



LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

PYTHOUSE FARM
TISBURY
SALISBURY
WILTSHIRE

JUNE 2026

ON BEHALF OF NADDER COMMUNITY ENERGY



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SUMMARY

1. LC Ecological Services Limited were commissioned by Nadder Community Energy to produce a Landscape and Ecological Management Plan (LEMP) to discharge condition 6 of planning consent PL/2025/07598 as approved by Wiltshire Council, for the construction a PV array at Pythouse Farm, Tisbury, Salisbury, SP3 6PA.
2. This LEMP provides aims and objectives, specific details on the implementation methodologies, and comprehensive timing schedules for all habitat creation/enhancement measures and management prescriptions (including a timetable for implementation of all measures).
3. The outcomes of the LEMP will be monitored biannually throughout the ten-year aftercare period following implementation to check progress and to assess whether the aims and objectives are being met.
4. Nadder Community Energy will be responsible for the overall implementation of the LEMP and will appoint suitable professionals to undertake all habitat creation/enhancement measures, ongoing habitat management prescriptions, and ecological monitoring.

1.0 INTRODUCTION

- 1.1 LC Ecological Services Limited were commissioned by Nadder Community Energy to produce a Landscape and Ecological Management Plan (LEMP) to discharge condition 6 of planning consent PL/2025/07598 as approved by Wiltshire Council, for the construction of PV array at Pythouse Farm, Tisbury, Salisbury, SP3 6PA.

- 1.2 The LEMP will be undertaken to discharge condition 6 of the granted planning application PL/2025/07598, which states:

6) Prior to the start of construction, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management to attain targets. The LEMP shall also include details of the number, design and locations of ecological enhancement features, including bat roosts and nesting opportunities for birds (e.g. bat and bird boxes). The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

- 1.3 This management plan covers a period of 5 years and will be reviewed continuously after this point for a minimum of 30 years following the commencement of construction works on site. However, following the completion of the management prescriptions and site monitoring outlined in this plan, the long-term vision is to continue management practices on-site with nature conservation as the driving force.
- 1.4 This document should be read in conjunction with the Biodiversity Net Gain Assessment (LCES, 2025), the Preliminary Ecological Appraisal (ENIMS, 2025) and Bat Transect Survey Report (ENIMS, 2025). The LEMP sets out:
- The baseline habitats of the site.
 - The habitats to be retained and created.
 - Location, specification and management of ecological enhancement features.
 - The management strategy to ensure successful delivery, and a mechanism to monitor the site and feedback.

2.0 BASELINE INFORMATION

- 2.1 The baseline habitats are summarised below and are taken from the Biodiversity Net Gain report which was approved as part of the planning application (LCES 2025).
- 2.2 A brief description of the habitats that form the baseline of the biodiversity net gain assessment is provided below. The habitat types within the site were noted during the most recent botanical surveys on 7th October 2025.
- 2.3 The site was approximately 0.29 hectares in total area, and it formed part of an active chicken farm. It consisted of part of a field used for rearing free-range chickens. The on-site habitats comprised an area of species-poor modified grassland and various artificial unvegetated, unsealed surfaces. The site was surrounded by further pasture fields for chicken rearing, farm buildings, and a semi-natural woodland to the north and west.

Habitats

Modified grassland (g4)

- 2.4 A species-poor modified grassland in poor condition was recorded over most of the site including the proposed location of the solar array. The sward was relatively short, with an average height range of 0.5 to 5 centimetres, and there were some localised areas of tall forbs. An average of 15% bare ground cover was recorded and is believed to be poaching damage caused by the activities of the chickens. The sward was recorded as having a very high percentage cover of grasses (>95%), it contained some thatch, and on average comprised three vascular plant species per metre². The sward consisted of locally dominant to frequent creeping bent (*Agrostis stolonifera*), locally abundant to frequent Yorkshire-fog (*Holcus lantana*), locally frequent to occasional common nettle (*Urtica dioica*), occasional white clover (*Trifolium repens*), locally occasional to rare perennial rye-grass (*Lolium perenne*) and scentless mayweed (*Tripleurospermum inodorum*), and rare pendulous sedge (*Carex pendula*), soft rush (*Juncus effusus*), white dead-nettle (*Lamium album*), knotgrass (*Polygonum aviculare*), creeping buttercup (*Ranunculus repens*), bramble (*Rubus fruticosus* agg.), broadleaved dock (*Rumex obtusifolius*), red campion (*Silene dioica*), dandelion (*Taraxacum* agg.) and thyme-leaved speedwell (*Veronica serpyllifolia*). All the species recorded are common and widespread in the UK. No invasive non-native vascular plant species were identified in the grassland.

