Landscape and Ecological Management Plan

Huntingdon Premier Inn, A1, Brampton, Huntingdon, PE28 4NQ

Whitbread Group PLC

Status	Issue	Name	Date
Draft	1	[redacted] Consultant Ecologist	26/05/2025
Final	1.1	[redacted], Consultant Ecologist	02/06/2025

Arbtech Consultant's Contact Details:

[redacted]

Consultant Ecologist

[redacted]

https://arbtech.co.uk

Limitations and Copyright

Arbtech Consulting Limited has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The assessments made assume that the sites and facilities will continue to be used for their current purpose without significant change. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

© This report is the copyright of Arbtech Consulting Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Guidelines

This assessment has been designed to meet:

- British Standard 42020 (2013) 'Biodiversity – Code of Practice for Planning and Development'.

Proportionality

> The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.
>
> This approach is enshrined in Government planning guidance, for example, paragraph 174 of the National Planning Policy Framework for England.
>
> The desk studies and field surveys undertaken to provide a preliminary ecological appraisal (PEA) might in some cases be all that is necessary.
>
> (BS 42020, 2013)

In consequence of the scale and intensity of the proposed development, this plan-led report is considered adequate and proportionate. It communicates all relevant information necessary to determine a planning application or support the recommendations for further surveys.

Contents

1.0 Introduction and Context 6
1.1 Background 6
1.2 Project Description 6
1.3 Site Context 6
1.4 Scope of This Report 6
2.0 Ecological Baseline Conditions Relevant to This Report 8
2.1 Habitats Recorded on Site 8
2.2. Value to Protected/Notable Species 8
2.3 Scope for Mitigation and Enhancement 9
3.0 Landscape and Ecology Management Plan 11
3.1 Mitigation 11
3.2 Enhancement 15
5.0 Bibliography 27
Appendix 1: Proposed Development Plan 28
Appendix 2: Site Location Plan 29



..... **29**

Appendix 3: Proposed Habitat Plan **30**

..... 30

Appendix 4: Enhancement Plan 31

1.0 Introduction and Context

1.1 Background

Arbtech Consulting Ltd. was instructed by Whitbread Group PLC to undertake a Landscape and Ecological Management Plan (LEMP) for a development at Huntingdon Premier Inn, A1, Brampton, Huntingdon, PE28 4NQ (hereafter referred to as "the site").

The site has been subject to previous ecological assessment by Arbtech Consulting Ltd, comprising the following:

- A Preliminary Ecological Appraisal (PEA) (Arbtech Consulting Ltd. 2024); and
- A Biodiversity Net Gain (BNG) Assessment (Arbtech Consulting Ltd. 2024).

1.2 Project Description

The proposals comprise the extension to existing hotel to provide additional bedrooms together with alterations to the car park and all associated works (hereafter referred to as "the proposed development"). A Proposed Site Plan which shows the development is provided in **Appendix 1.**

1.3 Site Context

The survey site is centred on National Grid Reference TL 19172 71855 and has an area of approximately 1.2ha comprising developed land; sealed surface in the form of two buildings, roads and parking area, and paving. Furthermore, there are areas of modified grassland, introduced shrubs, lines of trees, woodland and scrub. It is surrounded by major roads on all its elevations which include the A14 and the A1. There are approximately 15 waterbodies located within 2km of the site which could provide an excellent resource for protected species. The wider landscape comprises of approximately 15 waterbodies, however these are located on the far side of major roads which may act as a physical barrier for commuting species. Additionally, lowland meadows (approx. 50m north), deciduous woodland (approx. 440m east), ancient woodland (approx. 1.2km south), good quality semi-improved grassland (1.8km south-west), and coastal and floodplain grazing marsh (1.8km south-east) are located within 2km of the site. A plan showing the site location is provided in **Appendix 2.**

1.4 Scope of This Report

This report has been prepared to discharge condition 4 of the planning consent.

"No development above slab level shall commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by, the local planning authority The LEMP shall include the following:

(a) Description and evaluation of features to be managed.

(b) Ecological trends and constraints on site that might influence management.

(c) Aims and objectives of management.

(d) Appropriate management options for achieving aims and objectives.

(e) Prescriptions for management actions.

(f) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).

(g) Details of the body or organisation responsible for implementation of the plan.

(h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: This is a pre-commencement condition to ensure an appropriate ecological design strategy has been agreed in order to fully complement or enhance features of biodiversity value in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036."

The aims of this LEMP are to provide habitat management and enhancement prescriptions to ensure the effective installation and long-term success of the proposed new habitats in accordance with the associated BNG assessment. Furthermore, this LEMP aims to provide definitive detail relating to species-specific mitigation and enhancement requirements as informed by previous ecological assessment. This LEMP combined with the associated BNG assessment will therefore demonstrate an effective Biodiversity Net Gain.

2.0 Ecological Baseline Conditions Relevant to This Report

The baseline ecological conditions of relevance to this report were determined as a result of the previous ecological assessments undertaken at the site including the PEA undertaken in March 2024 (Arbtech Consulting Ltd. 2024).

