



Cheadle BESS

Landscape and Ecology Management and Maintenance Plan

Prepared for

Balance Power Projects Ltd

**January 2026
3302-01-LEMMP**



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- Appendix A: Drawing 3302-01-02 Detailed Landscape Scheme
- Appendix B: Biodiversity Net Gain Assessment
- Appendix C: Habitat Management and Monitoring Plan
- Appendix D: Bat and Bird Box Specification



1.0 INTRODUCTION

1.1 Overview

1.1.1 This document comprises the Landscape Ecology Management and Maintenance Plan ('LEMMP') for the Cheadle BESS ('the Development') located approximately 1.6km to the south-west of Cheadle Town Centre, off Draycott Cross Road Brook Houses, Cheadle, Staffordshire (hereafter referred to as 'the Site').

1.1.2 The LEMMP has been prepared on behalf of Balance Power Projects Ltd ('the Developer') to discharge Condition 7 attached to the approved planning permission for the Proposed Development of a Battery Storage System (ref. SMD/2023/0263).

1.1.3 Condition 7 sets out that:

"No development shall take place until such time that a Landscape and Ecology Management and Maintenance Plan for the life of the development has been submitted to and approved in writing by the Local Planning Authority. It shall include the following, although this list is not exhaustive:

- 1. Details of habitat creation and species enhancements;*
- 2. Updated Biodiversity Net Gain BNG calculation using latest Defra metric and UK Habs baseline and post-intervention plans;*
- 3. Proposals to achieve BNG*
- 4. Soil preparation details;*
- 5. Location of species habitat features*
- 6. Appropriate planting/ seeding specifications;*
- 7. Footpath infrastructure*
- 8. Timetable for implementation*
- 9. Long-term habitat management plan (30 years).*

Thereafter, the development shall be carried out and subsequently managed strictly in accordance with the approved Landscape and Ecology Management and Maintenance Plan and timetable."



Table 1.1 Requirements of the Condition and their location within the LEMMP

Condition Requirement	LEMMP location
1. Details of habitat creation and species enhancements	Section 2.1 and Sections 4.0 to 7.0
2. Updated Biodiversity Net Gain BNG calculation using latest Defra metric and UK Habs baseline and post-intervention plans	Section 2.3 and Appendix B
3. Proposals to achieve BNG	Section 2.0, Sections 4.0 to 8.0, and Appendices B and C
4. Soil preparation details	Section 5.3
5. Location of species habitat features	Appendix A
6. Appropriate planting/ seeding specifications	Section 4.0
7. Footpath infrastructure	Section 2.0 and Sections 7.0 and 8.0
8. Timetable for implementation	Section 3.2 and 5.2
9. Long-term habitat management plan (30 years).	The whole document, and in particular Sections 7.0 to 9.0 and Appendix C

- 1.1.4 The LEMMP covers the land within the Site Boundary as shown on Drawing 3302-01-02 Detailed Landscape Scheme, which has been prepared to discharge Condition 9 of planning permission (ref. SMD/2023/0263), and which is included as Appendix A.
- 1.1.5 An updated Biodiversity Net Gain (BNG) Assessment and a Habitat Management and Monitoring Plan (HMMP) have been prepared separately are appended to the LEMMP as Appendices B and C respectively.
- 1.1.6 The LEMMP describes the landscape and ecological proposals that form part of the Development, and the management procedures that will be adopted to ensure that the proposals are maintained appropriately for the duration of the development.
- 1.1.7 Areas to be sown with the pasture grassland mix shown on Drawing 3302-01-02 (Appendix A) will be handed over to an appointed management body following initial establishment management.
- 1.1.8 The LEMMP is a working document and will be subject to regular review and updates throughout the lifetime of the development.

- 1.1.9 Reference should be made to the following other schemes/documents, which are relevant to the contents of the LEMMP.
- i) Construction Environment Management Plan ('CEMP'), prepared to discharge Condition 3.
 - ii) Surface Water Drainage Strategy, prepared to discharge Condition 8
 - iii) Drawing 3302-01-02 Detailed Landscape Scheme and Drawing UG_1915_ARB_TPP_01 Tree Protection Plan prepared to discharge Condition 9
 - iv) Arboricultural Impact Assessment, prepared to discharge Condition 11.
- 1.1.10 Condition 10 of planning permission (ref. SMD/2023/0263) does not require the preparation of any specific scheme. The Condition gives details of the required timescales for new planting and seeding, and is clear regarding the need to replace failed planting during the first five years following implementation of the landscape proposals.
- 1.1.11 Condition 13 sets out requirements for the import of topsoil and fill material to the Site.



2.0 DESIGN PROPOSALS

2.1 The Landscape Scheme

2.1.1 The landscape scheme is illustrated on Drawing 3302-01-02 (see Appendix A).

2.1.2 The proposals include:

- i) Management and maintenance of all retained tree cover within the Site boundary.
- ii) Planting of 16no. new specimen trees
- iii) Planting of approximately 2.9ha of new native woodland/scrub planting.
- iv) Retention and enhancement of approximately 170m of hedgerow, including via new planting to fill gaps.
- v) Creation of approximately 7.3ha of diverse grassland with wildflowers suitable for a mixture of damp and drier conditions.
- vi) Provision of 3no. bat boxes and 3no. bird boxes.
- vii) Maintenance of the public footpath running through the Site, and installation and maintenance of a new kissing gate. Installation of fencing to segregate the footpath from the remainder of the Site.

