

CLUMP FARM SOLAR LTD

**CLUMP FARM, LEICESTERSHIRE -
CONSENTED SOLAR FARM
DEVELOPMENT**

**PLANNING CONDITIONS -
CONSTRUCTION
ENVIRONMENTAL MANAGEMENT
PLAN (ECOLOGY)**

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PLANNING CONDITIONS – CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (ECOLOGY)

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1.0 INTRODUCTION

- 1.1 Soltys Brewster Ecology were commissioned by Clump Farm Solar Limited to devise a strategy for the implementation of ecological mitigation measures during construction of the consented solar farm development at Clump Farm in Peckleton, Leicestershire (see Indicative Landscape Masterplan in Appendix I). The scheme has received planning permission for a solar array, including the installation of access tracks, solar panels, transformer cabins and a substation, enclosed within a 2m perimeter 'deer' fence and associated landscaping, subject to a number of conditions (planning ref: 21/01242/FUL). Condition 23 of the planning approval requires the production of a Construction Ecological Management Plan (CEMP) (Ecology) as follows:

Condition 23 – Construction Environmental Management Plan (Ecology)

The development hereby permitted shall not commence until a Construction Environmental Management Plan (Ecology) has been submitted to and approved in writing by the Local Planning Authority. In discharging this condition, the Local Planning Authority expect to see details concerning pre-commencement checks for badgers, otters, reptiles and breeding birds and appropriate working practices and safeguards for wildlife that are to be employed whilst works are taking place on site. The Construction and Ecological Management Plan as approved shall thereafter be implemented in full.

Reason: To ensure that protected species are not harmed by the development in accordance with SADMP policy DM6 and the advice contained in the NPPF together with the Habitats Directive.

- 1.2 The purpose of the current document is to set out the measures to address the requirements of Condition 23 and to identify how the retained habitats on/adjacent to the site, and the species which rely upon them, will be protected from construction operations. Considerations of other aspects of a typical CEMP relating to pollution prevention, managing noise and dust, vehicle parking, site deliveries etc are to be addressed in a separate Construction Environmental Management Plan (Environmental Health), as required under Condition 21 of the planning approval.
- 1.3 The measures set out in this document have been informed by ecological survey work undertaken at the site by SBE in January 2021 (SBE, 2021) and January 2026 (see Target Notes in Appendix III).

2.0 ECOLOGICAL FEATURES AND POTENTIALLY DAMAGING OPERATIONS

- 2.1. The site's ecological baseline conditions were first established by SBE in 2021 through a Preliminary Ecological Appraisal comprising of a desk study and an Extended Phase 1 Habitat survey (SBE, 2021 – see 2021 Extended Phase 1 Habitat Plan in Appendix II). The desk-based element involved consultation with the Leicestershire and Rutland Environment Records Centre (LRERC) and the Department for Environment, Food and Rural Affairs (DEFRA) 'MAGIC' interactive mapping tool, which confirmed that the site holds no designation for nature conservation and is not located within 1km of any nationally or internationally designated site, nor does it fall into any SSSI Impact Risk Zones. The Peckleton Grassland & Tree Wildlife Site (LWS) (potential) represents the nearest known designation, with this located approximately 400m west of the application site – this holds no formal designation but has been identified as a potential LWS for the present of mesotrophic grassland and mature tree habitat.
- 2.2. The 2021 Extended Phase 1 Habitat survey was undertaken on 26th January 2021 by two suitably experienced ecologists and followed standard Phase 1 Habitat Survey protocol (JNCC, 2010) as amended by the Institute of Environmental Assessment (1995). The site was found to support a limited range of habitat types, consistent with its then current agricultural use, comprising predominantly of large arable field parcels considered to hold limited ecological value. The arable fields were bordered by network of native hedgerows, wet ditches and woodland parcels of varying descriptions, and these were considered to represent the features of greatest ecological value in context of the site, with the examples of lowland mixed deciduous woodland and native hedgerows representative of UK BAP Priority Habitats. The habitats found at/adjacent to the site were considered suitable of supporting a range of protected/priority listed species including foraging /commuting/roosting bats, both tree/shrub and ground-nesting bird species, common herpetofauna (reptiles and amphibians), Brown Hare *Lepus europaeus* and other small mammals. No invasive non-native species (INNS) listed under Schedule 9 of the Wildlife and Countryside Act (1981) (as amended) were recorded at the site during the 2021 survey. The presence of Badgers *Meles meles* at the site was also confirmed, with a large sett identified within a parcel of mixed plantation woodland found immediately adjacent to the southern boundary (Sett 1). A copy of the 2021 Extended Phase 1 Habitat Plan is included in Appendix II.
- 2.3. Follow up targeted surveys were undertaken at the site in April 2021 for Badger and Great Crested Newt (GCN) *Triturus cristatus*. The targeted Badger survey confirmed that the existing sett near the southern boundary (Sett 1) was still present, although no other setts or any other evidence of Badger activity was found elsewhere across the site or within any of the directly adjacent habitats. The additional GCN survey involved collecting pond samples from three ponds/water bodies located at/adjacent to the site boundaries –

all of these returned negative results for GCN environmental DNA (eDNA), indicating the likely absence of this species at the site.

- 2.4. In order to provide an update to the 2021 survey information, and to inform the measures set out in this document, an updated Ecological Walkover Survey was undertaken at the site on 19th January 2026 (see confidential Appendix III for 2026 site walkover notes and annotated survey plan). This survey, which was undertaken by two suitably experienced ecologists¹, revealed that site conditions (i.e. type and extent of habitats present) have remained consistent with what was recorded/mapped in 2021 (see Appendix II). The site still comprises predominately of large arable field parcels, bordered by a series of native hedgerows, wet ditches and woodland boundaries. The habitats present remain suitable for use by foraging/commuting/roosting bats, tree/shrub and ground nesting bird species, common herpetofauna and other small mammals. The existing Badger sett located near the site's southern boundary (Sett 1 – see Target Note 8 in Appendix III) was still present and based on the abundance of evidence found (including latrines containing fresh dung, footprints, disturbed soil/recent excavation works, and guard hairs found in tunnels) this was considered to represent an active main sett. Additional evidence of Badger activity was also found in the northwestern extent of the site. This includes what was considered to be a second main sett belonging to a different Badger social group/clan situated along a woodland edge marking a section of the northern boundary (Sett 2 – see Target Note 20), and a single-hole outlier sett within a hedgerow marking a section of the western boundary (Sett 3 – see Target Note 21). Badger sett locations should be treated as confidential, and these should not be released into the public domain.
- 2.5. All of the valuable habitats on site are to be retained within the development layout, with grassy buffers to be provided alongside the hedgerow corridors and woodland boundaries, and existing pathways and gaps in vegetation utilised for access routes. The module layout has also been revised to allow retention of/limit disturbance to the known Badger setts. However, construction activities such as the removal of vegetation, topsoil stripping, storage of materials, movement of heavy plant and creation of deep excavations have potential to impact retained habitats and any protected species present on site. In addition, without appropriate avoidance or mitigation measures, movement of heavy plant, soil/material storage and surface run-off may pollute water features in the surrounding landscape and result in soil compaction and/or root damage to retained trees and hedges, reducing their biodiversity value.
- 2.6. The following sections set out how the protection of the habitats and protected/notable species described above will be achieved, and are based on recommendations in the submitted PEA report (SBE, 2021) and NatureSpace Best Practice Principles.

¹ Full and Associate members of the Chartered Institute of Ecology & Environmental Management (CIEEM), with experience of habitat & protected species surveys (holding relevant survey licences for bats, Great Crested Newt and Hazel Dormice) and with previous knowledge of the site.

