



Sperberry Hill Solar Array and BESS

Landscape Specification

Prepared for

Brockwell Storage and Energy Ltd

**November 2025
3732-01-02**



Document Control

Revision	Date	Prepared By	Reviewed / Approved By
3732-01-02 Landscape Specification	November 2025	YK	AM/ToK

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Well House Barns, Chester Road, Bretton, Chester, CH4 0DH
1st Floor, Barfield House, Alderley Road, Wilmslow, SK9 1PL
Maling Exchange, Studio 307, Hoults Yard, Walker Road, Newcastle Upon Tyne, NE6 2HL

T: 0344 8700 007
enquiries@axis.co.uk
www.axis.co.uk

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1.0 INTRODUCTION

1.1 Overview

1.1.1 This Document and the accompanying Drawings comprise the Landscape Specification for the Sperberry Hill Solar Array and BESS ('the Development').

1.1.2 The Landscape Specification has been prepared on behalf of Brockwell Storage and Energy Ltd ('the Developer'), in order to discharge Condition 19 of Planning Permission 24/02455/FP.

1.1.3 Condition 19 states:

Notwithstanding the details submitted, prior to the installation of the solar panels, a landscaping scheme shall be submitted to, and approved in writing by, the local planning authority. The submitted scheme shall include but is not limited to detailed planting proposals to include planting locations and dimensions, species, densities, sizes, mixes and protection and for new planting areas, and hard surfacing materials. The landscaping of the site shall take place in accordance with the approved details and implementation programme. Any planting which within a period of five years of planting dies, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

1.1.4 The Landscape Specification provides details of the planting/seeding specifications, and details of implementation, as required by Condition 19.

1.1.5 Separate schemes have been submitted to discharge other planning conditions. A number of these schemes have some relevance to the Landscape Specification, as outlined In Table 1.

Table 1 Relevant Planning Conditions

Condition Number	Condition detail
Statutory Biodiversity Net Gain Condition	Biodiversity Net Gain Plan
7	Detailed Surface Water Drainage Scheme
9	Archaeological Written Scheme of Investigation
16	Landscape and Ecological Management Plan
17	Arboricultural Method Statement

Condition Number	Condition detail
21	Protection and replacement of existing tree planting
22	Soil Management scheme, including details of soil amelioration
26	Grazing Management Plan

- 1.1.6 The schemes prepared in relation to the Statutory Biodiversity Net Gain Condition and Condition 16 Landscape and Ecological Management Plan have particular relevance to the Landscape Specification.
- 1.1.7 As part of the information prepared to discharge the Statutory Biodiversity Net Gain Condition, the Habitat Management and Monitoring Plan (HMMP) sets out the details of how biodiversity net gain will be achieved.
- 1.1.8 The Landscape and Ecology Management Plan (LEMP) prepared to discharge Condition 16 sets out the management procedures that will be adopted to ensure that the proposals described in the Landscape Specification are managed and maintained appropriately for the operational life of the Development.



2.0 THE PROPOSALS

2.1 Aims and Objectives of the Proposals

2.1.1 The aims and objectives of the landscape and ecological proposals are as follows:

- i) Create pasture grassland providing a varied species and sward structure that is
 - a) Productive for livestock,
 - b) Which provides pollen and nectar for biodiversity benefit.
- ii) Create species-rich grassland providing:
 - a) Enhanced hedgerow buffer zones.
 - b) A varied habitat structure with new and enhanced foraging opportunities for bird.
 - c) Nectar, pollen and shelter for invertebrates, amphibians, reptiles and small mammals.
 - d) Wet grassland habitat within the surface water attenuation basin.
- iii) Create new native woodland providing:
 - a) A diverse and healthy habitat.
 - b) Screening of the views of the Development, including from the Farmhouse and Redcoats Hotel.
 - c) Landscape integration, and in particular the restoration of former field boundaries
 - d) Enhance ecological connectivity.
- iv) Create new native hedgerows providing:
 - a) Visual screening of the Development.
 - b) Landscape integration.
 - c) Enhanced ecological connectivity.
 - d) New and enhanced shelter and foraging opportunities
- v) Gap up of existing hedgerows to enhance their screening function and to enhance ecological connectivity.
- vi) Provide the Biodiversity Net Gain identified in the Developer's Planning, Design and Access Statement (c. 95% net gain in habitat units), and reflecting the specific target for each habitat type set out in the HMMP submitted to discharge the Statutory Biodiversity Net Gain Condition, as follows:
 - a) Proposed Woodland. Other woodland; broadleaved – poor condition within five years



