

Phasing Strategy – Condition 5

Totmonslow Solar Farm

26th January 2024

Report Number. LB374/R01



Report No:	Date	Revision	Author	Checked	Admin
LB374_R01	26.01.24		Andrew Laird (CMLI)	Emma Baker (CMLI)	Chloe Taylor

Disclosure:

This report, all plans, illustrations, and other associated material, remains the property of Laird Bailey Landscape Architects until paid for in full. Copyright and intellectual property rights remain with Laird Bailey Landscape Architects.

The contents of this report are valid at the time of writing. Laird Bailey Landscape Architects shall not be liable for any use of this report other than for the purposes for which it was produced. Owing to the dynamic nature of ecological, landscape, and arboricultural resources, if more than 12 months have elapsed since the date of this report, further advice must be taken before you rely on the contents of this report. Notwithstanding any provision of the Laird Bailey Landscape Architects Terms & Conditions, Laird Bailey Landscape Architects shall not be liable for any losses (howsoever incurred) arising as a result of reliance by the client or any third party on this report more than 12 months after the date of this report.



Contents:

Section 1: Introduction	Page 4
Section 2: Phasing of Works	Page 5
Section 3: Summary and Conclusions	Page 9



Section 1: Introduction

Background

- 1.1. Laird Bailey Ltd has been instructed by RE Projects Development Ltd (the applicant) to prepare and submit a Phasing Strategy to satisfy the requirements of Condition 5 of the Full Permission for Development (FPD) (App No. SMD/2023/0197) at Totmonslow Farm, Draycott Road, Totmonslow, Upper Tean, Staffordshire, ST10 4JJ.
- 1.2. The FPD granted permission for a new development comprising:

“Temporary development of a solar farm with ancillary infrastructure, security fence, access, landscaping and continued agriculture, to generate power to feed into the local distribution network”.
- 1.3. Condition 5 states:

“Notwithstanding the submitted details and condition 2, no development including site clearance, site stripping and levelling shall take place until such time that a detailed phasing programme to provide an implementation schedule for the sequence of construction works across the site with particular regard to the proposed ecological, soft-landscape and tree and hedgerow management work has been provided to and approved in writing by the Local Planning Authority. The development shall take place in accordance with the programme as subsequently approved and there shall be no variation unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to carefully co-ordinate the development and provide a clear programme of delivery to ensure the development is carried out and managed and maintained in accordance with the details submitted subject to the conditions of this permission and in the interests of protected species, biodiversity and local landscape character”.
- 1.4. In accordance with the above condition, this Phasing Strategy outlines the approach to the delivery of the development with particular regard to the proposed ecological and soft-landscape management.



Section 2: Phasing of Works

Typical Construction Programme

2.1. The typical process for which a solar scheme of this size is constructed is as follows:

1. Site preparation

- a) Field surveys and setting out
- b) Erection of tree protection fencing, public rights of way fencing and vegetation removal
- c) Management of existing ground conditions (See Flood Risk Assessment (Hydrock 20399-HYD-XX-XX-RP-FR-0001)) and Ecological Enhancement, Mitigation and Management Plan (Phlorum - 10669 EEMMP.Rev4)
- d) Laying access roads/ temporary tracks
- e) Preparation of earthing system
- f) Preparation of foundations/ hard standing for construction compound/ inverter housing/ substation
- g) Installation of perimeter fence (once implemented public right of way protection fencing can be removed)
- h) Construction of foundations/ preparation for substations and transformer stations
- i) Trenching for cables and ditches

2. Solar array installation

- a) Positioning of pre-cast ballast (concrete or other)
- b) Construction of array frame
- c) Mounting PV modules onto array frame
- d) Testing of PV modules
- e) Installation of electrical ducting
- f) Monitoring system installation

3. Electrical infrastructure installation



- a) Connection of earthing system/ bonding/ LPS
- b) Interconnection of PV module cables
- c) Routing and securing of DC string cables
- d) Installation and connection of PV string boxes
- e) Installation and connection of main DC cables
- f) Delivery and installation of pre-configured inverters
- g) Delivery and installation of substation
- h) Installation and connection of AC system to inverters and substation
- i) Closing cable trenches

4. Testing and commissioning

- a) DC system commissioning
- b) AC system commissioning
- c) G59 witness testing
- d) Accreditation of system
- e) Commissioning of environmental monitoring
- f) Commissioning of remote monitoring system
- g) Completion/ final acceptance
- h) Project handover

