



Radwell Bury Farm BESS

Landscape Management Plan

Prepared for

Balance Power Projects Ltd

**July 2026
3600-01-LMP Rev A**



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1.0 INTRODUCTION

1.1 Overview

- 1.1.1 This document comprises the Landscape Management Plan (LMP) for the Radwell Bury Farm BESS (the Development) near Letchworth Garden City.
- 1.1.2 The LMP has been prepared on behalf of Balance Power Projects Ltd (the Developer) in order to discharge Condition 13 of planning permission reference 27/02713/FP.

1.2 Contents of the LMP

- 1.2.1 Condition 13 requires that:

“No development shall take place until there has been submitted and approved, in writing, by the Local Planning Authority a landscape management plan for a minimum of 5 years. This should include:

- a) Drawing/s showing the extent of the LMP i.e. only showing the areas to which the LMP applies, areas of private ownership should be excluded.*
- b) Written specification detailing
 - o All operation and procedures for soft landscape areas; inspection, watering, pruning, cutting, mowing, clearance and removal of arising and litter, removal of temporary items (fencing, guards and stakes) and replacement of failed planting.*
 - o All operations and procedures for hard landscape areas; inspection, sweeping, clearing of accumulated vegetative material and litter, maintaining edges, and painted or finished surfaces.**
- c) Maintenance task table which explains the maintenance duties across the site in both chronological and systematic order.*
- d) Mechanism for monitoring and review of the management plan and operations”*

- 1.2.2 Table 1 sets out how each specific requirement of Condition 13 is addressed in the LMP.



Table 1.1 Condition 13 requirements

Requirement	Description	Refer to:
a	Drawing/s showing the extent of the LMP	Appendix A.
b i	Written specification detailing: All operation and procedures for soft landscape areas; inspection, watering, pruning, cutting, mowing, clearance and removal of arising and litter, removal of temporary items (fencing, guards and stakes) and replacement of failed planting.	Section 4
b ii	Written specification detailing: All operations and procedures for hard landscape areas; inspection, sweeping, clearing of accumulated vegetative material and litter, maintaining edges, and painted or finished surfaces	Section 4
c	Maintenance task table which explains the maintenance duties across the site in both chronological and systematic order	Section 5
d	Mechanism for monitoring and review of the management plan and operations	Section 6

- 1.2.3 The LMP is a working document and will be subject to regular review and updates throughout the lifetime of the development as set out in Section 6.0. The LMP describes the management requirements for the first 5 years of the development.

1.3 Other Relevant Documents

- 1.3.1 Reference should be made to the following documents, which are relevant to the contents of the LMP.
- i) Condition 5 requires details of the maintenance of the sustainable drainage scheme. Condition 6 requires a maintenance plan for the ditch to which surface water will be discharged.
 - ii) Condition 10 requires a Landscape and Ecology Management Plan (LEMP) to be produced covering a 30-year period. For the avoidance of doubt, the LMP covers the first five years of the LEMP period.
 - iii) Condition 12 requires details of the hard and soft landscaping proposals. These are provided for reference in Appendix A of this document.
 - iv) A Biodiversity Gain Plan (BGP) is required by the Statutory Biodiversity Net Gain condition. The initial management measures included in the LMP will contribute to ensuring the requirements of the BGP are met.



2.0 THE PROPOSALS

2.1 The Landscape Scheme

2.1.1 The landscape scheme is illustrated on Drawings 3600-01-02 to 04 which are submitted to discharge Condition 12, and which are included in **Appendix A**.

2.1.2 The proposals include:

- i) Retention of existing native hedgerow and trees within the Site.
- ii) The planting of approximately 3,000 m² native mixed scrub with trees.
- iii) The planting of 340 m native species hedgerow.
- iv) The creation of approximately 2 ha of species diverse neutral grassland.
- v) The provision of approximately 3,210 m² of attenuation basins to be sown with a species diverse meadow seed mixture for wet conditions.
- vi) Hard surfacing provision for the development.

2.2 Aims and Objectives

2.2.1 The aims and objectives of the landscape proposals are set out below:

- i) Scrub planting:
 - a) Provide enhanced connectivity of existing habitats.
 - b) Maximise biodiversity.
 - c) Provide screening of the development from the village of Newnham.
- ii) Hedgerow planting:
 - a) Provide enhanced connectivity of existing habitats.
 - b) Maximise biodiversity.
- iii) Grassland:
 - a) Establish a more grassland with a diverse sward.



2.3 Environmental Trends and Constraints

Bird Nesting

- 2.3.1 Any tree, scrub, and hedgerow management outlined within this document will be undertaken outside of the bird nesting season (February – August inclusive). If works are required during the nesting period, the trees and vegetation will be inspected by an ecologist to determine the presence of any nests. If active nests are identified, then work in the nesting area will be delayed until the young have fledged and/or the nest is no longer in use.

Reptiles and Amphibians

- 2.3.2 Management of vegetation risks killing or injuring reptiles and amphibians.
- 2.3.3 Reptiles will take refuge during their active period and during winter hibernation in abandoned piles of materials such as bricks, tiles, roof sheeting and logs that have become part vegetated over a period of years. Any materials on Site requiring removal will be moved under ecological supervision piece by piece within the period April to August.
- 2.3.4 Any hedgerow that may need to be removed during the LMP period will be thoroughly checked by an ecologist, including 2 m either side of the required removal, to ensure no hibernating reptiles will be removed.

Bats

- 2.3.5 Any artificial lighting on site will be directed internally and not at surrounding hedgerow and woodland habitats. Any landscape maintenance operations will be undertaken during daylight hours.

Dormice

- 2.3.6 Any hedgerow that may need to be removed during the LMP period will be thoroughly checked by an ecologist, including 2 m either side of the required length to be removed, to ensure no dormice will be disturbed or harmed during removal.