2.2 Aims and Objectives

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

- i) Diversify the range of vegetation types and habitats across the Site.
- ii) Provide screening of the development from Draycott Cross Road and the public footpath running through the Site via specimen tree planting and native woodland/scrub planting.
- iii) Retain the view to St Giles Roman Catholic Church from the public footpath.
- iv) Enhance biodiversity through the planting of native woodland/scrub.
- v) Enhance existing hedgerows through planting of additional species within existing gaps (the existing hedgerows are predominantly hawthorn) and improved maintenance to increase biodiversity, and to create species-rich hedgerows (min. 5 no. woody species with a 30m length).
- vi) Establish a more diverse mix of grassland across the Site and provide enhanced habitat for invertebrates, amphibians, reptiles and small mammals.
- vii) Improve the diversity of the existing ditch banks.
- viii) Ensure the successful establishment of all planting and seeding works.



- ix) Provide enhanced habitat for bird and bat species through the provision of boxes distributed around the Site.
- x) Maintain safe access along the public footpath running through the Site.
- xi) Improve accessibility of the public footpath from Draycott Cross Road through the provision of a kissing gate.
- xii) Achievement of the habitat and condition targets set out in section 2 of the Habitat Management and Monitoring Plan ('HMMP') included as Appendix C.

2.3 Biodiversity Net Gain Assessment

- 2.3.1 An updated Biodiversity Net Gain Assessment (BNG) and associated Habitat Management and Monitoring Plan (HMMP) are provided as Appendix B and Appendix C respectively.

2.4 Ecological Trends and Constraints

- 2.4.1 Climate change resulting in warmer and drier summers, more extreme weather events or increased risk of disease could in future potentially affect habitats on and adjacent to the Site (e.g. influencing water supplies and requiring additional watering of landscape planting). Planting will be monitored as detailed within Section 8.0, which also sets out climate related contingency measures.
- 2.4.2 There is the potential for invasive non-native species spread to the Site. Reflecting this risk, remedial measures are identified within the LEMMP.

2.5 Indicator Criteria

- 2.5.1 Where new planting and seeding is proposed, the objective criteria set out below will be used to determine whether establishment has occurred.
 - i) Specimen trees
 - a) 100% of plants have survived or been replaced.
 - b) Trees shall be growing true to form with no evidence of dead wood within the canopy.
 - c) Trees shall have established to a degree that stakes and guards can be removed and maintenance of weed free circles is no longer necessary.
 - d) More than 20% of the tree canopy area oversails the vegetation beneath.
 - ii) Woodland/ scrub planting areas



- a) Planting within the plots shall have established to a degree that stakes and guards can be removed, maintenance of weed free circles is no longer necessary, and grass within planting plots no longer requires cutting.
- b) At least 90% of plants have survived.
- iii) Hedgerows
 - a) New planting is greater than 2m height.
 - b) The general width of the hedgerow is greater than 2m width.
- iv) Grassland areas (Pasture Grassland and Meadow Grassland)
 - a) The sward shall have established fully with coverage of at least 90% of the area.
 - b) The appearance and composition of the vegetation closely matches characteristics of the specific grassland habitat. Wildflowers, sedges and indicator species for the specific grassland habitat type are very clearly and easily visible throughout the sward.
 - c) Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm).
 - d) Cover of bare ground is between 1 and 10%.
 - e) Cover of bracken less than 20% and scrub cover no more than 20% of grassland areas.
 - f) There is an absence of invasive non-native species.
- v) Wet Grassland areas
 - a) The sward shall have established fully with coverage of at least 90% of the area.
 - b) The appearance and composition of the vegetation closely matches characteristics of the specific habitat. Wildflowers, sedges and indicator species for the specific habitat type are very clearly and easily visible throughout the sward.
 - c) Cover of bare ground is between 1 and 10%, including localised areas.
 - d) Cover of bracken less than 5% and no scrub cover.
 - e) There is an absence of invasive non-native species.
- vi) Wet Ditch (existing)
 - a) Greater than 10 species of emergent, floating or submerged plants present in a 20 m ditch length.
 - b) There is less than 10% cover of filamentous algae and or duckweed.
 - c) There is physical damage to less than 5% of the length of the ditch.



3.0 RESPONSIBILITIES AND TIMESCALES

3.1 Responsibilities

- 3.1.1 The Developer will be responsible for the financial and practical delivery of the measures detailed within this LEMMP.
- 3.1.2 All works associated with the implementation of the LEMMP will be undertaken by experienced contractors and/or under the watch of a suitably qualified (and where required, licenced) ecologist.
- 3.1.3 The Developer shall be responsible for the cost of implementing the LEMMP including the cost of carrying out any management, monitoring, or other such activities, as detailed within this document.
- 3.1.4 In the event of a change of ownership, responsibilities held by the Developer will transfer to the new owners.
- 3.1.5 This LEMMP the 40-year period following the practical completion of the landscape works, commensurate with the operational life of the Development. Management schedules are shown in Section 9.0, providing an overview of timescales for measures required throughout this period.
- 3.1.6 The Developer and appointed contractors will identify hazards associated with maintenance operations proposed and undertake a full Risk Assessment which will be recorded and retained for reference.
- 3.1.7 All works will be undertaken in accordance with the latest guidance on safe working practices, including information from the recognised industry bodies, the local authority and the government Health and Safety Executive.



3.2 Timescales

- 3.2.1 The management and maintenance measures set out in the LEMP will cover a 40-year period following practical completion of the landscape works. Further details regarding the timescales for implementation works are set out in Section 5.2.
- 3.2.2 It is anticipated that grassland establishment would take approximately one year, and that establishment of new tree planting would take between three and five years.
- 3.2.3 No cutting or trimming of trees or hedges will be undertaken during the breeding bird season (01 February to 31 August inclusive).
- 3.2.4 Long-term management prescriptions will apply once establishment is complete. Existing trees, shrubs and hedgerows will be subject to long-term management from practical completion of the landscape works.
- 3.2.5 The LEMMP itself will be reviewed and updated on the basis set out in Section 8.0. Updates will be informed by the results of monitoring as also set out in Section 8.0.



