

Barley Solar Farm

Landscape and Ecology Management Plan

Phase 3 Planning Refs:

19/03576/FUL Conditions 5 & 6

PL/2021/07491 Conditions 5 & 9

Phase 4 Planning Refs:

19/11700/FUL Conditions 3 & 4

PL/2021/06698 Conditions 4 & 5

PL/2021/08105 Discharge of Condition 4

February 2026

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Client	Centrica
Project	Barley Solar Farm
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Project number	P20-1077 Landscape and Ecology Management Plan

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Contents

1	Introduction	5
2	Description and evaluation of existing ecological features to be retained and managed	7
3	Landscape and ecological trends and constraints that might influence management.....	8
4	Aims and objectives of management	9
5	Habitat creation and management prescriptions.....	10
6	Work schedule	16
7	Implementation, communication and funding.....	18
8	References.....	16
9	Figures	17
Appendix 1: Site Layout		19
Appendix 2: Relevant Planning Conditions		21
Appendix 3: Proposed Hedge Planting Specification		23

1 Introduction

Site description

- 1.1 The site is an arable field located in Codford, Warminster, Wiltshire and is centred at Ordnance Survey National Grid Reference ST 99617 42152. There is an existing solar farm development in the south-east corner of the field, which is off-site and adjacent to the Site boundary.
- 1.2 The majority of the Site supports arable land; there is a patch of dense scrub within the arable field and improved grassland in the south of the site. The surrounding area is primarily agricultural, with arable farming being the dominant land use type; there are pockets of woodland and hedgerows interspersed throughout the surrounding agricultural land.

Planning background and proposed works

- 1.3 Two separate planning applications (refs: 19/03576/FUL (phase 3) and 19/11700/FUL (phase 4)) for the “Erection of solar panels and associated works” at East Farm, Codford, Wilts, BA12 0PJ were submitted for the site and planning consent was granted in August 2019 and April 2020, respectively. A plan showing the proposed layout for both phases of the development is provided in Appendix 1.
- 1.4 Planning consent was granted for phase 3 with conditions 5 and 6 and phase 4 with condition 3 relating to specific habitat creation requirements. Phase 4 condition 4 relates directly to the requirement for a LEMP to be prepared and submitted to the Local Planning Authority.
- 1.5 A Section 73 application was submitted to vary condition 2 (amendment of plans) of 19/03576/FUL (ref: PL/2021/07491). A Section 73 application was also submitted to vary condition 2 (amendment of plans) of 19/11700/FUL (ref: PL/2021/106698). Both were granted in October 2021.
- 1.6 The S73 consent was granted for phase 3 with condition 5 and phase 4 with condition 4 relating to specific habitat creation requirements whilst phase 3 condition 9 and phase 4 condition 5 relate directly to the LEMP.
- 1.7 Condition 5 on both the original & S73 phase 3 permission refer to hedge planting on the northern boundary but the reference to hedge planting on the eastern boundary has been removed from the S73 phase 3 permission.
- 1.8 Condition 6 on the original phase 3 permission which specifies planting of the bund has been removed from the S73 phase 3 permission.
- 1.9 Informative condition 9 on the S73 phase 3 permission clarifies that the Phase 4 LEMP also applies to phase 3.
- 1.10 Condition 3 on the original phase 4 permission is identical to condition 4 on the S73 phase 4 permission.
- 1.11 Condition 4 on the original phase 4 permission is also identical to condition 5 on the S73 phase 4 permission. However, an additional requirement (j) has been added which states that the LEMP should include the full details of the northern and eastern boundary hedgerow planting & that the planting shall fully extend across the full northern and eastern boundary of the site.
- 1.12 The full wording of these conditions is provided in Appendix 2.
- 1.13 An application was submitted to discharge Condition 4 (LEMP) (ref: PL/2021/08105) in August 2021 and the condition was discharged in January 2022.
- 1.14 However, since implementing the LEMP, changes have been required which are now captured by this application to re-discharge the relevant conditions, i.e. PL/2021/07491 phase 3 conditions 5 & 9 and PL/2021/106698 phase 4 conditions 4 & 5.