3.0 SUMMARY OF ECOLOGICAL MITIGATION STRATEGY

3.1. This section provides an overview of the mitigation measures which will be implemented across the site. The principles of the strategy are 1) the avoidance and protection of retained habitats and other important ecological features and 2) the adoption of sensitive timing controls and/or clearance methods in areas where protected species are known to inhabit or are likely to occur. This strategy combines measures set out in the submitted PEA report, with additional measures to protect retained trees, hedgerows, woodlands and watercourses, as well as wildlife including bats, nesting birds, common herpetofauna, Badger and other small mammals. The avoidance and mitigation measures set out in this report are summarised below:

- Toolbox Talk to be provided by the project ecologist prior to the start of works to ensure site managers and operatives are aware of the various ecological constraints and mitigation measures to be implemented;
- Exclusion of construction work/contractors from identified 'Biodiversity Protection Zones' (BPZs) to protect ecologically sensitive areas. The BPZs will effectively be defined by the route of the 2m high post and wire deer fencing as shown on the Proposed Layout Plan (Appendix I);
- Protective fencing (deer fencing) & appropriate signage around the BPZs, to include the root protection zones of retained trees, hedgerows and woodland boundaries, and the retained grassy buffers and badger setts, with these established prior to start of construction works and maintained throughout construction period to prevent damage or disturbance to retained habitats and protected species;
- Environment Agency (EA) pollution prevention guidance to be followed to protect all water features from surface run-off and other potential sources of pollution;
- Sensitive timing, precautionary working methods and pre-commencement checks adopted for any required scrub/woody vegetation/rank grassland removal to minimise risk to Badgers, Otters, nesting birds and common herpetofauna;
- Adoption of appropriate avoidance and mitigation measures to minimise potential impacts to Badgers and their setts – if panels/construction activities are required within a 10 - 30m buffer of any of the known Badger setts, then a disturbance licence may need to be obtained from Natural England (NE) to permit such works. The requirement for a licence will depend on the nature of the works required within the buffer areas;
- Deep excavations to be covered overnight or a means of escape provided to prevent Badgers, Hedgehogs and other wildlife from becoming trapped;
- No brash or other vegetation to be left within construction areas where it may attract and provide shelter for Hedgehogs or other wildlife;
- Good site housekeeping, to include secure storage of chemicals and equipment overnight to prevent injury to Badgers and other wildlife; and

- Use of nighttime lighting will be avoided wherever possible during the construction phase. Where required, lighting will maintain the BPZs as 'dark corridors' for use by nocturnal species. There will be no lighting of any habitats found at/adjacent to the known Badger setts.

4.0 SITE CLEARANCE AND IMPLEMENTATION OF ECOLOGICAL MITIGATION STRATEGY

4.1. A description of the protection measures for ecological features at the site is set out in the following sections.

Biodiversity Protection Zones

- 4.2. A series of 'Biodiversity Protection Zones' (BPZs) will be instated at the site, and these shall incorporate the retained boundary hedgerows, treelines, wet ditches, woodland edges and associated grassy buffers. The location/boundaries of the BPZs will be defined by the route of the 2m high post and wire deer fencing as illustrated on the Proposed Layout Plan (Appendix I).
- 4.3. The BPZs will function as contractor exclusion areas and will be clearly demarked using appropriately robust fencing (i.e. the deer fencing) and signage at the outset of site preparation/clearance works. No activities associated with the construction of the solar farm will be undertaken within the BPZs, including stockpiling of materials or waste, storage, vehicular/plant access, welfare facilities etc. The fencing will be maintained as construction activities progress and is expected to remain in place during the operation phase of the development. Access tracks (created from crushed stone) will be sited outside the BPZs wherever possible.
- 4.4. Any retained standard trees set away from the abovementioned boundary habitats shall also be protected from construction activities, with these clearly demarked with appropriate fencing (e.g. heras fence) and signage throughout the construction period. These fenced off areas will also be treated as BPZs and will incorporate the tree's root protection areas (RPAs) as illustrated on the submitted detailed landscape drawings.
- 4.5. In order to allow for the continued use of the site by foraging/commuting Badgers and other protected/priority listed wildlife (e.g. Brown Hare), the boundary deer fencing will incorporate a gap of 200mm along its base (i.e. the bottom of the fence will not be buried into the ground).
- 4.6. Where the boundary fencing runs in close proximity to the known Badger setts in the northwestern extent of the site (i.e. within 30m of any of sett entrance), fencing posts will be installed using hand tools only (e.g. fence post rammers) to minimise potential disturbance to Badgers occupying these setts. There should be no fence posts installed within a 10m buffer extending from each sett entrance – the alignment of the boundary fencing near any known Badger setts will be reviewed by the project ecologist during the installation process and throughout the construction period. Should any other protected species be encountered during the installation of the deer fencing, or any accidental damage to retained boundary habitats occur, the project ecologist will be contacted to attend site and provide advice on any corrective action to take as appropriate.

Pollution Prevention

- 4.7. Site run-off, accidental spills and other potential sources of pollution shall be prevented by strict adherence to Environment Agency Pollution Prevention Guidance (Environment Agency 2007, 2011a, 2011b, 2012 & 2013). Appropriate pollution control measures are to be set out in a separate Construction Environmental Management Plan (Environmental Health), as required under Condition 21 of the Outline consent.

Vegetation Clearance

Badgers

- 4.8. As discussed in sections 2.2 – 2.4, survey work has identified the location of several Badger setts across the site and immediately adjacent habitats (see Target Notes 8, 20 and 21 in confidential Appendix III and confidential plan in Appendix IV). All of these setts are located within or along boundary hedgerow/woodland corridors that either fall outside the redline boundary or are situated within the identified BPZs. As such, all of the setts are to be retained within the development layout and there will be no vegetation clearance works required within a 20m buffer extending from all sett entrances/tunnels. As such no further consideration is required for Badgers with regards to vegetation clearance, although further precautionary measures relating to other construction activities (e.g. installing panels or digging excavations) will be required, with these detailed below (see sections 4.19 – 4.28).
- 4.9. In the event that any other Badger setts are discovered within the construction zone (or within a 30m buffer extending from the construction area) during future vegetation clearance works, all works will immediately cease, and the project ecologist or Natural England (NE) will be contacted for advice on how to proceed.

Bats

- 4.10. As part of 2021 Extended Phase 1 Habitat survey and 2026 Walkover Survey, any standard mature trees found within or directly adjacent to the site boundaries were assessed for their potential to support roosting bats and were categorised in relation to their bat roosting features using best practice guidance (Collins, 2023). These surveys identified a small number of trees considered suitable for use by roosting bats (see Target Notes 6, 10, 12 & 13 – Appendix III), all of which were associated with boundary hedgerows/field margins. All of these trees are expected to be retained and protected within the development layout, and as such no further survey work or mitigation measures in regard to roosting bats and vegetation clearance are required.
- 4.11. The boundary woodland parcels also contain a large number of trees that are likely suitable for use by roosting bats. Woodland trees have not been individually inspected for bat roost potential to date, as all of the woodland boundaries are to be retained and protected within the development layout (i.e. they sit within the identified BPZs so no impact to individual trees expected). Should this change and any mature trees

associated with the boundary woodlands (or hedgerow corridors) do require felling and/or heavy pruning (e.g. for H&S reasons), then the project ecologist will be contacted for advice before such works could proceed.

Breeding Birds

- 4.12. Any required plant/machinery will utilise the existing gate and access track off Hinckley Road, as well as any natural/existing gaps and pathways through boundary hedgerows for access during the construction and operational phases of the development. As such, no hedgerows, scrub or tree clearance is expected to be required, limiting any potential impacts to tree/shrub nesting bird species. Should this change and clearance of woody vegetation is required, then such works will be completed outside the nesting bird season wherever possible (i.e. clearance possible between October – February inclusive). Where clearance works within the breeding season (i.e. March to August) are unavoidable, a pre-commencement check for the presence of nesting birds will be undertaken by a suitably experienced ecologist. If vegetation is particularly dense, impeding the ecologist's ability to complete a thorough hand-search for nests, then vegetation clearance works will also be undertaken under direct ecological supervision. In the event an active nest is discovered, an appropriate exclusion zone around the nest will be determined and clearly demarcated by the ecologist (minimum 3m buffer). No works will be carried out within the exclusion zone until the ecologist confirms that any young have fledged, and the nest is no longer in use.
- 4.13. The large open arable field parcels were also considered suitable for use by ground-nesting bird species. Any vegetation within these fields (currently arable) will be regularly cut prior to and during the construction phase so as to maintain short sward heights that are less attractive to ground-nesting birds. The installation of panels within the field parcels will ideally be undertaken outside the nesting bird season (i.e. between October – February inclusive). Where this is not possible, a pre-commencement check for the presence of ground nesting birds will be completed by a suitably experienced ecologist. As detailed above, should an active nest be found within the works area, this will be retained with an appropriate protective buffer until any young had fledged and the nest was no longer in use.