4.0 PLANTING AND SEEDING SPECIFICATION

4.1 Specimen Tree Planting

- 4.1.1 Planting locations are shown on Drawing 3302-01-02 (Appendix A).
- 4.1.2 All supplying nurseries will be registered under the HTA Nursery Certification Scheme and plant material will be of certified local provenance, seed zone 403, subject to availability. All plants will be packed and transported in accordance with the Code and Practice for Plant Handling as produced by The Committee for Plant Supply and Establishment.
- 4.1.3 All plant material will conform with BS 3936:1992 *Nursery stock - Specification for trees and shrubs* and BS 4428:1998 *Code of practice for general landscape operations (excluding hard surfaces)*, or the most up to date and current British Standards and in accordance with plant and seed supplier's technical advice.

Table 4.1 Specimen Tree Specification

Tree species	Common name	Height	Girth	Specification
<i>Acer campestre</i>	Field Maple	350-400cm	12-14cm	Heavy Standard, clear stem 175-200cm, 3x, RB
<i>Alnus glutinosa</i>	Alder	350-400cm	12-14cm	Heavy Standard, clear stem 175-200cm, 3x, RB
<i>Betula pendula</i>	Silver Birch	350-400cm	12-14cm	Heavy Standard, clear stem 175-200cm, 3x, RB
<i>Quercus robur</i>	Oak	350-400cm	12-14cm	Heavy Standard, clear stem 175-200cm, 3x, RB

4.2 Woodland/ Scrub Planting

- 4.2.1 All new planting will be native stock of certified local provenance, seed zone 403, subject to availability.
- 4.2.2 All planting stock supplied shall be healthy and viable and comply with BS 3936:1992 and/or the *National Plant Specification*, published by the Horticultural Trades Association (HTA) as appropriate. Supplying nurseries will be registered under the HTA Nursery Certification Scheme. All plants will be packed and transported in accordance with the Code and Practice for Plant Handling as produced by Committee for Plant Supply and Establishment (CPSE).



Table 4.2 Woodland/Scrub Mix

% Mix	Tree species	Common name	Size
10	<i>Acer campestre</i>	Field Maple	1+1, Transplant, 2 brks, BR
10	<i>Alnus glutinosa</i>	Alder	1+1, Transplant, 2 brks, BR
10	<i>Betula pendula</i>	Silver Birch	1+1, Transplant, 2 brks, BR
5	<i>Carpinus betulus</i>	Hornbeam	1+1, Transplant, 2 brks, BR
5	<i>Cornus sanguinea</i>	Dogwood	1+1, Transplant, BR
5	<i>Corylus avellana</i>	Hazel	1+2, Transplant, branched, 3 brks, BR
12	<i>Crataegus monogyna</i>	Hawthorn	1+1, Transplant, 2 brks, BR
5	<i>Ilex aquifolium</i>	Holly	40-60cm, 3lt, C
5	<i>Malus sylvestris</i>	Crab apple	1+1, Transplant, 2 brks, BR
10	<i>Populus tremula</i>	Aspen	1+1, Transplant, 2 brks, BR
5	<i>Prunus spinosa</i>	Blackthorn	1+1, Transplant, BR
5	<i>Quercus robur</i>	Oak	1+1, Transplant, 2 brks, BR
3	<i>Rosa canina</i>	Dog Rose	1+1, Transplant, BR
10	<i>Sorbus aucuparia</i>	Rowan	1+1, Transplant, 2 brks, BR

4.3 Gapping up of Existing Hedgerows

- 4.3.1 All new planting will be native stock of certified local provenance, seed zone 403, subject to availability.
- 4.3.2 All planting stock supplied shall be healthy and viable and comply with BS 3936:1992 and/or the *National Plant Specification*, published by the Horticultural Trades Association (HTA) as appropriate. Supplying nurseries will be registered under the HTA Nursery Certification Scheme. All plants will be packed and transported in accordance with the Code and Practice for Plant Handling as produced by Committee for Plant Supply and Establishment (CPSE).

Table 4.3 Hedgerow Mix

% Mix	Tree species	Common name	Size
15	<i>Acer campestre</i>	Field Maple	1+1, Transplant, 2 brks, BR
15	<i>Alnus glutinosa</i>	Alder	1+1, Transplant, 2 brks, BR
20	<i>Carpinus betulus</i>	Hornbeam	1+1, Transplant, 2 brks, BR
5	<i>Cornus sanguinea</i>	Dogwood	1+1, Transplant, BR
20	<i>Corylus avellana</i>	Hazel	1+2, Transplant, branched, 3 brks, BR
5	<i>Ilex aquifolium</i>	Holly	40-60cm, 3lt, C
10	<i>Malus sylvestris</i>	Crab apple	1+1, Transplant, 2 brks, BR
5	<i>Prunus spinosa</i>	Blackthorn	1+1, Transplant, BR
5	<i>Rosa canina</i>	Dog Rose	1+1, Transplant, BR

4.4 Grass Seeding

Pasture Grassland

- 4.4.1 To be seeded with Naturescape's Animal Pasture Flowers & Grass Meadow Mixture or similar. Seeding shall be carried out in accordance with the supplier's instructions.
- 4.4.2 The sowing of the grass seed mix will be at a rate of 50kg per hectare.