Survey background

- 1.15 An ecological survey of the Site was undertaken in May 2017 and updated in March 2019 by WYG to inform the above planning applications for phases 3 and 4. The results of this survey are provided in the associated Ecological Appraisal report (WYG, 2019).
- 1.16 It was considered by the author unnecessary to undertake an updated site visit to inform this Landscape and Ecology Management Plan (LEMP) as the habitats present (arable, dense scrub, and improved grassland) are of limited ecological interest. The scrub has some value for nesting birds, however, this will be retained as part of the proposed development. The Ecological Appraisal (WYG, 2019) concluded that the proposed development was unlikely to have an impact on any protected habitats or species. Additionally, it is understood that the Site has been under agricultural management since the updated survey was undertaken by WYG in 2019, and aerial imagery from confirms this. It is therefore considered unlikely that the habitats on Site will have changed significantly since the ecology surveys were undertaken.

Purpose and structure of the document

- 1.17 This LEMP has been prepared by BSG Ecology with input from Centrica and the landowner, in order to aid the re-discharge of the S73 planning conditions that relate to ecology, specifically conditions 5 & 9 for phase 3 and conditions 4 & 5 for phase 4. The LEMP sets out the scheme of habitat establishment, aftercare maintenance and long-term management. It also addresses post-development monitoring and remedial measures that will be taken to ensure that the enhancement of the nature conservation value of the site is successful.
- 1.18 The LEMP is structured as follows:
- Section 1: General background and framework.
 - Section 2: Existing ecological features on site to be retained and managed.
 - Section 3: Landscape and ecological trends and constraints that might influence management.
 - Section 4: Overall ecological management aims and objectives for habitats and species.
 - Section 5: Habitat creation and management prescriptions.
 - Section 6: Work schedule for the LEMP.
 - Section 7: Implementation, communication and funding.
 - Section 8: References.
 - Section 9: Figures.

2 Description and evaluation of existing ecological features to be retained and managed

- 2.1 As detailed in the ecological appraisal prepared by WYG in 2019, the majority of the site supports arable land. There is a patch of dense scrub within the arable field and improved grassland in the south of the site. The dense scrub was assessed by WYG to be a site of importance as it is a common habitat that is relatively isolated within arable land. The bird assemblage that is likely to use the dense scrub for nesting is considered to be of local importance.
- 2.2 Appendix 1 shows the proposed layout for the solar farm. The arable field and improved grassland will be lost as part of the development; the dense scrub (exclusion zone/crop area) within the arable field will be retained within a strip of land proposed for habitat creation. Figure 1 shows the retained scrub (it also summarises habitat creation measures that will be undertaken as part of the development).
- 2.3 The dense scrub is associated with a former pond and comprises hawthorn *Crataegus monogyna*, oak *Quercus* sp., and bramble *Rubus fruticosus*.

3 Landscape and ecological trends and constraints that might influence management

- 3.1 The surveys undertaken by WYG in 2017 and 2019 identified the dense scrub as providing suitable habitat for nesting birds and the improved grassland as providing low suitability foraging habitat for bats. No other protected species were identified as being present or potentially present on the site and no Habitats of Principle Importance were identified as the site supports arable land, improved grassland, and dense scrub.
- 3.2 Habitats created as part of the development will include wildflower grassland creation, a wide strip of land seeded with a **bright seeds wildflower mix**, and hedgerow planting. Future management of the hedgerows and grassland will need to consider the potential presence of nesting birds and the legal protection afforded to them under the Wildlife and Countryside Act 1981 (as amended).
- 3.3 Management should be undertaken between September and February to avoid the bird-nesting season. If any management has to be undertaken during the bird nesting season (i.e. mid-February to August), then the vegetation would need to be surveyed for active nests before any management is undertaken. If any active nests are identified, the work would need to be delayed until the young birds have fledged.
- 3.4 No invasive species were recorded during the surveys undertaken by WYG and it is considered unlikely that invasive species will colonise the site in the future as there are no waterbodies nearby, and access to the site will be restricted to the end users of the development e.g. Centrica. If any invasive species are recorded within the habitats to be managed in the future, then the requirements of the Wildlife and Countryside Act 1981 (as amended) will need to be taken into account. In summary, the Wildlife and Countryside Act 1981 (as amended) makes it an offence to plant or otherwise cause to grow in the wild invasive non-native plants listed on Schedule 9 of the Act.

4 Aims and objectives of management

Overall aim

- 4.1 The overall aim is to ensure the creation, maintenance and enhancement of ecological value of the site for the diversity of wildlife (habitats and species) known to occur on the site and in the local area.
- 4.2 The ecological management objectives set out below are intended to achieve this overall aim. Details of how the objectives will be met are provided in a series of Method Statements in Section 5.