Common Herpetofauna

- 4.14. The large arable field parcels, where all development is proposed, are considered to hold negligible suitability to support common reptiles and amphibians. While the rough grassland and scrub habitats found alongside the field margins/boundaries do represent more suitable habitats for reptiles and amphibians, these areas fall within the identified BPZs and so are to be retained and protected within the development layout. The risk of encountering and/or endangering reptiles and amphibians during vegetation clearance works are therefore considered very low.

- 4.15. However, in the event areas of scrub or rank/tussocky/tall grassland do require clearance (e.g. to install the boundary deer fencing), then these areas will be subject to a sensitive clearance strategy to encourage the dispersal of any animals present towards retained boundary habitats. Doing so would minimise any risk of injury to any reptiles/amphibians present.
- 4.16. Any areas of scrub or tall/rank grassland requiring clearance will be strimmed to a height of 50mm in phases as follows. The vegetation will initially be cut to a height of 150mm, with all arisings immediately removed and composted/disposed of off-site – cuttings could be used to create brash piles/compost heaps along the retained woodland/hedgerow boundaries. Cutting will be undertaken using hand tools (strimmers, brushcutters etc.) or using a low-pressure mower capable of cutting at a set height, and undertaken in one direction towards retained boundary habitats, allowing any animals present to disperse into the retained areas outside the construction footprint. No less than 48 hours after the initial cut, the vegetation will be cut to a height of 50mm in the manner described above, with all arisings again immediately removed/disposed of offsite. This directional cutting is only possible when reptiles and amphibians are active (i.e. typically between late March – late October). Should any reptiles or amphibians be encountered during vegetation clearance works, these should be safely captured by hand and transported to suitable retained habitat found outside the construction area.

Otter

- 4.17. No evidence of Otter *Lutra lutra* has been identified at the site to date, and the habitats present at the site are considered of poor suitability for this species. The various drainage ditches associated with the arable field boundaries are small/shallow in size; unlikely to contain sufficient prey resources to support regular use by Otter; and are likely to dry-out in warmer/drier conditions. A desk study completed as part of the 2021 PEA, including consultation with the Leicestershire and Rutland Environment Records Centre (LRERC) and the National Biodiversity Network (NBN) Atlas Tool, revealed that there are no records for Otter associated with the site itself or with any of the immediately adjacent habitats. However, Otters are known to inhabit the wider surrounding areas, with records associated with streams and other more permanent waterbodies. The irregular use of the site by commuting Otters therefore cannot be precluded. The retention and protection of the boundary ditches and woodland parcels within the development layout limits potential impacts to Otter. In the event that any vegetation clearance is required within/adjacent to the ditches/woodland parcels, a pre-commencement check for any evidence of Otter (e.g. holts or other potential resting places) will be completed by a suitably experienced ecologist. Further precautionary measures appropriate for Otter relating to other construction activities (e.g. installing panels or digging excavations) are detailed below (see sections 4.24 – 4.28).

- 4.18. Should an Otter, or any feature indicative of an Otter resting place, be encountered on site during future site/vegetation clearance works, all works in that area will cease immediately and the project ecologist or Natural England contacted for advice for advice on how to proceed.

Other Protected Species

- 4.18. In the event that any other protected species are discovered during vegetation clearance works, works in that vicinity will stop immediately and the project ecologist should be contacted for advice on how to proceed.

Installation of panels, excavation works and storage of materials

Badgers setts

- 4.19. As discussed in sections 2.2 - 2.4 above, several Badger setts are known to exist within/adjacent to the site boundaries. This includes a main sett situated along the boundary of a woodland parcel to the east (Sett 1 – see Target Note 8 in Appendix III); a second main sett found along the boundary of another woodland parcel in the northwestern extent of the site (Sett 2 – Target Note 20); and a single-hole outlier sett within a hedgerow corridor marking the site’s western boundary (Sett 3 – Target Note 21). Badgers and their setts are afforded legal protection under the Protection of Badgers Act, 1992. The principal driver for this protection relates to animal welfare rather than a requirement for conservation (Badgers are by no means a rare or endangered species in the UK). Section 3 of the 1992 Act makes it an offence to:
- a) damage a Badger sett or any part of it;
 - b) destroy a badger sett
 - c) obstruct access to, or any entrance of, a Badger sett;
 - d) cause a dog to enter a Badger sett; or
 - e) disturb a Badger when it is occupying a Badger sett.
- 4.20. While the development layout allows the retention of all three badger setts (they either fall within the identified BPZs or outside the redline boundary), certain construction activities have the potential to ‘disturb’ Badgers while occupying these setts. Current best practice guidance (e.g. Badger Trust, 2023 & NRW, 2018) identifies that the following activities would result in disturbance and would therefore require a licence to be in place:
- Using very heavy machinery within 30 metres of any entrance to an active sett;
 - Using lighter machinery (particularly for any digging operation) within 20 metres; or
 - Light work such as hand digging or scrub clearance within 10 metres.
- 4.21. The installation of the panels is expected to require a pile driver and the use of heavy machinery and so in order to limit potential disturbances, the module layout has been revised so that no modules/panels will be installed within a 30m buffer extending from all known sett entrances – see confidential plan in Appendix IV

for Badger Setts locations and associated buffer zones. Any construction works near Setts 2 or 3 will also be immediately preceded by thorough a search for any new sett entrances/tunnels by the project ecologist. Should any new entrances/tunnels be discovered within a 30m buffer of the construction footprint, then a Badger disturbance licence will need to be attained from Natural England (NE) prior to the commencement of any works near (i.e. within 30m) of that sett. This licence will be accompanied by a method statement provided to inform development so as to minimise any potential impacts through suitable avoidance and mitigation strategies, such as:

- Maintaining appropriate exclusion zones and use of protective fencing to restrict contractor access to sett locations;
- Restricted working hours to daylight hours only to avoid the most active period for Badgers between dusk and dawn;
- Any open excavations required near the setts to be made safe by covering these overnight or by providing a 45° escape ramp;
- Construction materials (e.g. pipework) and/or chemicals stored away from the setts in appropriately secured locations;
- Appropriate lighting controls to maintain the associated woodland/hedgerow boundaries (which contain the setts) as 'dark corridors' for continued use by Badgers and other nocturnal wildlife;
- Appropriate timing of works – construction activities within the 30m buffer zones will only be possible between 1st July – 30th November, to avoid the Badger breeding period;
- Direct ecological supervision provided where appropriate.

4.22. The other main sett (Sett 1) located to the southeast at Target Note 8 sits at least 60m from the site's redline boundaries – the redline was revised following the 2021 survey visit when this sett was first discovered. As such, any Badgers occupying this sett will not be subject to any disturbances from construction activities, and no further consideration with regards to construction operations is required for this particular sett.

4.23. In the event that any additional Badger setts are discovered within the construction zone, all construction works will immediately cease in that area, and the project ecologist or NE will be contacted for advice on how to proceed

Foraging/commuting Badgers, Otters, Hedgehogs and other small mammals

4.24. The following measures will be implemented in order to protect Badgers and other wildlife (e.g. Hedgehogs *Erinaceus europaeus* Otter and Brown Hare *Lepus europaeus*) from entrapment/injury/killing, to minimise any disturbance likely to result from construction works, and to allow for their continued movement around the site.