Meadow Grassland

- 4.4.3 To be seeded with Naturescape's N1 General Purpose Meadow Mixture or similar. Seeding shall be carried out in accordance with the supplier's instructions.
- 4.4.4 The sowing of the grass seed mix will be at a rate of 50kg per hectare.

Wet Grassland

- 4.4.5 To be seeded with Naturescape's N8 Water's Edge Meadow Mixture or similar. Seeding shall be carried out in accordance with the supplier's instructions.
- 4.4.6 The sowing of the grass seed mix will be at a rate of 50kg per hectare.



5.0 IMPLEMENTATION

5.1 Construction Matters

- 5.1.1 Matters related to construction are governed by the CEMP prepared to discharge Condition 3. Matters that are relevant to the landscape and ecological proposals are set out below
- 5.1.2 To protect existing Site soils, all construction activities requiring heavy machinery will only take place during periods of dry weather, in order to avoid churning and damaging the soil.
- 5.1.3 Any Site-won topsoil is to be stored in accordance with BS 3882:2015 *Specification for Topsoil* or other guidance current at the time of planting. Any imported topsoil will accord with BS 3882:2015 and in line with the requirements of Condition 13.

5.2 Timescales

- 5.2.1 Planting and seeding will be carried out in the first available season following completion of the Development and in accordance with the requirements of Condition 10.
- 5.2.2 Bare root and rootballed stock will be planted while dormant (between the months of November and February inclusive). Containerised stock will be used where necessary, as advised by the supplier.
- 5.2.3 It is expected that ground conditions and climate will allow for earlier planting (i.e. before January), and this will allow the plants more time to establish a network of feeder roots before the onset of spring.
- 5.2.4 Planting will not be carried out when the ground is wet/waterlogged or frost bound, or during periods of excessive cold drying winds or drought.
- 5.2.5 All seeding will take place in mid-autumn, this is to ensure species such as Yellow Rattle have optimum conditions for germination.
- 5.2.6 Wet grassland seeding will not take place when the attenuation pond is inundated with water, or likely to be inundated before the seed has germinated.



- 5.2.7 Seed will be surface sown, broadcast by machine and rolled where possible. The seed will be divided into 2 parts for each section and sown in 2 passes perpendicular to each other where possible.
- 5.2.8 No cutting or trimming of trees will be undertaken during the breeding bird season (1st February to 31st August inclusive).
- 5.2.9 No cutting of established grassland will take place during bird nesting season unless under the supervision of an ecologist and to no lower than 200mm.
- 5.2.10 Bird and bat boxes will be installed in the autumn (September to November) following completion of the Development, by the appointed contractor under advice of a suitably competent ecologist.

5.3 Soils

- 5.3.1 It is assumed that areas of proposed planting and seeding have sufficient suitable soils, due to the previous agricultural use of the Site. However, if prior to planting/seeding, soil condition is found to be unsuitable, for example due to compaction of the ground, or lack of sufficient topsoil for woodland planting (depth less than 300mm), remedial works will be undertaken. These may include, but are not limited to, excavation of the areas and importation of additional topsoil, either from elsewhere on Site or if insufficient soil is available, topsoil will be imported from off site, in line with planning Condition 13 requirements. Other works may include ripping the soils, or aeration using a fork for smaller areas or mechanically in larger areas.
- 5.3.2 Where necessary existing weeds, including any that sprout in the period between soil cultivation and seeding, will be manually removed by hand weeding or repeated cultivation, if that is not possible the area will be treated with a suitable herbicide as specified within *The Weed Control Handbook* by Natural England (June 2025) or hand-weeding. No use of chemicals within 10m from the top of ditches/pond will be undertaken.
- 5.3.3 Prior to grass seeding, the ground will be harrowed or raked to produce a medium tilth and rolled to produce a firm surface. However, if there are any areas which have suffered high soil compaction, for instance due to heavy machinery being deployed, these will be harrowed using a disc harrow to ensure the soil structure is suitable for



subsequent sowing. If such a requirement arises to harrow with discs, caution will be exercised to ensure any underground services are not damaged during harrowing.

- 5.3.4 All extraneous matter such as plastic, wood, metal and stones larger than 50mm in any direction that come to the surface will be removed to ensure the ground is suitable for use with mowers. Any material removed shall be disposed of at a registered waste disposal facility.

5.4 Tree and Woodland/ Scrub Planting

- 5.4.1 All bare-root planting stock will be kept covered until actually planted in order to minimise water-loss and prevent the roots from drying out. Bare root and rootballed stock will be planted while dormant (between the months of November and February inclusive). Containerised stock will be used where necessary, as advised by the supplier.
- 5.4.2 All plants shall be thoroughly watered-in by the end of the day of planting and thereafter, as required, to ensure good establishment. Plants will be protected from damage by rabbit proof fencing or individual spirals/shrub guards, as appropriate.

Specimen Tree Planting

- 5.4.3 Specimen trees are to be placed into pits that will accommodate the roots comfortably, with minimum 75mm space outside the extent of the roots. Any existing tree roots encountered will not be damaged, pits will be dug to avoid them. Any existing roots left exposed will be covered with damp hessian wrappings, or similar, whilst pits are dug and back filled.
- 5.4.4 The bottom and sides of each pit shall be forked to break up the soil. All extraneous matter such as plastic, wood, metal and stones greater than half brick size will be removed.
- 5.4.5 Trees are to be placed into the pits and backfilled with local topsoil previously stripped from the Site. A general-purpose slow release fertiliser (at the rate of 75gm/m²) and Tree Planting and Mulching Compost (at the rate of 20litres/m²) will be incorporated into the top 150mm of topsoil during backfilling. Backfilled material shall be consolidated / firmed in 150mm layers. Additional topsoil will be imported onto the Site if topsoil stripping operations do not provide sufficient topsoil for the entire tree planting.



