



CYRCHFAN
WILDFOX
RESORTS

CWM AFAN
AFAN VALLEY

**Condition 21,24,27,
28 & 40 Strategic
Ecological and
Landscape
Management Plan**

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NATURE'S ADVENTURE

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1.0 INTRODUCTION

OVERVIEW

- 1.1 This Strategic Ecological and Landscape Management Plan (SELMP) has been prepared by Stantec on behalf of the WildFox Resorts (the 'Client') to inform the Reserved Matters Application in relation to the proposed WildFox Resort at Afan Valley, Neath Port Talbot. Specifically, this SELMP seeks to inform the discharge of Condition 21 of the Outline Planning consent (Planning Application No. 2018/0493) and presents the strategic landscape design, management and monitoring requirements for the retained habitats within the Site and the off-site ecological mitigation areas.

Specifically planning condition 21 of the outline consent states:

As part of the first Reserved Matters application a Strategic Ecological and Landscape Management Plan (SELMP) shall be submitted to and approved in writing by the Local Planning Authority for its approval in writing. The SELMP shall relate to all areas of retained/created habitat onsite and within off-site compensation site/s, and shall include the following:

- a) Description and evaluation of features to be managed.*
- b) Ecological trends and constraints on site that might influence management, including ecological connectivity.*
- c) Aims and objectives of management.*
- d) Appropriate management options for achieving aims and objectives.*
- e) Prescriptions for management actions.*
- f) Preparations of a work schedule (including an annual work plan capable of being rolled forward over a minimum of a 25-year period).*
- g) Details of the body or organisation responsible for the implementation of the plan.*
- h) Ongoing monitoring and remedial measures.*
- i) Programme of review and update.*
- j) Include a strategic overview and themes for the landscaping in the different areas of the development and shall set out a palette of species to be planted that will be a majority of native and/or wildlife friendly species, and the retention of semi-natural habitat wherever possible.*

The SELMP shall also include details of the mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the Ecological and Landscape Management Plan (ELMP) are not being met) how contingencies and /or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan shall be implemented in accordance with the approved details.

In addition to Condition 21 this SELMP also provides additional Information to Inform the part discharge of Condition 24, 27, 28 and 40 which require:

Condition 24

For each phase (or sub-phase) of development identified within condition 7 above, the Reserved Matters submission(s) shall be accompanied by an Ecological Statement identifying how the submission complies with the objectives of the Strategic Ecological Landscape Management Plan (SELMP) demonstrating how for that phase of the development, including engineering operations, has been designed to: - minimise habitat loss; maximise provision of replacement habitat; improve connectivity; and maximise opportunities for biodiversity enhancement. The statement shall also incorporate a detailed Phase Construction Environmental Management Plan (Phase CEMP) for that phase of the development, which shall address the issues set out in the Strategic Construction Environmental Management Plan (SCEMP) in detail and as relevant to the phase of works. No development shall take place in any phase or sub-phase of development (as identified in condition 1 above) (including demolition, ground works, vegetation clearance) other than in accordance with the approved CEMP for that phase, which shall be adhered to and implemented throughout the construction phase strictly in accordance with the approved details.

Condition 27

As part of the first reserved matters for each phase (or sub-phase) of development identified within condition 7 a scheme shall be submitted to and approved in writing by the Local Planning Authority for the design of the site drainage, watercourse diversion and attenuation ponds to reinstate, create and enhance, where possible, the biodiversity interest of such features.

CONDITION 28

For each phase (or sub-phase) of development Identified within Condition 7, the Reserved matters submission(s) shall be accompanied by a scheme for the provision of artificial nesting sites for birds or roosting opportunities for bats all new buildings.

The scheme shall be Implemented as approved.

Condition 40

As part of the first reserved matters for each phase of development as agreed under Condition 7 and notwithstanding the Information pertaining to a Dark Corridor In Appendix A8.14 of the ES, a detailed lighting scheme Including those required on a temporary basis during construction shall be submitted to and approved In writing...

SITE LOCATION AND DESCRIPTION

- 1.2 The Site is located approximately 8 km northeast of Port Talbot in South Wales, at central Ordnance Survey Grid Refence SS 85696 95540. The Site presently comprises areas of grassland and heathland which has developed following large scale tree felling of the previous forestry plantation C. 10 years previous. A Site Location Plan is provided as Figure 1.
- 1.3 As part of the Proposed development two offsite mitigation areas are to be utilised, the Solar Farm Site and Dyffryn Tips. The Solar Farm Site is located immediately south of the Site at central Ordnance

Survey Grid Reference 85696 95540. and is under the ownership of the Client. Initial habitat management and creation at the Solar Farm Site was undertaken in 2022 and include the reduction of areas of scrub by 50% and areas of bracken by 75%. Two, 200 m long hibernacula features have also been created. The location of this areas and the habitat management/ creation works completed are shown on Figure 1.

- 1.4 Dyffryn Tips is located adjacent to the western boundary of the Site and is owned by Neath Port Talbot Council, tenanted to a farmer. Detailed discussions have taken place with the tenant to agree a programme of works to meet the ecological and landscape management objectives. The tenant is in agreement in principle to effecting the works subject to finalisation of other matters. It is our expectation that all associated legal and financial matters will be in place by the end of 2022 to enable implementation in Spring 2023. Discussions are underway with the Council on wider matters relating to landownership and a stewardship agreement which lie outside of this condition discharge process.

PROPOSED DEVELOPMENT

- 1.5 The Proposed Development has received outline permission for the following:

“Outline planning application (including access) for a proposed adventure resort comprising 600 no. lodges/apartments, 100-bed hotel with associated spa, central plaza containing restaurants, leisure activities and shops, adventure activities and associated buildings (including X-sports, alpine/ski, forest activities and Trax & Trail), restaurants and associated administration and maintenance buildings and parking for approx. 850 cars, plus associated landscaping, drainage and engineering operations including re-profiling of land, boundary treatment, retaining structures, external lighting and CCTV, and diversion of public rights of way.

DOCUMENT AIMS

The aims of this SELMP are as follows:

- Provide sufficient information to enable the discharge of Planning Condition 21 and the part discharge of Condition 24, 28 and 40 which will necessarily include defining the:
 - Long term design objectives for the detailed landscape design
 - The establishment, management tasks, timescales and schedules for each habitat type; and
 - Monitoring requirements to enable changes to the management measures specified within this document to be refined based on habitat condition, diversity or other results in future years.
- Provide the above information in a sufficiently clear and coherent manner to enable this document to be used by the landscape management contractor to deliver the management tasks in the manner defined within this document.
- Provide a sufficient framework for the production of the detailed Phase Ecological and Landscape Management Plan (Phase ELMP) required under Condition 22 of the Outline Consent and which addresses the issues set out in the strategic ELMP in detail and as relevant to each phase of works.

SCOPE AND TIMESCALES

- 1.6 The management scheme detailed within this SELMP will cover the establishment, management, inspection, maintenance and replacement of ecological and landscape features as necessary.
- 1.7 This SELMP will cover the first 25-years following the completion of the development and will be subject to an appropriate regime of inspection, monitoring and review of all operations set out within this SELMP at suitable intervals, including an initial formal review at the end of year five, with subsequent reviews every five years after this.
- 1.8 At year 25 of the timetable covered by this SELMP, it is expected that habitats will be at or approaching a stage of maturity such that the management proposals in this SELMP are no longer appropriate. At the end of the 25-year plan period, the final review of the SELMP will identify if and where habitats have not achieved their desired status (as defined by this SELMP) Future management and monitoring measures from year 26 onwards will be determined in consultation with the appointed Private habitat/ landscape Management Company (if appointed) and Local Planning Authority (LPA), with a new SELMP written and approved as necessary.

MECHANISM TO SECURE FOR THE LONG-TERM IMPLEMENTATION OF THE SELMP

- 1.9 This SELMP has been produced in relation to the Section 106 (S106) agreement attached to the outline consent for the scheme. The S106 agreement provides the legal mechanism by which the long-term implementation of the SELMP will be secured. As such its implementation will be enforceable by the local authority on any current and future landowners.
- 1.10 In addition to the S106 agreement a separate agreements will be entered into between the Client, the local planning authority and or the Tenant farmer, as appropriate, securing the long-term management of the second off-site mitigation area (Dyffryn Tips) through a stewardship agreement.

RESPONSIBILITIES FOR IMPLEMENTING THE SELMP

- 1.11 At the time of writing, it is anticipated that the Client/Developer and their appointed Private habitat/ landscape Management Company will be responsible for implementing this SELMP and the subsequent Phase ELMP as follows:

The Client

- 1.12 Overall accountability for the SELMP and ensuring compliance lies with the Client. The Client will make sure that all Contractors engaged in a particular phase of the development comply with the prescriptions set out within this SELMP and each relevant Phase ELMP. The Client is Wildfox Resort limited.

Private habitat/ Landscape Management Company

- 1.13 A Private habitat/ landscape Management Company will be appointed by the Client with and will be responsible for management, co-ordination and implementation of the SELMP and each relevant Phase ELMP, up to year 25 of the SELMP. They will in turn be supported by an appointed project Ecologist/ ecology clerk of works, Arborist and Landscape Architect who will advise on any necessary measures which require Implementation.