Artificial unvegetated, unsealed surface u1c

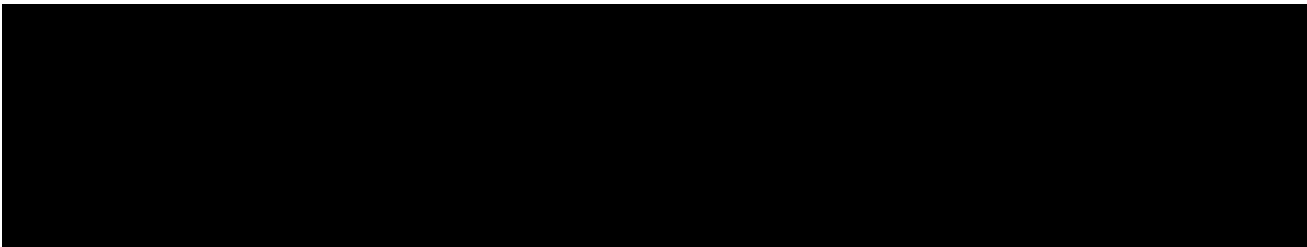
- 2.5 Areas of almost entirely unvegetated gravel, cobble and bare soil were recorded in a small strip of land in the south of the plot. The bare ground in these areas was thought

to be due to a combination of the substrates and the intense activity of chickens due to its proximity to the chicken coop. The very limited vegetation consisted of rare creeping bent, soft rush and common nettle.

Hedgerow (h2a)

- 2.6 A defunct hedgerow is located along the western part of the site, measuring 235 metres in length. The hedge is defunct, with frequent gaps extending over 60 metres. Within these gaps, only a few shrub species remain, though a longer intact section remains in the southern part. Species recorded include native species such as dominant hawthorn (*Crateagus monogyna*), frequent elder (*Sambucus nigra*), rare sycamore (*Acer pseudoplatanus*), and ash (*Fraxinus excelsior*), dog's mercury (*Mercurialis perennis*) was recorded at its base.

Notable and protected species



Bats

- 2.8 The site is located 3.6 kilometres from Chilmark Quarries Special Area of Conservation (SAC), which is designated for Bechstein's bat (*Myotis bechsteinii*), barbastelle (*Barbastella barbastellus*), greater horseshoe bat (*Rhinolophus ferrumequinum*) and lesser horseshoe bats (*Rhinolophus hipposideros*),
- 2.9 Activity surveys comprising of nighttime bat walkover surveys and static monitoring were conducted to assert the level of activity on site. Common bats species such as common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and noctule (*Nyctalus noctula*) and serotine (*Eptesicus serotinus*), which is uncommonly recorded in the County of Wiltshire, bat were recorded on site and in the wider Pythouse Farm.

Other protected and notable species

- 2.10 No other protected or notable species were considered to be using the site (ENIMS, 2025).