- 5.4.6 All specimen trees shall be well firmed-in and secured to a double stake and cross-brace system with biodegradable tree ties and spacers. Trees will be held so that movement at the root collar is minimised until new roots have developed to anchor the tree. Low staking (75mm diameter x c. 1.5m length) will be used and attached to the tree at approximately 0.6m above ground level, or 1/3rd of the clear stem height, whichever is the greater. Stakes will be driven 300mm into undisturbed ground of the bottom of the tree pit before planting the tree, taking care to avoid underground services and cables. The trees will be staked using proprietary expandable, biodegradable ties and will be firmly fixed with a spacing device used to prevent chafing against the tree.
- 5.4.7 Composted bark mulch will be spread to a depth of 75mm in a 1m diameter circle around all individual trees.

Woodland/Scrub Planting

- 5.4.8 Plants shall be planted at 2m centres in notches. Planting slots shall be made using a planting spade and shall be dug 450mm wide x 450mm depth. Plant notches should be T, L- shaped or straight, using spades of a design suitable for this purpose. The planting notches must be vertical and deep enough for the roots to hang freely, with the transplant being planted so that the root collar is exactly level with the ground surface. The notch will then be closed and the soil will be well firmed round the roots in line with the guidelines as set out in BS 4428:1989 *Code of practice for general landscape operations (excluding hard surfaces)*.
- 5.4.9 After planting a 50mm layer of approved compost fine bark (nominal size 1-10mm) shall be spread to 1m wide diameter around the stem of each plant.

Hedgerow Gap Planting

- 5.4.10 Hedge plants shall be planted at 5 per linear meter, in a double staggered row based on the centre line of the adjacent hedge, with rows 350mm apart. Planting notches shall be made using a planting spade and shall be dug 450mm wide x 450mm depth. Plant notches should be T, L- shaped or straight, using spades of a design suitable for this purpose. Care shall be taken not to damage roots of existing hedge plants. The planting notches must be vertical and deep enough for the roots to hang freely, with the transplant being planted so that the root collar is exactly level with the ground surface. The notch will then be closed and the soil will be well firmed round the roots



in line with the guidelines as set out in BS 4428:1989 *Code of practice for general landscape operations (excluding hard surfaces)*.

- 5.4.11 After planting a 50mm layer of approved compost fine bark (nominal size 1-10mm) shall be spread along the length of the gap, 500mm wide.

5.5 Grassland Creation

- 5.5.1 All seeding shall be carried out in accordance with BS 4428:1989 *Code of Practice for general landscape operations (excluding hard surfaces)*, or the most up to date and current British Standard and in accordance with seed supplier's technical advice.
- 5.5.2 Prior to seeding the soil will be cultivated and made level, once seeded the areas will be rolled to aid germination.
- 5.5.3 All seeding will be undertaken with reference to the manufacturer's specifications.
- 5.5.4 Where possible, seed will be sown on bare earth. Where retention of existing grass is required, the existing grass will be raked and then cut short, exposing as much soil as possible prior to seeding.
- 5.5.5 The seed will be surface sown by machine or broadcast by hand as appropriate to the area. The seed will be divided into two or more parts and sown in overlapping sections in two passes, perpendicular to each other. The seed will not be incorporated into the soil or covered, but firmed in with a roll, or by treading, to give good soil/seed contact.

5.6 Bird Boxes

- 5.6.1 Indicative locations for bird boxes are provided on Drawing 3302-01-02 (Appendix A). Exact locations will be determined on site under the consultation of an ecologist.
- 5.6.2 Boxes should be erected at an appropriate height at least 3m from the ground. Boxes should be angled so that they face away from the prevailing wind or in a semi sheltered environment.
- 5.6.3 See Appendix D for specification of boxes to be used.



5.7 Bat Boxes

- 5.7.1 Bat boxes will be erected in suitable habitats (i.e., along boundary features), at an appropriate height (ideally above 4m in height) and with clear flight paths to utilise the Site boundary features. Boxes should be exposed to sun for at least part of the day and so erected on a south facing aspect. It may be appropriate to erect multiple boxes on the same tree at slightly different heights and aspects to create a variety of microclimates. Minor pruning may be required to ensure a clear drop zone below newly installed bat boxes.
- 5.7.2 Indicative locations are provided on the Drawing 3302-01-02 (Appendix A). Exact locations will be determined on site under the consultation of an ecologist. See Appendix D for specification of boxes to be used.



6.0 ESTABLISHMENT MAINTENANCE

6.1 Introduction

- 6.1.1 Where new planting/ seeding is required, the operations set out below shall be carried out in order to allow the new vegetation to establish. It is anticipated that grassland establishment would take approximately one year, and that establishment of new planting would take approximately five years.

6.2 Tree, Woodland/Scrub and Hedgerow Planting

- 6.2.1 During the establishment period (the first five years), all dead, dying or diseased stock will be replaced with stock of similar size and species by the appointed contractor at their own cost. If the failure of the plant is due to disease and the disease is considered likely to re-occur, then an alternative native species of local provenance (seed zone 403) may be used as a replacement.
- 6.2.2 An annual inspection will be undertaken in September to identify stock in need of replacement.
- 6.2.3 The planting areas (1m radius around each heavy-standard tree stem and each woodland/scrub transplant, 500mm wide along newly planted hedgerow gaps) will be kept mulched and weed-free during the establishment period, manually. If necessary, herbicide treatment would be used for small areas (applications in April, June and August). The *Weed Control Handbook* by Natural England (June 2025) provides guidance on appropriate herbicide use in relation to nature conservation works. Where used, herbicides will be sprayed in appropriate weather conditions, to avoid affecting adjacent grassland areas and will not be used within 10m of watercourses, ditches or ponds.
- 6.2.4 During the establishment period, trees will be inspected during periods of warm weather and drought. If it is considered that the ground conditions are too dry, the planted areas will be watered on a regular basis until weather conditions are considered suitable for watering to cease.
- 6.2.5 All canes, stakes, guards and ties will be regularly checked, loosened and/or replaced as required and removed and disposed of from Site once plants have established.