2.0 EXISTING ECOLOGICAL BASELINE AND FUTURE TRENDS

- 2.1 This section provides a brief summary of the existing ecological baseline which has been determined to be present within the WildFox Resort Site itself and the proposed offsite mitigation compensation areas Solar Farm Site and Dyffryn Tips Site (DTS)). The ecological baseline has been determined through a suite of ecological surveys undertaken at the WildFox Resort Site and Solar Farm Site to inform the outline planning application, completed by Soltys Brewster during 2016-2018¹.
- 2.2 The Dyffryn Tips Site has not been surveyed in detail, however NPTC have previously undertaken discussions with the Tenant Farmer and developed a management proposal² for enhancement measures of the habitats present across the Dyffryn Tips Site. Stantec have also undertaken walkovers of the area in November 2021 and June 2022 to inform the proposed management strategy for the Dyffryn Tips Site.
- 2.3 In addition to the baseline work undertaken by Soltys Brewster an update walkover of the WildFox Resort Site was completed in August 2021 by Stantec with subsequent walkovers and update mapping of habitats within each site undertaken by Stantec through November 2021 to June 2022.
- 2.4 As part of the temporary works undertaken within the WildFox Resort Site and the Solar Farm Site in 2022 there has been regular site attendance by a number of ecologists employed by Stantec. As well as providing anecdotal evidence of the ecological conditions on each the site, specific surveys for nightjars (WildFox Resort Site) and reptiles (Solar Farm Site only) have also been completed. This update survey work has not identified any material changes to the baseline information which was previously recorded.
- 2.5 A trail translocation of reptiles from the WildFox Resort Site commenced in July 2022 and is due to be completed in September 2022. The results of the survey work will likely result in changes to the reptile translocation strategy presented within the Strategic Construction Environmental Management Plan (Biodiversity) and elements of this SELMP. At this point it is possible to confirm that the numbers on site of reptiles in lower than predicted. Such changes will be presented within the detailed Phase ELMP's as relevant.
- 2.6 The ecological baseline which has either been recorded within each site or is presumed to be present based on an assessment of the habitats present is provided below.

WILDFOX RESORT SITE

Key Ecological Receptors and baseline conditions

- 2.7 The Wildfox Resort Site comprises areas of marshy grassland and heathland, dominated by Molina (purple moor grass), dense bracken, remnants of coniferous plantation and areas of regenerating woodland/ scrub. The Site previously comprised a large conifer plantation which was felled C. 2010-2012 and large amounts of brash material from the felling operation persist on Site. The Site is subject to irregular wildfires which likely influences the habitats present, favouring Molina dominated

¹ Nineteen47 (2018) Afan Valley Resort Environmental Statement

² NPTC (2021) Dyffryn Tips Management Proposal Draft 3

grassland which is a fire adapted species. The irregular burning of the Site is likely to have a negative impact on certain projected species population, but the extent of this impact has not been quantified.

2.8 The key ecological features relevant to this SELMP are summarised below:

- Planted Ancient Woodland (PAWS) within the Site
- On-site Water courses designated as Site(s) of Importance for Nature Conservation (SINC)
- Habitats of Principal Importance
- Offsite SINCS
- Population of reptiles considered to be of Local conservation value (Common lizard but also records of adder within the local area)
- Breeding birds (including nightjar population considered to be of National Importance)
- Bats- low numbers of common and widespread species recorded. No roosting bats recorded within the Site
- Amphibians – common frogs breeding within numerous permanent and temporary water bodies within the Site.
- Invertebrate assemblage considered to be of County conservation value (includes dragonfly species associated with the onsite water course)
- Invasive non-native plant species (Japanese Knotweed and Himalayan Balsam)

2.9 The location of these key ecological features are shown on Figure 2

SOLAR FARM SITE

Key Ecological Receptors and baseline conditions

2.10 The Solar Farm Site is an area of land to the south of the WildFox Resort Site, it was previously subject to a planning application for a solar farm which was withdrawn. It is located on the southern slope of a hill and comprises areas of marshy grassland dominated by Molinia with areas of dense bracken and scrub encroachment. The ground conditions are particularly wet and the habitats at the south of the site comprise areas of waterlogged soils. During Stantec's walkover survey of the 24th November 2021 extensive areas of historic burning were evident and areas of the Solar Farm Site were subsequently affected by wildfires in March 2022.

2.11 The Solar Farm Site is likely to support the same key ecological features as the WildFox Resort Site, including common lizards and breeding birds. The limiting factor for common lizards within the Solar Farm Site appears to be the lack of suitable hibernation features. The site is particularly wet, supporting large areas of marshy grassland, with the site draining southwards to an area of significantly wet marsh and blanket bog, with the risk that any common lizards hibernating below ground are susceptible to drowning and freezing. Periodic burning, likely through arson, is also likely to have had a detrimental impact on the site's suitability to support reptiles.

DYFFRYN TIPS SITE

Key Ecological Receptors and baseline conditions

- 2.12 The Dyffryn Tips Site comprises the coal tip themselves and areas of grazing pasture. The coal tips support very short and patchy grassland owing to the thin soils present and is unlikely to support a population of reptiles or be of any particular value to breeding birds. An invertebrate survey³ commissioned by NPTC of the tips identified that it did not support any particularly rare invertebrate species or a diverse assemblage of invertebrates, as a result of the coal tips being over grazed by sheep.
- 2.13 The southern portion of the site supports a large expanse of marshy grassland dominated by Molina, which potentially provides good habitat for common lizards and breeding birds. However, NPTC had advised that this area lacks any significant structural diversity which limits its suitability to support these species in high numbers.
- 2.14 The remainder of the Dyffryn Tips Site supports areas of improved grassland (which is still relatively poor grade 5 agricultural land for extensive grazing only) and areas dominated by bracken and gorse. These areas are unlikely to support a significant population of common lizards but may be utilised by breeding birds.
- 2.15 During a walkover survey undertaken in June 2022 female nightjar was seen but it is unknown if they were foraging on Site or breeding.

ECOLOGICAL TRENDS AND CONSTRAINTS ON SITE THAT MIGHT INFLUENCE MANAGEMENT, INCLUDING ECOLOGICAL CONNECTIVITY.

- 2.16 All three sites support typical upland habitats, dominated by Molina grassland, except for the Dyffryn Tips Site where areas of improved grassland are also present. It is apparent that all three sites suffer from irregular wildfires as well as other disturbance issues such as dog walking and use of the site by off road motorbikes.
- 2.17 These wildfires have likely led to the dominance of Molina in some areas, which is a relatively fire adapted species, allowing it to outcompete other species when areas are exposed to fire; preventing the establishment of more typical upland heath type habitats.
- 2.18 With regards to the WildFox Resort Site and the Solar Farm Site the occurrence of widespread wildfires has likely prevented any succession of the grassland/ heathland habitat to scrub and or woodland although on the northern and northwestern slopes of the WildFox Resort Site dense woodland has begun to regenerate. It is considered likely that without any further intervention the WildFox Resort Site and Solar Farm Site would likely develop into a scrub and eventually wooded habitat, with open areas dominated by Molina grassland dependent on the occurrence of wildfires.
- 2.19 Given the current grazing regime at the Dyffryn Tips Site it is likely that the habitats present will remain relatively unchanged over the next 10 years with some loss of their ecological value if grazing pressures increases.
- 2.20 In terms of ecological connectivity, similar areas of extensive grassland and heathland habitat adjoin each site providing connectivity for a range of species at a landscape scale.

³ Colliery Spoil Biodiversity Initiative (2018) Invertebrate survey of Dyffryn Rhondda spoil tips, neath port talbot

3.0 STRATEGIC ECOLOGICAL MANAGEMENT PLAN

- 3.1 The overall aims and objectives of the SELMP as well as outline establishment, management and monitoring prescriptions relevant to each of the three sites is presented within separate appendices (Appendices A, B and C) for ease of reference.
- 3.2 An illustrative Ecological Features Plan for the WildFox Resort Site and Solar Farm Site is provided as Appendix D and Landscape Planting Strategy Report for the WildFox Resort Site and Solar Farm Site is provided as Appendix E.

4.0 ECOLOGICAL STATEMENT

- 4.1 The Site design and its implementation have been thoroughly considered to ensure the following;
 - minimise habitat loss;
 - maximise provision of replacement habitat;
 - improve connectivity; and
 - maximise opportunities for biodiversity enhancement.
- 4.2 This is evidenced by the details provided within Appendix A -C of this SELMP. Further measures to ensure the objectives of the SELMP are realised during the construction phase of the proposed development, including details on environmental protection measures which will safeguard the retained, enhanced and newly created habitats, are to be detailed within a Construction Method Statement and Phase Construction Environmental Management Plan as required by Condition 16 and 19 of the Outline Consent respectively.
- 4.3 It should be recognised that the Construction Method Statement and Phase Construction Environmental Management Plan cannot be produced until the contractor has been appointed and certain pre-commencement conditions have been discharged. These documents are therefore not currently available.

