

# ASHTON PARK TROWBRIDGE

## **Principles agreed between Wiltshire Council, the Applicants and Wiltshire Wildlife Trust over mitigation and monitoring to offset the effects of recreational pressure on Bechstein's bats**

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The following matters which have a bearing on the Habitats Regulations Assessment for Ashton Park are agreed between Wiltshire Council, Wiltshire Wildlife Trust and the Applicants.

Ecology Technical Note 1, Mitigation Measures (11 August 2016), Ecology Technical Note 3, Outline Monitoring Framework (4 August 2016) and Ecology Technical Note 6, Outline Monitoring Framework for YWARR (26 July 2016) were prepared by Aspect Ecology to support the submission masterplan. These documents will be revised to take account of the revised masterplan, the transition from hop-overs to underpasses along the Yarnbrook to West Ashton Relief Road and WWT's observations before the application is determined. In particular, the option to prevent access to Green Lane and Biss Woods will not exist while they are under WWT ownership and bylaws are unlikely to be enforceable. Options to replace bat boxes with more robust and / or discrete roosts in less accessible places will therefore be considered as remedial action for worst case scenarios.

A Steering Group will be established once the application has been determined which will have oversight of the implementation of TN1, TN3 and TN6 in order to ensure the timely delivery of mitigation, monitoring and remedial measures during and post construction. Minutes of meetings will be circulated and a joint site visit will be held once a year. Terms of reference and membership will be agreed before commencement.

Membership will include:

- WWT – responsible for managing Green Lane Wood, Biss Wood and ecological open space transferred into WWT ownership or Management Company. The precise land to be transferred to be agreed.
- WWT Warden – responsible in accordance with job description
- Council Ecologist - responsible for discharging Ecology conditions, completing HRA for Reserved Matters applications and enforcement
- Applicants' Compliance Ecologist – responsible for timely delivery of mitigation and monitoring, liaison with Steering Group members
- Applicant or anyone they choose to nominate

Other members will be considered, either for permanent membership when Terms of Reference are agreed or to support the Steering Group on occasions as necessary. Typical candidates may include:

- Resident's representative
- Management Company representative
- Technical experts as and when required
- Natural England

A timetable for all green infrastructure planting will be agreed before the first reserved matters application is submitted and will be secured by relevant planning conditions/S106

The Section 106 will secure:

- Long term management of nature park extension and GI landscape works
- Provision and reasonable maintenance of the Ecological Visitors Facility
- Replacement of capital works
- Remedial works triggered by TN3

The mechanism by which funds for remedial measures will be ring-fenced and released, will be agreed between the Applicants and the Council as part of the S106 and with WWT under a separate agreement.

A full time equivalent warden will be appointed and will start work before the occupation of the first dwelling. The warden will be engaged full time in activities within the woodlands and open space complex or in schools within 2km of the woodlands. WWT's agreed location for the Ecological Visitors Facility is off Leap Gate next to the attenuation ponds on the revised Masterplan. The specification for the Ecological Visitor's Facility will be attached to the S106 and will deal with the overall parameters e.g. size of building, size of site, number of car parking spaces etc as agreed with WWT. WWT and the Applicants will agree the full financial costs and mechanism by which the Facility will be built and it will be completed before occupation of the xx (TBC) dwellings. The Facility will not be designed to draw people from outside South Trowbridge and will promote informal access of the open spaces rather than the woodlands.

WWT is amenable to using a fence and robust thorny planting along the sides of Green Lane and Biss Woods to prevent unauthorised access routes being opened up.

WWT will amend its Management Plan(s) for Green Lane and Biss Wood to incorporate measures arising from TN1 and TN3 and will provide a copy of the revised plan for Planning Authority approval. The revised plans will also include the following commitments:

- Unsupervised informal fires (not burning of brash etc. from routine management), camp building, BBQs will never be tolerated as part of the management plan.
- Amenity and educational use of the woodlands will be recorded and kept under review to provide data on all potential sources of human disturbance. If bat monitoring suggests human disturbance could be contributing to impacts, remedial strategies will be reviewed with the Steering Group or Wiltshire Council Ecologists, implemented and monitored.
- Where monitoring demonstrates boxes are vulnerable to being lost, alternative roost designs and locations will be agreed with the Steering Group or Wiltshire Council Ecologists.

The amount of car parking currently available to WWT members will not be increased above existing levels, although the location may change from the existing site off the A350. Specific car parking and toilet facilities will not be provided to facilitate informal recreational access.

Funds obtained from the Applicants and rent charges on properties will be ring-fenced for delivery of the agreed measures.

The Applicants will provide a Compliance Ecologist on approval of the first reserved matters application for the duration of the construction period.

LK/31/01/17

Final amendments made following comments by the Applicants and WWT on 8 March 2017  
Further final amendments made following comments from Glenn Godwin and Stephen Davis in separate emails both dated 10.03.17