2.1 Habitats Recorded on Site

The site comprises a hotel with associated hard and soft landscaping. Habitats recorded on site include:

- Developed land; sealed surface
- Vegetated garden
- Modified grassland
- Other broadleaved woodland
- Individual trees
- Line of trees

2.2. Value to Protected/Notable Species

Given the type and extent of habitats recorded and the assessed connectivity between the site and the wider landscape, the site was assessed to provide opportunities for the following protected and/ or notable species:

- Roosting, foraging and commuting bats
- Common species of nesting birds
- Foraging and commuting reptiles
- Foraging and commuting badgers

Bats

Roost 1: One common pipistrelle day roost with exit under the eaves on the northwestern elevation of B1.

Roost 2: One common pipistrelle day roost under a hanging tile on the western elevation of the connective corridor.

Roost 3: One soprano pipistrelle day roost with exit beneath eaves on western extension.

Key foraging habitat and commuting lines at western elevations of B1, with additional foraging habitat to the east of B1.

Nesting birds

No bird nests were identified within the vegetation on-site, however they all offer nesting opportunities and nest-building resources for birds.

Reptiles

Habitats recorded on site are assessed to provide suitable foraging, commuting, and refuge opportunities for reptiles in the form of scrub and woodland boundaries. It is noted that management of modified grassland on is retained as a short sward length and therefore offer suboptimal suitability for reptiles due to an absence of refuge opportunities. Furthermore, the developed land; sealed surface dominating the site centrally is not suitable to support reptiles. The site is also enclosed by hardstanding roads. These landscape features are likely to significantly limit dispersal opportunities onto the site for reptiles from the wider landscape. However, although the majority of enclosing agricultural fields are subject to intense management including grazing and regular ploughing, the fields are likely to retain narrow unmanaged field margins interconnected by hedgerows that may provide foraging and commuting opportunities for a limited number of reptiles. Furthermore, waterbodies located within 2km are likely to provide a suitable resource for reptiles.

Although potential connectivity to the site for reptiles is limited in extent, the presence of a small population of common reptiles cannot be fully discounted, albeit limited to peripheral vegetation.

Badgers

No badger setts were noted on site or within a 30m radius of the development area. However, a badger sett with six holes is located at grid reference: TL 19129 71938.

2.3 Scope for Mitigation and Enhancement

Habitat creation and retention

The following habitat creation and retention is proposed for the site:

- **Urban:** Developed land; sealed surface – 0.184 ha and 0.011 ha (retained)
- **Urban:** Developed land; sealed surface – 0.036 ha and 0.015 ha (created)
- **Urban:** Vegetated garden – 0.477 ha (retained)
- **Urban:** Introduced shrub – 0.008 ha (created)
- **Grassland:** Modified grassland – 0.104 ha (retained)
- **Grassland:** Modified grassland – 0.040 ha (created)
- **Woodland and forest:** Other woodland; broadleaved – 0.136 ha (retained)

- **Individual trees:** Urban tree – 0.053 ha (retained)
- **Individual trees:** Urban tree – 0.061 ha (created)
- Line of trees – 0.051 km (retained)
- Native hedgerow – 0.038 km (created)

It is noted that the developed land; sealed surface, vegetated garden, and introduced shrub have a target condition predetermined as N/A within the Statutory Metric. As such, management prescriptions to ensure these habitats fulfil their target condition are not required. However, general installation and management best practice are detailed in this report where required. For all other proposed habitats, installation and management prescriptions are detailed below to ensure each habitat reaches the desired target condition during the 30-year management term.

Species-Specific

A above, although the site is small in extent and there are no significant ecological constraints to development, the site provides limited opportunities to roosting, foraging and commuting bats, nesting birds, foraging and commuting reptiles and foraging and commuting badgers. Although the site is not assessed to represent a significant resource for these species in the context of the wider landscape, there is suitable connectivity to the site for these species and they are highly mobile. It is therefore assessed that mitigation and enhancement appropriate to the scale of the development targeting these species groups will prevent any impacts occurring during construction whilst providing viable ecological enhancements post-development.

3.0 Landscape and Ecology Management Plan

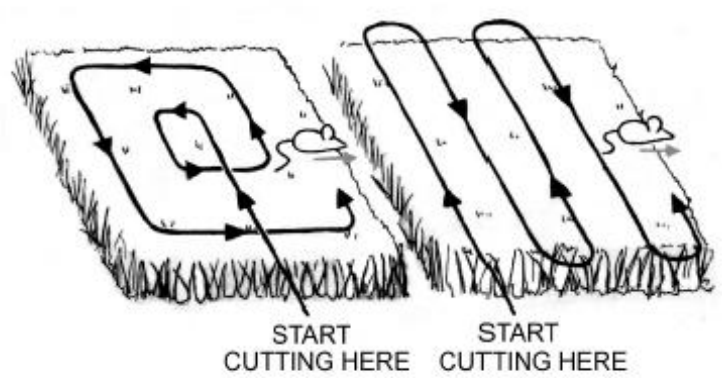
3.1 Mitigation

Mitigation prescriptions to reduce adverse impacts to existing ecological features and biodiversity as identified through previous ecological assessment are detailed in **Table 1** below.