Objective 1: Create and manage new ecologically valuable habitat within the scheme

- 4.3 Rationale: To enhance the site for existing wildlife and to promote an increase in biodiversity at the site through increasing the suitability of the site for locally occurring species (including protected or otherwise notable species). The habitat types to be created within the development and the species they are likely to benefit are shown within Table 1 below.

Table 1: Habitat features to benefit biodiversity

Feature	Biodiversity benefits
Wildflower grassland creation	Increased nesting habitat for ground-nesting birds. Increased sheltering and foraging habitat for hedgehogs, small mammals, invertebrates, bats and birds.
Bright Seeds wildflower mix planting	Increased benefit for pollinators. Crop cover will also provide shelter in summer and winter.
Hedgerow planting	Increased nesting habitat for nesting birds. Increased sheltering, foraging and commuting habitat for bats, nesting birds, hedgehogs, and invertebrates.

Objective 2: Monitor the establishment and condition of habitats

- 4.4 Rationale: To assess the status and condition of the retained, enhanced and newly created habitats and implement remedial measures where appropriate to ensure success and longevity of these features for biodiversity. To also assess the suitability of on-going management to ensure that management objectives are being met, and to implement remedial measures if this is not the case.

5 Habitat creation and management prescriptions

5.1 This section describes the delivery mechanism for habitat creation and subsequent on-going management. Habitat creation and management areas are shown on Figure 1 and detailed in a series of Method Statements including:

- Method Statement A: Hedgerow Planting and Management;
- Method Statement B: Wildflower Grassland Creation and Management;
- Method Statement C: Habitat Creation and Management for **Pollinators**;
- Method Statement D: Monitoring of Newly Planted Hedgerows; and
- Method Statement E: Monitoring Condition of Wildflower Grassland.

Method Statement A: Hedgerow Planting and Management

Objective

5.2 Create, enhance and manage areas of habitat with the planting of hedgerows along the northern and eastern Site boundaries.

Scope

5.3 This method statement summarises the method for planting and managing the hedgerow as required to deliver the proposed development. Refer to Screening Hedge Planting Specification (WYG, 2017b) in Appendix 3 for a detailed diagram of the planting method.

Timing

5.4 Hedgerow should ideally be planted between September and March so the specimens have the best possible chance of establishing.

5.5 Planting of replacement hedgerow should also be carried out carried out between September and March.

5.6 Low impact management of hedgerows such as pruning will be carried out outside of the nesting bird season as appropriate.

5.7 Larger scale management, including a hedgerow cut on rotation circa every three years or as required, will be undertaken between December and February.

Equipment

- Hedgerow stock (see Screening Hedge Planting Specification (WYG, 2017b) in Appendix 3 for species).
- Digger for planting specimens.
- Suitable tools and equipment for pruning and hedgerow cutting.

Staff

- 5.8 These installation and management works will be carried out by a suitably qualified contractor experienced in landscaping works. Monitoring will be undertaken by an ecologist where appropriate.

Method

- 5.9 The hedgerow planting will be located along the northern and eastern site boundaries, as shown in Figure 1. Figure 1 is based on the Site Layout (Appendix 1) with the addition of a hedgerow along the eastern Site boundary, as requested in planning condition 5 (Appendix 2).
- 5.10 Species and planting specifications are provided in the Screening Hedge Planting Specification (WYG, 2017b), which states a planting arrangement of two staggered rows: a 250 mm space is recommended between rows and a 300 mm space is recommended between individual plants in the same row.
- 5.11 The species mix is distributed, with a minimum of three plants and a maximum of eight plants in any one species block, as to avoid areas of monoculture. Species within the Screening Hedge Planting Specification include dogwood *Cornus sanguinea*, hazel *Corylus avellana*, hawthorn *Crataegus monogyna*, holly *Ilex aquifolium*, blackthorn *Prunus spinosa*, dog-rose *Rosa canina*, elder *Sambucus nigra*, and guelder-rose *Viburnum opulus*.

Management

- 5.12 Standard management techniques should be undertaken between December and February to avoid the nesting bird season. Hedgerows should be cut on rotation circa every three years or as appropriate.
- 5.13 Should growth be impeded by spiral guards, then these shall be repositioned or removed. Any specimens that fail to establish over the first five years will be replaced with similar stock. Should pruning be required, this will be carried out over the winter period (December to February).