Climate Change

- 2.3.7 Climate change resulting in warmer and drier summers, more extreme weather events or increased risk of disease could in future potentially affect habitats on and adjacent to the Site (e.g. influencing water supplies and requiring additional watering of landscape planting). Planting will be monitored as detailed within Section 6.0, which also sets out climate related contingency measures.



3.0 ROLES, RESPONSIBILITIES & TIMESCALES

3.1 Roles and Responsibilities

- 3.1.1 The Developer will be responsible for the financial and practical delivery of the measures detailed within this LMP.
- 3.1.2 The Developer shall be responsible for the cost of implementing the LMP including the cost of carrying out any management, monitoring, or other such activities, as detailed within this document.
- 3.1.3 The management and maintenance of the habitats within the Site, as set out in the LMP will be the responsibility of the Developer.
- 3.1.4 All works associated with the implementation of the LMP will be undertaken by experienced contractors and / or under the watch of a suitably qualified (and where required, licenced) ecologist.
- 3.1.5 In the event of a change of ownership, responsibilities held by the Developer will transfer to the new owners.
- 3.1.6 The Developer and appointed contractors will identify hazards associated with maintenance operations proposed and undertake a full Risk Assessment which will be recorded and retained for reference.
- 3.1.7 All works will be undertaken in accordance with the latest guidance on safe working practices, including information from the recognised industry bodies, the local authority and the government Health and Safety Executive.

3.2 Timescales

- 3.2.1 The detailed management and maintenance measures set out in the LMP cover a period of five years after implementation in accordance with the requirements of the planning condition. For details of long-term management, refer to the LEMP prepared to discharge Condition 10.
- 3.2.2 It is anticipated that grassland establishment would take approximately one year, and that establishment of new planting would take five years.



- 3.2.3 For new seeding, long-term management prescriptions will apply once establishment is complete. Existing trees, shrubs and hedgerows will be subject to long-term management as described in Section 4.0.
- 3.2.4 The seasons for planting and seeding works are provided on Drawing 3600-01-04, included in **Appendix A**.



4.0 MANAGEMENT AND MAINTENANCE

4.1 Introduction

- 4.1.1 The tasks set out below will be carried out throughout the 5-year LMP period and should subsequently be continued throughout the operational life of the Proposed Development, or as otherwise required.

4.2 Hard surfacing and building maintenance

- 4.2.1 For the first five years of the development there should be minimal maintenance required for the hard surfacing and buildings. Surfacing will be checked as a minimum once per annum. Any hollows or ruts to the surfacing shall be made up to match surrounding levels, to the original specification. Edges shall be maintained in good condition, any damaged sections shall be removed and replaced to original specification. Should weeds start to develop, these will be manually removed and arisings taken off site.
- 4.2.2 All buildings or other associated structures shall be maintained in good condition.

4.3 Fencing

- 4.3.1 All fencing, including any gates or other associated structures shall be maintained in good condition.

4.4 Litter

- 4.4.1 Litter and debris shall be removed as required as part of each regular maintenance visit, including from ditches/waterbodies and hard surfacing. All arisings will be removed from site and disposed of at a suitably licenced tip.

4.5 Weeding

- 4.5.1 Problem perennial weeds will be controlled by hand pulling, or if necessary careful targeted application of a non-residual herbicide via spot spraying with a knapsack (low pressure to avoid spray drift) or weed wiping. Herbicide application may be used in April, June and August. Species to be removed shall be identified on-site as part of regular monitoring.



- 4.5.2 Within or adjacent to ponds, wetland areas, watercourses and ditches, weed growth shall be controlled by either cutting, or by hand pulling. Use of herbicide is not permitted within 10m of watercourses, ditches, ponds, or wetland areas.
- 4.5.3 If invasive non-native species listed under Schedule 9 of The Wildlife & Countryside Act 1981 (as amended) or the EU Invasive Alien Species Regulation (1143/2014) are encountered within or immediately surrounding the Site at any time, the advice of a suitably qualified ecologist will be sought, and the appropriate best practice measures for the species in question shall be taken to prevent the establishment and spread of such plants around the Site.
- 4.5.4 Where required, a suitably experienced specialist management company will be instructed to eradicate the invasive non-native species from the Site. Any arisings will be disposed of offsite to a suitably licenced waste disposal facility.

4.6 Access

- 4.6.1 Site access tracks will be inspected as part of regular monitoring activities (see Section 6.0) to ensure no unacceptable erosion is occurring, and remedial action would be taken where appropriate.
- 4.6.2 The emergency access tracks will be maintained to a grass height of between 50-100 mm through regular cutting to ensure there is clear access whenever required.
- 4.6.3 There are no Public Rights of Way or other routes with public access crossing the Site, therefore there are no management requirements in relation to public access.

4.7 Mixed Scrub with Trees and Hedgerow Establishment

Establishment Indicator Criteria

- 4.7.1 The following objective criteria will be used to determine whether establishment of new planting/seeding has occurred.
- i) Scrub planting
 - a) Planting within the plots shall have established to a degree that stakes and guards can be removed.
 - b) At least 90% of plants have survived.



- c) No canopy gaps of greater than 5 adjacent plant losses.
- d) Minimal maintenance is required to allow plants to grow.
- e) The canopy will have developed to inhibit understorey grass growth and weed management/suppression is no longer required.
- ii) Hedgerow planting
 - a) The gap between the ground and base of the canopy is less than 0.5 m for 90% of the hedgerow, and canopy gaps comprise <10% of the total length, with no gaps exceeding 5m.
 - b) The layer of undisturbed ground with perennial vegetation exceeds 1m in width for over 90% of the hedgerow.
 - c) The hedgerow and undisturbed ground are free of invasive non-native plant species.
 - d) There is a minimum of 5 woody species within any 30 m length of hedgerow.