- 4.25. Any materials such as netting, wiring or cutting tools and any toxic materials or chemicals will not be left in works areas where they might cause injury or poisoning to mammals. Any such materials will be stored overnight in appropriate locations which are inaccessible to Badger (e.g. a locked storage unit). Any chemical spills will be cleaned up immediately, and measures to minimise the risk of spillage will be followed as described within the relevant section of the Construction Environmental Method Statement (Environmental Health) required under Condition 21.
- 4.26. Any open excavations, trenches etc. across the wider site deeper than 300mm and with a bank of 45° or greater will be covered up at night or installed with a mammal escape ladder. The escape ladder will be a wooden board (minimum 300mm wide), set at a shallow angle that would allow any trapped animal to easily climb out of excavations. Any excavations/pits will be inspected each morning to check if any Badgers (or other wildlife) have become trapped overnight. Should a Badger become trapped in an excavation it will likely attempt to dig itself into the side of the trench, by forming a temporary sett. Should a trapped Badger be encountered, the project ecologist should be contacted immediately for further advice.
- 4.27. Any temporary exposed open pipe will be capped in such a way as to prevent Badgers or other wildlife gaining access. At the start of each working day any such pipe will be checked to ensure that caps have remained in place, and no animals are present prior to their movement or use.
- 4.28. No piles of brash, cut vegetation or similar will be left in the works areas or within areas where they are likely to be disturbed to avoid inadvertent creation of potential nest/hibernation sites for hedgehogs (and other wildlife).

Lighting

- 4.29. The boundary hedgerows, treelines, ditches and woodland habitats are likely to support a range of different bat species (and may support other nocturnal wildlife e.g. Otter). Night-time working will therefore be avoided as far as reasonably practical. Should working at night be unavoidable, disturbance to light sensitive species will be prevented by restricted site lighting during the construction process to maintain the identified BPZs as 'dark corridors'. As discussed in section 4.21, there should be no lighting of any of the known Badger setts and immediately adjacent habitats. A scheme detailing any required external lighting is to be submitted to the LPA, as required under Condition 26 of the Planning consent.

Invasive Non-native Species (INNS)

- 4.30. Survey work to date has found no instances of any invasive species, as listed under Schedule 9 of the Wildlife and Countryside Act (1981) (as amended), within or adjacent to the site boundaries. In the event that any invasive non-native weeds are discovered during site preparation or clearance works, any strands will be

clearly marked (e.g. using signage or Heras fencing) and left untouched. Clump Farm Solar Ltd or their appointed sub-contractor will be responsible for the control of invasive species, with any control/eradication works to be informed by a suitably experienced INNS removal contractor.

5.0 INTERIM MANAGEMENT OF ARABLE FIELDS DURING CONSTRUCTION PHASING

- 5.1. It is anticipated that the current agricultural (arable) management of the field parcels will cease on commencement of site preparation/construction works. Habitat management is therefore required in order to prevent the development of a rough sward which may subsequently become more attractive to reptiles, nesting birds and other wildlife (e.g. amphibians) in later phases of the development.
- 5.2. Colonising grasses/vegetation within the field parcels will be cut to a height of 50 mm at least three times per year to maintain a short sward, unattractive to ground-nesting birds, reptiles etc. All arisings will be removed from site and composted in order to avoid inadvertently creating refugia for these species groups – alternatively the cuttings could be used to create compost heaps along the retained woodland/hedgerow corridors to benefit a wide variety of wildlife.

6.0 RESPONSIBLE PERSONS AND LINES OF COMMUNICATION

- 6.1. To ensure that the measures set out in the current CEMP (ecology) are maintained, it is necessary for all site staff to be aware of their responsibilities regarding it. In general the Contractor will have overall responsibility for implementation and monitoring of the CEMP and will define roles and responsibilities for each work task in a series of method statements. All staff should be familiarised with the content of the CEMP during their site induction and made aware of the importance of adherence to the avoidance and mitigation measures it sets out. A copy of the approved CEMP will be retained on site at all times.
- 6.2. Should a protected species be encountered during any stage of works or any accidental damage occur to the retained habitats, the project ecologist will be contacted to attend site and provide advice on any corrective action to take as appropriate.

Table 2 – Key Responsibilities

Person/organisation	Key responsibilities
The Developer/s	Formal communication with Hinckley and Bosworth Borough Council regarding key stages of the works and any required deviations from the measures required by the CEMP. Communication of instructions to The Contractor.
The Contractor/s	Overall responsible for implementation and monitoring of the CEMP and liaison with The Developer regarding any required deviations from it. Communication of instructions from The Developer to the Site Manager.
Site Manager/s	Responsible for the day-to-day implementation and monitoring of the CEMP and ensuring all site staff and sub-contractors are familiarised with it and adhere to it. Liaison with The Contractor regarding any required deviations from the CEMP.
The Ecologist	Responsible for supervision of BPZs, application of the Badger sett disturbance licence, delivering site briefing and direct supervision of work where specified. Provision of ecological advice to The Developer, The Contractor/s and The Site Manager/s as and when required.

REFERENCES

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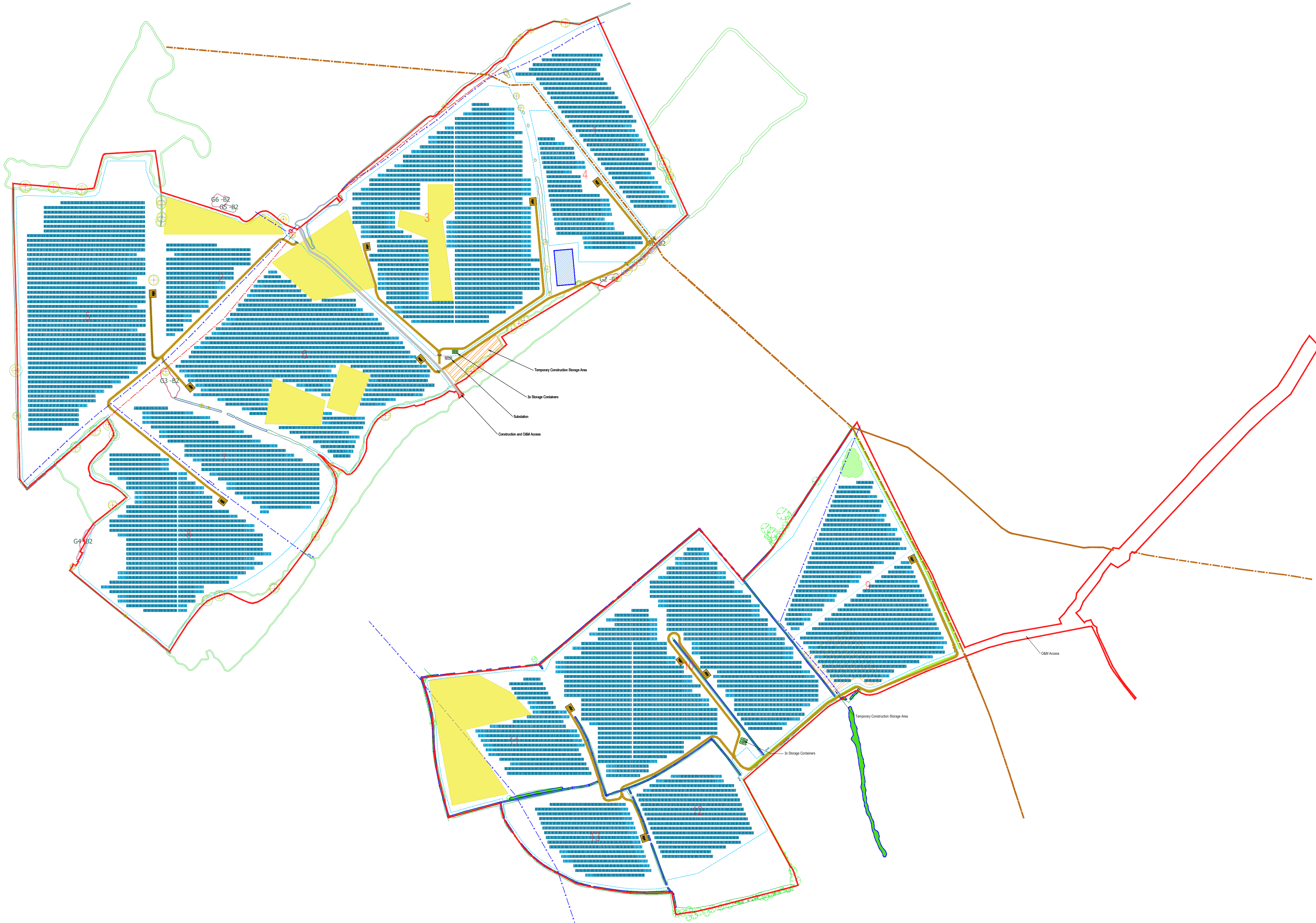
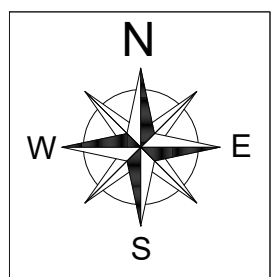
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APPENDIX I EPC PROPOSED LAYOUT