- b) Proposed Pasture. Modified grassland – moderate conditions within 4 years.
- c) Proposed Species-rich Grassland – moderate condition within 5 years.
- d) Proposed Surface water attenuation basin. Sustainable drainage system – moderate condition within 3 years.
- e) Proposed Hedgerow. Species-rich native hedgerow – moderate condition within 5 years
- vii) Enhance habitat value for invertebrates.
- viii) Create/enhance foraging, shelter and breeding opportunities for other wildlife.
- ix) Control of invasive non-native species.

2.2 The Landscape Scheme

- 2.2.1 Areas of proposed grass seeding, woodland and hedgerow planting are shown on Drawings 3732-01-13 and 3732-01-14 Detailed Softworks Plans. The Drawings include detailed specification, densities and numbers for all planting, and area measures and quantity for grass seeding.
- 2.2.2 Location of gates, fencing and access tracks are shown on Drawings 3272-01-15 and 3272-01-16 Detailed Hardworks Plans. These Drawings also indicate locations of CCTV, transformer units and buildings associated with the compound.
- 2.2.3 Drawing 3732-01-17 Typical Details shows typical details for planting and seeding, including soil profiles for grassland. Details for perimeter fencing and gates are also shown on the Drawing.
- 2.2.4 The landscape proposals would include the following:
 - i) Retention and management of all existing woodland and hedgerow vegetation, within the Site, and the maintenance of a minimum 6m wide buffer between this vegetation and the fencing around the solar plots.
 - ii) Retention and management of all existing dry ditches within the Site.
 - iii) Creation of grassland within the perimeter/stock fencing suitable for sheep grazing.
 - iv) Species-rich grassland between field boundaries and perimeter/stock fencing.
 - v) Approximately 5,500 m² of new native-species woodland planting approximately 7.5m wide along parts of the north-western and northern boundaries of the Site.



- vi) Approximately 1,435m of new native-species hedgerows alongside Sperberry Hill and public footpaths.
- vii) Approximately 415m of additional boundary hedgerow planting.
- viii) Approximately 455m of gapping up of existing hedgerows around and within the Site which are generally in a poor and declining condition.
- ix) All hedgerows (existing and proposed) to be maintained at a minimum height 3m.
- x) Creation of one seasonally wet attenuation basin, seeded with a species-rich wet grassland mix.
- xi) 6 no. bat boxes and 6 no. bird boxes to be provided.



3.0 TIMESCALES

- 3.1.1 Landscape works will be implemented in the first available season following the substantial completion of construction. Earlier implementation will be carried out, as and when practically feasible, subject to the completion of any ground works (including land associated with temporary laydown) required in the location of specific planting or seeding.
- 3.1.2 During the establishment period for planting (the first five years), all dead, dying or diseased stock will be replaced with stock of similar size and species. If the failure of the plant is due to disease and the disease is considered likely to re-occur, then an alternative native species of local provenance may be used as a replacement, to be agreed with North Hertfordshire District Council. Refer to the LEMP prepared to discharge Condition 16 for further details regarding establishment management and maintenance.



4.0 PLANTING & SEEDING SPECIFICATION

4.1 Introduction

- 4.1.1 Schedules for new planting and seeding are set out in the Tables below.
- 4.1.2 All new planting will be native stock of certified local provenance (seed zone 405), subject to availability.

4.2 Woodland and Hedgerow Planting

- 4.2.1 Planting proposals are shown on Drawing 3732-01-13 and Drawing 3732-01-14. All new planting will be native stock of certified local provenance, subject to availability. All planting stock supplied shall be healthy and viable and comply with BS 3936 / the National Plant Specification, published by the Horticultural Trades Association (HTA) as appropriate. Supplying nurseries will be registered under the HTA Nursery Certification Scheme. All plants will be packed and transported in accordance with the Code and Practice for Plant Handling as produced by Committee for Plant Supply and Establishment (CPSE).