Outcome

- 5.14 The Site Manager will check that the hedgerow planting specified in the Screening Hedge Planting Specification has been carried out. This will include the successful establishment (as ascertained from Method Statement D: Monitoring newly planted hedgerows) as well as the successful removal of spiral guards.

Method Statement B: Wildflower Grassland Creation and Management**Objective**

- 5.15 Creation, enhancement and management of wildflower areas with a diverse range of plant species benefiting a range of wildlife. A wildflower-rich seed mix will be used for the bund extension and the exclusion zone/crop area, and a grass seed mix will be used for the grassland creation underneath the solar panels. Refer to Figure 1 for locations.

Scope

- 5.16 This Method Statement provides a summary of the methods for planting and managing two grassland areas: a wildflower seed mix on the bund and in the exclusion zone/crop area and a grass-dominated seed mix under the solar panels, as required to deliver the proposed development.

Timing

- 5.17 The wildflower seed mixes should be sown either between April and May or September and October allowing seeds the best chance of germinating with ideal weather and soil conditions.
- 5.18 Wildflower grassland management should take place as appropriate: once in the spring and once again in the autumn after flowering with additional maintenance cuts of areas close to the solar panels (to prevent shading) as required.

Equipment

- Suitable quantities of **Bright Seeds wildflower mix** (or similar). Sowing rates provided by the seed supplier
- Suitable quantities of diverse grassland mix (or similar) for the solar panel fields. Sowing rates provided by the seed supplier.
- Suitable mechanical cultivation and rolling equipment.
- Mower

Staff

- 5.19 These works will be carried out by a contractor with experience of seeding and managing wildflower grassland. Monitoring will be undertaken by an Ecologist as required.

Method

- 5.20 Only areas designated for wildflower grassland should be created as such. These areas are shown in Figure 1, which is based on the site layout shown in Appendix 1.
- 5.21 Creation of the above grasslands should follow prescriptions set out by the seed suppliers. This will be likely to include:
- Repeated shallow cultivation which will be undertaken in suitable ground conditions prior to seeding to remove any weeds.
 - Ground will be firmed, either by rolling or treading, to create a firm surface suitable for seeding.
 - Seeding will take place under suitable ground conditions (average moisture, neither too wet nor too dry). Rolling of newly seeded ground.

Management

- 5.22 Newly sown meadows will be mown regularly throughout the first year of establishment between May and October to a height of approximately 5 cm, with all cuttings removed.
- 5.23 Perennial weeds such as docks will be removed where necessary by spot treatment with an approved herbicide by a suitably qualified contractor.
- 5.24 No fertiliser or pesticides should usually be applied to these areas.
- 5.25 In subsequent years, wildflower grassland should usually be cut once in the spring and once again in the autumn after flowering with additional maintenance cuts of areas close to the solar panels (to prevent shading) as required.
- 5.26 The grassland should be cut to a height of approximately 10 cm and all arisings should be removed so as to avoid further nutrient loading. Arisings could be piled on-site near the retained scrub or created hedgerows to provide areas of shelter and foraging habitat for small mammals and invertebrates or removed off-site.
- 5.27 Any residual perennial weeds such as docks should be removed.
- 5.28 No fertiliser or pesticides should normally be applied to these areas.

Outcome

- 5.29 Successful planting of the wildflower grassland (signed off by the Site Manager) and successful long-term establishment of these areas (to be identified during monitoring as per Method Statement E: Monitoring of Grassland Condition).

Method Statement C: Habitat Creation and Management for Pollinators**Objective**

- 5.30 Creation and management of an area suitable as a resource for pollinators. A Bright Seeds wildflower mix will be used

Scope

- 5.31 This Method Statement provides a method for seeding and managing the exclusion zone/crop area, as required to deliver the proposed development. Refer to Figure 1 for the exclusion zone/crop area location.

Timing

- 5.32 The Bright Seeds wildflower mix should be sown between May and June allowing seeds the best chance of germinating with ideal weather and soil conditions.

Equipment

- Suitable quantities of seed mix. Sowing rates provided by the seed supplier Bright Seeds.
- Suitable mechanical cultivation and sowing equipment.

Staff

- 5.33 These works will be carried out by a contractor with experience of seeding wildflower seed mixes. Monitoring will be undertaken by the Site Manager.