FIGURE 1. SITE LOCATION PLAN

APPENDIX A. WILDFOX RESORT SITE SELMP

LANDSCAPE AND ECOLOGICAL DESIGN AIMS AND OBJECTIVES

1. The landscape design for the WildFox Resort Site seeks to minimise potential adverse landscape, visual and ecological effects and incorporate suitable mitigation within the scheme. Specifically, the long-term design objectives for the landscape design are to:
 - Provide compensatory and enhanced habitat specific to the results of the ecology baseline survey work and the important ecological features which are known to be present.
 - Retain semi-natural habitat wherever possible.
 - Provide a climate resilient landscape design based upon a planting palette comprising either native species, or species of known benefit to wildlife – accounting for potential changes in rainfall and temperature in the future by accommodating a mix of species planting and allowing for natural adaptation.
 - Provide effective visual mitigation and/or positively contribute to visual amenity; and
 - Facilitate landscape scale connectivity
2. The predominate aim of the landscape design is to create areas of deciduous and coniferous woodland reflecting the wooded landscape within the wider landscape and representing a natural succession of the habitats already present. Within these areas of woodland will be open glades, areas of heath, scrub and grassland which will provide continued habitat for species such as nightjar and reptiles. Within the resort itself areas of habitat are to be created and managed to encourage species such as reptiles and breeding birds which will have been displaced during construction activities, to recolonise. Additional measures for biodiversity with the resort site itself include the provision of reptile hibernacula, green and biodiverse roofs on the accommodation and public buildings, bird and box boxes on buildings and retained, mature trees and the creation of biodiverse swales and attenuation features. The landscape design has also factored in the requirement for a dark corridor to be maintained on the western and northern perimeter of the WildFox Resort Site.
3. The landscaping provision within the Site would also blend into the offsite mitigation areas which adjoin the Site on the western boundary (Dyffryn Tips Site) and along the southern boundary (Solar Farm Site), allowing for continued and enhanced habitat connectivity to the wider landscape.
4. The landscape design is to be achieved through a combination of natural regeneration as well as additional planting; with the planting based on native species that have an established presence within the local area.
5. Further details on the landscape and ecological provision within the WildFox Resort Site is detailed below.

KEY FEATURES TO BE RETAINED, ENHANCED, AND CREATED

6. For the purposes of the landscape strategy the Site has been 'zoned' into key areas as shown on **Appendix A.1**. These zones have been grouped into those areas which lie outside of the resort security fencing (Periphery Landscape Zone) landscape planting within the activity areas of the resort (Activity Zones) and landscape planting in and around the build form of the resort (Building Landscape Zone). A strategic and outline strategy for habitat retention, enhancement and creation measures in these areas provided below. The proposed planting list for each of the zones below is provided in **Appendix E**
7. As required by Condition 28 bird and bat boxes are to be installed on all buildings. In consultation with Neath Port Talbot Council, it has been agreed that a more pragmatic approach can be taken whereby boxes are sited in areas of most value to birds and bats, e.g areas close to landscaping areas and or/ undisturbed areas of the Site. However, the aim would be to still install an equivalent number of boxes as previously required under Condition 8 in these areas. Further details on the locations of these bird and bat boxes is provided in the following sections.

PERIPHERY LANDSCAPE ZONE

8. The periphery landscape zone includes the following areas:
 - Pen-y castell- existing area of acid grassland and bracken
 - Area SB1 – Former Ancient Woodland Area
 - Area SB2 – Deciduous Woodland
 - Area SB3 – Coniferous Woodland
9. These areas are to be left largely unaffected by construction works, although they will incorporate areas of new/ existing footpath.
10. Pen-y-castell currently supports area of acid grassland although it is evident that bracken is encroaching on this grassland. The bracken at this location will be removed through initially cutting back any vegetative material and then application of herbicide in the summer months. This will allow acid grassland to naturally recover in this area. No additional planting in this area is proposed.
11. With regards to areas SB1, SB2 and SB3 the intention is to utilise natural regeneration as much as possible. This is already evident in some areas, with willow, rowan and birch already colonising. Where dense tree growth is present this would be thinned as required to create a more open woodland. In areas SB1 and SB2 where trees have not yet established these areas would be planted with a deciduous and mixed woodland planting, comprising of a mix of sizes of plants to create a multi-layered woodland that would be dominated by native deciduous trees, with oak and ash as the principal climax community.
12. Areas SB1 and SB2 are intended to mature as multi-layered woodland with a mix of native species, including evergreen species to assist with year-round screening / interest in mixed woodlands. The proposed woodland planting is intended to resemble naturally occurring deciduous woodland planting, featuring clumps and glades and the plantations within the surrounding valley. Areas towards the edges of woodland areas will be planted with predominantly native trees and shrubs but with a high percentage of small trees, shrubs but no large trees.
13. Within areas SB1 and SB2 brash and aggregate won from the Site will be used to create reptile refugia within the open glade areas of the woodland. These features would measure up to 5 m long x 2 m

wide and up to 1 m high with approximately 15 to 20 such features being created.

14. Proposed coniferous woodland within SB3 will not be planted as a traditional purpose-planted dense woodland for timber production. The density of the proposed coniferous woodland will be reduced to allow more light, to develop a more diverse field and ground layer. Thinning will be required to develop taller mature trees, with competing species carefully monitored and removed as necessary to ensure a balance of light reaches the lower layers of the woodland to encourage diversity as the trees mature. The coniferous woodland will contain a variety of tree species according to the soil profile and site conditions and planted unevenly with openings to work with the topography of the land and create open glades.
15. Existing water courses and ponds are to be retained with minimal intervention.

ACTIVITY ZONES

16. This zone incorporates the areas within the resort security fencing as follows:
 - Area SF1 – Existing retained Plantation
 - Area SF2 – Coniferous Woodland
 - Area SF3 – Predominantly Coniferous Woodland to west of Glade Area
17. Except for the retained plantation area the majority of the existing vegetation is to be cleared to facilitate both construction works and the landscape planting. This clearance work will be undertaken as per the prescriptions within the Strategic Construction Ecological Management Plan (Biodiversity) (SCEMP) and relevant Phase CEMP. These areas are then to be planted as a predominantly coniferous woodland.
18. Within area SF1 the existing conifer trees are to be thinned by 50% with the existing ground flora retained. Bird and bat boxes are to be installed on the remaining 10% of retained trees.
19. As per SB3 the coniferous woodland with areas SF2 and SF3 will not be planted as a traditional purpose-planted dense woodland for timber production and will contain a variety of tree species according to the soil profile and site conditions and planted unevenly with openings to work with the topography of the land and create open glades.
20. Ground planting beneath the trees will comprise suitable native mix of species appropriate to the soil conditions, with details on the planting specification provided in **Appendix E**
21. Within areas SF1, SF2 and SF3 brush and aggregate won from the site will be used to create reptile refugia within the open glade areas of these woodlands. These features would measure up to 5 m long x 2 m wide and up to 1 m high with approximately 15 to 20 such features being created. The Indicative locations for these hibernacula's is shown in **Appendix D**.
22. Existing water courses and ponds are to be retained with minimal intervention, with new attenuation features and swales created. These new attenuation features and swales will be planted with coir rolls and turf containing a mix of native aquatic and marginal plant species
Building Landscape Zone
23. This zone incorporates the following areas:

- Area D1 – Wildfox Village / Wildfox Aqua / Hotel and Spa – Glade Area
 - Area D2 – Wildfox Mountain
 - Area D3 – Woodland Groups / Copse at Reload Point and Mountain Summit
 - Area A1 – Coniferous Woodland Groups / Copse
24. These areas will incorporate groups and individual trees focused on buildings and public open spaces, planted in clumps of varying in size to form a network of small woodland compartments throughout the zone. These woodland compartments will be irregular, not circular and following landscape features and contours and comprise a mix of deciduous and conifer woodland species.
25. Ground planting beneath the trees will comprise suitable native mix of species appropriate to the soil conditions.
26. With open areas within all of the landscape zones an acid grassland wildflower seed mix is to be sown and the lodges within the accommodation areas will also incorporate green roofs.
27. Green and biodiverse roofs are to be Installed on all accommodation lodges and some of the public buildings. These will support sedum and wildflower plantings with the aim of creating areas of acidic grassland which blend into the natural landscape.

ESTABLISHMENT PRESCRIPTIONS.

28. Specific details for the establishment of the landscape planting is to be set out within each relevant Phase ELMP with an over view provided below. Timings of the required establishment works will also be detailed within each relevant Phase ELMP although it is anticipated that the majority of tree planting works are to be completed in the winter period (October to February inclusive).
29. The establishment prescriptions outlined below will necessarily be undertaken during the construction phase of the development. All measures in relation to the protection of species, habitats and control of non-native plant species (Himalayan balsam and Japanese knotweed) covered within the SCEMP (Biodiversity) will therefore be adhered to and implemented prior to and during the establishment phase of the landscape design.
30. It is likely given the difficult terrain and poor soils present on the Site that the establishment prescriptions outlined below will require revision as further information is gathered during the initial phases of works.

Table A.1 Periphery Zone

Landscape Zone	Establishment prescriptions
Pen-y-castell	<ul style="list-style-type: none"> • Bracken areas to be cut using a robomo/ cut and collect vehicle during the winter period and treated with herbicide in the following summer. • No planting/ seeding in this area proposed
Area SB1 – Former Ancient Woodland Area	<ul style="list-style-type: none"> • Natural regeneration of seed bed to be encouraged within areas defined as ancient woodland. To be supplemented with native trees planted on a random basis. • Ground to be managed to encourage the natural regeneration of the ancient woodland seedstock, where accessible bracken to be managed through the application of herbicide in the summer

	<p>months prior to tree planting which will be completed in the preceding winter.</p> <ul style="list-style-type: none"> • Brash material from constructions areas to be used to create reptile hibernacula. • Protect trees and shrubs with biodegradable rabbit/ deer guards or shelters.
Area SB2 – Deciduous Woodland	<ul style="list-style-type: none"> • Natural regeneration of trees to encouraged supplemented with planted trees on a random basis. • Where accessible bracken to be managed through the application of herbicide in the summer months prior to tree planting which will be completed in the preceding winter. • Brash material from constructions areas to be used to create reptile hibernacula. • Protect trees and shrubs with biodegradable rabbit/ deer guards or shelters.
Area SB3 – Coniferous Woodland	<ul style="list-style-type: none"> • Natural regeneration of trees to encouraged supplemented with planted trees on a random basis. • Where accessible bracken to be managed through the application of herbicide in the summer months prior to tree planting which will be completed in the preceding winter. • Brash material from constructions areas to be used to create reptile hibernacula. • Protect trees and shrubs with biodegradable rabbit/ deer guards or shelters.