PV Module
JA Solar - JAM66D50-645/GB
645 Wp

Table with 1 string
26 modules

Table with 2 strings
52 modules

198 Cells - 2382x1134x30 [mm]

Site Boundary

Transformer Station
MVS8960-LV

Transformer Station
MVS4480-LV

Fence

Gate

Public Footpath

Water Main Pipe

Electrical Cable (LV)

Unidentified Service

Archeological Zone

Existing Hedgerow

Existing Road

Internal Road

MAIN DATA PV Clump/Hill Farm

AC Power 61'248,00 kW @30°C
DC Power 77'024,61 kWp
PV Module 119418

JA Solar -JAM66D50-645/GB
@STC: P = 645 Wp
V_{oc} = 49,96 V
I_{sc} = 16,53 A
V_{mp} = 40,36 V
I_{mp} = 15,74 A
Efficiency 23,9 %
n. PV modules:119418

Strings 4593
26 modules in series Table 2x26: 2133
Table 2x13: 327

Inverter 174 SG350HX
DC: V_{in} = 1,500V
V_{max} = 500-1,500V
I_{max} = 30A*16
AC: P =352kVA@30°C
V = 850V, 3W+PE (3P)
f = 50/60Hz
pf = 0.8cap... 0.8ind
THDi = <3%

Transformer station MV/LV 2 Type Sungrow MVS8960-LV
10 Type Sungrow MVS4480-LV

No.	645W_2x13_PD	645W_2x26_PD	Modules	Area coverage, %	GCR	Capacity, kWh	Covered Area, m²
1	15	105	5850	36,761	0,563	3773,250	15163,511
2	8	56	3120	26,172	0,563	2012,400	8287,206
3	61	286	16458	35,977	0,563	10615,410	43659,165
4	16	56	3328	33,057	0,563	2146,560	8626,017
5	10	289	15288	41,309	0,563	9860,750	39628,621
6	48	248	14144	36,843	0,563	9122,880	36661,472
7	19	104	5902	37,925	0,563	3806,790	15298,124
8	29	184	10322	41,394	0,563	6657,690	26755,059
9	29	215	11034	40,787	0,563	7697,430	30933,634
10	51	359	19994	40,836	0,563	12896,130	51825,522
11	17	70	4082	20,12	0,563	2632,890	10580,467
12	5	89	4758	37,887	0,563	3068,910	12333,313
13	19	72	4238	35,632	0,563	2733,510	10984,756
Total	327	2133	119418	35,762	0,563	77024,610	309536,866

CLUMP AND HILL SOLAR FARM, LEICESTERSHIRE
Hinckley & Bosworth Borough Council
Blaby District Council

Installation of a solar photovoltaic array/solar with associated infrastructure
77 MWdc

GENERAL CONTRACTOR

 **SUNNERG** | ENERGY & FACILITY MANAGEMENT

SUNNERG LTD
46 Nova Road, Croydon
England, CR0 2TL

26S002

PROJECT ☐ Executive ☒ As-built

EPC Proposed Layout

SCALE 1:4000 FORMAT FORMAT PAG. 1 OF 1

DESIGNED BY A.BRUNO VERIFIED BY G.LIPARI APPROVED BY G.GABELLONE

REV	DATE	STATE	COMMENTS
0	09/02/2026	--	FIRST EMISSION
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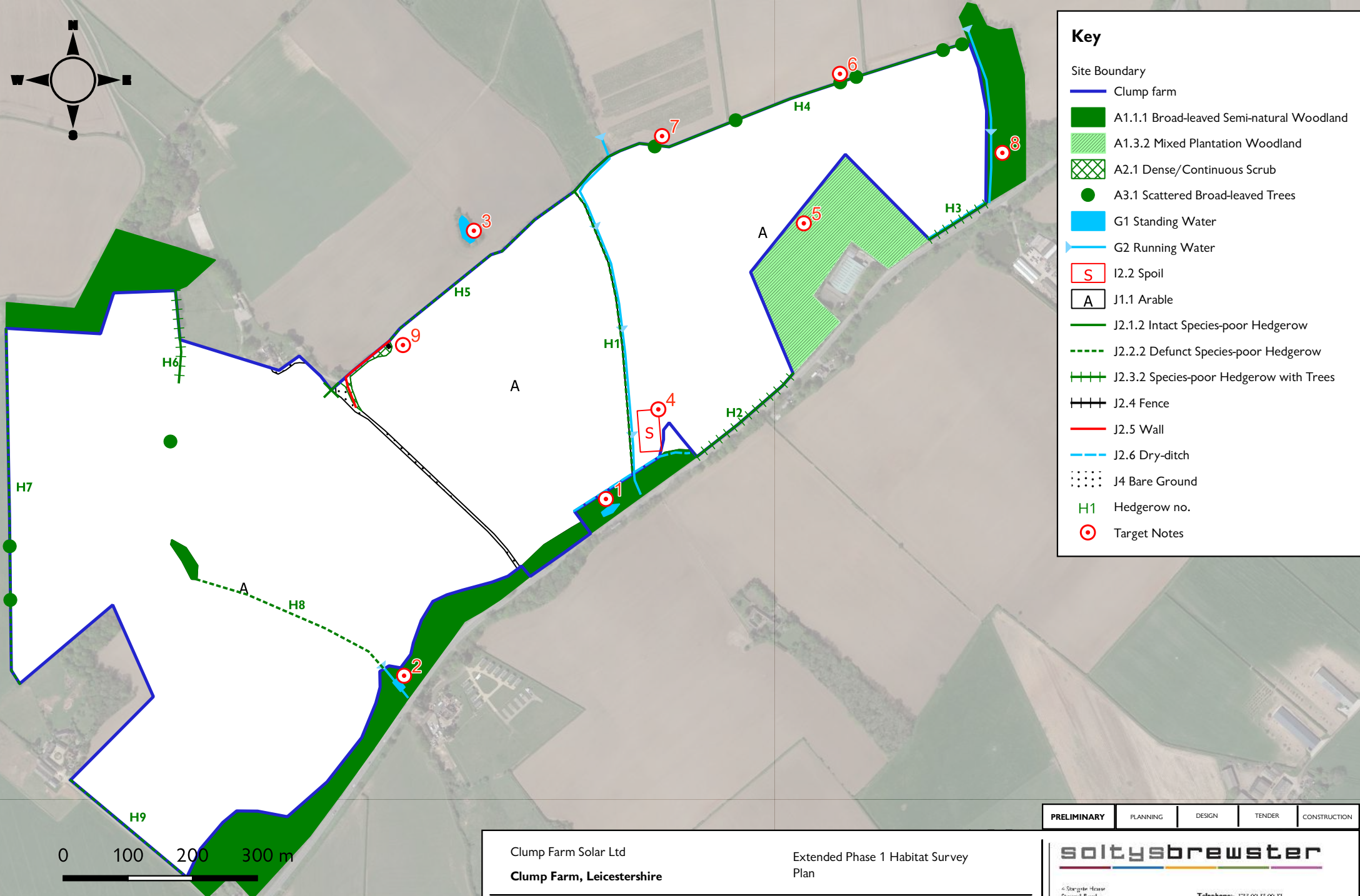
DESIGNER