Table 1: Mitigation Prescriptions

Mitigation	Specification
Persons Responsible and Lines of Communication	It is recommended that a Development Biodiversity Champion is selected for the construction phase of the development. The Biodiversity Champion should be someone with significant influence during construction, such as the contract or project manager. The Development Biodiversity Champion is responsible for ensuring all actions outlined in this LEMP are implemented. Any queries with regards to the mitigation and enhancement prescriptions should be addressed to the project ecologist and communication should be retained between the Development Biodiversity Champion and project ecologist throughout the project. The project ecologist's contact details are located on the title page of this report. It is recommended that the Biodiversity Champion informs the project ecologist of the commencement of enhancement installation works and provides updates where necessary. Once the ecological enhancements have been installed, a Post-Development Biodiversity Champion should be allocated who has influence on site once the development is complete, such as a long-term maintenance contractor. The Post-Development Biodiversity Champion will be responsible for ensuring all recommended management is undertaken and any associated remedial measures are completed where necessary.
Licence Requirements	The proposed development works are anticipated to directly impact the roost recorded during the Bat Emergence Surveys. An EPSL application to Natural England will be required to legally permit the proposed works. Due to the number of roosts and species present, the site is eligible for a low impact/ Bat Mitigation Class Licence (BMCL). The BMCL application requires that surveys have been undertaken within the most recent active bat season (optimal mid-May to August, suboptimal early May and September). Planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission, where possible to do so. A Material Changes Check will be required within three months of the BMCL application by the licensed bat ecologist prepared the EPSL application. Biological records data will also need to be obtained from the local Environmental Records Centre.
Nesting bird check	The vegetated areas of value to nesting birds are proposed for removal to facilitate the proposed development. The removal of vegetation should be undertaken outside the core breeding bird season, which is typically between 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken no more than 24 hours prior to removal by a suitably qualified ecologist. Any active nests present, and a suitable buffer will need to be retained until the young have fledged and the nest is no longer in use.
Precautionary methods of working – Reptiles	***Ecological Clerk of Works***

	A qualified ecologist will be present on site to act as an ecological clerk of works (EcOW) during the clearance of vegetation of value to reptiles. The EcOW will complete a toolbox talk to contractors immediately prior to vegetation clearance works to highlight the potential presence of reptiles and to outline indicators of their presence. ***Pre-development vegetation clearance*** Precautionary methods of working when removing vegetated habitats of value to reptiles is required to prevent causing injury or death to these species' groups during development works. Vegetation clearance works must take place outside of the typical hibernation period for reptiles, which is typically between November and February. Reptiles are mostly torpid during this timeframe and are thus most vulnerable to injury or death. Undertaking vegetation clearance works during their active period, typically between March and September, will allow individuals to disperse unperturbed to adjacent retained habitats. Vegetation removal will comprise a phased cutting method in addition to cutting in systematic patterns. The phased cutting method will be undertaken in two stages; the first cut will remove all vegetation to approximately 200-300mm from ground level and the second cut will be to ground level/ bare ground. Reptiles and most likely to be present at or just below ground level; the phased technique allows any individuals present at this vegetation level to disperse. The systematic vegetation cutting must be applied to both cutting phases and comprises cutting systematically towards areas of retained habitat to encourage any individual reptiles to retreat to retained habitat unharmed. This method also prevents the creation of habitat islands during the second cutting phase which has potential to trap reptiles and amphibians in isolated pockets of habitat and thus increase the potential for injury or death during works. A suitable systematic cutting technique is exemplified below on **Figure 1**. Once the sensitive vegetation clearance has been completed, this area will then be managed as bare ground or very short vegetation (<100mm) which is unsuitable to support reptiles for prolonged periods and is likely prevent individuals from recolonising this section of the site prior to works. All vegetation arisings created from the cutting will be removed from the area; the arisings will be used to create new hibernacula within the retained habitat sections on site. This will enhance the retained habitats for reptiles whilst ensuring the cleared sections of the site remain unsuitable to support this species during construction.

	 **Figure 1:** A schematic representation of vegetation cutting patterns as best to eliminate terrestrial opportunities for reptiles.
Protection of terrestrial mammals during construction	***Mitigation*** The following precautionary method will be adhered to during development activity: • A pre-commencement badger survey should be undertaken no more than 1 month prior to vegetation clearance works to ensure no badger setts have been constructed during the time elapsed between the initial site survey and development works commencing. Should a badger sett be recorded, further surveys and licensing may be required. • Deep excavations will be required during construction activity. Deep excavations could trap terrestrial mammals and cause injury or death. It is therefore recommended that all excavations will either be covered overnight, or a ramp will be installed to enable any trapped animals to escape such as a piece of rough timber. Should any trapped terrestrial mammals be found the project ecologist should be contacted for further advice. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which terrestrial mammals could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations to prevent ingestion by species potentially present during development works.
Wildlife sensitive lighting strategy	***External Lighting*** All external lighting will be installed in accordance with current guidance issued by the Bat Conservation Trust and Institute of Lighting Professionals: *Guidance Note 08/18: Bats and Artificial lighting in the UK* (BCT & ILP 2018). External lighting will be installed in a way as to limit artificial light spill over habitats of value to protected and/ or notable species potentially using the site. Specifically, artificial lighting will be installed facing centrally into the site to illuminate car parking and pedestrian infrastructure only; lighting installation will avoid illuminating the following ecological features of value to protected and/ or notable species:

- The retained woodland
- The planted trees
- The newly installed bird boxes
- The newly installed bat boxes