Table A.2 Activity Zone

Landscape Zone	Establishment prescriptions
Area ref SF1 – Existing retained Plantation	<ul style="list-style-type: none"> • Trees to be thinned by 50% and arising removed and used elsewhere within the Site. • Bat and bird boxes to be installed on 10% of all retained trees including the following box types or similar products produced by other manufacturers: <ul style="list-style-type: none"> • 5% 2FF Schwegler Bat Box • 10 % 1FF Schwegler Bat Box • 50% 1B Schwegler Nest Box • 35% 2GR Schwegler Nest Box • Boxes are to be installed as per the manufacturer's instruction, typically in a facing northeast position, approximately 3 m above ground level.
Area ref SF2 – Coniferous Woodland	<ul style="list-style-type: none"> • Area cleared of existing vegetation except for locations where ground conditions are prohibitive, i.e within areas of peat, fissures land slips. Coniferous woodland including existing mature trees and natural regeneration areas. • Brash material from constructions areas to be used to create reptile hibernacula. • Protect trees and shrubs with biodegradable rabbit/ deer guards or shelters. • Naturally occurring understorey where ground is undisturbed to be allowed to develop with natural regeneration facilitated by overseeding/ and or planting
Area ref SF3 – Predominantly Coniferous Woodland to west of Glade Area	

Landscape Zone	Establishment prescriptions
	<ul style="list-style-type: none"> Planted coir roles or pre-grown turf to be installed at the margins of attenuation features and within swales

Table A.3 Building Landscape Zone

Landscape Zone	Establishment prescriptions
Area D1 – Wildfox Village / Wildfox Aqua / Hotel and Spa – Glade Area	<ul style="list-style-type: none"> Area cleared of existing vegetation Areas to be planted with trees, with ground floor seeded or planted with plugs. Protect trees and shrubs with biodegradable rabbit/ deer guards or shelters. Grassland to be seeded on prepared seed bed as per suppliers Instructions Integrated bird boxes installed on buildings including the following box types or similar products produced by other manufacturers: <ul style="list-style-type: none"> SCHWEGLER 17 SWIFT BOX (on public buildings only, above 5 m) SCHWEGLER 1SP SPARROW TERRACE - STONE Green and biodiverse roofs to be installed as per suppliers' instructions. Planted coir roles or pre-grown turf to be installed at the margins of attenuation features and within swales
Area D2 – Wildfox Mountain	
Area D3 – Woodland Groups / Copse at Reload Point and Mountain Summit	
Area A1 – Coniferous Woodland Groups / Copse	
New attenuation features and swales	

MAINTENANCE, MANAGEMENT OF RETAINED AND CREATED HABITATS

31. The landscape strategy seeks to allow a natural landscape to develop albeit accelerated to some extent by the planting of trees in some areas. As such management of the landscape areas, particularly those beyond the resort security fencing will be relatively minimal, focusing on the selective thinning and removal of undesirable or over dominant species as required. Within the resort itself management will focus on allowing a natural landscape to develop whilst maximising its visual amenity value and as such will be managed to a greater extent.
32. The following text provides strategic and outline management prescriptions to ensure the aims and objectives of the landscape design are realised. These management prescriptions will be steered by ongoing monitoring of the site as detailed within Monitoring section of this Appendix with a timetable for the implementation of the management and monitoring prescriptions provided as Appendix A.2
33. The landscape maintenance regimes specified in this SELMP will be implemented by a competent ground's maintenance contractor. All landscape operations to be carried out in accordance with relevant and up-to-date British Standards.

HIMALAYAN BALSAM CONTROL

34. On an annual basis Himalayan balsam will be strimmed to ground level, or where present amongst desirable vegetation, hand pulled. Strimming and hand pulling is to be undertaken during June to July, when the plants are readily visible and before they begin to set seed. All strimmed/ pulled material is to be left in-situ.
35. All vehicles and machinery used to manage to Himalayan balsam will be cleaned before leaving the Wildfox Resort Site.

PLANTING-GENERAL MEASURES

36. Within and around the accommodation and public areas all areas where plants have failed to thrive (through death, damage or disease) will be identified and plants will be removed and replaced with equivalent species to match the size of adjacent nearby plants in the next appropriate planting season as frequent as necessary. The advice of the project landscape architect should be sought wherever possible.
37. Give the scale of tree planting in areas beyond the accommodation and public areas the replacement of failed trees on an individual basis is not considered to be practical.

THINNING OF TREE STOCK AND/ OR SCRUB

38. Trees are to be thinned as required every 5 years until the desired planting density is reached, which will be decided on the basis of regular monitoring and inspection of the trees. Thinning will be undertaken between October and March inclusive to avoid the main bird breeding season.
39. From year five after planting, or once plants are established, all tree/shrub stakes, ties, supports and shelters can be removed and disposed of off-site.

TREE PRUNING

40. All tree within the accommodation and public areas will be pruned to promote healthy growth and natural shape, and any dead, dying or diseased wood and suckers will be removed. Overhanging branches will be pruned to ensure that growth is prevented from encroaching onto paths, signs, sightlines and road lighting. All pruning will be undertaken in accordance with BS 7370-4. With respect to hedgerows, no trimming will be undertaken until the desired height has been reached. Pruning will be undertaken annually or as appropriate to each species between October and February inclusive to avoid the main bird breeding season.
41. The condition of all stakes, ties and guards will be checked and all broken items will be replaced and items regularly adjusted to accommodate plant growth and prevent rubbing. Any bark damage will be cut back neatly with a sharp knife. All plants will be straightened and the ground at the base to be firmed up. All shelters will be hand weeded.

GRASSLAND AREAS

42. Once the meadow grassland has established, routine grass maintenance is to be undertaken with the grassland left unmown and allowed to flower between May and September, before being cut to C. 75-100 mm with all arisings removed.

EXISTING PONDS

43. Appropriate management will be targeted towards enhancement of the wildlife value of the ponds; as such management tasks will include:
 - Shading vegetation to be managed through hand clearance/trimming where necessary to maintain direct sunlight to the pond; and
 - Marginal and emergent vegetation is to be maintained around at least one half of the pond's edge; where necessary, marginal plants shall be prevented from encroaching across the water's surface by hand removal. As a minimum 40% of the water's surface is to remain clear. To be effective in removing marginal and emergent vegetation, and to prevent rapid regrowth, plant removal must include removal of the roots. Hand digging with spades is advisable in small areas.

EXISTING WATER COURSE

44. No extensive long-term management is required although woody debris and/ or litter will be removed on an annual basis.

ATTENUATION FEATURES

45. Marginal and emergent vegetation is to be maintained around at least one half of the pond's edge; where necessary, marginal plants shall be prevented from encroaching across the water's surface by hand removal. As a minimum 40% of the water's surface is to remain clear. To be effective in removing marginal and emergent vegetation, and to prevent rapid regrowth, plant removal must include removal of the roots. Hand digging with spades is advisable in small areas.

SWALES

46. The remedial maintenance of the swales consists of repairing erosion or other damage by returfing

or reseeding, releveling uneven surface and reinstate design levels, scarify and spike topsoil layer to improve infiltration performance, break up silt deposits and prevent compaction of the soil surface.

GREEN ROOFS

47. Green roofs are to be managed as per the suppliers' instructions

REPTILE HIBERNACULA AND BIRD AND BAT BOXES

48. Once the bird and bat boxes have been installed, they will be subject to checks every year throughout the management plan period by a suitably qualified/ licenced Ecologist, with repairs and or replacements made where necessary.
49. Hibernacula will be checked on an annual basis and adjacent vegetation stemmed if considered to be overshadowing the hibernacula.

HARD LANDSCAPE AREAS

50. The maintenance requirements for hard landscape areas are as follows
- Keep surfaces reasonably weed and moss free at all times using integrated physical/mechanical measures (as required – min once a month);
 - Sweep blacktop/macadam surfaces at regular intervals (at least 4 times per annum) to avoid the build-up of grit and other debris (January, April, July, October);
 - Monitor path surfaces and associated drainage for damage and blockages. Clear/repair as required (as required each visit - min once a month);
 - Undertake inspections of loose or self binding gravel areas quarterly as a minimum repair any damaged areas. If any areas are reported as dangerous to users, repair immediately (as required each visit - min once a month);
 - Inspect resort boundary treatments as advised by security specialist.
 - Inspect other boundary treatments / fencing within the resort at each maintenance damage/graffiti. Repair/replace/ clean (as necessary);
 - Seasonal increase in cleaning of hard standing areas, paths and play areas:
 - During autumn there will be a requirement to increase the frequency of surface cleaning/sweeping due to increased leaf drop, berry bearing and fruiting trees dropping their fruit and these berries and fruit being discarded and dispersed on to hard surfaces, paths and play areas (September to November).
51. Boardwalks / Pontoons: Check integrity of boardwalks / pontoons, temporarily close, replace and repair sections as required.