Table 2 Native Woodland Planting Mix

Botanical Name	Common Name	Height	Specification	Density	%
<i>Acer campestre</i>	Field Maple	175-200cm	2x Feather RB	2.5m centres	15
<i>Betula pendula</i>	Silver birch	60-80cm	1+1 Transplant BR	2.5m centres	20
<i>Carpinus betulus</i>	Hornbeam	100-125cm	1+2 Transplant BR	2.5m centres	15
<i>Corylus avellana</i>	Hazel	60-80cm	1+1 Transplant BR	2.5m centres	10
<i>Malus sylvestris</i>	Crab Apple	100-125cm	1+2 Transplant BR	2.5m centres	10
<i>Prunus spinosa</i>	Blackthorn	100-125cm	1+2 Transplant BR	2.5m centres	10
<i>Quercus robur</i>	English oak	100-125cm	1+2 Transplant BR	2.5m centres	10
<i>Sambucus nigra</i>	Elder	60-80cm	1+1 Transplant BR	2.5m centres	10

Table 3 Native Hedgerow Mix

Botanical Name	Common Name	Height	Specification	Density	% Mix
<i>Acer campestre</i>	Field Maple	60-80cm	1+1 Transplant BR	5/m	15
<i>Crataegus monogyna</i>	Hawthorn	60-80cm	1+1 Transplant BR	5/m	20
<i>Corylus avellana</i>	Hazel	60-80cm	1+1 Transplant BR	5/m	40
<i>Prunus spinosa</i>	Blackthorn	60-80cm	1+1 Transplant BR	5/m	10
<i>Rosa canina</i>	Dogrose	40-60cm	1+0 Transplant BR	5/m	5
<i>Sambucus nigra</i>	Elder	40-60cm	1+0 Transplant BR	5/m	10

4.3 Grass and Meadow Seeding

- 4.3.1 Surfaces to be smoothed, with bumps and hollows levelled, and lightly harrowed/scarified prior to sowing.
- 4.3.2 Locally native seed stock shall be used if available.

Table 4 Low Maintenance Pasture Grassland mix

Grazing Meadow Seed Mix		
Botanical Name	Common Name	% of mix
Grasses		
<i>Cynosurus cristatus</i>	Crested dogstail	10.0
<i>Dactylis glomerata</i>	Cocksfoot	7.0
<i>Festuca rubra</i>	Slender-creeping Red Fescue	20.0
<i>Lolium perenne</i>	Perennial ryegrass	29.0
<i>Phleum bertolonii</i>	Smaller cats-tail	5.0
<i>Poa pratensis</i>	Smooth-stalked meadow grass	7.0
<i>Lolium pratense</i>	Meadow fescue	10.0
Herbs		
<i>Achillea millefolium</i>	Yarrow	1.0
<i>Cichorium intybus</i>	Chicory	4.0
<i>Onobrychis viciifolia</i>	Sainfoin	1.0
<i>Petroselinum crispum</i>	Sheeps Parsley	1.5
<i>Plantago lanceolata</i>	Ribwort plantain	1.0
<i>Sanguisorba minor</i>	Sheeps Burnet	1.5
<i>Trifolium pratense</i>	Red clover	2.0

Supplied by Habitat Aid.

Seeding rate – 40kg per hectare (4g per m2).