Method

- 5.34 Only areas designated for seeding with a wildflower seed mix should be created as such. These areas are shown in Figure 1, which is based on the site layout shown in Appendix 1.
- 5.35 Creation of the above should follow prescriptions set out by the seed supplier. This will be likely to include:
- Repeated shallow cultivation which will be undertaken in suitable ground conditions (average moisture, neither too wet nor too dry) prior to seeding to remove any weeds.
 - Ground will be firmed, either by rolling or treading, to create a firm surface suitable for seeding.
 - Seeding will take place under suitable ground conditions; seed mix will be applied by drilling in 10 – 15 inch rows. Rolling of newly seeded ground.

Management

- 5.36 Perennial weeds such as docks will be removed by spot treatment with an approved herbicide by a suitably qualified contractor.
- 5.37 Fertiliser or pesticides should be avoided as much as possible to these areas unless directed by the Ecologist.
- 5.38 Wildflower seed mixes generally only last two years and therefore a management system will need to be implemented that comprises an annual hay cut or grazing with cattle.

Outcome

- 5.39 Successful planting of the wildflower seed mix to be signed off by the Site Manager. As this habitat will be managed via **an annual hay cut or grazing by cattle**, there will not be a long-term establishment period. It is considered unnecessary for any long-term monitoring to take place; therefore a monitoring Method Statement has not been included within this LEMP.

Method Statement D: Monitoring of Newly Planted Hedgerows**Objective**

- 5.40 Ensure that newly planted hedgerows have established successfully, enhancing habitats on site for wildlife. Where establishment fails, replacement planting will be provided.

Scope

- 5.41 Planted hedgerows will be monitored to ensure they are establishing and healthy. Replacement plants will be planted as necessary following monitoring and will be undertaken in accordance with the original planting specifications.

Timing

- 5.42 Checks will be carried out between June and August with planting of replacements taking place between November and March. This will be carried out on an annual basis for the initial first five years.

Equipment

- 5.43 Replacement specimens will be selected from the species list as detailed in the Screening Hedge Planting Specification (WYG, 2017b) in Appendix 3.

Staff

- 5.44 These works will be carried out by a suitably experienced contractor with a working knowledge in horticulture able to assess plant health/establishment.

Method and management

- 5.45 Visual checks will be undertaken from the date the hedgerows are planted for a period of five years. Dead or dying plants will be removed and replaced as necessary within this five-year period.

Outcome

- 5.46 Successful establishment of new hedgerows around the site after five years will be signed off by the Site Manager.

Method Statement E: Monitoring Condition of Wildflower Grassland**Objective**

- 5.47 To ensure the establishment of the wildflower grassland habitat.

Scope

- 5.48 A botanical walkover survey will be carried out to check that the wildflower grasslands are reaching the required condition. Surveys will be undertaken periodically in the years following completion of the development. Monitoring of vegetation will be conducted and maintenance carried out when required.

Timing

- 5.49 Monitoring will be undertaken between June and mid-July during the main flowering season.

- 5.50 These works will be completed by a suitably experienced person with experience of surveying grassland habitats.

Method and management

- 5.51 Wildflower grasslands should be checked for establishment and any remedial action should be communicated to the Site manager.

Outcome

- 5.52 The site manager will sign off when successful monitoring has been completed and the wildflower grasslands have established successfully. Should this not be the case then further grassland management strategies will be put in place as recommended by the survey.

6 Work schedule

- 6.1 Table 2 below summarises the timing of works set out in Method Statements A to E in Section 5 above. If habitat management contingency measures/remedial action is required further to habitat monitoring then Table 2 will be updated, as necessary, to include the additional action or amendments.

Table 2: Work schedule

Method Statement (MS)	Construction Phase			Seasonal /schedule constraints	Timing											
	Pre	During	Post		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
A. Hedgerow planting		✓		Initial planting November to March (optimal) or September to November (sub-optimal).												
A. Hedgerow management			✓	Manage between December and February.												
B. Wildflower grassland creation			✓	Seed mix sown between April to May or September to October.												
B. Wildflower grassland management			✓	Two cuts of wildflower meadow from year 2 onwards: one in spring and one in autumn. Management in first year can be undertake between May and October												
C. Wildflower crop area creation		✓		Seed mix sown between May and June.												
C. Wildflower crop area management			✓	Annual hay cut or grazing with cattle.												
D. Monitoring newly planted hedgerows		✓	✓	Monitoring June to August.												
D. Planting of replacement hedgerow plants			✓	Replacement planting during September to March.												
E. Monitoring condition of wild flower grassland			✓	June to mid-July.												