Establishment Management

- 4.7.2 All stakes and ties, and any protective fencing will be regularly checked as a minimum once annually, replaced as required and removed from Site and disposed of once plants have established.
- 4.7.3 Any loose or leaning stakes and plants will be adjusted
- 4.7.4 Mulch mats will be checked annually, re-pegged or replaced as required.
- 4.7.5 An annual inspection will be undertaken each September to identify stock in need of replacement.
- 4.7.6 During the life of the LMP, all dead, dying or diseased stock will be replaced with stock of similar size and species by the appointed contractor. 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 Council. The exact timing of the planting of replacement scrub/tree is dependent on the ground conditions; however, planting will take place between the months of November and February, inclusive.



Mixed Scrub with Trees

- 4.7.7 During the establishment period scrub plants and trees will be allowed to grow naturally, with minimal pruning only, to remove damaged limbs and maintain healthy growth. Any pruning, cutting or thinning management works will be undertaken between November and January inclusive, to avoid the bird nesting season.

Hedgerows

- 4.7.8 Hedgerows will be allowed to grow to a height of 3-4 m and width of 3 m. Annual extension growth may be lightly trimmed (avoiding cutting into old growth) during this period to maintain access and visibility as desired.

Weeding

- 4.7.9 The planting areas (1 m radius around each stem) will be kept mulched to the original specification and weed-free during the establishment period, using approved hand-weeding or if necessary, herbicide treatment (applications in April, June and August). The Weed Control Handbook (Natural England 2025) provides guidance on appropriate herbicide use in relation to nature conservation works. Where used, herbicides will be sprayed in appropriate weather conditions (i.e. during periods of low wind and no excessive rainfall) in accordance with the supplier's instructions, to avoid affecting adjacent grassland areas.

Watering and Fertiliser

- 4.7.10 During the establishment period, trees and shrubs will be inspected during periods of warm weather and drought. If it is considered that the ground conditions are too dry, the planted areas will be watered on a regular basis to saturation until weather conditions are considered suitable for watering to cease. Plants shall receive an application of slow-release fertiliser for the first 3 years if required. There will be no use of fertilisers following this period.

4.8 Management of Existing Trees and Hedgerows

Criteria for Established Vegetation

- 4.8.1 The criteria set out below will be used to determine the success of management/maintenance:



- i) Native hedgerow:
 - a) Hedgerow height and width are no less than 3 m on average.
 - b) The gap between the ground and base of the canopy is less than 0.5 m for 90% of the hedgerow, and canopy gaps comprise <10% of the total length, with no gaps exceeding 5 m.
 - c) The layer of undisturbed ground with perennial vegetation exceeds 1 m in width for over 90% of the hedgerow.
 - d) The hedgerow and undisturbed ground are free of invasive non-native plant species.
 - e) There is a minimum of 5 woody species within any 30 m length of hedgerow.
 - f) More than 90% of the hedgerow will be free of damage caused by human activities.
 - g) At least 95% of hedgerow trees will be in a healthy condition.

Hedgerows

- 4.8.2 Hedgerows will be cut to maintain an approximately 3 m height in a three-year rotation, with a third of the length of the hedgerows on site being cut each year. The sections cut will not be in a continuous section but distributed throughout the Site. This will provide continuous cover and supply of berries throughout the winter months for birds.
- 4.8.3 Ground flora will be cut at the base of hedges on the same three-year rotation as the hedgerow, to 150 mm height, with arisings removed. This is to maximise the value of the habitat for overwintering and foraging insects, whilst preventing scrub establishment.



4.9 Grassland Establishment

Establishment Indicator Criteria

- i) Grassland areas
 - a) The sward shall have established fully with coverage of at least 90% of the area.
 - a) The appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat. Wildflowers, sedges and indicator species for the specific grassland habitat type are very clearly and easily visible throughout the sward.
 - b) Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm).
 - c) Cover of bare ground is between 1% and 5%, including localised areas.
 - d) Cover of bracken less than 20% and scrub cover no more than 10% of grassland areas.
 - e) There is an absence of invasive non-native species.
 - f) There are greater than 9 species per metre squared.
- ii) Ponds
 - a) The sward shall have established fully with coverage of at least 95% of the pond margin area.
 - b) Cover of bare ground is less than 5%.
 - c) There is an absence of invasive non-native species.

Establishment Management

Grassland

- 4.9.1 In the first year following sowing, new grasslands will be cut regularly between July and March to maintain a height between 50 mm and 100 mm. All arisings will be removed.
- 4.9.2 Between April and June, new grassland will receive a regular cut to maintain a height between 400 mm and 600 mm. Perennial weeds such as Docks, Ragwort and Thistles will be controlled through regular pulling or controlled spot treatment with herbicide, ensuring no drift to adjacent plants and no use of herbicide within 10 m of a watercourse.



Ponds

- 4.9.3 In the first year, annual weed growth will be cut back when surrounding grassland is cut to encourage the development of a good perennial ground cover. Establishment on sites prone to flooding may be patchy and may take several years to fully colonise. Pond edges will be monitored to ensure vegetation is still developing and on target to meet the established vegetation criteria.
- 4.9.4 If pond edge vegetation fails to establish the use of plug planting may be considered, with species within the proposed seed mix.

4.10 Grassland Management Post-establishment

Criteria for Established Vegetation

- i) Grassland:
 - a) The appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat. Wildflowers, sedges and indicator species for the specific grassland habitat type are very clearly and easily visible throughout the sward.
 - b) Sward height is varied (at least 20% of the sward height is less than 7 cm and at least 20% is more than 7 cm).
 - c) Cover of bare ground is between 1% and 5%, including localised areas.
 - d) Cover of bracken less than 20% and scrub cover no more than 10%, in a scattered fashion, of grassland areas.
 - e) There is an absence of invasive non-native species.
 - f) There are greater than 9 species per metre squared.
- ii) Ponds:
 - a) Pond margins will have a varied structure and plant diversity.
 - b) There will be no dense stands of single species dominating pond banks.
 - c) Minimum pond depth will be maintained to 0.8 m.
 - d) There is an absence of invasive non-native species.