3.0 AIMS AND OBJECTIVES

3.1 Rationale and scope of works

- 3.1 The rationale behind this plan is to formulate a management regime that is in the interest of protecting and enhancing the ecology of the site. The management objectives and prescriptions will ensure the successful establishment of the proposed habitats, which once established will provide habitat for a range of fauna likely to be present on-site and in the vicinity of the site.
- 3.2 The proposals have been designed to provide biodiversity net gain on-site as part of the proposed development. They seek to implement and develop the design principles established at the time of the detailed application for this development.
- 3.3 The broad landscape and ecological aims of the plan include:
- The enhancement of the woodland area with additional heavy standards.
 - The enhancement of the existing native hedges.
 - Compliance with BS42020: 2013 for biodiversity within the development process.
 - To sustain and enhance the landscape through management and maintenance works during the operational phase, to provide multiple benefits in terms of biodiversity net gain and local species abundances.
- 3.4 Management will be based on an ‘adaptive management’ principle whereby the effectiveness of management is monitored, assessed, and adapted if necessary. This management plan prescribes management objectives and operations for a period of five years following implementation. This management plan will be updated after a five year review to detail any changes required to ensure the obligations of biodiversity net gain are met.
- 3.5 The Management Plan will be reviewed and evaluated every five years, to ensure the adaptive management principle is adhered to which will ensure maximum benefit both in terms of landscape and ecological assets on the site.

3.2 Objectives and targets

- 3.6 The following management objectives and design functions have been set for each retained and proposed landscape and ecological feature/asset. The management objectives and tasks described in this LEMP provide a framework for the delivery of these objectives, in order to protect and enhance the ecology on site and provide a biodiversity net gain as a result of development.

- **To comply with good practice during enabling works and site preparation**, in particular relating to the retention of the existing seed bank and habitat condition, and appropriate soil preparation prior to any vegetation removal.

Design function

- Nature conservation and biodiversity
 - To contribute to a net gain in biodiversity
- **To create and maintain bird nesting habitat** on the site by compensation planting of trees and the creation of new hedgerows on site to provide nesting opportunities for a range of birds.

Design function

- Nature conservation and biodiversity
- **To install suitable enhancements for protected species** on the site by the inclusion of enhancement features within retained areas of woodland habitat.

Design function

- To ensure there is no loss of natural range of native species.
- To provide an increased provision for protected and priority species within the developmental design.

3.3 Roles and responsibilities

Enabling works phase

- 3.7 These refer to measures to protect and conserve existing habitats and species of ecological importance. All management works within this phase are the responsibility of the Principal Contractor and are to be completed at least two weeks prior to the start of construction works.

Construction works phase

- 3.8 The Principal Contractor will be responsible for the management of the site during the construction works.

Operational phase and funds

- 3.9 Once operational all ongoing management works on the site are the responsibility of Nadder Community Energy. The cost of management will be funded by Nadder Community Energy.

4.0 MANAGEMENT PRESCRIPTIONS

4.1 Habitat creation and enhancement measures

- 4.1 The development will see the creation of developed land; sealed surface to set the solar arrays on. In addition, enhancement of modified grassland to other neutral grassland and hedgerow planting will be carried out on site as illustrated in appendix I.

4.2 Grassland

- 4.2 The enhancement and subsequent management of the existing modified grassland in poor condition to moderate condition other neutral grassland will increase its botanical diversity and secure its long-term ecological value. Consequently, this will, attract and support invertebrates and foraging birds.

4.2.1 Grassland enhancement

- 4.3 The existing modified grassland located in the north of the site measuring 0.86 hectares, will be over sown with Emorsgate EM5F wildflower mixture for grassland, containing species suitable for loamy soils, as detailed in table 1. This will be achieved by sowing in autumn immediately following a cut, using a sowing rate of 1.5 g seed/m², equivalent to 12.9 kilograms for the grassland area. Prior to sowing, the grassland will be prepared by mechanically removing undesirable species, including common nettle, dock species (*Rumex* sp.) and creeping buttercup. This will create areas of bare ground, improving the likelihood of successful establishment by wildflower species. Yellow rattle (*Rhinanthus minor*) should be sown in September, as this hemiparasitic species helps to reduce the vigour of coarse grasses and enables other species to flourish. Following sowing, the soil will be lightly rolled to maximise contact between the seed and soil. A one metre buffer strip at the base of existing hedgerows will remain unseeded and will be managed appropriately for any reptiles that may be present at the hedgerow base. This buffer should not be cut below 100 millimetres and should be cut twice annually, in March and September