The following lighting design prescriptions are considered suitable for the type and scale of the proposed development to minimise the impacts of artificial lighting on site on bats and other protected/ notable species. External lighting will be installed in accordance with the below design prescriptions:

- **Reducing the operating time of lighting and levels of illuminance provided via:**
  Preventing the use of motion sensors where possible to allow lights to be turned off permanently whilst not in use.
  Where the use of motion sensors is desirable, light sensors should be set to lighting periods of no longer that 30 seconds to prevent unnecessary light spill.
- **Avoiding light spill via:**
  The use of directional lighting by using luminaires with rear shields and an upwards lighting ratio of zero.
- **Light type:**
  Use of lamps that minimise UV emissions or use UV filters to reduce the attractiveness of the lamp to invertebrates as not to attract invertebrates away from bat foraging habitat.
  Use high-pressure sodium or LED lamps, ideally warm white as this has a low relative attractiveness of invertebrates.
  Installing lighting systems that deliver no greater than a 3lux average illuminance, with a maximum horizontal illuminance of 0.6 uniformity (subject to appropriate maintenance factors).
  Use of low level and capped bollard style lighting in car parking areas.

Internal Lighting

Impacts of artificial light spill through windows will be mitigated by fitting internal lighting fixtures in line with recommendations within Guidance Note 08/18 (BCT & ILP 2018). Specifically, in order to limit light spill through windows, internal lighting will be recessed into the ceiling and set back a minimum of 1m from all windows as to limit horizontal light spill. A schematic representation of the effect of these lighting prescriptions is provided on **Figure 2** below.

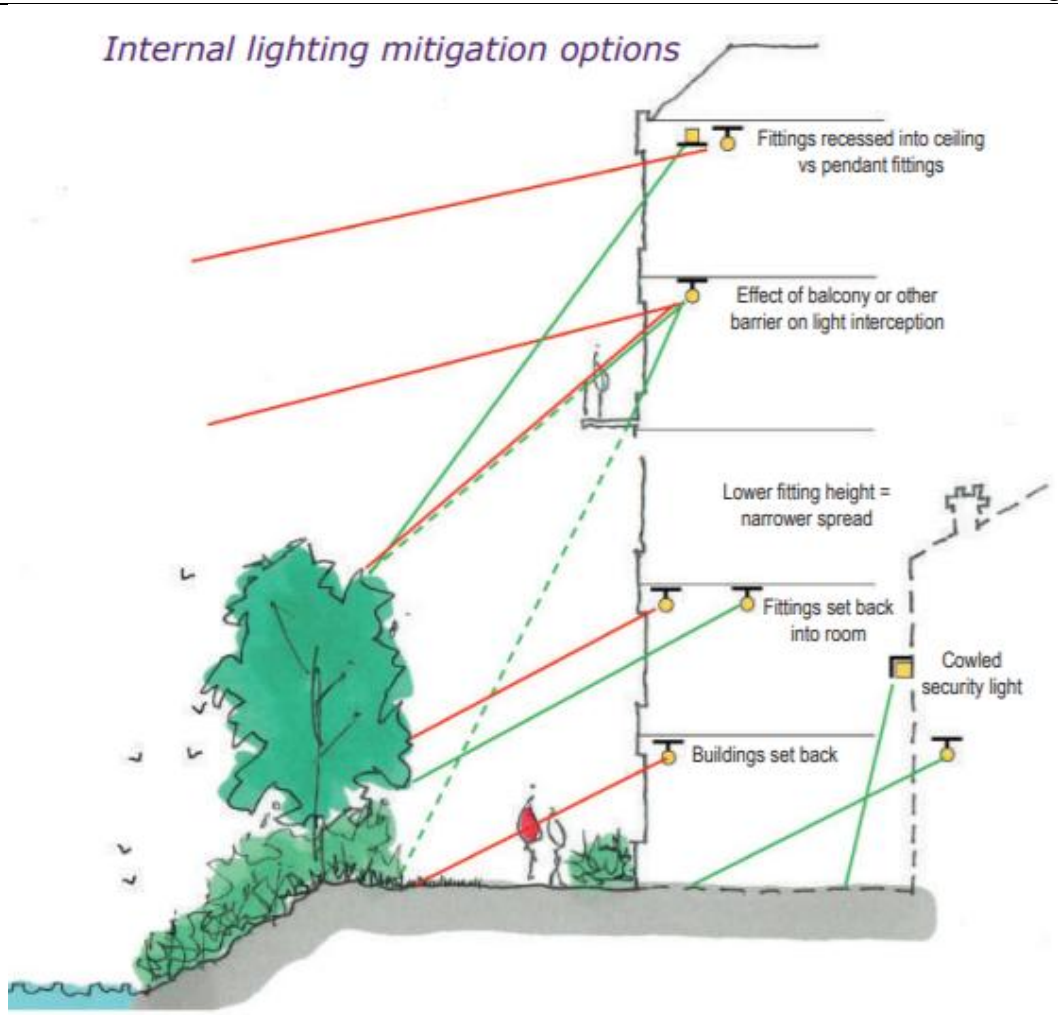


Figure 2: Internal Lighting mitigation options. Image taken from Guidance Note 08/18: Bats and Artificial lighting in the UK (BCT & ILP 2018).