Grassland

- 4.10.1 Approximately 50% of the dry grassland area will be cut each year, on a minimum 2 year rotation, to a height of 100 mm in July/August. The areas cut will not be in a continuous block but distributed around the Site to maintain continuity of some cover and foraging resource for reptiles, invertebrates and other wildlife. Arisings will be removed from site.

Ponds

- 4.10.2 Marginal vegetation will be managed to encourage structural diversity and maximise biodiversity value. Work will be undertaken between September and November to minimise disturbance to wildlife.
- 4.10.3 Up to 30% of bankside vegetation will be cut to 100 mm every two years, rotating around the perimeter so that all vegetation is cut by the end of every fourth year and some cover for wildlife is maintained at all times. Dense stands of larger species such as yellow flag iris may be selectively thinned by up to 50% every two to three years as appropriate.
- 4.10.4 Management should have regard to the sustainable drainage management plan submitted to discharge Condition 5.

Ditches

- 4.10.5 Ditches will be maintained in line with the sustainable drainage management plan submitted to discharge Condition 5, and the ditch management plan submitted to discharge Condition 6.
- 4.10.6 Vegetation within ditches will be maintained to ensure it does not impede the drainage function.



5.0 MANAGEMENT SCHEDULES

5.1.1 The schedules set out in the Tables below outline the anticipated timing of the proposed landscape management and maintenance works.

Table 5.1 Initial Habitat Creation and Establishment – Years 1 and 2

Management Activity	J	F	M	A	M	J	J	A	S	O	N	D
Site wide												
Monitoring review (until grassland has established)				✓		✓		✓		✓		
Selective herbicide treatment as necessary				✓		✓		✓				
Planting												
Planting of scrub with trees and hedgerows	✓	✓									✓	✓
Check of planting stock, stakes and mulch levels (re-firm, top-up mulch as required until year 5 or canopy has closed enough to inhibit weed growth)				✓	✓	✓						
Watering	Water directly following planting, and as required to ensure establishment (e.g. during periods of drought)											
Grassland												
Seeding of new grassland			✓	✓	✓			✓	✓			
Construction and seeding of ponds				✓	✓			✓				
Maintain grassland between 50-100 mm	✓	✓	✓				✓	✓	✓	✓	✓	✓
Maintain grassland between 400-600 mm				✓	✓	✓						
Cut back pond annual weed growth				✓	✓	✓	✓	✓	✓			
Maintain emergency access tracks between 50-100 mm			✓	✓	✓	✓	✓	✓	✓	✓		



Table 5.2 Habitat Management and Establishment – Year 3 onwards

Management Activity	J	F	M	A	M	J	J	A	S	O	N	D
Site wide												
Annual monitoring review							✓	✓	✓			
Selective herbicide treatment as necessary				✓		✓		✓				
Planting												
Watering of scrub, tree and hedgerow planting – as required					✓	✓	✓	✓				
Check of planting stock, stakes and mulch levels (re-firm, top-up mulch as required until year 5 or canopy has closed enough to inhibit weed growth)				✓	✓	✓						
3 year rotational pruning of hedgerows and ground flora to encourage bushy growth											✓	✓
Watering of scrub, trees and hedgerow planting	Water as required to ensure establishment (e.g. during periods of drought)											
Grassland												
2 year rotation cut of grassland							✓	✓				
Pond vegetation cut up to 30% to 100 mm every two years									✓	✓	✓	
Maintain emergency access tracks between 50-100 mm			✓	✓	✓	✓	✓	✓	✓	✓		



6.0 MONITORING AND REVIEW

6.1 Introduction

- 6.1.1 Regular monitoring of the landscape and ecology works is key to identifying whether or not they are likely to meet identified targets and are ultimately meet the Aims and Objectives set out in Section 2.0.

6.2 Monitoring and Reporting

- 6.2.1 A Site inspection shall be undertaken bi-monthly whilst the grassland is establishing, then once a year during the rest of the 5-year LMP period during late summer, to provide the following:

- i) Assess the condition of all vegetation on Site.
- ii) Review management successes/failures gauged against the aims and objectives outlined in Section 2.0 and criteria outlined in Section 4.0.
- iii) Record any incidental wildlife sightings.
- iv) Make any adjustments to the management/maintenance regime that the findings of the inspection indicate would be appropriate.

- 6.2.2 Following each annual inspection a brief monitoring record shall be produced and retained by the site manager/ operator. The record will be made available to the Local Planning Authority on request.

6.3 Contingency Measures

- 6.3.1 If the monitoring outlined above identifies that a habitat is not meeting the target condition or is not meeting the description for the proposed habitat type, or if other aspects of the proposals are not achieving (or are not likely to achieve) the aims and objectives, the following contingency measures should be considered.
- 6.3.2 In all cases, where a failure is identified the root cause should be identified and remedial measures implemented.

Scrub with Trees

- 6.3.3 Any plants which fail during establishment will be replaced, in line with the planting specification and implementation within Sections 4.0 and 5.0.



- 6.3.4 Small glades may be encouraged to develop to increase diversity. However, if large gaps develop additional planting may be carried out.
- 6.3.5 Where high rates of climate-related failure have occurred, substitution with more resilient alternative species shall be considered.
- 6.3.6 Where trees are developing too close together and becoming spindly, thinning works will be carried out in favour of longer-lived and more naturally developing tree specimens.
- 6.3.7 When the canopy has developed sufficiently to inhibit grass growth an assessment of the ground flora will be carried out, and supplementary sowing of Emorsgate EW1 Woodland Mixture, or similar, may be carried out to increase diversity.