Table 1: Species included in Emorsgate EM5F seed mixture

Common name	Latin	%
Yarrow	<i>Achillea millefolium</i>	6.0
Agrimony	<i>Agrimonia eupatoria</i>	1.0
Betony	<i>Betonica officinalis</i>	8.0

Common Knapweed	<i>Centaurea nigra</i>	12.0
Wild Carrot	<i>Daucus carota</i>	3.0
Lady's Bedstraw	<i>Galium verum</i>	7.0
Meadow Crane's-bill	<i>Geranium pratense</i>	3.0
Oxeye Daisy	<i>Leucanthemum vulgare</i>	8.0
Musk Mallow	<i>Malva moschata</i>	5.0
Black Medick	<i>Medicago lupulina</i>	5.0
Ribwort Plantain	<i>Plantago lanceolata</i>	2.0
Salad Burnet	<i>Poterium sanguisorba</i>	5.0
Cowslip	<i>Primula versis</i>	5.0
Selfheal	<i>Prunella vulgaris</i>	8.0
Meadow Buttercup	<i>Ranunculus acris</i>	10.0
Bulbous Buttercup	<i>Ranunculus bulbosus</i>	2.0
Yellow Rattle	<i>Rhinanthus minor</i>	2.0
Common Sorrel	<i>Rumex acetosa</i>	2.0
Bladder Campion	<i>Silene vulgaris</i>	3.0
Dandelion	<i>Taraxacum officinale</i>	3.0

4.2.2 Grassland management

- 4.4 The grassland areas will require minimal intervention and will be managed using a traditional meadow management regime. This will comprise a main summer hay cut in late August, together with an additional cut in October and a further cut in early March. Following the hay cut, the arisings will be left in situ for at least one week to dry and allow seed to shed, after which all material will be removed from the site. Regrowth will be mown through late autumn and winter to approximately 50 millimetres, with a further spring cut undertaken if required. A one metre margin adjacent to the hardstanding will be mown monthly, or more frequently where necessary, to maintain a height of approximately 50 millimetres. This will create variation in the habitat structure and encourage greater biodiversity, particularly by supporting colonisation by invertebrate communities.
- 4.5 In the event that the grassland fails to establish the topsoil will be stripped back and re-seeded the following autumn.

4.3 Hedgerow

4.3.1 Native hedgerow creation

- 4.6 The existing gappy hedgerow on site will be filled in by planting a native hedgerow mix. This infill planting will restore the hedgerow's structural connectivity, creating a continuous wildlife corridor across the site. Using a diverse mix of native species will enhance local foraging and nesting opportunities for birds and small mammals, while securing the feature's long-term ecological value.

Habitat creation methodology

- 4.7 A native hedge will be planted on site using field grown feathered transplant specimens. The species composition, age class and number of each species are outlined in table 2 below.

Table 2: Species to be included in hedgerow planting

Common name	Latin	Stage	%	Number
Field maple	<i>Acer campestre</i>	Bareroot 60/90cm	15	142
Alder	<i>Alnus glutinosa</i>	Bareroot 60/90cm	10	94
Dogwood	<i>Cornus sanguinea</i>	Bareroot 60/90cm	15	142
Hawthorn	<i>Crateagus monogyna</i>	Bareroot 60/90cm	25	236
Crab apple	<i>Malus sylvestris</i>	Bareroot 60/90cm	10	94
Blackthorn	<i>Prunus spinosa</i>	Bareroot 60/90cm	25	236