FURNITURE

52. Inspect for damage to ensure safe for public use, performing its original function, and not visually detracting from area. Repair/replace/repaint/re-stain/clean as necessary from January to December.
53. Undertake suppliers recommended inspections and maintenance operations as per the suppliers'

instructions and remove any excess dirt or graffiti at the earliest opportunity as required.

LITTER COLLECTION

54. Collect and remove from all public spaces on site, all rubbish detrimental to the appearance of the site, including paper, packaging materials, bottles, cans, similar debris and dispose of arisings on each visit as required.

LITTER

55. Within the resort open spaces, there is the potential for litter to negatively impact these areas and habitats. To prevent this as much as possible, litter bins will be provided throughout the resort. These will be emptied regularly, and anti-waste signs will be installed throughout.
56. Litter checks and emptying of bins will be carried out on a weekly basis (or more regularly as required).

AUTUMN/WINTER LEAF REMOVAL

57. With the accommodation and public areas of the resort only, collect excess accumulations of drifted leaves from planting beds, grass areas and hard surfaces as appropriate to their use. Removal of leaves to be by the most efficient means. Care to be taken around existing planting.

MONITORING

58. This section details the monitoring works which will be undertaken for the retained and newly created ecological habitat features during the first 5 years post construction.
59. The aim of monitoring activities carried out post-development is as follows:
 - to identify if the objectives of the landscape and ecological design are being met
 - Identify any particular failings with the landscape and ecology management strategy
 - Implement appropriate remedial action
60. Monitoring will also evaluate the effectiveness of any specific mitigation measures (such as bird and bat boxes) and will include an annual assessment of the nightjar and reptile populations and evaluation of the habitats which have been enhanced or created for the first 5 years post construction.
61. As the Site was previously recorded as being of county importance for Invertebrates, monitoring will also include surveys for dragonflies. As these have both aquatic and terrestrial stages, as well as predating on other Invertebrate species the wider suitability of the site for other Invertebrate species can be inferred. They are also a relatively conspicuous species and relatively easy to record. Surveys will be undertaken in year one post construction and then every three years thereafter.
62. Annual monitoring visits/site inspections will also be undertaken to ensure that any remedial measures are identified to ensure that the objectives of the SELMP are being met.

63. Following completion of monitoring activities, an annual monitoring report will be produced and submitted to the Local Planning Authority.
64. Any remedial measures identified during monitoring would need to be implemented within the recommended timeframe following completion of the monitoring visit, to be advised by the Project Ecologist, Arboriculturist or other relevant professional carrying out the monitoring. In the first Instance the Client will be notified, and it will be their responsibility to Instruct the Private Management Company to complete any required repairs/ remedial actions.
65. Monitoring activities outlined within this SELMP will be Implemented as required, with any necessary changes incorporated into a revised SELMP. The final review of the SELMP and associated Phase CEMP's will identify if and where habitats have not achieved their desired status (as defined by this SELMP).
66. After the Initial 5-year period following construction the need to undertake monitoring surveys on an annual basis will be reviewed with monitoring likely to be reduced to very 3-5 years.
67. Future management and monitoring measures from year 26 onwards will be determined in consultation with the Private Management Company and LPA, with a new LEMP written and approved as necessary.
68. The required monitoring actions are detailed below with a timetable for the implementation of the management and monitoring prescriptions provided as **Appendix A.2**.

HABITATS

69. Habitats will be mapped using aerial imagery and/ or drones to map the increase or reduction of desirable and non-desirable habitats. This will be combined with targeted surveys of key areas using a combination of the UK Habs survey methodology⁴, with a condition assessment using the Defra Metric 3.1 criteria⁵ and the Common Standards Survey Methodology⁶ The presence and extent of any non-native invasive plant species will also be recorded and mapped as a key indicator of habitat condition.
70. The Condition assessment target and/ or features which will be identified as key Indicators for assessing the success or failure of a habitat type will be further defined within the Phase ELMP In consultation with the Local Planning Authority. The criteria for assessing habitat condition will allow sufficient scope to allow for natural succession to other biodiverse habitat types. For example, if an area planted or intended to develop as deciduous woodland Instead develops into an area of upland heath, owing to typography and climate, then this will not necessarily be recorded as a failure. In this example, the habitat management of this area would also be adjusted to encourage further development of the upland heath habitat.
71. Monitoring inspections will also check for the evidence of the following;

⁴ UkHab survey methodology. Available from <https://ukhab.org/>

⁵ Defra Metric 3.1 Condition Assessment methodology. Available from <http://publications.naturalengland.org.uk/publication/6049804846366720>

⁶ Common Standards Survey methodology. Available From <https://jncc.gov.uk/our-work/common-standards-monitoring/#:~:text=Common%20Standards%20Monitoring%20is%20intended%20to%20be%3A%201,ASSI%29%3B%203%20Supported%20by%20limited%2C%20more%20detailed%20monitoring.>

- adequate establishment of all plants, identify the presence of any undesirable species and disease and to determine whether remedial action is required;
- pollution or litter.
- vandalism or other antisocial behaviour; and
- damage or deterioration of habitats caused by an increase in recreational activity, such as damage to vegetation or erosion of soils.

RETAINED MATURE TREES

72. An annual inspection of all retained mature trees will be undertaken by an Arboricultural Association approved Arboriculturalist contractor or professional Arboriculturalist, with all recommendations implemented in full within three months of initial inspection. Where damage is identified, consideration should be given to the inclusion of protective fencing.
73. Dead/dying/damaged limbs would be removed only if they pose a hazard to public health and safety. In these instances, a bat licenced Ecologist will inspect any limbs prior to their removal to check for the presence of roosting bats. Once removed, the limb, as well as any dead wood, will be left at the base of the tree to provide a refugia and rood resource for invertebrates.

BIRD AND BAT BOXES

74. A suitably qualified and licensed Ecologist will inspect any bird and bat boxes installed as part of the Development on an annual basis for a period of five years after their installation, to determine if the bird and bat boxes are being used by their target species.

REPTILE HIBERNACULA

75. Reptile hibernacula will be checked to ensure they are still present and functional, with no signs of collapse, disturbance or damage.

MONITORING REPORT

76. An annual report will be produced each year for the first 5 years post construction, detailing the results of any monitoring and remedial action, with comparison made between previous years data. The report will also provide recommendations for further remedial action and/ or changes to the management strategy. The report will be submitted to the local planning authority at the end of each year.

APPENDIX A.1 LANDSCAPE PLANTING STRATEGY

APPENDIX A.2 WILDFOX RESORT SITE MONITORING AND MANAGEMENT TIMETABLE (YEARS 1-5)

Management Monitoring Prescription	or Management Objectives or Monitoring Aim	Strategic/ Outline Prescription	Timing
Monitoring			
Monitoring of landscape planting and hard landscape areas.	To ensure the successful establishment of all planted vegetation (trees, shrubs, herbaceous perennials) To maintain the visual amenity value of the site	Undertake annual monitoring of all landscape areas, recording the success of planting/ management noting any failed planting, instances of disease, vandalism, litter and condition of any tree ties and tree guards	Soft landscape areas -Annually during the active growing season (soft April to September) Hard landscape areas - Annually at anytime of the year
Night jar surveys	To monitor the effects of the landscape and mitigation measures on the nightjar population	Undertake night-time surveys for nightjars within the resort, excluding accommodation and public areas of the resort.	Annually- May to August inclusive
Reptile surveys	To monitor the effects of the landscape and mitigation measures on the reptile population	Established transect routes and install refugia within four key areas of the wider site landscaping areas. Refugia to be check on seven separate occasions. Refugia to be replaced as necessary	Annually- April to September inclusive
Dragonfly Survey	To monitor the effects of the landscape and mitigation measures on the wider invertebrate population	Establish a transect route within the wider landscaping area, taking In retained and newly created waterbodies. Survey completed in June, July and August to capture key emergence periods for different species	Year 1 post construction and then Year 4
Himalayan Balsam / invasive plant species control	To control the extent of Himalayan balsam on site and the colonisation of the site by other non-native invasive plant species	Undertake annual monitoring surveys to record the presence of Himalayan balsam and other non-native invasive plant species on an annual basis.	Annually May-June (before stimming activity)

Management or Monitoring Prescription	Objectives or Monitoring Aim	Strategic/ Outline Prescription	Timing
Habitat Management			
General measures-hard landscape areas, litter, autumn/ winter leaf removal	To maintain the amenity value of all public and landscape areas	Repair and replace all landscaping furniture, remove litter and collect and remove all leaf fall within public areas of resort as required	Annually
Himalayan Balsam / invasive plant species control	To control the extent of Himalayan balsam on site and the colonisation of the site by other non-native invasive plant species	Undertake strimming and hand pulling of Himalayan balsam and appropriate removal of any other non-native invasive plant species on an annual basis	Annually June to July (after monitoring survey)
Grassland area (accommodation and public areas only)	To ensure a biodiverse grassland sward develops	Grassland left unmown and allowed to flower between May and September, before being cut to C. 75-100 mm with all arisings removed.	Grassland cut during October to February inclusive on an annual basis
Tree pruning	To ensure the successful establishment of all planted vegetation (trees, shrubs)	Trees pruned within accommodation and public areas only	Every three years and every three years thereafter. Trees pruned during October to February inclusive
Thinning of tree stock	To ensure the successful establishment of all planted vegetation (trees, shrubs)	Trees to thinned to achieve required planting density for each area	In year 5. Trees removed during October to February inclusive.
Green roofs	To ensure successful establishment	Maintain as per suppliers' instructions	As per suppliers instructions
Existing ponds	To ensure a biodiverse habitat is maintained	Remove any encroaching scrub and maintain marginal vegetation to ensure that 40% of the waster surface remains clear.	Annually during October to March
		Removal of silt from basis- if required	Every 5 years during October to February
Existing water course	To maintain free flowing water courses	Remove any woody debris and litter which impedes flows	Annually
Attenuation features and swales	To ensure a biodiverse habitats is maintained	Removal of undesirable plant species and encroaching scrub. maintain marginal vegetation to ensure that 40% of the waster surface remains clear.	Annually during October to February
		Removal of sediment from inlets, outlets, forebay and main basin	Year 5 during October to February