A176 LAB
A176LAB srl
Via Madonna dell'Atmore n. 23
91011 Alcamo (TP)
P.IVA 02812750814
Ing. Giovanni Gabbellone
Think different project

CLIENT

CLUMP FARM SOLAR LIMITED
Ground Floor, Ibis House, Ibis Court
Warrington - WA1 1RL
CRN 12368142

APPENDIX II 2021 EXTENDED PHASE 1 HABITAT PLAN



Key

Site Boundary

- Clump farm
- A1.1.1 Broad-leaved Semi-natural Woodland
- A1.3.2 Mixed Plantation Woodland
- A2.1 Dense/Continuous Scrub
- A3.1 Scattered Broad-leaved Trees
- G1 Standing Water
- G2 Running Water
- I2.2 Spoil
- J1.1 Arable
- J2.1.1 Intact Species-poor Hedgerow
- J2.2.2 Defunct Species-poor Hedgerow
- J2.3.2 Species-poor Hedgerow with Trees
- J2.4 Fence
- J2.5 Wall
- J2.6 Dry-ditch
- J4 Bare Ground
- H1 Hedgerow no.
- Target Notes

0 100 200 300 m

Satellite imagery © Google 2021

Clump Farm Solar Ltd
Clump Farm, Leicestershire

Extended Phase 1 Habitat Survey
Plan

E2199701/DR02

BS

MW

12 February 2021

PRELIMINARY

PLANNING

DESIGN

TENDER

CONSTRUCTION

soltysbrewster

4 Stangate House
Stanwell Road
Pleural
Vale of Glamorgan
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APPENDIX III 2026 WALKOVER SURVEY NOTES & ANNOTATED SITE PLAN

Confidential Information – Not be released into the public domain

APPENDIX IV BADGER SETT LOCATION PLAN

Confidential Information – Not be released into the public domain

APPENDIX III 2026 WALKOVER SURVEY NOTES & ANNOTATED SITE PLAN

Confidential information – Not to be released into the public domain

Purpose of survey: In order to inform the content of this CEMP, a site walkover survey was undertaken to verify existing habitat types/extents and to identify any changes since the baseline survey was completed in 2021 with respect to protected species (e.g. check on known Badger setts).

Birds heard/seen: Long-tailed Tit *Aegithalos caudatus*, Great Tit *Parus major*, Robin *Erithacus rubecula*, Song Thrush *Turdus philomelos*, Greater Spotted Woodpecker *Dendrocopos major*, Blue Tit *Cyanistes caeruleus*, Chaffinch *Fringilla coelebs*, Blackbird *Turdus merula*, Wood Pigeon *Columba palumbus*, Magpie *Pica pica*, Pheasant *Phasianus Colchicus*, Wren *Troglodytes troglodytes*, Carrion Crow *Corvus corone*, Buzzard *Buteo buteo*, Starling *Sturnus Vulgaris*, Jackdaw *Corvus Monedula*, Mallard *Anas Platyrhynchos*, Eurasian Coot *Fulica Atra* & Goldfinch *Carduelis Carduelis*.

Other Sightings: Brown Hare *Lepus europaeus*.

Target Note	Description
1	All of the field parcels found at the site remain as described/mapped in 2021, i.e. cropland (c1d Non-cereal Crops). The central and eastern field parcels had recently been sown at the time of the survey, with the western fields recently ploughed. These fields are still considered to hold limited ecological value, although may support ground-nesting and wintering bird species (although no such species were noted during the survey). 
2	Much of the site's southern boundary is defined by a narrow belt of broadleaved woodland (w1f Lowland Mixed Deciduous Woodland) which comprises both semi-natural and plantation elements. This woodland contains frequent mature Beech <i>Fagus sylvatica</i>, with Birch <i>Betula sp.</i>, Oak <i>Quercus sp.</i>, Field Maple <i>Acer campestre</i>, Hazel <i>Corylus avellana</i>, Holly <i>Ilex aquifolium</i>, Sweet Chestnut <i>Castanea sativa</i>, Ash <i>Fraxinus excelsior</i>, Hawthorn <i>Crataegus monogyna</i>, Blackthorn <i>Prunus spinosa</i> and Elder <i>Sambucus nigra</i> also common throughout. Structurally diverse understory and ground flora layers, with carpets of Bluebells <i>Hyacinthoides non-scripta</i> noted in several areas. Other species noted include Common nettle <i>Urtica dioica</i>, Cleavers <i>Galium aparine</i>, Red Campion <i>Silene dioica</i>, Male Fern <i>Dryopteris filix-mas</i>, Lesser Celandine <i>Ficaria verna</i>, Ivy <i>Hedera helix</i>, Dog's Mercury <i>Mercurialis perennis</i>, Wood Sedge <i>Carex sylvatica</i>, Greater Stitchwort <i>Stellaria holostea</i>, Garlic Mustard <i>Alliaria</i>

	<i>petiolata</i>, Common Foxglove <i>Digitalis purpurea</i>, Herb Robert <i>Geranium robertianum</i>, Lords-and-ladies <i>Arum maculatum</i>. A wet drainage ditch runs alongside several sections of the woodland edge and intersects it in several places – this contained fast-flowing water at the time of the survey. This woodland is expected to be retained with an appropriate buffer of rough grassland under the indicative masterplan plan. 
3	A small offsite pond remains in the southern belt of woodland at approx. grid reference: SP 48345 99835. This was found to be as described in 2021, measuring approx. 50-100m² in size and up to 50cm in depth. The pond is completely shaded from the surrounding woodland canopy and is choked with leaf litter. Water quality appears to be poor, with little to no macrophyte cover or any other notable emergent/marginal vegetation – the adjacent arable fields to the north and Leicester Road to the south likely drain into this pond to some extent. No waterfowl present at the time of the survey, with the pond considered unlikely to contain fish. The previous (2021) HSI score for this pond was 0.4681 (Poor Suitability for Great Crested Newt), with the pond also testing negative for Great Crested Newt eDNA in 2021. 
4	A second small pond was discovered in the same southern woodland belt in close proximity to the first pond mentioned above (approx. grid reference: SP 48278 99791) – this was not identified during the 2021 survey. This measured <50m² in size and <20cm in depth. Similarly to TN3, this pond was completely shaded; contained poor water quality, was choked with leaf litter; and supported no macrophyte cover or other emergent/aquatic/marginal vegetation. This pond is likely to quickly dry out in warmer/drier months. Considered of very poor suitability for GCN.

5	A slurry pit remains present in the southern extent of the site. 
6	Native hedgerow marking southern boundary of arable field with mature Oak standards (h2a Native Hedgerow). Defunct with a gappy base that supports a wet drainage ditch. Species-rich with numerous woody species present including Oak, Hazel, Holly, Hawthorn, Blackthorn and Beech. The mature Oaks were collectively assessed as holding low potential to support roosting bats (PRF-I), based on the presence of dense Ivy cover and other small potential roosting features like cracked bark and knot holes – this hedgerow atrees are to be retained within the development layout. 
7	Parcel of mixed plantation woodland (w1h6 Other Woodland – Mixed – Mainly Conifer). This comprises largely of Larch <i>Larix sp.</i> and Norway Spruce <i>Picea abies</i> of uniform age/size, with examples of Oak <i>Quercus sp.</i>, Holly, Birch, Hawthorn, Elder <i>Sambucus nigra</i>, Willow <i>Salix sp.</i>, Blackthorn also present – broadleaved trees are mainly found around the woodland's outer periphery. Little to no understory present other than scattered thickets of Bramble <i>Rubus fruticosus</i>, with a bare/sparse and species-poor ground flora, although a small number of indicator species were noted including Wood Sedge and Dog's Mercury. This woodland is expected to be retained under the current proposed layout plan.