Green boxes highlight the optimal timing for management works.

7 Implementation, communication and funding

Management and monitoring

- 7.1 This LEMP is divided into a series of Method Statements. Each Method Statement begins by outlining the objectives of the work and the rationale behind the activity. Specific information is then provided on the timing of works, equipment, materials and/or machinery required, management and the method of implementation. The desired outcome of the activities is then given, with any requirements for checks and/or signoff.
- 7.2 The Method Statements detailed within this management plan should be followed for the first ten years following adoption of the plan. Following this period, the management plan will be subject to a full review where the effectiveness of the management practices prescribed within it will be assessed and reviewed and actions will be identified to address any issues. The post-development monitoring schedule is capable of being rolled forward over the lifespan of the solar farm development e.g. 25 years.

Funding, key responsibilities and communication

- 7.3 The funding for delivery of the LEMP will be provided by Centrica, the Developers and end users of the site, across the lifetime of the solar farm project.
- 7.4 The delivery of the plan will be the responsibility of Centrica. The first three years of delivery will be undertaken by a contractor on behalf of Centrica. Following this the LEMP will be delivered by Centrica UK's Operations and Maintenance Team.
- 7.5 A copy of this document and cross-referenced documents including the Screening Hedge Planting Specification (WYG, 2017b), should be kept on site throughout the construction period for reference by the Site Manager.
- 7.6 Centrica will be the end users of the site. However, if the site was sold, a copy of this document would be provided to the new occupants of the site as part of the transfer to ensure that the monitoring and management requirements are continued to be implemented post-development.
- 7.7 A qualified ecologist will be contacted if any advice is required concerning the implementation of this management plan. The Developer or end users of the site will be responsible for appointing an Ecologist.

8 References

WYG (2017a) *Ecological Appraisal: East Codford Solar Farm Phase 3, Nr Warminster, Wiltshire*, on behalf of JM Stratton & Co.

WYG (2017b) *Screening Hedge Planting Specification, East Codford Solar Farm Phase 3, Nr Warminster, Wiltshire*, on behalf of JM Stratton & Co.

WYG (2019) *Ecological Appraisal: East Codford Solar Farm Phase 3 and 4, Nr Warminster, Wiltshire*, on behalf of JM Stratton & Co.

9 **Figures**

(overleaf)

Figure 1: Habitat Creation and Management Plan



Bund along western boundary seeded with **Bright Seeds Wildflower Mix** (or similar).

Year 1: management to include regular cutting between May and Oct.

Year 2 onwards: management to include a cut in spring and a cut in autumn.

Exclusion zone to be seeded with **Bright Seeds Wildflower Mix** (or similar).

Annual hay cut or grazing with cattle.

Hedgerow planting along northern and eastern boundaries following the Screening Hedge Planting Specification.

Management to include a cut on rotation every 3 years. Low impact management to be carried out using hand tools.

Ground under solar panels to be seeded with **grassland mix** (or similar).

Year 1: management to include regular cutting between May and Oct.

Year 2 onwards: management to include a cut in spring and a cut in autumn.

- Legend**
- Wildflower grassland creation
 - Wildflower mix crop area
 - Hedgerow creation

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PROJECT TITLE
Barley Solar Farm

DRAWING TITLE
Figure 1: Habitat Creation and Management

DATE: 06.08.2021
DRAWN: EB

CHECKED: JG
APPROVED: JG

SCALE: 1:6,500
STATUS: FINAL

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All dimensions are to be checked on site.
Area measurements for indicative purposes only.

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Source: Proposed Site Layout, PL.03, Rev (B), WYG (2019)

Appendix 1: Site Layout

East Codford Solar Farm
Phase 4, Codford

**Proposed
Site Layout**

PL.03

REV [B]

Key

-  Site study area boundary
-  Planning application boundary

Proposed site layout:

-  Proposed extension to bund
-  Solar Panels
-  Track
-  Transformers
-  GroundMounted
-  Existing solar farm
-  Existing bund
-  Greenhouses under construction
-  Deer fencing
-  Screening hedge planting
-  Cable route
-  Exclusion zone

0 25 50 100 150 200 m

Scale @ A1 - 1:2,000



North

**A079172-4 PL03[B] Proposed Site
Layout.mxd**

December 2019

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Appendix 2: Relevant Planning Conditions

Phase 3 - Application Reference Number 19/03576/FUL:

Condition 5 – Notwithstanding the approved site layout plan PL.03 Rev A, the proposed northern boundary hedge screening shall also be extended across the entire eastern boundary of the red outline of the site.