5. Completion Works

- a) Removal of site compound and welfare facilities
- b) Landscape planting (grass seeding if required, new hedgerow, existing hedgerow gapping-up, and tree planting)
- c) Provision of surface water management system (lined swales/ ditches)



Phasing - Sequence of Construction Works

- 2.2. Phase 1 will see a suitably qualified ecologist carry out an updated walkover survey of the site immediately prior to works starting on the site to ensure that conditions have not changed and that protected species, including otters and water voles, are not using the site.
- 2.3. Phase 2 will see the installation of all tree protection fencing and public right of way (PRoW) protection fencing installed on site. Development facilitation tree and hedge works shall proceed only in accordance with the specification and arrangements detailed within the submitted Arboricultural Appraisal (Salopian Consultancy - SC:510 AA_V4) and timed to avoid breeding bird season (otherwise supervised by an ecological clerk of works). Any required site preparation, such as ground preparation, levelling and vegetation clearance, shall then take place. A site induction and toolbox talk shall be attended by all staff to inform them of all ecological issues on site. Toolbox talks shall take place periodically throughout the phases to inform staff of any important ecological issues/processes that may be carried out on site while they are working.
- 2.4. Phase 3 will see initial deliveries to site, including security fencing and materials required to establish a site construction compound. There will be a number of other deliveries to the site including cabling, machinery and temporary site welfare facilities with an office.
- 2.5. Phase 4 will see items such as the concrete ballast, inverters, control room, and solar PV frames delivered to site. Security fencing will be installed and the site will be marked out.
- 2.6. Phase 5 will see installation of cable ducting, concrete ballast and support frames. Following this, PV modules will then be delivered, distributed across site, and installed.
- 2.7. Phase 6 will see inverters installed and the commissioning.
- 2.8. Phase 7 will see the implementation of all proposed soft landscaping including tree and hedgerow planting, seeding and installation of all ecological features (bird boxes, bat boxes, hibernacula and bare earth areas). See details in the following section on planting timings.
- 2.9. Phase 8 will see the start of landscape management operations undertaken in perpetuity in line with 'Section 7 Habitat Management Plan' of the approved Ecological Enhancement, Mitigation and Management Plan (EEMMP).

Ecological and Soft Landscape Implementation and Management Work

- 2.10. Details regarding the operations and timings for the implementation, establishment and management of ecological, arboricultural and soft landscape works are set out within the following documents:
 - Ecological Enhancement, Mitigation and Management Plan (EEMMP)- Phlorum Report No. 10669 EEMMP.Rev4;



- Arboricultural Appraisal - Salopian Consultancy Report No. SC:510 AA_V4; and
- Detailed Soft Landscape Design Proposals (Sheet 1 of 4) - Laird Bailey Ltd Drawing No. LB374_D01d.

- 2.11. Timings of these operations within any given year shall take place within the dedicated phases set out herein.
- 2.12. Soft landscape installation shall take place within the first available planting season (November-March inclusive) following the completion of construction of all hard landscape works and implementation of photovoltaic arrays and infrastructure.
- 2.13. All tree and hedgerow planting shall be undertaken within the planting season November-March (inclusive). Seeding is to be undertaken between March and April (inclusive) or during the month of September. These planting seasons ensure appropriate moisture and warmth is present within the soil to ensure healthy establishment.
- 2.14. Ecological features proposed on site (including bird and bat boxes, hibernacula and areas of bare earth) shall be installed as per the EEMMP following completion of construction works to avoid disturbance to wildlife throughout the construction period.
- 2.15. The dedicated wildlife area, featuring a timber post and rail fence (see LB374_D01), shall be installed prior to the implementation of any soft landscape features or ecological elements within the internal space.



Section 3: Summary and Conclusions

- 3.1. This Phasing Strategy has been produced to satisfy the requirements of Condition 5 (Phasing), providing a detailed phasing programme and implementation schedule for the sequence of construction works across the site.
- 3.2. It outlines the following:
- Typical Construction Programme;
 - Phasing – Sequence of Construction Works; and
 - Ecological and Soft Landscape Implementation and Management Work.
- 3.3. In summary, the details provided in this document show the anticipated sequence of development as required by Condition 5. The details for each phase are provided by reserved matters applications and discharge of condition applications pursuant to the existing consent.