	
8	<u>Badger Sett 1</u> As identified in 2021, a Badger sett remains in the northern extent of the mixed plantation woodland (TN7). This now contains over 30no. separate entrance tunnels, of which at least 19no. appear to be active. Two entrance tunnels lie on and directly adjacent to the woodland/field boundary, at approx. grid references SK 48581 00236 and SK 48586 00234 (+/- 10m). The remaining tunnels are set back from the woodland edge at varying distances of between 15 and 40m. The sett exhibits clear signs of current use, with freshly excavated soil/spoil present outside several of the entrances; well-maintained tunnels with smoothed walls; and entrances that have been kept clear of leaf litter/debris. Claw marks and footprints were also noted in the mud surrounding some of the larger tunnels. Given the evidence found, this was considered to represent a main Badger sett. This sett and surrounding woodland is to be retained within the development layout, with a grassy buffer provided between the woodland edge and solar panels. 
9	Pond found in eastern extent of the mixed plantation woodland (approx. grid reference: SK 48788 00268). This measured approx. 100-150m² in size and was of unknown depth. Turbid water which appears to be of poor quality (likely impacted by agricultural run-off). Completely shaded from surrounding canopy layer and choked with leaf litter. Small amount of macrophyte cover, with some Common Reed present in centre of pond, although no other marginal/aquatic vegetation noted. Previous (2021) HSI score was 0.3052 (Poor Suitability for Great Crested Newt) and pond tested negative for Great Crested Newt eDNA in 2021.

	
10	Native hedgerow with mature Oak standards (h2a Native Hedgerow) marking southern boundary of arable field – this now lies outside the planning boundary. Largely intact with a continuous understory supporting a wet drainage ditch. Species rich with woody species present including Ash, Holly, Oak, Blackthorn and Hawthorn. The mature Oaks were collectively assessed as holding low potential to support roosting bats (PRF-I) – these are to be retained within the development layout. 
11	Parcel of offsite broadleaved woodland (w1f Lowland Mixed Deciduous Woodland) to the east of the application site. Woodland appears to contain both semi-natural and plantation elements. This woodland is of similar description/species assemblage to the broadleaved woodland found along the southern site boundary (see Target Note 1), with a mature canopy layer and a structurally diverse understory and ground flora. Carpets of Bluebells were again present in places. A wet drainage ditch runs alongside field/wood boundary, and much of the woodland was found to be waterlogged or very wet underfoot (likely unsuitable for sett building). 

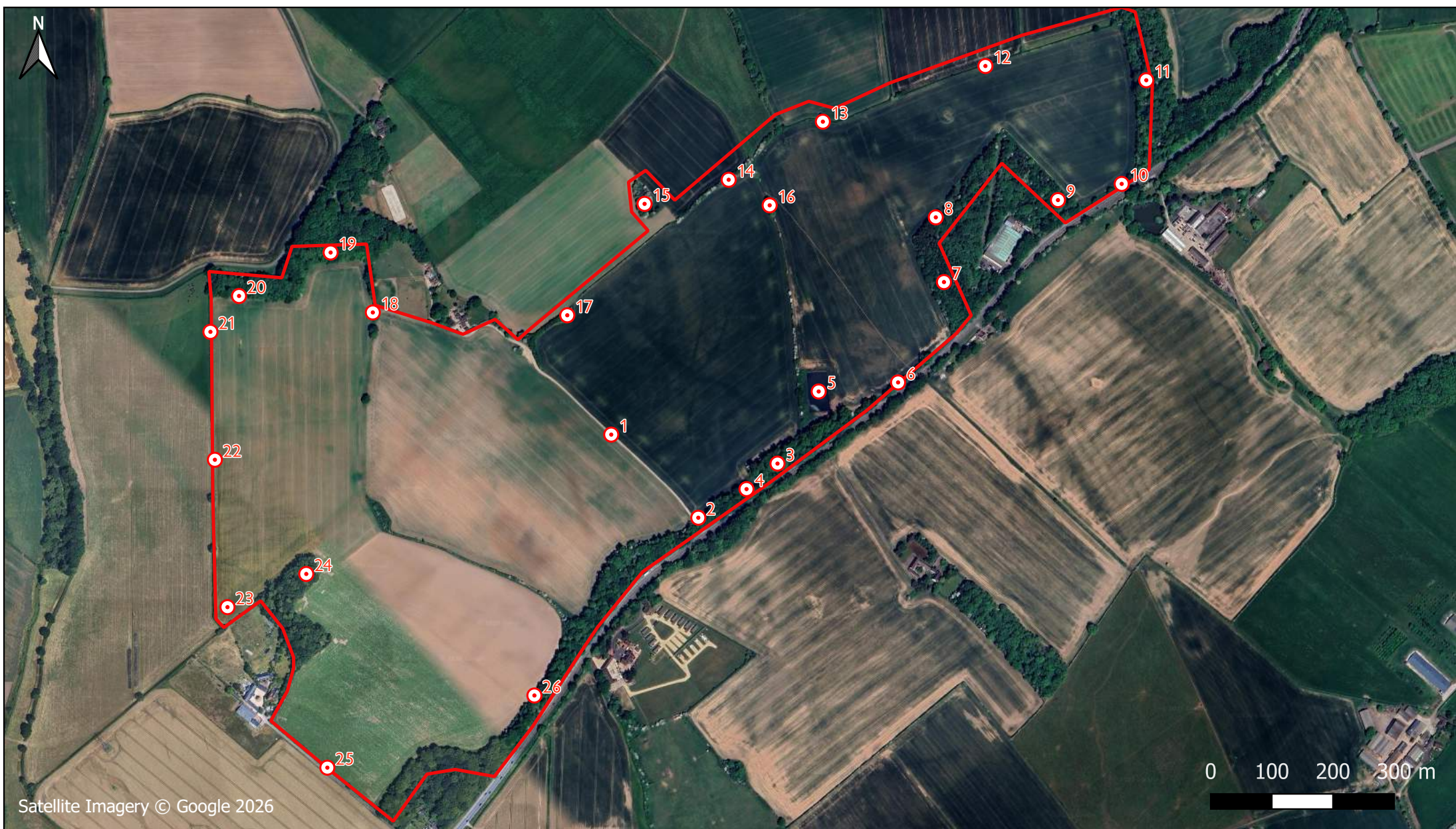
12	Intact native hedgerow (h2a Native Hedgerow) along northern boundary of arable field with wet ditch present along its base. Largely species-poor, comprising mostly of thorny species such as Hawthorn, Rose <i>Rosa sp.</i>, and Blackthorn, with occasional Holly and Field Maple. Mature Oak standards hold low roosting potential (PRF-L) due to dense Ivy cover. 
13	Mature Ash tree found in boundary hedgerow (as described in Target Note 12). The tree contains numerous potential roosting features including knot holes, woodpecker holes, cracked bark and limb tear outs, several of which appear to lead to cavities within the trunk and limbs. Tree assessed as holding moderate/high roosting potential (PRF-M). Several major branches are in poor condition (likely unsuitable for climbing). Tree expected to be retained within development layout. 
14	Section of species-rich native hedgerow with young trees along northern boundary of field parcel. Wet drainage ditch along base of hedge. Hedge becomes more defunct/gappy to the west. Large number of rabbit burrows present throughout hedgerow corridor.