Management or Monitoring Prescription	Management Objectives or Monitoring Aim	Strategic/ Outline Prescription	Timing
Management of Ecology features			
Reptile Hibernacula	To ensure that hibernacula features continue to provide suitable habitat for reptiles	Remove encroaching scrub and repair any damages to the hibernacula’s.	Annually during October to February
Bird and bat boxes	To ensure that bird and bat boxes continue to provide suitable habitat for these species	Under annual check of all bird boxes removing old nest	Annually during October to February inclusive
		Under check of all bat boxes every three years. Removing any birds nests	Every three years by a bat licenced ecologist
Reporting			
Annual reporting of monitoring and management and remedial action undertaken	To identify success or failures within the management strategy and implement appropriate remedial actions to as to maximise the biodiversity value of the landscape design.	A report to be produced and submitted to the local planning authority detailing the results of all monitoring works and providing a comparison between year monitoring results. The report will also provide recommendations for any remedial actions or changes to the management prescriptions detailed within this SELMP.	Annually with report issued at the end of each year.

APPENDIX B SOLAR FARM SITE SELMP

LANDSCAPE AND ECOLOGICAL DESIGN OBJECTIVES

1. The landscape design seeks to retain and enhance the existing ecological value of the Solar Farm Site so as to provide suitable long-term mitigation and compensation of the loss of habitat within the resort site. Specifically, the long-term design objectives for the scheme are to:
 - Provide compensatory and enhanced habitat specifically for night jars and reptiles
 - Retain and enhance the existing habitat wherever possible.
 - Facilitate landscape scale connectivity
2. The predominate aim of the landscape design is to provide suitable long-term habitat for reptiles and nightjars, ensuring the local conservation status of both species is maintained. This would primarily be achieved through the creation of hibernacula features for reptiles; habitat management to increase the heterogeneity and structural diversity of the habitats on site; creation of additional habitat for nightjars and invertebrates as well as increasing the foraging opportunities for other bird species and species such as bats.
3. Measures to reduce anti-social behaviour such as restricting access points into the site so that they cannot be accessed by off road bikes, restricting the informal footpath network and fencing off key areas of habitat are also to be implemented.
4. Minimal planting of trees and scrub along the northern boundary to tie in with the boundary planting on the resort site. This area will also incorporate public footpaths which have been designed to avoid the most ecologically sensitive areas, with interpretation boards provided to explain the value of the Solar Farm Site and the species which utilise it.

KEY FEATURES TO BE RETAINED, ENHANCED, AND CREATED

5. As shown on the Illustrative Ecological Features Plan masterplan provided as Appendix D the majority of existing habitat are to be retained and will be enhanced through the thinning and removal of scrub and bracken, with four large hibernacula totalling 800 m In length are to be created within the Solar Farm Site as detailed below.

MARSHY GRASSLAND AND HEATH

6. Marshy grassland and heathland habitat dominates the Solar Farm Site and these habitats are to be retained.

BRACKEN CONTROL

7. Areas of dense bracken within the Solar Farm Site are to be reduced to provide more suitable habitat for reptiles although it is recognised that areas of scattered bracken do have some value for reptiles. The target will therefore be to reduce the bracken rather than remove it. As such, bracken areas will be reduced by 75% from the level recorded in 2022 only, with the aim of allowing a more diverse marsh grassland and/ or wet heath habitat to develop.

SCRUB CONTROL

8. Areas of scrub (and young trees) are present within the site. The scrub provides some biodiversity value in its own right and also provides habitat for some species of breeding bird. However, there is a risk of scrub dominating the site, to the detriment of other habitat types and overall species diversity, if left unchecked. As such, all areas of scrub will be thinned by 50% from the level recorded in 2022. This will create open areas suitable for reptiles. The interface between open areas and areas of scrub will also provide habitat suitable for breeding nightjars. Some tall stumps will be left during the scrub/young tree clearance as standing dead wood, to provide singing perches suitable for nightjars.
9. Scrub and small woodland groups are to be planted on the northern boundary to provide a softer boundary between the two sites. Species to be planted are native species appropriate to the locality.

HIBERNACULA CREATION

10. The hibernacula/refugia are to be constructed from dead wood/ brash and inert material such as building rubble. Each hibernacula/ refugia is to be 2-3 m wide and 1 m high, of variable length and are to be orientated approximately east to west to provide a south facing bank and are to be sited away from areas of high footfall to prevent vandalism. The hibernacula will be above ground and sited within areas of dense bracken or scrub growth to minimise the loss of more suitable reptile habitat. The topsoil within the proposed footprint of the hibernacula will be scraped off to a depth of no more than 150 mm. Brash and inert building rubble will be placed on the areas of scraped ground to a height of 1 m and the topsoil previously excavated placed on top of the hibernacula.
11. Two such features have already been created in 2022 within the western half of the Solar Farm Site, measuring approximately 400 m in length in total with a further two features of a similar length to be created within the eastern portion.

MAINTENANCE, MANAGEMENT OF RETAINED AND CREATED HABITATS

12. The landscape strategy seeks to allow the current natural landscape to persist as such management of the Solar Farm Site will be relatively minimal, focusing on preventing succession of the grassland and heathland habitats to scrub with the thinning and selective removal of undesirable or over dominant species as required.
13. The following text provides strategic and outline management prescriptions to ensure the aims and objectives of the landscape design are realised. These management prescriptions will be steered by ongoing monitoring of the site as detailed within Monitoring section of this Appendix with a timetable for the implementation of the management and monitoring prescriptions provided as **Appendix B.1**.
14. The landscape maintenance regimes specified in this SELMP will be implemented by a competent ground's maintenance contractor. All landscape operations to be carried out in accordance with relevant and up-to-date British Standards.

HIMALAYAN BALSAM CONTROL

15. On annual basis Himalayan balsam will be strimmed to ground level, or where present amongst desirable vegetation, hand pulled. Strimming and hand pulling is to be undertaken during June to July, when the plants are readily visible and before they begin to set seed. All strimmed/ pulled material is to be left in-situ.

GRASSLAND AND HEATHLAND AREAS

16. Currently the areas of grassland and heathland are unmanaged although it is assumed that irregular, but extensive wildfires, contribute to the management of the existing habitat, preventing succession to scrub or woodland. It is therefore proposed that in absence of wildfires the grassland and heathland habitat would be managed through regular cutting. This would be undertaken on a rotational basis, with no more than 25% of the habitat cut to height of no less than 150 mm, with arisings removed from the site. If wildfires do occur in any given year, then the need to undertake a cut of the grassland/ heathland areas will be assessed by Private Management Company. Grassland and heathland cutting is to be completed in September, outside of the nesting bird season and at a time when reptiles can disperse from the area.

BRACKEN CONTROL

17. Bracken is to be strimmed every three years, with strimming undertaken outside of the breeding bird season in September.
18. Where bracken continues to encroach into more desirable habitats the use of the selective herbicide Asulox will be used and will be applied by a specialist contractor

WOODLAND/ SCRUB PLANTING

19. Trees which have failed to thrive (through death, damage or disease) will be identified and plants will be removed and replaced with equivalent species to match the size of adjacent nearby plants in the next appropriate planting season as frequent as necessary. The advice of the project landscape architect should be sought wherever possible.
20. Trees are to be thinned as required every 5 years until the desired planting density is reached with thinning to be undertaken between October and February inclusive to avoid the main bird breeding season.
21. From year five after planting, or once plants are established, all tree/shrub stakes, ties, supports and shelters are to be removed and disposed of off-site.

REPTILE HIBERNACULA AND BIRD AND BAT BOXES

22. Once the bird and bat boxes have been installed, they will be subject to checks every year throughout the management plan period by a suitably qualified/ licenced Ecologist, with repairs and or replacements made where necessary.
23. Hibernacula will be checked on an annual basis and adjacent vegetation strimmed if considered to be overshadowing the hibernacula.

HARD LANDSCAPE AREAS

24. The maintenance requirements for hard landscape areas are as follows
- Keep footpath surfaces reasonably weed and moss free at all times using integrated physical/mechanical measures
 - Undertake inspections of loose or self-binding gravel areas
 - Inspect other boundary treatments / fencing within the resort at each maintenance damage/graffiti.

FURNITURE

25. Inspect for damage to ensure safe for public use, performing its original function, and not visually detracting from area. Repair/replace/repaint/re-stain/clean as necessary from January to December.
26. Undertake suppliers recommended inspections and maintenance operations as per the suppliers' instructions and remove any excess dirt or graffiti at the earliest opportunity as required.

LITTER COLLECTION

27. Collect and remove from all public spaces on site, all rubbish detrimental to the appearance of the site, including paper, packaging materials, bottles, cans, similar debris and dispose of arisings on each visit as required.

DOG BINS

28. Within the Solar Farm Site, there is the potential for dog waste to negatively impact the habitats present on Site and amenity value of the Solar Farm Site. To prevent this as much as possible, dog waste bins will be provided at access points to the Solar Farm Site . These will be emptied regularly, and anti-waste signs will be installed throughout.