~~*Condition 6 – The extended bund shall be planted with a mix of wildflowers in full accordance with the approved Fowler Fortescue Landscape Statement dated February 2018 which specified a 20% native wildflower seed mix to be planted on the existing bund.*~~

Phase 3 S73 - Application Reference Number PL/2021/07491:

*Condition 5 – Notwithstanding the approved site layout plan **P002.300.01**, the full northern boundary of the application site shall be screened with hedge planting (within full accordance of condition 3).*

Condition 9 –INFORMATIVE TO APPLICANT: The applicant is respectfully advised that condition 5 of PL/2021/06698 (LEMP) applies to this application site as it was within the blue outline of that submission. Therefore ecology and landscaping works that relate to the bund and the northern boundary of the site will have to be adhered to in this permission.

Phase 4 - Application Reference Number 19/11700/FUL:

Condition 3 – The development hereby approved shall be carried out in strict accordance with the biodiversity enhancement measures described in Section 5.2.1 of the 'Ecological Appraisal' by WYG (March 2019) and the Screening Hedge Planting Specification (WYG, 28th June 2017) already submitted with the planning application.

Condition 4 – A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority before the commencement of the development. The content of the LEMP shall demonstrate how existing and new features or habitats across the whole Site will be managed to benefit biodiversity. It should include, but not necessarily be limited to, the following information:

- a) Description and evaluation of features to be managed;*
- b) Landscape and 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) Preparation of a work schedule (including an annual work plan capable of being rolled forward over an (X) year period;*
- g) Details of the body or organisation responsible for implementation of the plan;*
- h) Ongoing monitoring and remedial measures;*
- i) Details of how the aims and objectives of the LEMP will be communicated to future occupiers of the development.*

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 the conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented.

The LEMP shall be implemented in full in accordance with the approved details.

Phase 4 S73 - Application Reference Number PL/2021/06698:*Condition 4 –*

The development hereby approved shall be carried out in strict accordance with the biodiversity enhancement measures described in Section 5.2.1 of the 'Ecological Appraisal' by WYG (March 2019) and the Screening Hedge Planting Specification (WYG, 28th June 2017) already submitted with the planning application.

Condition 9 –

A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority before the commencement of the development. The content of the LEMP shall demonstrate how existing and new features or habitats across the whole Site will be managed to benefit biodiversity. It should include, but not necessarily be limited to, the following information:

- a) Description and evaluation of features to be managed;*
- b) Landscape and 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) Preparation of a work schedule (including an annual work plan capable of being rolled forward over an (X) year period;*
- g) Details of the body or organisation responsible for implementation of the plan;*
- h) Ongoing monitoring and remedial measures;*
- i) Details of how the aims and objectives of the LEMP will be communicated to future occupiers of the development.*
- j) full details of the northern and eastern boundary hedgerow planting. The planting shall fully extend across the full northern and eastern boundary of the site.*

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 the conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented.

The LEMP shall be implemented in full in accordance with the approved details.

Appendix 3: Proposed Hedge Planting Specification

Proposed Hedge Planting Specification

CODE:	NAME:	SIZE: (cm)	AGE:	FORM:	SPACING:	%
CS	Cornus sanguinea	40-60	1+1	Br.Branched Min 2 Breaks	300mm	10
CAV	Corylus avellana	40-60	1+1	Br.Branched Min 2 Breaks	300mm	20
CM	Crataegus monogyn	40-60	1+1	Transplant- seed raised	300mm	32
IA	Ilex aquifolium	30-40	2.0L	Br.Bushy Min 3 Breaks	300mm	5
PSP	Prunus spinosa	20-40	CGP	Br.Bushy Min 2 Breaks	300mm	15
RC	Rosa canina	60-80	1+1	Br.Branched Min 3 Breaks	300mm	10
SN	Sambucus nigra	40-60	1+0	Br.Branched Min 2 Breaks	300mm	3
VO	Viburnum opulus	40-60	1+1	Br.Branched Min 2 Breaks	300mm	5

Typical Hedge
Planting Arrangement:

- (1) Planting to be in 2No staggered rows with 250mm between rows and 300mm between plants within rows.
- (2) Minimum of 3 No plants within species blocks.
- (3) Maximum of 8 No plants within species blocks.