		
15	Moderate sized pond (approx. 500-700m²) located approx. 50m north of the northern site boundary in an offsite arable field parcel. Turbid water with little to no macrophyte cover or other notable emergent/aquatic vegetation. Banks of pond support scrub and ruderal vegetation, resulting in 25% shading. Waterfowl present at pond during survey including Mallard and Coot. Pond is also believed to be stocked with fish, with evidence of fishing present along its banks. Likely to never dry out completely. Previous HSI score of 0.3908 (Poor Suitability for GCN), with pond returning negative result for GCN in 2021. 	
16	Northern extent of field boundary intersecting two arable fields is defined by a wet ditch only (no hedgerow), which contained fast flowing water at the time of the survey. Strips of marginal vegetation approximately 3m wide border either side of the ditch, although these had recently been cut/mown at the time of the survey. 	
17	Derelict structure found adjacent to northern site boundary. Brick walls (mostly single skin although wider in places) covered in dense Ivy. The roof has collapsed so the internal room space is flooded with natural light, drafty and exposed to the elements. Several sheltered	

	cracks may provide roosting opportunities to individual/small numbers of crevice dwelling bats – Low roost potential (PRF-I). Rabbit warren found within footprint of building. Structure is to be retained in development layout. 
18	Defunct species-poor native hedgerow with mature Oak standards. Wet ditch at base of hedgerow.
19	Parcel of broadleaved plantation woodland found adjacent to northern boundary. Woodland canopy dominated by Beech, while understory comprises mostly of Holly and Bramble thickets. Ground flora supports several ancient woodland indicators including Bluebells and Wood Sedge. Some disturbance to vegetation, with horses allowed access to the eastern extent of the wood, and the central area supporting a bike/quadbike track. 
20	<u>Badger Sett 2</u> A second very large sett was found in the parcel of broadleaved plantation woodland bordering to the north. This contained over 40no. separate entrances/tunnels, many of which appeared to active with freshly excavated spoil heaps, well-worn pathways, smoothed tunnel walls and entrances kept clear of leaf litter/debris. Latrines containing fresh dung were also found near the sett, further demonstrating current activity. Based on the size of the sett, and abundance of evidence found, this was considered to be another main sett belonging to a second Badger social group/clan – this sett lies over 1.1km from the first main sett described at target note 8. Several of the sett entrances are found along the periphery of the woodland edge/adjacent field parcel (i.e. within the site boundaries). This sett is to be retained within the development layout, with a rough grassy buffer provided between the adjacent woodland

	and solar array. 
21	<u>Badger Sett 3</u> Single-hole Badger outlier sett found at base of hedgerow marking western boundary at approx. grid reference: SK 47408 00038. Freshly excavated soil around entrance tunnel, with claw marks noted in the mud. A well-worn pathway leads along the base of the adjacent hedgerow towards the main sett to the north. 
22	Intact species-poor thorny hedgerow defines this section of the western boundary. Gappy along its base.
23	Badger latrine containing fresh dung found on field margin in this location.
24	Parcel of broadleaved plantation woodland (offsite). Canopy contains mature Beech and Ash, with an understory of Holly and Bramble. Carpets of Bluebells present in areas. Pathways intersect the woodland, and several Owl boxes noted on mature trees.

		
25	Defunct species-poor thorny hedgerow with gappy base and wet drainage ditch. 	
26	Badger latrine on field margin comprising at least 6 separate dung-pits, several of which contain fresh dung.	



Key

- ⊙ Target Notes
- Survey Area

PRELIMINARY		PLANNING	DESIGN	TENDER	CONSTRUCTION
Clump Farm Solar Ltd		2026 Walkover Survey Plan			
Clump Farm, Leicestershire – Planning Conditions					
E25139001 / DR01	BS	MW	30 January 2026		

4 Stangate House
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Vale of Glamorgan
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Telephone:- 033 00 13 00
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Soltys Brewster Ecology is the trading name of Soltys Brewster Ecology Ltd. Registered Offices:- 4 Stangate House, Stanwell Road, Penarth, Vale of Glamorgan. CF64 2AA. Registration No. 5779051.



Key

- Redline Boundary
- ⊙ Badger Sett Location
- 10m Exclusion Buffer
- 20m Exclusion Buffer
- 30m Exclusion Buffer

Clump Farm Solar Ltd

Clump Farm, Leicestershire – Planning Conditions

Badger Sett Location
Plan (1 of 2)

E25139001 / DR02

BS

MW

10 February 2026

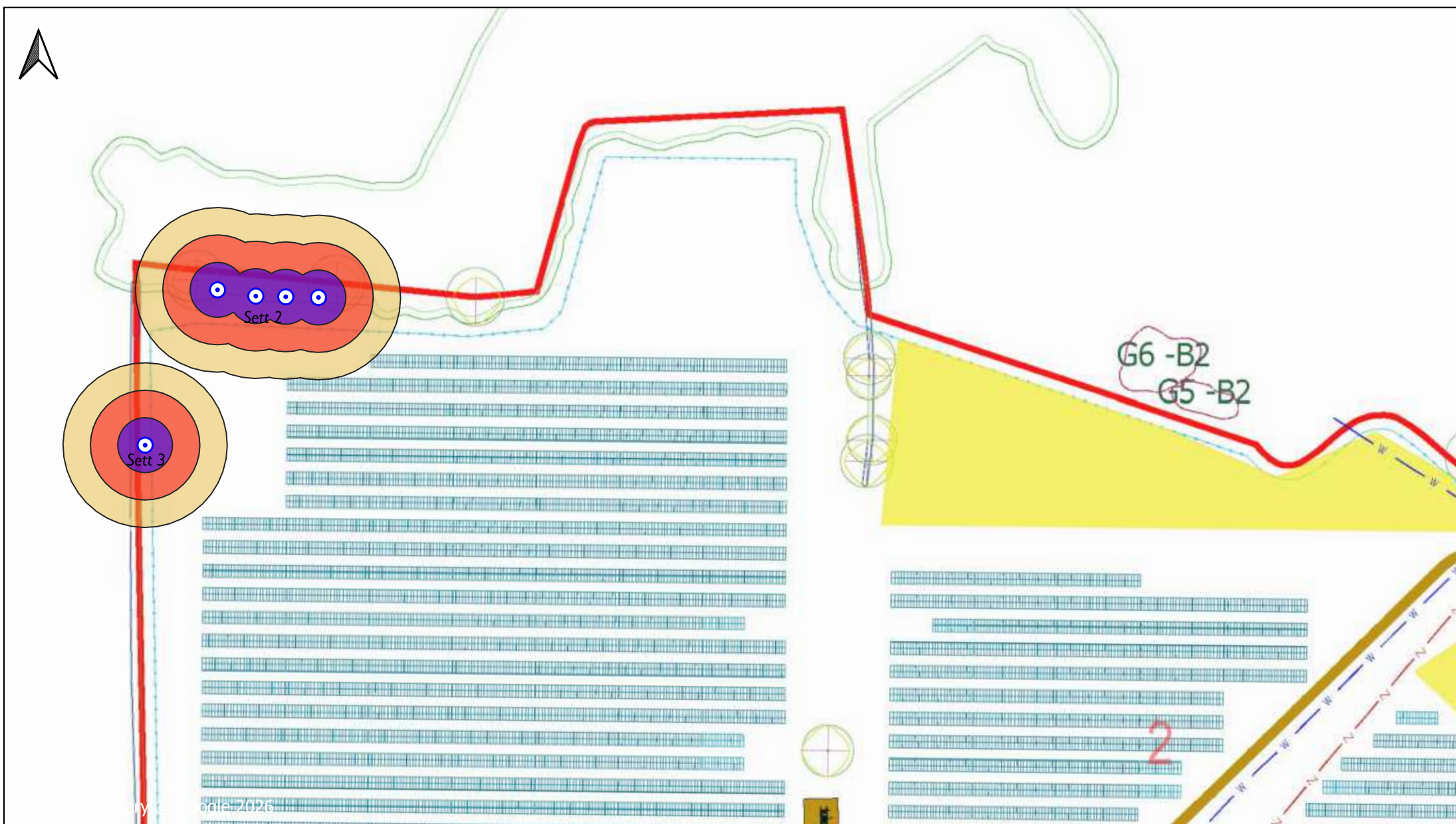
PRELIMINARY	PLANNING	DESIGN	TENDER	CONSTRUCTION
-------------	-----------------	--------	--------	--------------

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Key

- Redline Boundary
- Badger Set Location
- 10m Exclusion Buffer
- 20m Exclusion Buffer
- 30m Exclusion Buffer

Clump Farm Solar Ltd		Badger Set Location	
Clump Farm, Leicestershire – Planning Conditions		Plan (2 of 2)	
E25139001 / DR02	BS	MW	10 February 2026

PRELIMINARY	PLANNING	DESIGN	TENDER	CONSTRUCTION
4 Stangate House Stanwell Road Penarth Vale of Glamorgan CF64 2AA		Telephone: 033 00 13 00 e-mail: enquiry@soltysbrewster.co.uk		

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