MONITORING

29. This section details the monitoring works which will be undertaken for the retained and newly created ecological habitat features.
30. The aim of monitoring activities carried out post-development is as follows:
- to identify if the objectives of the landscape and ecological design are being met
 - Identify any particular failings with the landscape and ecological management strategy
 - Implement appropriate remedial action
31. Monitoring will also evaluate the effectiveness of any specific mitigation measures (such as bird and bat boxes) and will include an annual assessment of the nightjar and reptile populations and evaluation of the habitats which have been enhanced or created for the first 5 years post construction.
32. Annual monitoring visits/site inspections will also be undertaken to ensure that any remedial

measures are identified to ensure that the objectives of the SELMP are being met.

33. Following completion of monitoring activities, an annual monitoring report will be produced and submitted to the local planning authority and the Client.
34. Any remedial measures identified during monitoring would need to be implemented within the recommended timeframe following completion of the monitoring visit, to be advised by the Ecologist, Arboriculturist or other relevant professional carrying out the monitoring. In the first Instance the Client will be notified, and it will be their responsibility to Instruct the Private Management Company to complete the required repairs/ remedial actions.
35. Monitoring activities outlined within this SELMP will be implemented as required, with any necessary changes incorporated into a revised SELMP. The final review of the SELMP and associated Phase CEMP's will identify if and where habitats have not achieved their desired status (as defined by this SELMP).
36. After the Initial 5-year period following construction the need to undertake monitoring surveys on an annual basis will be reviewed with monitoring likely to be reduced to very 3-5 years.
37. Future management and monitoring measures from year 26 onwards will be determined in consultation with the Private Management Company and LPA, with a new LEMP written and approved as necessary.
38. The required monitoring actions are detailed below with a timetable for the implementation of the management and monitoring prescriptions provided as **Appendix B.1**.

HABITATS

39. Habitats will be mapped using aerial imagery and/ or drones to map the increase or reduction of desirable and non-desirable habitats. This will be combined with targeted surveys of key areas using a combination of the the UK Habs survey methodology⁷, with a condition assessment using the Defra Metric 3.1 criteria⁸ and the Common Standards Survey Methodology⁹ The presence and extent of any non-native invasive plant species will also be recorded and mapped as a key indicator of habitat condition.
40. The Condition assessment target and/ or features which will be identified as key Indicators for assessing the success or failure of a habitat type will be further defined within the Phase ELMP In consultation with the Local Planning Authority. The criteria for assessing habitat condition will allow sufficient scope to allow for natural succession to other biodiverse habitat types.
41. Monitoring inspections will also check for the evidence of the following;
 - adequate establishment of all plants, identify the presence of any undesirable species and

⁷ UkHab survey methodology. Available from <https://ukhab.org/>

⁸ Defra Metric 3.1 Condition Assessment methodology. Available from <http://publications.naturalengland.org.uk/publication/6049804846366720>

⁹ Common Standards Survey methodology. Available From <https://jncc.gov.uk/our-work/common-standards-monitoring/#:~:text=Common%20Standards%20Monitoring%20is%20intended%20to%20be%3A%201,ASSI%29%3B%203%20Supported%20by%20limited%2C%20more%20detailed%20monitoring.>

disease and to determine whether remedial action is required;

- pollution or litter.
- vandalism or other antisocial behaviour; and
- damage or deterioration of habitats caused by an increase in recreational activity, such as damage to vegetation or erosion of soils.

REPTILE HIBERNACULA

42. Reptile hibernacula will be checked to ensure they are still present and functional, with no signs of collapse, disturbance or damage.

MONITORING REPORT

43. An annual report will be produced each year for the first 5 years post construction, detailing the results of any monitoring and remedial action, with comparison made between previous years data. The report will also provide recommendations for further remedial action and/ or changes to the management strategy. The report will be submitted to the local planning authority at the end of each year.

APPENDIX B.1 SOLAR FARM SITE MONITORING AND MANAGEMENT TIMETABLE (YEARS 1-5)

Management Monitoring Prescription	or Management Objectives or Monitoring Aim	Strategic/ Outline Prescription	Timing
Monitoring			
Monitoring of landscape planting and hard landscape areas.	To ensure the successful establishment of all planted vegetation (trees, shrubs, herbaceous perennials) To maintain the visual amenity value of the site	Undertake annual monitoring of all landscape areas, recording the success of planting/ management noting any failed planting, instances of disease, vandalism, litter and condition of any tree ties and tree guards	Soft landscape areas -Annually during the active growing season (soft April to September) Hard landscape areas - Annually at anytime of the year
Night jar surveys	To monitor the effects of the landscape and mitigation measures on the nightjar population	Undertake night-time surveys for nightjars within the resort, excluding accommodation and public areas of the resort.	Annually- May to August inclusive
Reptile surveys	To monitor the effects of the landscape and mitigation measures on the reptile population	Established transect routes and install refugia within four key areas of the wider site landscaping areas. Refugia to be check on seven separate occasions. Refugia to be replaced as necessary	Annually- April to September inclusive
Himalayan Balsam / invasive plant species control	To control the extent of Himalayan balsam on site and the colonisation of the site by other non-native invasive plant species	Undertake annual monitoring surveys to record the presence of Himalayan balsam and other non-native invasive plant species on an annual basis.	Annually May-June (before stimming activity)
Habitat Management			
General measures- hard landscape areas/ furniture	To maintain the amenity value of all public and landscape areas	Repair and replace all landscaping furniture, remove litter and dog waste	Annually Litter and dog waste bins to be emptied on a weekly basis

Management or Monitoring Prescription	Objectives or Monitoring Aim	Strategic/ Outline Prescription	Timing
Himalayan Balsam / invasive plant species control	To control the extent of Himalayan balsam on site and the colonisation of the site by other non-native invasive plant species	Undertake strimming and hand pulling of Himalayan balsam and appropriate removal of any other non-native invasive plant species on an annual basis	Annually June to July (after monitoring survey)
Grassland and heathland areas	To ensure a biodiverse grassland and heathland persists and to prevent succession to scrub	25% of grassland and heathland areas to be cut on a rotational basis annually to a height of no less than 150 mm	Cut during September on an annual basis
Thinning of tree stock	To ensure the successful establishment of all planted vegetation (trees, shrubs)	Trees to be thinned to achieve required planting density for each area	In year 5. Trees removed during October to February inclusive.
Management of Ecology features			
Reptile Hibernacula	To ensure that hibernacula features continue to provide suitable habitat for reptiles	Remove encroaching scrub and repair any damages to the hibernacula's.	Annually during October to February
Reporting			
Annual reporting of monitoring and management and remedial action undertaken	To identify success or failures within the management strategy and implement appropriate remedial actions to as to maximise the biodiversity value of the landscape design.	A report to be produced and submitted to the local planning authority detailing the results of all monitoring works and providing a comparison between year monitoring results. The report will also provide recommendations for any remedial actions or changes to the management prescriptions detailed within this SELMP.	Annually with report issued at the end of each year.

APPENDIX C DYFFRYN TIPS

LANDSCAPE AND ECOLOGICAL DESIGN OBJECTIVES

1. The landscape design seeks to retain and enhance the existing ecological value of the Dyffryn Tips Site so as to provide suitable long-term mitigation and compensation of the loss of habitat within the resort site. Specifically, the long-term design objectives for the scheme are to:
 - Provide compensatory and enhanced habitat for nightjar and reptiles
 - Integrate biodiversity measures within the existing farmed landscape
 - Facilitate landscape scale connectivity

2. The habitat enhancement and creation measures are shown on **Appendix C.1**. The predominate aim of the landscape design is to provide suitable long-term habitat for reptiles and nightjars, increasing the carrying capacity of the Dyffryn Tips Site so that it is capable of supporting reptiles translocated from Wildfox Resort Site and night jars displaced from the Wildfox Resort Site. This would primarily be achieved through a reduction/ change in the current grazing pressure on the Site and creation of features such hibernacula and shelter belts, with some areas of tree planting to increase the heterogeneity and structural diversity of the habitats on site.

KEY FEATURES TO BE RETAINED, ENHANCED, AND CREATED

3. The majority of existing habitat are to be retained and will be enhanced through changes to livestock density and grazing pressure, with removal of scrub and bracken and planting of trees and scrub within certain areas.
4. The coal tips within the Dyffryn Tip site have been fenced off by NPTC owing to potential overgrazing of the minimal vegetation on the coal tips by sheep, leading to stability concerns. Livestock are to be excluded from this area for a period of 12 months with grazing potentially re-introduced following monitoring of the tips. This will be a matter for the Council and it is noted that the tips do not form part of the current tenancy.
5. Adjacent to Dyffryn tips an existing pond will be re-excavated with excavated material placed adjacent to the pond.
6. The land at the east of the site is to be fenced off with stock fencing and grazing excluded from this area during April to August Inclusive. This will allow a greater height of grassland to develop whilst encouraging shrub and heathland species to establish. In this area hibernacula/refugia are to be constructed from dead wood/ brash and inert material such as stone. Each hibernacula/ refugia is to be 2-3 m wide and 1 m high, of variable length (upto a maximum of 5 m) and are to be orientated approximately east to west to provide a south facing bank. The topsoil within the proposed footprint of the hibernacula will be scraped off to a depth of no more than 150 mm. Brash and inert building rubble will be placed on the areas of scraped ground to a height of 1 m and the topsoil previously excavated placed on top of the hibernacula.
7. Other enhancement measures will include undertaking bracken and gorse control in areas at the

north of the site, with bracken reduced to 10% of its current extent and gorse to 50%. Such measures will allow a more structurally diverse grassland to develop, providing habitat for reptiles and ground nesting birds such as nightjar. In addition, there is direct connectivity between the northern eastern part of the site and the western portion of the WildFox Resort Site. Managing the bracken in the north-eastern part of the Dyffryn Tips Site will provide improved habitat connectivity between the Dyffryn Tips Site retained areas of habitat within the Wildfox Resort which will encourage natural exchange of individual reptiles between the two Sites.