- 6.2.6 Newly planted specimen trees and plants within planting areas will be left to grow naturally and not cut apart from pruning if necessary to maintain the health of the tree or for safety reasons.
- 6.2.7 Hedgerow planting will be allowed to grow to minimum approx. 2m height and width before the first cut.
- 6.2.8 No cutting or trimming will be undertaken during the breeding bird season (1st February to 31st August inclusive).
- 6.2.9 At the end of each growing season, all specimen trees will receive an application of slow-release fertiliser for the first 5 years after planting.

6.3 Grassland

- 6.3.1 All areas of pasture grassland and meadow grassland shall be mown under the following regime for the first year after seeding.
- 6.3.2 Mowing will only take place during periods of dry weather to ensure that no waterlogged ground is damaged by machinery.
- 6.3.3 The grassland will not be improved by chemical fertiliser or slurry and nutrient levels in the soil should be allowed to reduce over time.
- 6.3.4 All arisings should remain on Site for five to seven days following the cut to allow seeds to disperse and then removed from site.
- 6.3.5 Newly seeded grassland will be subject to regular cutting to a height of between 40mm and 60mm, with arisings removed during the first year of establishment in order to prevent annual weeds from establishing. This shall constitute a cut every month between May and September. The frequency of cutting will be increased should annual weeds establish.

6.4 Wet Grassland

- 6.4.1 The grassland shall be mown under the following regime for the first year after seeding.
- 6.4.2 Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds offer shelter to the sown seedlings, are great for bugs, and they will die before the year is out. Therefore, there will be no cutting of the wetland until



mid to late summer. The wet grassland will then be cut, with arisings removed off site. The wetland will be kept short (up to 60mm high) by or mowing through to the end of March of the following year. Any residual perennial weeds, such as docks, will be dug out.



7.0 LONG-TERM MANAGEMENT

7.1 Weeds

- 7.1.1 Problem perennial weeds will be controlled initially by hand pulling, or if necessary, by careful targeted application of a non-residual herbicide by way of spot spraying with a knapsack (low pressure to avoid spray drift) or weed wiping. No herbicide application will be carried out within the vicinity of watercourses, ditches or ponds. Herbicide application will be used in April, June and August if required.
- 7.1.2 If invasive non-native species listed under Schedule 9 of The Wildlife & Countryside Act 1981 (as amended) or the EU Invasive Alien Species Regulation (1143/2014) are encountered on site or immediately surrounding the Site at any time the advice of a suitably qualified ecologist will be sought and the appropriate measures taken to prevent the establishment and spread of such plants around or off the Site.
- 7.1.3 Where required, a suitably experienced specialist management company will be instructed to eradicate invasive non-native species from the Site. Any arisings will be disposed of offsite to a suitably licenced waste disposal facility.

7.2 Specimen Trees

- 7.2.1 Specimen trees will be allowed to grow naturally. Pruning works will be carried out as and when required to encourage healthy growth, in accordance with to up to date industry best practice guidance and as advised by a qualified arboriculturist.
- 7.2.2 Existing retained trees within the Site will be monitored to ensure their survival and will receive minimal management as required. This is likely to be, but not limited to, pruning works to encourage healthy growth, remove diseased wood and ensure the tree does not provide a risk to structures within the Site and its surroundings, and to people working at the Site and members of the public. All works will be to up to date industry best practice guidance and as advised by a qualified arboriculturist.

7.3 Woodland/Scrub

- 7.3.1 Following the initial establishment maintenance period the planting areas will require minimal management. Monitoring inspections will be carried out at intervals as detailed in Section 8.0 to ensure the habitat is developing for the enhancement of wildlife interest and meeting the indicator criteria outlined in Section 2.5.



7.4 Hedgerows

- 7.4.1 Existing hedgerows shall be maintained at an approximate height of 3m and width of 3m.
- 7.4.2 Any hedgerows adjacent to the site entrance will be maintained to ensure they do not encroach into visibility splays, cut on an annual basis outside of bird nesting season.
- 7.4.3 New planting within gaps will be left to grow naturally until they reach a height and width to match surrounding hedgerow plants, at which point they will be incorporated into the long-term management regime.
- 7.4.4 Hedgerows will be cut on a 3-year rotational basis, i.e. not all hedgerows in the same year. Half of the total of hedgerows will be cut each year, but the length cut shall not be in one long section, rather distributed in smaller sections along the length of the hedgerow.
- 7.4.5 Cutting will take place in October/November. This will maintain a resource of flowering and fruiting plants across the site, creating nesting and foraging habitats for wildlife. All trees within or adjacent to hedgerows will be left to grow naturally and not cut. If necessary, these will be clearly marked to ensure that they are not cut back during hedgerow trimming/maintenance works.
- 7.4.6 If cutting in October or November is not possible (for example due to adverse weather conditions), hedgerows will be cut between late September and the beginning of February. No cutting or trimming will be undertaken during the breeding bird season (1st February to 31st August inclusive) unless absolutely necessary and only after a suitably qualified ecologist has undertaken a nesting survey and confirmed the lack of nesting birds in and adjacent to the section to be cut.
- 7.4.7 Ground flora will be cut at the base of hedges on the same 3-year rotation as the hedgerow, to 150mm height, with arisings removed. This is to maximise the value of the habitat for overwintering and foraging insects, whilst preventing scrub establishment.