Table 5 Species-Rich Grassland Mix

Botanical Name	Common Name	% Mix
Wild Flowers 20%		
<i>Achillea millefolium</i>	Yarrow	1
<i>Centaurea nigra</i>	Common Knapweed	2.5
<i>Daucus carota</i>	Wild Carrot	2.5
<i>Galium mollugo</i>	Hedge bedstraw	2
<i>Leucanthemum vulgare</i>	Ox-eye Daisy	3
<i>Malva moschata</i>	Musk Mallow	6.8
<i>Galium verum</i>	Ladies Bedstraw	1.
<i>Plantago lanceolata</i>	Ribwort Plantain	0.1
<i>Rhinanthus minor</i>	Yellow Rattle	0.1
<i>Ranunculus acris</i>	Meadow Buttercup	0.1
<i>Sanguisorba minor</i>	Salad Burnet	0.1
<i>Silene latifolia</i>	White campion	0.3
<i>Stachys officinalis</i>	Betony	0.5
Grasses 80%		
<i>Agrostis capillaris</i>	Common Bent	8
<i>Cynosurus cristatus</i>	Crested Dogstail	28
<i>Festuca rubra</i>	Red Fescue	24
<i>Phleum bertolonii</i>	Smaller Catstail	4
<i>Poa pratensis</i>	Smooth-stalked Meadowgrass	16

Seeding rate – 25kg per hectare (2.4g per m²).

- 4.3.3 Seeding will typically take place in September, to ensure species such as Yellow Rattle (freshly harvested seed) have optimum conditions for germination.

Table 6 EM8 Meadow Mixture for Wetlands

Botanical name	Common name	%
Wildflowers 20%		
<i>Achillea millefolium</i>	Yarrow	0.
<i>Agrimonia eupatoria</i>	Agrimony	0.6
<i>Angelica sylvestris</i>	Wild Angelica	0.1
<i>Betonica officinalis</i>	Betony	0.2
<i>Centaurea nigra</i>	Common Knapweed	3.2
<i>Filipendula ulmaria</i>	Meadowsweet	1.4
<i>Galium abum</i>	Hedge Bedstraw	0.4
<i>Galium verum</i>	Lady's Bedstraw	2
<i>Lathyrus pratensis</i>	Meadow Vetchling	0.8

Botanical name	Common name	%
Wildflowers 20%		
<i>Leontodon hispidus</i>	Rough Hawkbit	0.6
<i>Leucanthemum vulgare</i>	Oxeye Daisy	1.2
<i>Lotus corniculatus</i>	Bird's-foot Trefoil	0.6
<i>Lotus pedunculatus</i>	Greater Birdsfoot Trefoil	0.1
<i>Medicago lupulina</i>	Black Medick	1
<i>Plantago lanceolata</i>	Ribwort Plantain	2
<i>Primula veris</i>	Cowslip	0.4
<i>Prunella vulgaris</i>	Selfheal	0.8
<i>Ranunculus acris</i>	Meadow Buttercup	1.2
<i>Rhinanthus minor</i>	Yellow Rattle	0.8
<i>Rumex acetosa</i>	Common Sorrel	0.6
<i>Sanguisorba officinalis</i>	Great Burnet	0.3
<i>Silene flos-cuculi</i>	Ragged Robin	0.5
<i>Taraxacum officinale</i>	Dandelion	0.2
<i>Vicia cracca</i>	Tufted Vetch	0.3
Grasses 80%		
<i>Agrostis capillaris</i>	Common Bent	8
<i>Carex echinata</i>	Star Sedge	8
<i>Cynosurus cristatus</i>	Crested Dogstail	3
<i>Festuca rubra</i>	Red Fescue	18
<i>Hordeum secalinum</i>	Meadow Barley	1.6
<i>Phleum bertolonii</i>	Smaller Cat's Tail	8
<i>Poa pratensis</i>	Smooth-stalked Meadow-grass	6

Seeding rate – 40kg per hectare (4g per m²).

- 4.3.4 Seeding will preferably take place in September, to ensure species such as Yellow Rattle (freshly harvested seed) have optimum conditions for germination.



5.0 IMPLEMENTATION

5.1 Introduction

- 5.1.1 Planting will not be carried out when the ground is wet/waterlogged or frost bound, or during periods of excessive cold drying winds or drought.
- 5.1.2 Bare root and rootballed stock will be planted while dormant (between the months of November and February inclusive). Containerised stock will be used where necessary, as advised by the supplier.
- 5.1.3 All bare-root planting stock will be kept covered until actually planted, to minimise water-loss and prevent the roots from drying out. Stock will be planted while dormant (between the months of November and February inclusive). Containerised stock will be used where necessary, as advised by the supplier.
- 5.1.4 Root dip to be used on bare root stock if required.
- 5.1.5 The exact timing of replacement planting is dependent on the ground conditions; however, planting will take place between the months of November and February inclusive.