Hedgerows

- 6.3.8 Small gaps should fill in naturally as neighbouring hedgerow shrub species grow, however where there is a high failure rate shrub species will be replanted or alternative species used. Alternative management methods may be considered, such as traditional hedgerow laying.

Grassland

- 6.3.9 If areas of grassland fail to establish additional seeding may be carried out, to the original specification. Where failure is due to unpredicted ground conditions, such as damper conditions developing, a more suitable native species mix may be used.
- 6.3.10 If nutrient levels are too high, resulting in lack of species diversity and indicated by the dominance of a small number of competitive species (e.g., nettles, spear thistle, white clover, coarse grasses), efforts will be made to reduce the nutrient levels in the soils.
- 6.3.11 The cutting regime may also be reviewed and amended to reduce dominance by competitive species.

Ponds

- 6.3.12 If pond vegetation fails to establish, additional seeding or plug planting may be carried out to ensure good bank cover.



Appendix A – Landscape Drawings (Condition 12)





SURFACING, FENCING AND FURNITURE SPECIFICATIONS

Surfacing

General

Details of all surfacing set out below shall be confirmed by a suitably qualified civil engineer, prior to construction.

Subbase

All hard surfaced areas will be installed on an impermeable butyl liner, or similar, to prevent any pollutants percolating the ground and protect the chalk bedrock aquifer from contamination.

Access Roads

All main access roads will be constructed from MOT Type 1 crushed aggregate 40mm to dust with pressure treated timber edges. The surface will be compacted to ensure it is suitable to accommodate HGVs and battery containers.

Emergency Access Roads

The emergency access tracks, predominantly for fire tender access, will be constructed from grasscrete or cellular ground reinforcement grids, and sown with Emorsgate's EM5 Meadow Mixture for Loamy Soils. The reinforcement will be laid to the supplier's instructions.

General Site Surfacing

The main site compound area will be constructed from MOT Type 1 crushed aggregate 40 mm to dust. Plinths to accommodate the containers and buildings will be constructed from concrete.

Site Security Fence

The site compound will be surrounded by a 2.4 m high paladin fence, powder-coated RAL colour 6005 'moss green'. Posts will be situated at 3 m intervals and changes in direction. Panels will be fixed to the posts by clips with security fixings, as per the supplier's recommendations.

CCTV/ Lighting Column

An example CCTV/ Lighting Column is provided on drawing 3600-01-05. These will be directed into the compound area to avoid light pollution on to surrounding boundary habitats.

- Site boundary
- Existing trees/ hedgerows
- Access road: MOT type 1 granular fill, compacted
- Site surfacing: MOT type 1 with concrete bases for buildings and containers
- Building
- Emergency access track: grasscrete, cellular ground reinforcement grids or similar
- Drainage ditch
- Below ground drainage tank
- Site security fence: 2.4m high paladin, RAL 6005 'moss green'
- CCTV/ lighting column, see drawing 3600-01-L-DR-05 for details
- Fire hydrant
- Existing site contours
Minor contours - 0.1m intervals
Major contours - 0.5m intervals
- Proposed site contours
Minor contours - 0.1m intervals
Major contours - 0.5m intervals
- Proposed levels

NOTES:
For hard surfacing details and cross section see drawing 3600-01-L-DR-05

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Client
Balance Power Projects Limited
Project
Radwell Bury Farm BESS
Drawing Title

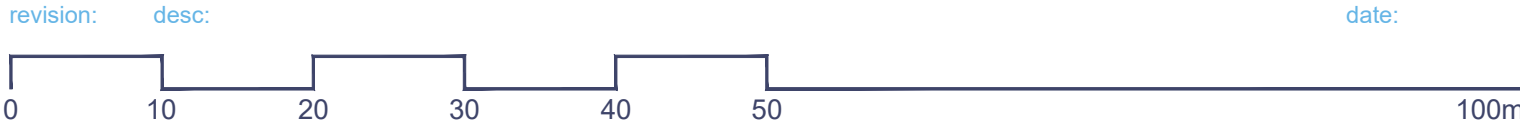
Detailed Hard Landscape Plan

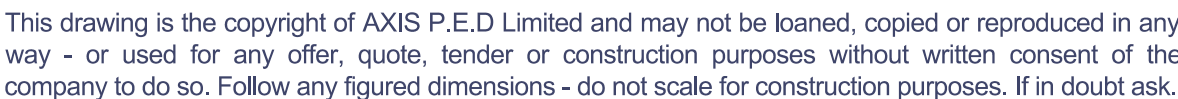
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Date
June 2026
Dwg no