7.5 Meadow Grassland

- 7.5.1 After the first year following seeding, meadow grassland will be managed by mowing as per the schedule below:

Table 7.1 Grass Cutting Schedule

Timing	Management
July to August	Summer hay cut to a height of 40-75mm. Arisings should be left for between 5 and 7 days before being removed to allow seeds to drop.
September to November	Autumn cut to a height of 40-75mm and remove arisings. Ideally at least two cuts should be undertaken in this period after the summer hay cut. If grass growth is vigorous more frequent mowing may be required.
March	Spring cut to a height of 40-75mm. Need for mowing can be assessed based on growth and is most likely to be required in the first years after establishment.
December to February and April to June	No management required

- 7.5.2 Where possible, cutting will adopt a systematic method, i.e. working from the centre outwards towards the boundary features, or from the edge of the built structures out towards the other field boundaries; this will allow fauna to temporarily and safely vacate the area.
- 7.5.3 The management will take a flexible approach and the exact dates will be dependent upon weather conditions. Where and when possible, a phased (rotational) cutting regime will be implemented (i.e., the entire area will not be cut at the same time) in order to allow a more varied structured grassland.
- 7.5.4 It is anticipated that small patches of bare ground will occur naturally within grassland areas. If these do not appear, then contingency measures to introduce them are set out in Section 8.0.
- 7.5.5 Grassland management shall have regard to the presence of the public footpath running through the Site. If deemed necessary following monitoring, variations to the cutting regime set out above shall be made along the route of the footpath in order to retain easy access for users.
- 7.5.6 Where the grassland adjoins areas of new woodland/scrub planting, a strip approximately 2m wide shall be left uncut. Scrub control shall be carried out every 2-3 years to remove trees and shrub species. Occasional specimens shall be

retained (to be determined as part of the regular monitoring set out in Section 8.0), but approx. 95% of this strip shall be maintained scrub-free.

7.6 Pasture Grassland

7.6.1 Areas sown with the pasture grassland mix as shown on Drawing 3302-01-02 (Appendix A) will be handed over to an appointed management body following the establishment management specified in Section 6.0.

7.6.2 It is anticipated that these areas will be grazed in the long-term. If they are not grazed, these areas will receive a cut to 50mm in late July or August and then cut every 4 to 6 weeks, as required, to 50mm until the end of November. The areas will then be left until March when they will receive a cut to 50mm.

7.7 Wet Grassland

7.7.1 Following establishment of the wet grassland within the attenuation basin routine management will cease. Vegetation will be allowed to grow with minimal cutting, so long as this does not impede the drainage function of the basin.

7.7.2 The basin will be monitored for scrub species. If scrub becomes more prevalent or if scrub is impeding the drainage function, a cutting regime will be introduced. This will be in the form of a three yearly cut, ideally as a rotation with not every area of the basin being cut in the same year so that a varied sward will develop.

7.8 Ditch

7.8.1 The existing ditch will receive 4 cuts within the first year of landscape management on the Site. Weeds and scrub species will be removed through hand weeding. All arisings will be removed from site and disposed of in a suitably licensed tip, as required.

7.8.2 From the second year of landscape management on Site, vegetation will be allowed to grow with minimal cutting, so long as this does not impede the drainage function of the basin.

7.8.3 The ditch will be monitored for scrub species.

7.8.4 If scrub becomes more prevalent or if scrub is impeding the drainage function, a cutting regime will be introduced. This will be in the form of a three yearly cut, ideally



as a rotation with not every length of the ditch being cut in the same year so that a varied sward will develop.

7.9 Fencing

- 7.9.1 Site fencing and gates will be inspected as part of regular monitoring visits. All damage will be repaired as soon as possible following the visit.

7.10 Bat and Bird Boxes

- 7.10.1 Boxes will be inspected annually during winter months for signs of damage. Damaged boxes will be repaired, where appropriate and suitable to do so, or fully replaced. Inspections will be carried out by a suitably qualified Ecologist.
- 7.10.2 Bird boxes will be cleaned out each winter to remove old nests.



8.0 MONITORING

8.1 Timings

- 8.1.1 The development of the biodiversity interest of the Site will be monitored over time by a suitably qualified ecologist. A walkover survey will be undertaken in Years 1 to 5, 10, 15, 20, 25 and 30 as a minimum. This will involve an inspection of the all existing and proposed vegetation to ensure that these are being managed in a manner suitable for the enhancement of wildlife interest. Bird and bat boxes will also be checked.
- 8.1.2 Surveys will be undertaken during Summer.
- 8.1.3 The results of these monitoring surveys will be used to inform future changes in management, including amending cutting regimes, and the need or otherwise to replace missing boxes. The frequency of future monitoring visits will also be reviewed.
- 8.1.4 Following the outcomes of each monitoring survey it will be the duty of the Developer to ensure the management plan is amended as necessary based on the monitoring recommendations.