Ground Preparation

- 5.1.6 Soils will be handled in suitably dry conditions by reference to their lower plastic limit. Any imported topsoil will accord with BS 3882 Specification for Topsoil.
- 5.1.7 Prior to sowing areas of species-rich grassland, the top 150mm layer of soils will be removed using a mechanical turf stripper.
- 5.1.8 Prior to sowing all areas of grassland, the soil surface will be harrowed and rolled using a tine harrow in order to avoid damaging underground wiring. Any extraneous matter such as plastic, large pieces of wood and metal will be removed from Site to a registered waste disposal facility.
- 5.1.9 Typical soil profiles for species rich and pasture grassland are shown on Drawing 3732-01-17. Meadow for wet soils is to be seeded on a species rich grassland soil profile.



- 5.1.10 If ground compaction due to heavy machinery occurs, the soil will be harrowed using a disc harrow. Caution should be exercised to ensure underground services are not damaged during harrowing.
- 5.1.11 Where necessary, existing weeds and saplings will be removed by hand-weeding. Small areas may be treated with a suitable herbicide as specified in *The Weed Control Handbook* (Natural England, 2025). No use of chemicals within 10m from the top of ditches/pond will be undertaken.
- 5.1.12 Construction activities requiring heavy machinery will only take place during periods of dry weather, in order to avoid churning and damaging the soil.

5.2 Woodland Planting

- 5.2.1 Existing grassland will be trimmed to a height of no more than 75mm prior to planting.
- 5.2.2 If the ground is compacted, it will be ripped prior to planting.
- 5.2.3 All transplants shall be notch planted, staggered spacing with centres approximately 2.5m apart in species groups of 5-7. Transplants will be notch or T-planted using a suitable spade.
- 5.2.4 Trees will be planted so that the root plug is around 2cm below ground level, in a slit deep enough to accommodate the tree's roots. Once the trees have been planted, the soil will be gently firmed in place and watered to capacity.
- 5.2.5 All rows to be planted in curves, with no straight lines. Trees to be guarded with a minimum 1200mm height tubex shelter guard. If the ground is compacted, soil should be cultivated to a depth of 300mm prior to planting. Firm soil after planting and water to refusal. All plants will be fitted with 500x500mm bio-degradable mulch mats, pegged on each corner. Firm after planting and water to refusal.
- 5.2.6 Trees will be supported by one single 75mm diameter softwood stake, driven into the ground and to a height of minimum one-third the height of the tree, fixed with bio-degradable ties. A layer of 75mm depth organic composted mulch will be spread 1m diameter from the tree planting. Firm after planting and water to refusal.
- 5.2.7 Feathered trees will be planted in pits, with gently sloping sides, 150mm wider and approximately same depth as the root ball or root system of the tree when spread



out. Break up the base of the root pit if smears are present. Backfill with site won material to match the existing ground profile. If existing topsoil is shallower than 300mm, then topsoil depth should be increased. Additional topsoil will be imported onto the site if topsoil stripping operations do not provide sufficient topsoil for the entire tree planting. A general-purpose slow-release fertiliser (at the rate of 75gm/m²) and tree planting and mulching compost (at the rate of 20litres/m²) are to be incorporated into the top 150mm of topsoil during backfilling. Backfill will be consolidated in 150mm depth layers.

- 5.2.8 Feathered trees will be supported by a single 75mm diameter softwood stake, driven two-thirds into the ground and reaching a height of at least one-third of the tree above ground. Each stake will be fitted with a single biodegradable tree tie.
- 5.2.9 Typical tree planting details for feathered and transplant trees are shown on drawing 3732-01-17.