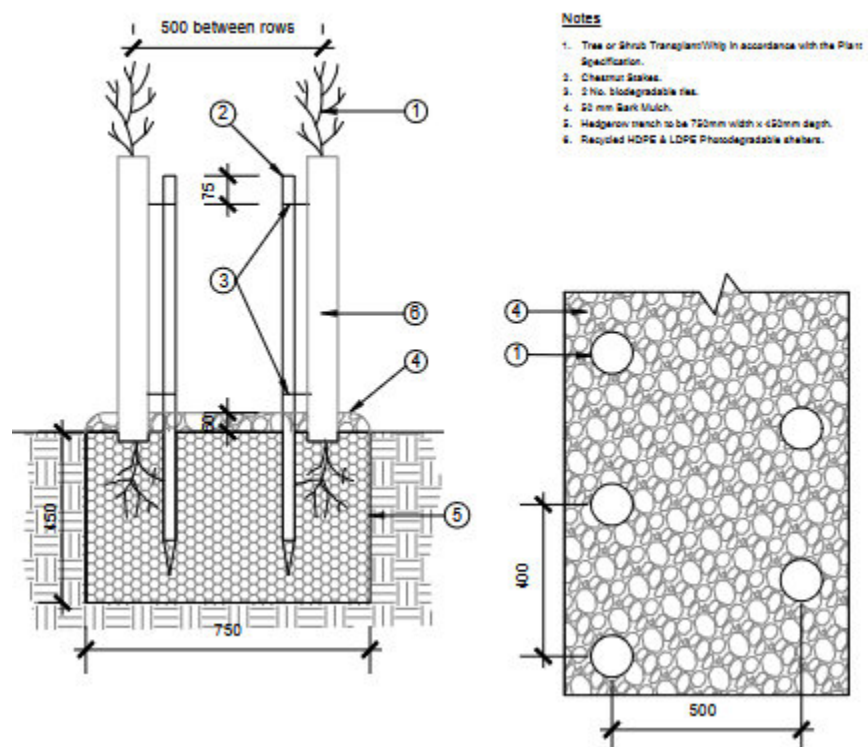
- 4.8 All tree specimens for the hedgerow planting will be UK native species and sourced from a reputable UK supplier. The proposed hedgerow planting must be undertaken between the months of October and February (inclusive) when the soil is in a friable condition, in line with horticultural best practice, and all planted whips should be appropriately staked and protected with tree guards. Periods of heavy rain and frost will be avoided for planting. The hedgerow planting on-site will be undertaken at the earliest opportunity during the construction phase.
- 4.9 All new hedgerow planting on site will be additionally protected by enclosing the planted areas with wire mesh fencing, this measure will deter dogs and wild fauna from entering the planting areas and causing damage during the establishment phase.

Hedgerow planting specifications

- 4.10 The specimens to be used in the hedgerow creation will be planted in trenches large enough to take full spread of the roots. The trees will be planted in a double staggered row, 450 millimetres apart and with 450 millimetres between rows. Prior to planting, suitable topsoil (conforming to BS 3882:2015 'Specification for topsoil' or similar approved by an agronomist) and a 100 millimetre depth of compost will be cultivated

into the existing ground. New hedgerow planting on site will follow the scheme illustrated in diagram 1 below.

Diagram 1: Hedgerow Planting Pattern



- 4.11 Weed control membrane shall be laid along the hedgerow over the top of the hedge plants and the membrane cut to allow the plants to extend through. The outer edges shall be dug into the ground to a depth of at least 150mm along the full length of the hedge line.

4.3.2 Hedgerow management

- 4.12 The following management prescriptions will be undertaken for the newly planted hedgerow:
- Year 1-5: Annual inspections will be made for five years following planting. Any gaps that are identified will be planted with new saplings of the species within the hedge in October.
 - Year 1-5: Weed species and naturally colonising saplings will be removed from the base of the hedgerow in October.

- Years 3-4: Management on the newly planted hedgerow will only commence once hedgerow shrubs reach 1.5 metre in height which is anticipated to be no sooner than three years after planting. The hedgerow will be trimmed back 10 centimetres using hand tools in years 3 and 4 during the winter between January and February. Tree protection can be removed if the plants are of a suitable size. The newly created hedgerow will be managed by rotational trimming whereby only one third of the hedgerow is trimmed in any one year.
 - Year 5: The tree protection tubes will be removed, from the established hedgerow plants to ensure the hedgerow does not develop gaps at the bottom. The success of the management regime will be assessed, and the timing or frequency of cutting will be adapted where necessary.
- 4.13 An amended management scheme for long term shaping will be implemented on the new native hedgerows once they have successfully established after a number of years and grown up to an average height of approximately 2.5 meters. This is likely to coincide with the end of the initial five years of management.

