK law.

It is an offence to:

- Kill, injure or capture any bird;
- Take, damage or destroy a nest while it is in use or being built;
- Disturb any bird while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird;

Birds listed under Schedule 1 of the Wildlife and Countryside Act 1981 such as barn owl and peregrine falcon receive additional protection against reckless or intentional disturbance of their young or of adults whilst it is nest building or at a nest containing eggs or young.



What to do on site

Caution should be taken when working in proximity to waterbodies and when moving logs, rubble or root balls as these areas where newts may be sheltering.

If you come across any GCN you must stop work in the vicinity immediately and contact a member of The Landmark Practice Ecology Team on **0117 923 0455**. All works should cease until advice has been sought and appropriate control measures and/or licencing implemented.

What are great crested newts?

- Great crested newts (GCN) (*Triturus cristatus*) are amphibians and are the largest of the UK's three newt species.
- Populations have declined throughout their European range due to habitat destruction, fragmentation and pollution.
- They are a 'European protected species' which means that the animals, and their eggs, breeding sites and resting places, are protected by law.
- Females lay their eggs in breeding ponds during the spring and their larvae eat aquatic invertebrates before emerging from ponds to disperse and find suitable hibernation sites during autumn.
- Adult GCNs are generally only found in waterbodies during the spring, they spend the majority of the year on land.

Identification

GCN can grow up to 17cm in length. The males of this species have a serrated crest down their backs during the breeding season, and a white stripe along their tail. Both males and females have dark bumpy skin and an orange belly with black irregular spots.

Where might you find them?

- Ponds and very slow moving watercourses, particularly during the spring (however the young will remain in the pond until the summer, some may even over-winter in the pond).
- On land GCN may be found within woodland, scrub, hedgerows, rough grassland, piles of stone, ballast and derelict sites surrounding ponds and watercourses at any time of the year.
- Since GCN are cold-blooded and cannot generate their own body heat, they hibernate over the winter in rubble piles, earth banks and the roots of trees/shrubs.

Legislation

It is an offence to:

- Intentionally or recklessly kill, injure, capture, trade or even to disturb a GCN
- Damage, destroy or obstruct habitats where GCN live or breed

Prosecution could lead to a fine of up to £5,000 per newt and/or up to six months in prison.