Status
For Planning
Drawn
NG
Checked
AM
Rev

3600-01-L-DR-02

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EM5 Meadow Mixture for Loamy Soils, supplied by Emorsgate Seeds		
Wild Flowers – 20%		
%	Latin name	Common name
1.20%	<i>Achillea Millefolium</i>	Yarrow
0.20%	<i>Agrimonia eupatoria</i>	Agrimony
1.60%	<i>Betonica officinalis</i>	Betony
2.40%	<i>Centaurea nigra</i>	Common Knapweed
0.60%	<i>Daucus carota</i>	Wild Carrot
1.40%	<i>Galium verum</i>	Lady's Bedstraw
0.60%	<i>Geranium pratense</i>	Meadow Crane's-bill
1.60%	<i>Leucanthemum vulgare</i>	Oxeye Daisy
1.00%	<i>Malva moschata</i>	Musk Mallow
1.00%	<i>Medicago lupulina</i>	Black Medick
0.40%	<i>Plantago lanceolata</i>	Ribwort Plantain
1.00%	<i>Poterium sanguisorba</i>	Salad Burnet
1.00%	<i>Primula versis</i>	Cowslip
1.60%	<i>Prunella vulgaris</i>	Selfheal
2.00%	<i>Ranunculus acris</i>	Meadow Buttercup
0.40%	<i>Ranunculus bulbosus</i>	Bulbous Buttercup
0.40%	<i>Rhinanthus minor</i>	Yellow Rattle
0.40%	<i>Rumex acetosa</i>	Common Sorrel
0.60%	<i>Silene vulgaris</i>	Bladder Campion
0.60%	<i>Taraxacum officinale</i>	Dandelion
Grasses – 80%		
10.40%	<i>Agrostis capillaris</i>	Common Bent
32.00%	<i>Cynosurus cristatus</i>	Crested Dogstail
1.60%	<i>Deschampsia cespitosa</i>	Tufted Hair-grass (w)
5.60%	<i>Festuca ovina</i>	Sheep's-fescue
24.00%	<i>Festuca rubra</i>	Red Fescue
2.40%	<i>Schedonorus arundinaceus</i>	Tall Fescue (w)
4.00%	<i>Schedonorus pratensis</i>	Meadow Fescue
Sowing rate: 4g/m2		

-  Site boundary
 -  Existing trees/ hedgerows
 -  Proposed native scrub with trees
 -  Proposed hedgerow
 -  Species rich meadow grassland: Emorsgate EM5 Meadow Mixture for Loamy Soils, or similar as available
 -  Species rich wet grassland: Emorsgate EM8 Meadow Mixture for Wetlands, or similar as available
 -  Pond Edge: Emorsgate EP1 Pond Edge Mixture, or similar as available
 -  Permanent standing water
 -  Ditch
 -  Ecology exclusion zone

NOTES:

- For hard surfacing and boundary treatments see drawing 3600-01-L-DR-02
- For implementation notes see drawing 3600-01-L-DR-04
- For establishment and long-term management see the Landscape Management Plan and the Landscape & Ecological Management Plan



Planting Implementation

Soils

Construction activities requiring heavy machinery will only take place during periods of dry weather, in order to avoid churning and damaging the soil. If ground compaction due to heavy machinery occurs, the soil will be harrowed using a disc harrow, or via soil lifting. Caution will be exercised to ensure underground services are not damaged.

Soils will be handled in suitably dry conditions by reference to their lower plastic limit. The main method of lifting, transporting and placing soil for restoration will be by dump truck and hydraulic excavator, or low ground pressure bulldozer.

Where necessary, existing weeds and saplings will be removed by hand-weeding. Small areas may 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/ watercourses will be undertaken.

Following final soil placement a fine seedbed will be prepared using agricultural equipment and this will be seeded and rolled.

Native Scrub and Tree Planting

All new planting will be native stock of certified local provenance (seed zones 402/405), subject to availability. Up to 10% of stock may be sourced from further south, to provide some resilience against climate change.

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).

All planting will be undertaken between October and February inclusive, when weather conditions allow. Periods of frozen or waterlogged ground, frost or high winds will be avoided. Prior to planting of scrub, existing vegetation and grassland will be cleared by cutting or strimming to a height of no more than 75mm and arisings removed from site.

Whips are to be notch planted, using a suitable spade to create a T-, H- or L-notch to a size and depth to accommodate the full spread of roots of the plant once spread out. Plants will be placed within the slot covered by soil, keeping the root flare at the same level as the soil. All stock to be planted at 2 m centres in same species groups of 3-10 with groups randomly mixed. Soil will be firmed after planting and watered to refusal prior to mulch mat installation.

Each plant will be provided with a 500x500mm mulch mat fixed in line with supplier's recommendations and be protected against browsing by a 600mm high Defender Tree guard from green-tech, or similar, supported by a tanalised timber stake.

Hedgerow Planting

All hedgerow planting will be undertaken between October and February inclusive, when weather conditions allow. Periods of frozen or waterlogged ground, frost or high winds will be avoided. Prior to planting of hedgerows, existing vegetation and grassland will be cleared by cutting or strimming to a height of no more than 75mm and arisings removed from site.

Hedge lines will be provided with a 1000mm wide mulch mat roll, fixed in line with supplier's recommendations. Matting will be laid over the pre-prepared notches, with a cut being made through the matting to allow planting.

Whips are to be notch planted, using a suitable spade to create a T-, H- or L-notch of a size and depth to accommodate the full spread of roots of the plant once spread out. Plants will be placed within the slot covered by soil, with the root plug 2cm below ground level. Hedgerows will be planted in double staggered rows with 5 plants per linear meter, rows 350mm apart. Plants will be in same species groups of 3-10 with groups randomly mixed. Soil will be firmed after planting and watered directly to soil through the cut to refusal.

All plants will be protected against browsing by a 600mm high Defender Tree guard from green-tech, or similar, supported by a tanalised timber stake.

Meadow Grassland and Wet Grassland Creation

All seeding shall be carried out in accordance with BS 4428:1989 Code of Practice for general landscape operations (excluding hard surfaces), or the most up to date and current British Standard, and in accordance with seed supplier's technical advice. Locally sourced native seed stock shall be used subject to availability. Seeding rate - 40 g per hectare (4 g per m²).

Grass seeding will be undertaken in spring or early autumn, when weather conditions allow and there is sufficient warmth and moisture in the soil. Periods of waterlogged ground, frost or drought will be avoided. Prior to seeding of meadow grassland, if the formation level is compacted it will be ripped/cultivated to remove compaction. Caution will be exercised to ensure underground services are not damaged during these operations.

Ponds will be constructed using a butyl liner or similar, laid to the drainage engineer's requirements with a minimum 150 mm subsoil cover. Seeding of ponds will be carried out to allow vegetation to have time to establish before the ponds are likely to flood. This will be in spring or late summer, avoiding periods of drought.