4.4 Bat boxes

- 4.14 Two bat boxes such as the large Multi-Chamber WoodStone Bat Box by Vivara Pro will be placed on site. These are versatile boxes suitable for summer and maternity roosting and hibernation during mild winters. They provide roosting opportunities for common and soprano pipistrelle bats and when installed on a tree are also suitable for use by noctule and long-eared bats (*Plecotus sp.*). These boxes should be installed at least three metres high, facing either south or south-west with a clear flight path. Bat boxes should not be installed close to the solar panels or associated site infrastructure or any existing illuminated areas of the farm.

4.5 Bird boxes

- 4.15 Three bird boxes will be placed on site to provide nesting habitat for bird species. One Vivara open fronted and two circular fronted bird boxes will be installed on existing mature trees. The bird box will be installed above three metres on an eastern facing part of the main stem, which is within a sheltered area.

5.0 TIMETABLE OF WORKS

The proposed schedule for the habitat creation measures and 30-year management program is summarised in table 3 below. The roles and responsibilities for these works are defined in section 3.3.

Table 3: Proposed timetable of works

Site enhancement feature	Habitat creation/enhancement and management prescriptions	Timing
Hedgerow planting	Planting of whips with spiral guards, trees with tree guards and cane.	To be completed by 1st March or in autumn
	Inspection of whips and replacement of any that have not established will be undertaken in the next autumn.	Ongoing – annually
	Whips will be watered throughout the summer months during dry spell.	The first year after planting.
Enhancement of grassland to other neutral grassland meadow	Prepare grassland by cutting grass down to ground level	To be completed by October
	Remove undesirable species by hand pulling or herbicide applications.	To be completed by October
	Oversowing EM5F at 1.5g/m ²	October
	Water in seeds and ensure areas are watered during dry periods.	Ongoing
	Mowing for weed control the year after seeding	Year 1 after sowing
	Mowing, hay cut and general care	Ongoing
	Monitoring success of creation and management	Ongoing
	Cuttings to be left in situ to dry for at least one week.	Ongoing
Installation of bat boxes	Installation of large colony bat box	To be completed by spring of the first year
	Inspection of the bat box	On going annually
Installation of bird boxes	Installed one Vivara open fronted and two circular fronted bird boxes on a mature tree on site.	Install at the first opportunity during construction works.
	Inspection of the bat box	On going annually

6.0 SITE MONITORING

- 6.1 Site monitoring will be undertaken throughout the five-year aftercare period following implementation of the LEMP in order to check progress and to assess whether the aims and objectives of the LEMP are being met. The site monitoring will predominantly comprise habitat and botanical surveys to check habitat creation measures and assess the outcomes of management prescriptions.
- 6.2 This compliance monitoring will assess the condition of the habitats and determine the extent of any remedial action to rectify habitat condition. If no remedial action is required, this will be justified within the monitoring report. Remedial action will be undertaken only to ensure the habitats are in the appropriate condition to deliver the required biodiversity values as outlined within the calculations for the net gain in biodiversity.
- 6.3 The results of each monitoring visit will be provided as a report format which will include data analysis, an evaluation of the findings in relation to the aims and objectives of the LEMP, and recommendations for any further actions or adjustments to the management prescriptions where required.
- 6.4 A suitably experienced ecologist will be appointed to undertake the above monitoring surveys and associated reporting work.

7.0 CONCLUSION

- 7.1 It is considered that the measures outlined in this report will be suitable for discharge of condition 6.

8.0 REFERENCES

Enims (2025) *Pythouse Farm, Tisbury Bat Transect Survey*.

Enims (2025) *Pythouse Farm, Tisbury Preliminary Ecological Appraisal*.

Ministry of Housing, Communities and Local Government. (2024) *National Planning Policy Framework*.

LC Ecological Services (2025) *Biodiversity Net Gain Report, Pythouse Farm*.

APPENDIX I: Baseline habitats



APPENDIX II: Enhancement plan