3.2 Enhancement

Enhancement of the site and subsequent management prescriptions to ensure the ongoing biodiversity value post-construction are detailed in **Table 2** below.

Table 2: Habitat Creation and Enhancement Prescriptions

Ecological receptor	Specification
Individual trees	***Overview*** It is proposed to create a coverage of 0.061 ha of individual trees of moderate condition and retain 0.0529 ha of individual trees in moderate condition. The planting specifications are shown on the landscape plans provided in **Appendix 3**. Species are not described in the proposed plan, so the following native species are recommended: • Common Lime - *Tilia × europaea* • Hornbeam - *Carpinus betulus* • English Oak - *Quercus robur* • Silver Birch - *Betula pendula* • Wild Cherry - *Prunus avium* • Beech - *Fagus sylvatica* ***Objectives*** • To plant trees that will provide pollinating, foraging, and refuge opportunities for protected and/ or notable species groups including invertebrates, bats, and birds. • To plant trees which will achieve a score of moderate in the individual trees condition assessment. It is expected that planted trees will pass criteria A, B, D, & F. ***Tree planting Creation Method*** • **Ground preparation and planting** The locations for tree planting will be cleared and reduced to compacted permeable bare ground in preparation for planting. Planting substrate must comprise site won material with any deficiencies made up with imported topsoil compliant with BS 3883:2015. Each tree will be pit planted upright within the centre in accordance with BS 4428:1989, within a hole at last 500mm greater than the root system when fully spread and at a depth 250mm greater that the root system. Root balls will be soaked thoroughly in water and loosened to expose restricted roots before planting. The planted trees will then be backfilled ensuring there are no air pockets around roots or any roots protruding out of the ground. • **Timing** The land will be prepared during the summer ready for planting between November and March. Planting trees before the new year helps ensure better rooting and subsequent establishment including faster growth during the first growing season.

- **Species**

  All tree species will be native and sourced from a nearby supplier to ensure local provenance.

Management prescriptions covering a 30-year term:

Table 3.1: New tree planting management prescriptions.

Management	When	Rationale	BNG condition criteria compliance
Prepare panting area in summer, in preparation from autumn/ winter planting.	Year 1 – June/ July/ August	To ensure the ground is dry and workable.	n/a
Plant native trees only within prepped areas in Autumn, whereby the canopy over sails vegetation	Year 1 – September/ October/ November	To ensure trees take root and establish prior to the first growing phase the following spring.	A & F
Standard trees will be staked and tied using a 75mm diameter stake with the bark removed. The stakes will be long enough to allow for 600mm of the stake to be driven into each pit. Stakes will be fitted prior to tree planting to prevent root damage.	Year 1 – Immediately prior-to planting.	Protect roots from damage.	B & D
Ensure the stakes and ties are not restricting growth and are not damaged. Replace where necessary.	Year 2 onwards – Checked annually for the first 5 years.	Ensure growth isn't stunted.	B & D
Remove stakes and ties.	Year 5 in Spring – April/ May	Allow trees to grow unperturbed once established.	B & D
Removal of spent flowers to be removed through 'deadheading'	Years 1 – 5 - Twice annually, late spring and in the Autumn.	Allows trees to place more energy into re-growth.	B & D
At the end of each growing season all plant failures are to be 100% replaced	Year 2 onwards - Checked Annually for the 30-year term after each growing season in Autumn.	To ensure the success of planted trees.	B & D

	Remove weeds	Year 2 onwards - Checked Annually for the 30-year term after each growing season in Autumn.	Reduce competition for resources nutrients etc.by weeds	B & D
	Application of bark mulch at a depth of 50 mm	Year 2 onwards - Checked Annually for the 30-year term after each growing season in Autumn.	Reduce competition for resources nutrients etc.by weeds	B & D
	Do not apply chemical fertilisers	At all times.	The use of chemical fertilisers will encourage vigorous grasses and weeds to grow	D
	Watering should be undertaken before and after planting out and as necessary for the continued thriving of all planting.	Annually for the 30-year term when required following prolonged periods of draught.	Ensures plants do not dry out and subsequently fail.	B
	Undertake any pruning requirements outside of the nesting bird season, which is between March and September inclusive.	At all times.	Ensure no active bird nests are impacted by maintenance works.	E

Native Hedgerow Planting

Overview:

It is proposed to create 0.025 km of native hedgerow in poor condition. The planting specifications are shown on the landscape plans provided in **Appendix 3**.

Species are not described in the proposed plan, so the following native species are recommended:

- Blackthorn - *Prunus spinosa*
- Hawthorn - *Crataegus monogyna*
- English Oak - *Quercus robur*
- Dogwood - *Cornus sanguinea*
- Hazel - *Corylus avellana*
- Field Maple - *Acer campestre*
- Beech - *Fagus sylvatica*

Objectives:

- To create dense hedgerows that will provide foraging, commuting, and refugia opportunities for notable species groups including bats, birds, badgers, and hedgehogs.

- To ensure native species only are planted.
- Ensure cultural techniques are employed which use a variety of mulches and organic fertilisers and which minimise the use of chemicals and peat wherever possible.