8. Outside of this eastern area, within the area referred to as the 'Mountain Area' two 'u-shaped' shelter belts are to be created, each measuring 210 m in total length. The walls of the shelter below will be 2-3 m wide and 1 m high and will provide additional habitat for reptiles.

MAINTENANCE, MANAGEMENT OF RETAINED AND CREATED HABITATS

9. The following text provides strategic and outline management prescriptions to ensure the aims and objectives of the enhancement works are realised. These management prescriptions will be steered by ongoing monitoring of the site as detailed within Monitoring section of this Appendix with a timetable for the implementation of the management and monitoring prescriptions provided as **Appendix C.2**.
10. The landscape maintenance regimes specified in this SELMP will be implemented by the tenant farmer and/ or a competent ground's maintenance contractor. All landscape operations to be carried out in accordance with relevant and up-to-date British Standards.

GRASSLAND AND HEATHLAND AREAS

11. Stock grazing densities to be agreed on consultation with tenant.

BRACKEN CONTROL

12. Bracken is to be stumped every three years, with strimming undertaken outside of the breeding bird season In September.
13. Where bracken continues to encroach into more desirable habitats the use of the selective herbicide Asulox will be used and will be applied by a specialist contractor.

REPTILE HIBERNACULA/ SHELTER BELT

14. Hibernacula's and shelter belts will be checked on an annual basis and adjacent vegetation stumped if considered to be overshadowing the hibernacula.

POND

15. Marginal and emergent vegetation is to be maintained around at least one half of the pond's edge; where necessary, marginal plants shall be prevented from encroaching across the water's surface by hand removal. As a minimum 40% of the water's surface is to remain clear. To be effective in removing marginal and emergent vegetation, and to prevent rapid regrowth, plant removal must include removal of the roots.

STOCK FENCING

16. Stock fencing is to be checked at regular intervals and any damage repaired as soon as is reasonably possible.

MONITORING

17. This section details the monitoring works which will be undertaken for the enhanced and newly created ecological habitat features.
18. The aim of monitoring activities carried out post-development is as follows;
- to identify if the objectives of the landscape design are being met
 - Identify any particular failings with the landscape management strategy
 - Implement appropriate remedial action
19. Monitoring will also evaluate the effectiveness of any specific mitigation measures and will include an annual assessment of the nightjar and reptile populations and evaluation of the habitats which have been enhanced or created for the first 5 years post construction of the Wildfox Resort Site.
20. Annual monitoring visits/site inspections will also be undertaken to ensure that any remedial measures are identified to ensure that the objectives of the SELMP are being met.
21. Following completion of monitoring activities, an annual monitoring report will be produced and submitted to the local planning authority and the Client.
22. Any remedial measures identified during monitoring would need to be implemented within the recommended timeframe following completion of the monitoring visit, to be advised by the Ecologist, Arboriculturist or other relevant professional carrying out the monitoring. In the first Instance the Client will be notified, and it will be their responsibility to Instruct the Private Management Company and/ or the tenant to complete the required repairs/ remedial actions.
23. Monitoring activities outlined within this SELMP will be implemented as required, with any necessary changes incorporated into a revised SELMP. The final review of the SELMP will identify if and where habitats have not achieved their desired status (as defined by this SELMP).
24. After the Initial 5-year period following construction the need to undertake monitoring surveys on an annual basis will be reviewed with monitoring likely to be reduced to very 3-5 years.
25. Future management and monitoring measures from year 26 onwards will be determined in consultation with the tenant and the local planning authority, with a new LEMP written and approved as necessary.
26. The required monitoring actions are detailed below with a timetable for the implementation of the management and monitoring prescriptions provided as **Appendix C.2**.

HABITATS

27. Habitats will be mapped using aerial imagery and/ or drones to map the increase or reduction of desirable and non-desirable habitats. This will be combined with target surveys using combination of the UK Habs survey methodology¹⁰, with a condition assessment using the Defra Metric 3.1

¹⁰ UKHab survey methodology. Available from <https://ukhab.org/>

criteria¹¹ and the Common Standards Survey Methodology¹² The presence and extent of any non-native invasive plant species will also be recorded and mapped as a key indicator of habitat condition.

28. The Condition assessment target and/ or features which will be identified as key Indicators for assessing the success or failure of a habitat type will be further defined within the Phase ELMP In consultation with the Local Planning Authority. The criteria for assessing habitat condition will allow sufficient scope to allow for natural succession to other biodiverse habitat types. For example, if an area planted or intended to develop as deciduous woodland Instead develops into an area of upland heath, owing to typography and climate, then this will not necessarily be recorded as a failure. In this example, the habitat management of this area would also be adjusted to encourage further development of the upland heath habitat.
29. Monitoring inspections will also check for the evidence of the following;
 - adequate establishment of all plants, identify the presence of any undesirable species and disease and to determine whether remedial action is required;
 - pollution or litter.
 - vandalism or other antisocial behaviour; and
 - damage or deterioration of habitats caused by an increase in recreational activity, such as damage to vegetation or erosion of soils.

REPTILE HIBERNACULA/ SHELTER BELTS

30. Reptile hibernacula will be checked to ensure they are still present and functional, with no signs of collapse, disturbance or damage.

MONITORING REPORT

31. An annual report will be produced each year for the first 5 years post construction, detailing the results of any monitoring and remedial action, with comparison made between previous years data. The report will also provide recommendations for further remedial action and/ or changes to the management strategy. The report will be submitted to the local planning authority at the end of each year.

¹¹ Defra Metric 3.1 Condition Assessment methodology. Available from <http://publications.naturalengland.org.uk/publication/6049804846366720>

¹² Common Standards Survey methodology. Available From <https://jncc.gov.uk/our-work/common-standards-monitoring/#:~:text=Common%20Standards%20Monitoring%20is%20intended%20to%20be%3A%201,ASSI%29%3B%203%20Supported%20by%20limited%2C%20more%20detailed%20monitoring.>

APPENDIX C.1 PROPOSED HABITAT MMANGMENT PLAN

APPENDIX C.2 DYFFRYN TIPS MONITORING AND MANAGEMENT TIMETABLE (YEARS 1-5)

Management Monitoring Prescription	or Management Monitoring Aim	Objectives	or Strategic/ Outline Prescription	Timing
Monitoring				
Monitoring of habitats	To ensure the successful establishment desirable habitats		Undertake annual monitoring of all landscape areas, recording the success of planting/ management noting any failed planting, instances of disease, vandalism, litter and condition of any tree ties and tree guards	Annually during the active growing season (soft April to September)
Night jar surveys	To monitor the effects of the landscape and mitigation measures on the nightjar population		Undertake night-time surveys for nightjars within the resort, excluding accommodation and public areas of the resort.	Annually- May to August inclusive
Reptile surveys	To monitor the effects of the landscape and mitigation measures on the reptile population		Established transect routes and install refugia within four key areas of the wider site landscaping areas. Refugia to be check on seven separate occasions. Refugia to be replaced as necessary	Annually- April to September inclusive
Habitat Management				
Grassland and heathland areas	To ensure a biodiverse grassland and heathland persists and to prevent succession to scrub		To be agreed in consultation with tenant and NPTC	TBC
Thinning of tree stock	To ensure the successful establishment of all planted vegetation (trees, shrubs)		Trees to thinned to achieve required planting density for each area	In year 5. Trees removed during October to February inclusive.
Management of Ecology features				
Reptile Hibernacula	To ensure that hibernacula features continue to provide suitable habitat for reptiles.		Remove encroaching scrub and repair any damages to the hibernacula's.	Annually during October to February
Reporting				
Annual reporting of monitoring and management and remedial action	To identify success or failures within the management strategy and implement appropriate remedial actions to as to maximise the		A report to be produced and submitted to the local planning authority detailing the results of all monitoring works and providing a comparison between year monitoring results. The report will also provide	Annually with report issued at the end of each year.

Management Monitoring Prescription	or	Management Monitoring Aim	Objectives	or	Strategic/ Outline Prescription	Timing
undertaken		biodiversity value of the landscape design.			recommendations for any remedial actions or changes to the management prescriptions detailed within this SELMP.	

APPENDIX D ILLUSTRATIVE ECOLOGICAL FEATURES PLAN

APPENDIX E LANDSCAPE PLANTING STRATEGY REPORT

DOCUMENT CONTROL SHEET

Project Name: Wildfox Resort, Afan Valley

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Report Title: Strategic Ecological and Landscape Management Plan

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	Name	Position	Signature	Date
Prepared by:	Jamie Glossop	Associate Ecologist	JG	July 2022
Reviewed by:	Elaine Richmond	Environmental Consulting Director		July 2022
Approved by:				
For and on behalf of Stantec UK Limited				

Revision	Date	Description	Prepared	Reviewed	Approved
00	29/07/22	For Comment			
01	xx/08/22	Revised following comments			

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