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: Guidance on the use of herbicides on nature conservation sites* (Natural England, 2025). No use of chemicals within 10m from the top of ditches will be undertaken.

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. Seed will be surface sown, broadcast by machine. To get an even distribution the seed will be divided into two or more parts and sown in overlapping sections. The seed will not be incorporated into the soil, or covered, but will be firmed in with a roll, or by treading, to give good soil/seed contact.

No chemical fertilisers will be used.

Site boundary

Existing trees/ hedgerows

Proposed native scrub with trees

Proposed hedgerow

Species rich meadow grassland: Emorsgate EM5 Meadow Mixture for Loamy Soils, or similar

Species rich wet grassland: Emorsgate EM8 Meadow Mixture for Wetlands, or similar

Pond Edge: Emorsgate EP1 Pond Edge Mixture, or similar

Permanent standing water

Ditch

Ecology exclusion zone

NOTES:
For hard surfacing and boundary treatments see drawing 3600-01-L-DR-02
For planting schedules see drawing 3600-01-L-DR-03
For establishment and long-term management see the Landscape Management Plan and the Landscape & Ecological Management Plan

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Client
Balance Power Projects Limited
Project
Radwell Bury Farm BESS
Drawing Title

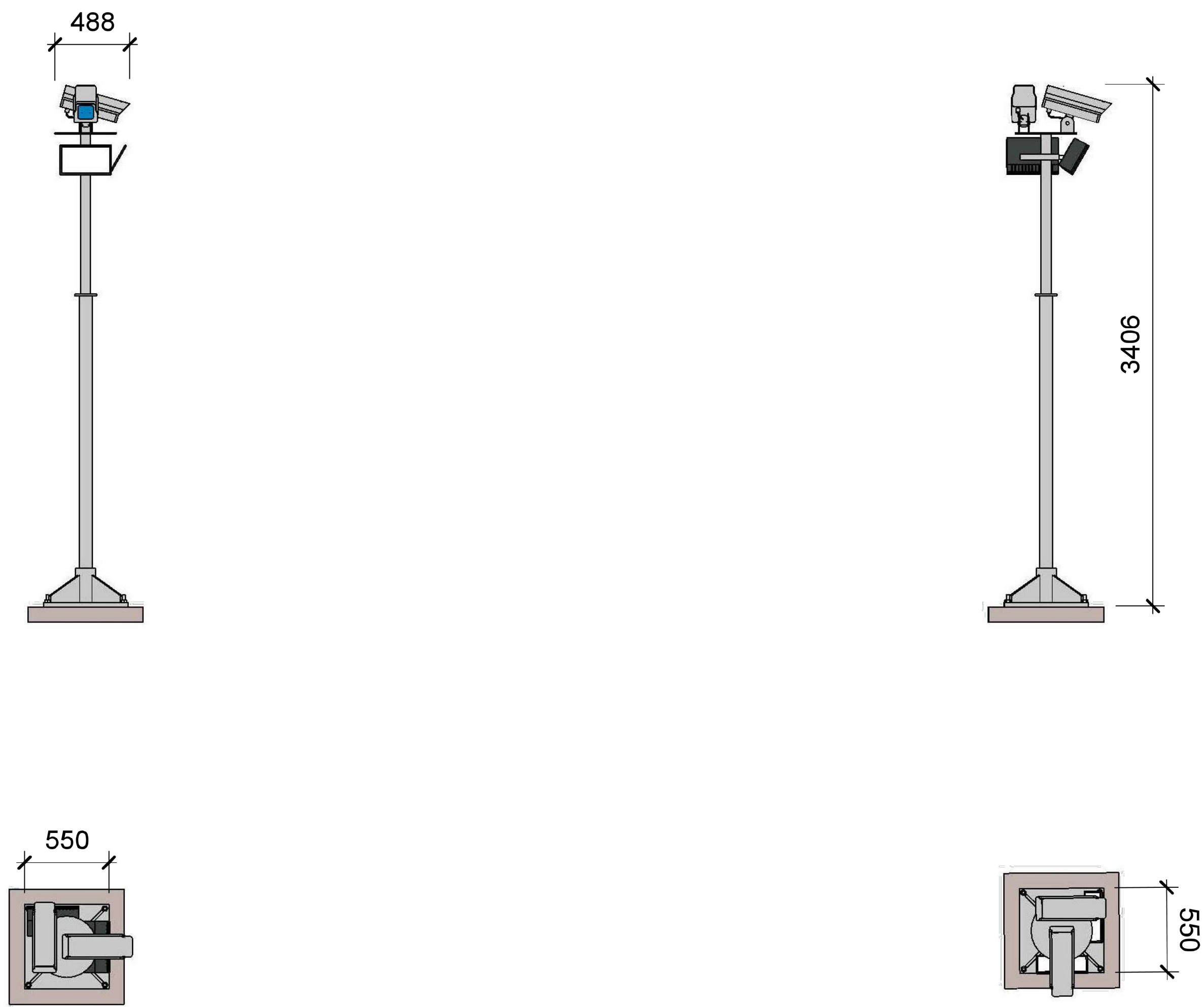
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Sheet 2 of 2

Scale
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Date
June 2026
Dwg no
3600-01-L-DR-04