Creation Method:

- **Ground preparation**
  Prepare the ground by digging over a strip approximately 60-90cm (2-3ft) wide and one spit (or spade blade) deep. Soils that become waterlogged in winter may require a permanent drainage system. Alternatively, form the soil into a ridge about 15-20cm (6-8in) high and 50-70cm (20-28in) across to plant into.
- **Planting**
  Plants should be positioned set back from hardscaped boundaries to allow space for the hedgerow to develop and mature prior to requiring any significant management/ cutting back. Plant density should focus on achieving a hedgerow width >1m; as such, plants should be planted in a staggered double row approximately 45-60cm apart, where individual plants are planted 90cm apart within each row.
- **Timing**

  It is best to prepare the land during the summer ready for planting between November and March. Planting before the new year helps ensure better rooting and subsequent establishment including faster growth.

Recommended management prescriptions:

Table 3.2: hedgerow planting management prescriptions.

Management	When	Rationale	BNG condition criteria compliance
At the end of each growing season all plant failures are to be 100% replaced	When required	To maintain amenity and wildlife value.	A & B
If required, provision of stakes and guards. Guards to be left on for a minimum of 5 years	N/A	Protect from damage	A, B & D
Stakes should be checked and any broken or damaged stakes during this time would be removed (as above) and replaced with ties re-fixed	Every six months (for one to two years if plant has grown well.	Maintain protection	A, B & D
Remove weeds	When required	Reduce competition for resources nutrients etc.by weeds	C & D

	Application of bark mulch at a depth of 50 mm	When required	Reduce competition for resources nutrients etc.by weeds	C & D
	Do not apply chemical fertilisers	N/A	The use of chemical fertilisers will encourage vigorous grasses and weeds to grow	C & D
	Apply a light dressing of well-rotted manure	Annually in the winter	Note the overuse of manure fertilisers will encourage vigorous grasses and weeds to grow.	B
	Removal of spent flowers from perennial plants should be removed through 'deadheading'	Twice annually, late spring and in the Autumn.	Allows plants to place more energy into re-growth.	A & B
	Watering should be undertaken before and after planting out and as necessary for the continued thriving of all planting.	When required	Ensures plants do not dry out and subsequently fail.	A & B
	Check and replace any plant failures once a year	For the first 5 years	To ensure no gaps form.	A & B

Success indicators:

The hedgerow will appear dense where all original gaps begin to fill to produce a consistently vegetated feature. Fruiting and flowering bodies should be present after a few years. Evidence of invertebrates and nesting/foraging birds may be present.

Modified grassland

Overview:

It is proposed to create 0.04ha of modified grassland in moderate condition and retain 0.104ha of modified grassland in poor condition.

Objectives:

- To create modified grassland of moderate condition in accordance with the statutory condition assessments for low distinctiveness grassland.
- To create grassland that will be suitable for amenity purposes whilst also providing pollination, foraging, and commuting opportunities for protected and/ or notable species groups including badgers, herptiles, hedgehogs, invertebrates, bats, and birds.
- To undertake landscaping works in compliance with BS 4428:1989 – The Code of Practice for General Landscape Operation.

Creation Method:

- **Ground preparation**
  A soft strip of the current vegetation present will be undertaken and removed from the area to provide a bare soil substrate for sewing the seed mix. The bare soil will be subject to light rolling or trampling to provide a firm base for seeding.

- **Seeding**

  To be undertaken in the spring between April and May or in the Autumn between September and October.

  The following seed rates are recommended: 40kg/ha or 4g/m^2

- **Proposed seed mix:**

  It is proposed to seed the grassland with Emorsgate EM2 General Purpose Meadow Mixture. This seed mix contains 5no. grass species and 15no. wildflower species. The mixture contains no dominant grass species. Due to this diversity and absence of dominant species, the number of grass and wildflower species present per m^2 is increased; it is therefore considered reasonable to assume a species diversity of 6-8 species per m^2. For exact specifications, please refer to: https://wildseed.co.uk/about-us/.

Management prescriptions covering a 30-year term:

Table 2.4: *Modified Grassland management prescriptions.*

Management	When	Rationale	BNG condition criteria compliance
Cut monthly during the growing season	Between April and October	Cutting monthly will allow a neat a tidy appearance whilst allowing more species to effectively colonise.	A, C, F, & G.
Turn and dry the cut grass over 3-5 days before removing arisings off Site	Following cuts in May and September.	This allows any seeds present seeds to drop encouraging species diversity and invertebrates to relocate unharmed.	A.
Do not apply chemical fertilisers	At all times.	The use of chemical fertilisers will encourage vigorous grasses and weeds to grow or cause large areas of bare ground due to inhospitable growing conditions,	D & E.

Provision of bat boxes

Three bat box will be incorporated into the new extension. The locations are shown on the plan in **Appendix 4.** Details of the bat box recommended for the site are as follows:

- The recommended bat box will be constructed of woodcrete/ woodstone. Boxes of this construction are known to require minimal maintenance and have a lifespan of 25 years plus.
- 1No. Ibstock Enclosed Bat Box 'C'will be installed (or similar), as shown in **Figure 3**. This bat box type is suitable to support a range of species.