5.3 Hedgerow Planting

- 5.3.1 Existing grassland will be trimmed to a height of no more than 75mm prior to planting.
- 5.3.2 Transplants will be notch or T-planted using a suitable spade. All hedgerow stock to be planted as a double staggered row, 300mm between rows, 450mm between plants (5 plants per linear metre) in groups of 5-7.
- 5.3.3 Trees will be planted so that the root plug is around 2cm below ground level, in a slit deep enough to accommodate the tree's roots. Once the trees have been planted, the soil will be gently firmed in place and watered to capacity.
- 5.3.4 Mulch will be spread to 1000mm width along the hedgerow, at a depth of 50mm. All trees will be installed with a 400mm height bio-degradable spiral tube guard supported with canes
- 5.3.5 Soil will be firmed after planting, and planting will be watered to refusal.
- 5.3.6 Typical hedgerow planting details are shown on drawing 3732-01-17.

5.4 Grassland

- 5.4.1 If there is an abundance of annual or perennial weeds sprouting before there is chance to sow with the proposed grass seed mix, these will be manually removed



by hand weeding or repeated cultivation. If stands are particularly persistent, small areas will be treated with a suitable herbicide as specified within *The Weed Control Handbook* (Natural England, 2025). No use of chemicals within 10m from the top of ditches/pond is permitted.

- 5.4.2 Areas of low maintenance pasture will be seeded with seeding mix specified in Section 4.3, at a rate of 40kg/ha, in spring or autumn.
- 5.4.3 Areas of species rich grassland will be sown with the Species Rich Grassland Mix specified in Section 4.3, at a rate of 40kg/ha, in accordance with the supplier's instructions in autumn.
- 5.4.4 The attenuation basin will be seeded with the Meadow Mixture for Wetlands, specified in Section 4.3, at a rate of 40kg/ha, in accordance with the supplier's instructions in autumn.
- 5.4.5 Directly before sowing the ground will be harrowed or raked to produce a medium tilth then rolled to produce a firm surface. All extraneous matter such as plastic, wood, metal and stones larger than 50mm in any direction will be removed to ensure the ground is suitable for use with mowers.
- 5.4.6 All seed mixes will be broadcast in two perpendicular passes and firmed in twice by rolling to ensure good seed-to-soil contact.

5.5 Ditch

- 5.5.1 The existing ditch will be retained in its current condition.

5.6 Bat and Bird Boxes

- 5.6.1 A total of six bat roost boxes and six bird nest boxes will be installed in accordance with the manufacturer's recommendations. Boxes will be placed on existing mature tree features around the Site boundary, with exact locations to be determined subject to the advice of a suitable experienced ecologist with regard to the Site conditions at the time of installation.



Bat Boxes

- 5.6.2 Boxes will be erected in suitable habitats (i.e., along boundary features), at an appropriate height (ideally above 4m in height) and with clear flight paths to utilise the Site boundary features.
- 5.6.3 Boxes should be exposed to sun for at least part of the day and so erected on a south facing aspect. It is often appropriate to erect multiple boxes on the same tree at slightly different heights and aspects to create a variety of microclimates. Minor pruning may be required to ensure a clear drop zone below newly installed bat boxes.
- 5.6.4 Guidance on the installation of bat boxes is available from the Bat Conservation Trust¹, or a suitably qualified ecologist should be consulted.

Bird Boxes

- 5.6.5 Bird boxes should ideally be installed in the autumn (September to November) following the cessation of construction works, by the appointed contractor under advice of the suitably competent ecologist.
- 5.6.6 Boxes should be erected at an height appropriate to the target species, usually between 1 to 5 metres. Boxes should be angled so that they face away from the prevailing wind or in a semi sheltered environment. Positioning within or close to hedgerows will increase chances of occupation. Bird boxes will be suitable for a variety of farmland bird species.

¹ <https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes/putting-up-your-box> [last accessed 26/11/2025]



6.0 IMPLEMENTATION PROGRAMME

Table 7 Implementation Programme

Management Activity	J	F	M	A	M	J	J	A	S	O	N	D
Site Wide												
Selective herbicide treatment as necessary												
Woodland and Hedgerow												
Planting of woodland and hedgerow												
Watering	Water directly following planting, and as required to ensure establishment e.g. during periods of drought											
Grassland												
Seeding of pasture grassland												
Seeding of species rich grassland and wet meadow grassland												
Watering			Water directly following seeding, and as required to ensure establishment e.g. during periods of drought									