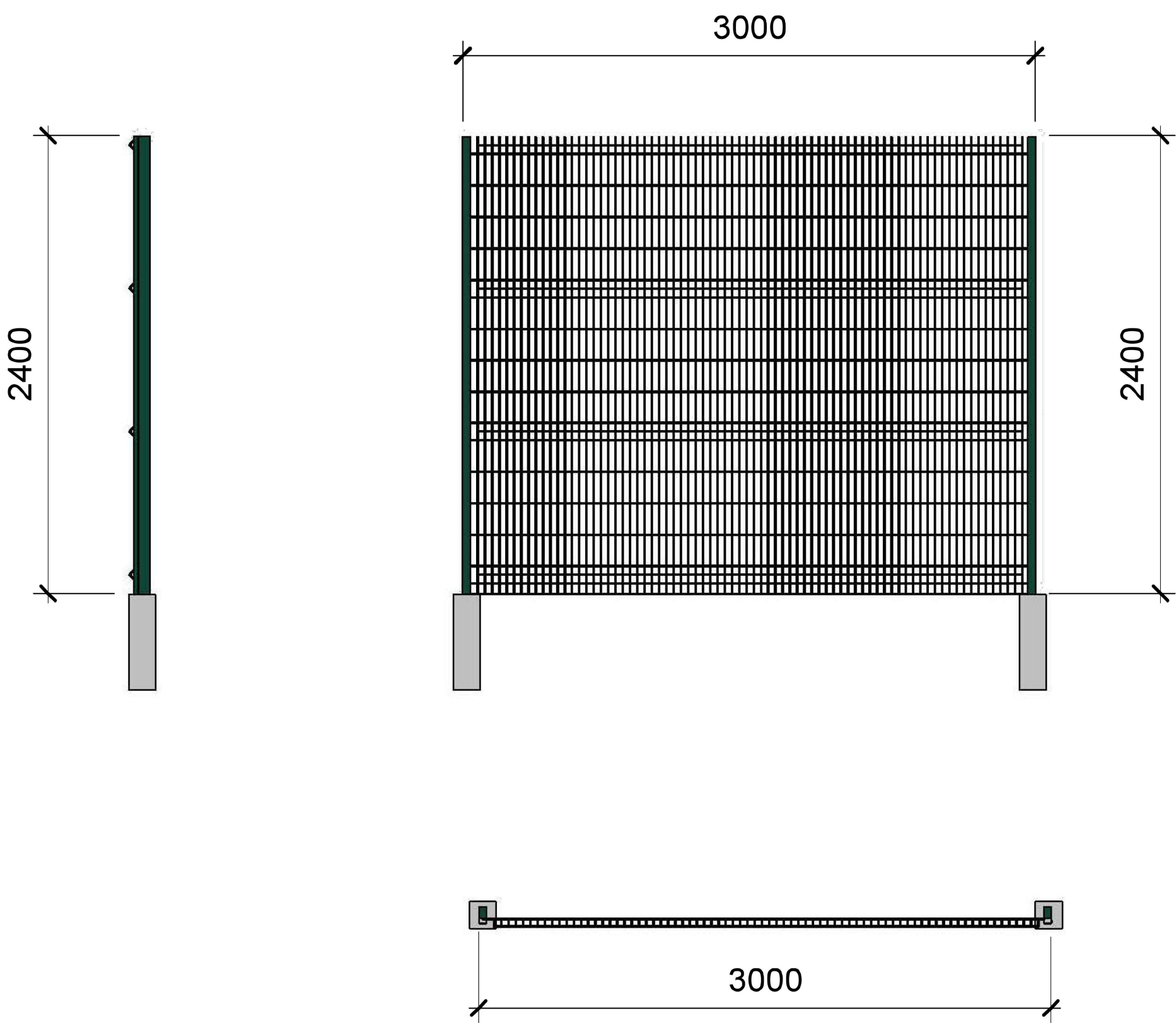
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Drawn
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Rev



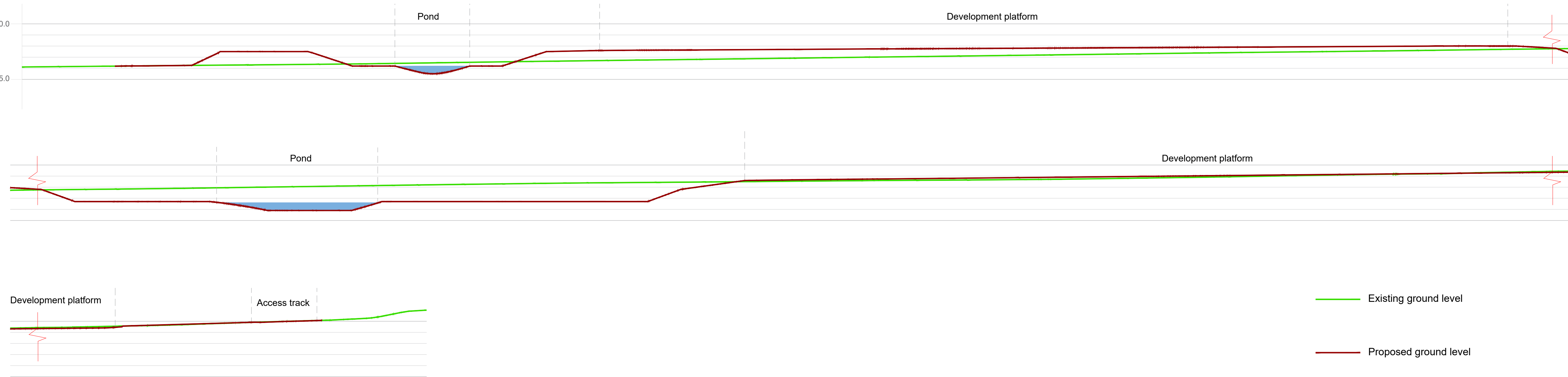
CCTV/ lighting column



Site security fence: 2.4m high paladin



Cross Section
Scale 1:200@A1



NOTES:
For section location see drawing
3600-01-L-DR-02

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Client
Balance Power Projects Limited

Project
Radwell Bury Farm BESS

Drawing Title
Landscape Details

Scale
Not to Scale

Date
June 2026

Status
For Planning

Drawn
NG

Checked
AM

Dwg no
3600-01-L-DR-05

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