	• The bat boxes will be positioned 3-5m above ground level facing a south or southwest elevation with a clear flight path to and from the entrance, away from artificial light and facing vegetated habitats.  **Figure 3:** Ibstock Enclosed Bat Box 'C' (image credit: https://www.nhbs.com/search?q=Integrated+bat+box&qtview=193867) ***Recommended management:*** The proposed bat boxes are designed to require no management or maintenance. Furthermore, preventing physical disturbance of bat boxes will increase the chances of occupation by roosting bats. However, it is recommended that the bat boxes are inspected annually for the first five years outside of the typical active season for bats (May to September inclusive) following installation. Bat boxes must be replaced if they are damaged, removed, or have fallen from their recommended location.
Provision of bird boxes	Two bird boxes will be incorporated into the new extension. The locations are shown on the plan in **Appendix 4.** Details of the bird boxes recommended for the site are as follows: • The recommended bird boxes will be constructed of woodcrete/ woodstone. Boxes of this construction are known to have minimal maintenance and have a lifespan of 25 years plus. • 2No. Vivara Pro WoodStone House Sparrow Nest Box Nest Box will be installed (or similar), as shown in **Figure 4**. The bird box type is designed to provide nesting provision for house sparrow *Passer domesticus.* This species represents a Species of Principal Importance as listed within Section 41 of the NERC Act and thus providing additional nesting provision targeting this species will contribute to meeting the Biodiversity Duty of the Local Planning Authority. • The bird boxes will be positioned approximately 3m above ground level facing a northern elevation where they will be sheltered from prevailing wind, rain and strong sunlight.

	 **Figure 4**: Vivara Pro WoodStone House Sparrow Nest Box Nest Box (image credit arkwildlife.co.uk) ***Recommended Management:*** The proposed bird boxes are designed to require no management or maintenance. Furthermore, preventing physical disturbance of bird boxes will increase the chances of occupation by nesting birds. However, it is recommended that the bird boxes are inspected annually for the first five years outside of the typical nesting bird season (March to September inclusive) following installation. Bird boxes must be replaced if they are damaged, removed, or have fallen from their recommended location.
Reptile Hibernacula creation	One hibernacula will be created using natural materials such as logs collected from the site, stone, vegetation arisings, and earth (see **Figure 5**) to enhance the site for reptiles' post-development. The hibernaculum will be installed within the woodland as shown on the plan in **Appendix 4**.

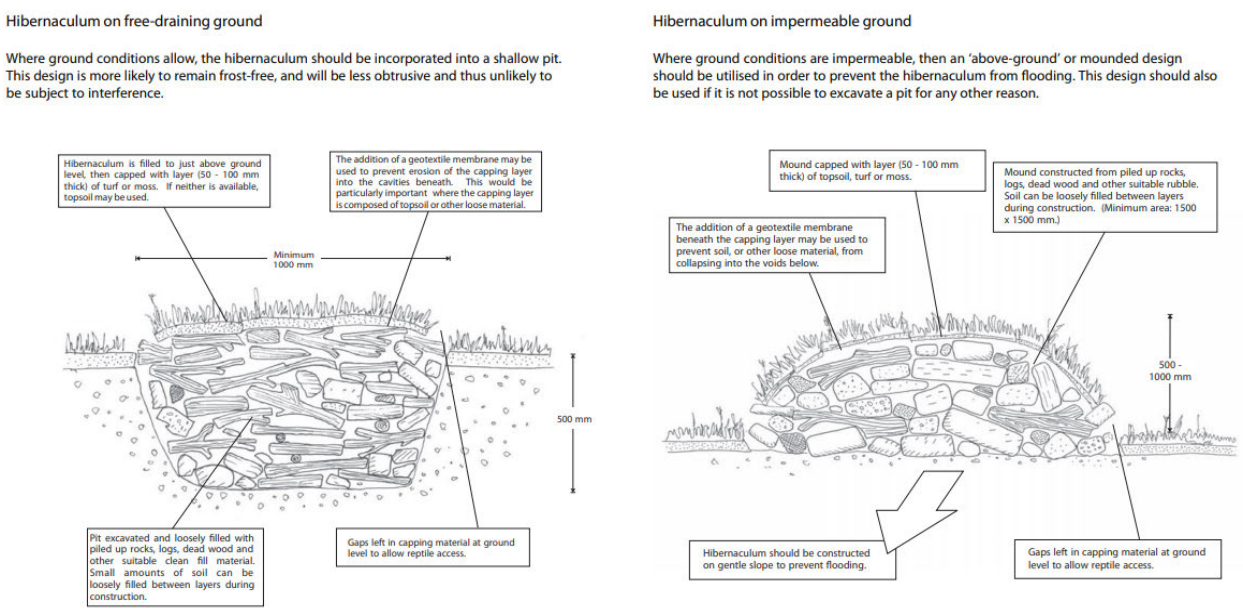


Figure 5: A schematic representation of a man-made hibernaculum.

Provision of insect boxes	Two insect boxes will be installed on site to enhance the site for invertebrates post-development. The NHBS Insect Tower is considered suitable for the site as shown on **Figure 6.** The proposed locations of the insect towers are shown on then plan in **Appendix 4.**

	 **Figure 6:** The NHBS Insect Tower (https://www.nhbs.com/insect-tower)
Hedgehog enhancements	***Provision of hedgehog houses:*** Two hedgehog houses will be installed within vegetation. The approximate locations are shown on the plan in **Appendix 4.** A hedgehog house (**Figure 7**) suitable for the site can be found here: https://www.nhbs.com/hedgehog-house. Hedgehogs represent a Species of Principal Importance as listed within Section 41 of the NERC Act and thus providing enhancements targeting this species will contribute to meeting the Biodiversity Duty of the Local Planning Authority.



Figure 7: The hedgehog house proposed for the site (NHBS 2022)

Recommended Management:

The proposed hedgehog houses are designed to require no management or maintenance. Furthermore, preventing physical disturbance of the hedgehog houses will increase the chances of occupation by hedgehogs. However, it is recommended that the hedgehog house is inspected annually for the first five years following installation. Should the hedgehog houses become significantly damaged, they must be replaced.

5.0 Bibliography

- Arbtech Consulting Limited. (2024). Preliminary Ecological Appraisal and Preliminary Roost Assessment.
- Arbtech Consulting Limited. (2024). Biodiversity Net Gain Assessment.
- British Standards Institute. (2013). BS 42020, Biodiversity – Code of practice for planning and development. http://www.eoebiodiversity.org/pdfs/BS42020.pdf
- British Standards Institute. (2013). BS 42020, Biodiversity – Code of practice for planning and development (2013) http://www.bsigroup.com/LocalFiles/en-GB/biodiversity/BS-42020-Smart-Guide.pdf
- CIEEM. (2016). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester. http://www.cieem.net/data/files/Publications/EcIA_Guidelines_Terrestrial_Freshwater_and_Coastal_Jan_2016.pdf
- CIEEM. (2013). Guidelines for Preliminary Ecological Appraisal Institute of Ecology and Environmental Management http://www.cieem.net/data/files/Resource_Library/Technical_Guidance_Series/GPEA/GPEA_April_2013.pdf
- HMSO: Wildlife and Countryside Act 1981 (as amended) http://jncc.defra.gov.uk/page-1377
- HMSO: Countryside & Rights of Way Act (2000) http://jncc.defra.gov.uk/page-1378
- HMSO: Natural Environmental and Rural Communities Act (2006) http://www.legislation.gov.uk/ukpga/2006/16/contents
- HMSO: The Conservation of Habitats and Species Regulations (2010) http://www.legislation.gov.uk/uksi/2010/490/contents/made
- National Planning Policy Framework. (2021). https://www.gov.uk/government/publications/national-planning-policy-framework--2

Appendix 1: Proposed Development Plan



© Axiom Architects LLP 2025.
The contractor is to check all site dimensions and levels before work starts. This drawing must be read with and checked against all structural and other specialist drawings, specification and bills of quantities. Notify architect of any discrepancies. The contractor is to comply with all current British Standards and Building Regulations whether or not specifically stated on these drawings. Do not scale from drawings.

Notes :

Proposed & Existing	
Parking Total	130
Extension GEA Total :	102.8 sq m
Extension GIA Total :	896 sq m
Existing Rooms:	98
Proposed Rooms:	30
Total Rooms:	128

Legend:

- Site Boundary
- Existing Retained
- Existing Restaurant & BOH
- Proposed Works / Extension
- Precast concrete flag paving to match existing
- Proposed planting to Urban Green Proposals
- Proposed meadow to Urban Green Proposals
- Proposed hedge to Urban Green Proposals
- Area to be landscaped: refer to Urban Green for detailed landscape proposal"
- Pre-cast concrete kerb to match existing
- New drop kerb to suit adjacent concrete kerbs (preliminary subject to architect site review / inspection)
- Existing tree to be retained
- Proposed tree planting
- B — New semi dome stainless steel bollards (1200mm overall height)
- EV — Electric Vehicle parking space
- H — Fire Hydrant Location: No fire hydrant adjacent to premises. The nearest fire hydrant is located around service road approx. 130m. away. Refer to adjacent map for location

NOTE
Landscape proposal shown taken from landscape architect's drawings. Refer to 'we-are-urban-green' proposals for full set of information: ref UG_2404_LAN_GA9SL_DRW_101001 and all other latest issued information from landscape consultant.

Drawing to also be read in conjunction with Structural Engineers's design and details

Rev	Date	Description	By	Ch
B	07/10/25	Conversion of existing bedrooms to linen and breakfast rooms with associated works omitted from project where doubled. Hydrant position clarified	SJH	
A	20/09/25	Drawing updated to show revised path including callout and updates to planting scheme. Notes updated.	SJH	

1 Brooklands Yard Southover High Street Lewes East Sussex BN7 1HU
[redacted]
www.axiomarchitects.co.uk

AXIOM ARCHITECTS

Client
WHITBREAD GROUP PLC

Project
HUNTINGDON PREMIER INN
A1, BRAMPTON,
HUNTINGDON, PE28 4NQ

Drawing
Proposed Site Plan

Scale	Date	Drawn	Checked
1:300@A1	01/10/24	SJH	AB

Drawing No. 6214-WD-010 Revision B

Status
CONSTRUCTION DRAWING

Appendix 2: Site Location Plan



Appendix 3: Proposed Habitat Plan



Appendix 4: Enhancement Plan



- Bat boxes
- Bird boxes
- Hibernacula
- Hedgehog houses
- Insect houses