8.2 Monitoring Criteria

- 8.2.1 Habitats will be monitored in accordance with the target criteria set out within the BNG Assessment (Appendix B) and HMMP (Appendix C).
- 8.2.2 If habitats are not meeting the description for each particular habitat type, as identified under the biodiversity net gain calculator, are not achieving the target conditions set out in the HMMP (Appendix C), or appear unlikely to achieve it, a suitably qualified ecologist will be consulted to determine appropriate changes to the management to enable the proposed habitat type and/or target condition to be achieved.
- 8.2.3 If it is considered it is not possible to achieve either the proposed habitat type or target condition, the biodiversity net gain calculator submitted with the planning application will be revised and the results submitted to the local planning authority with a report detailing the reasons why habitats have not achieved the condition



stated, steps taken to rectify this, and any additional compensation measures deemed to be appropriate.

8.3 Contingency Measures

8.3.1 If the monitoring outlined above identifies that a habitat is not meeting the target condition, is not meeting the description for the proposed habitat type, or if the other aims and objectives of the proposals are not being met (or are unlikely to be met) the following contingency measures should be considered.

8.3.2 In all cases, where a failure is identified the root cause should be identified and remedial measures implemented.

Woodland/Scrub

Woodland/scrub not establishing

8.3.3 Any plants which fail during establishment will be replaced, in line with the planting specification and implementation programme set out in Sections 4.0 and 5.0.

8.3.4 If planting is not meeting the criteria above due to the effects of climate change, contingency methods will be incorporated into the LEMMP. These may include, but are not limited to increased watering as and where required or additional planting of more resilient alternate species.

Woodland/scrub becomes over-dense

8.3.5 Should the woodland/scrub become overly dense with little light reaching understory layers then selective thinning or coppicing may be required. If not caught early it is also possible that understory shrubs may need to be replanted, and/ or the ground re-seeded with a shade tolerant flower mix.

Hedgerows

Large gaps due to plant loss

8.3.6 Small gaps caused by the odd plant dying should fill in naturally as neighbouring hedgerow shrub species grow, however where there is a high failure rate shrub species should be replanted, based on species provided within this LEMMP. It may be appropriate to consider alternative management methods, such as traditional hedgerow laying.



- 8.3.7 Any plants which fail during establishment will be replaced, in line with the planting specification and implementation programme set out in Sections 4.0 and 5.0.
- 8.3.8 If planting is not meeting the criteria above due to the effects of climate change, contingency methods will be incorporated into the LEMMP. These may include, but are not limited to increased watering as and where required or additional planting of more resilient alternate species.

Species-rich category criteria not met

- 8.3.9 Where a minimum of 5 native woody species are not found within a 30m length of hedgerow, gaps will be created by removal of Hawthorn. The length, number and locations of any gaps will be determined on Site under the supervision of a suitably qualified Ecologist to ensure criteria are met.
- 8.3.10 Gaps will be created outside of the breeding bird season (1st February to 31st August inclusive). Gaps will be re-planted in line with the planting specification and implementation programme set out in Sections 4.0 and 5.0.

Grassland

Damage from Public Access

- 8.3.11 There is a risk of damage to proposed grassland from users of the footpath. If damage does occur to the grassland, to an extent that the management targets are not being met, methods will be implemented to re-establish the sward and prevent further damage, as described below.
- 8.3.12 It may be necessary to formalise the path by way of surfacing the route, to discourage users from trampling the wider grass corridor. This will be done under consultation with the Local Authority.

Absence of herbs/ high cover of bare ground

- 8.3.13 If the herb layer is not establishing, or there are large areas of bare ground it may be appropriate to re-seed the area. This should be done using a suitable mix and following the methodology outline in the implementation section above, and to supplier's recommendations. It may be necessary to create batches of bare ground prior to seeding.



Grasses are over-dominant

- 8.3.14 Should grasses become over-dominant it may be appropriate to re-sow yellow rattle onto the grassland area. This plant parasitises grasses, reducing their competitive ability. It may be necessary to create patches of bare ground prior to seeding.

Nutrient levels too high

- 8.3.15 If nutrient levels are too high, resulting in lack of species diversity and indicated by the dominance of a small number of competitive species (e.g., nettles, spear thistle, white clover, coarse grasses), efforts should be made to reduce the nutrient levels in the soils. A cut and collect regime may be the most appropriate way to do this, or introduction of low-intensity grazing to the main grassland area.
- 8.3.16 Cut and collect involves waiting for plants to reach a substantial height before mowing and then removing all arisings from the Site. Any nutrients taken in by the plants during growth will therefore be removed from the site. This method may take a number of years to be effective.

Absence of bare ground

- 8.3.17 Many herb species require patches of bare soil to germinate. If bare patches have not developed naturally within grassland areas, it may be appropriate to manually disturb the soil using hand tools. This should be in no more than 5% of the total area and in small areas distributed throughout the grassland.

Site Fencing

- 8.3.18 Fencing will run along the public footpath running through the Site to prevent unauthorised access to the remainder of the Site. If, during monitoring of the landscape works, there is evidence of any unauthorised access resulting in vandalism or other damage to the landscape and ecological works, improvements will be made to the fencing to make the Site less accessible until such a time that the planting has become established enough to be less susceptible to vandalism.



9.0 IMPLEMENTATION AND MANAGEMENT TIMETABLES

Table 9.1 Implementation - Year 1

Management Activity	J	F	M	A	M	J	J	A	S	O	N	D
Pasture grassland, meadow grassland and wet grassland seeding (*preferred month)								✓	✓ *	✓		
Tree, woodland/scrub planting and hedge gap planting	✓	✓									✓	✓
Installation of bird and bat boxes									✓	✓	✓	
Watering	Water directly following planting, and as required to ensure establishment e.g. during periods of drought											

Table 9.2 Establishment Management - Year 2

Management Activity	J	F	M	A	M	J	J	A	S	O	N	D
Initial management of pasture and meadow grassland (monthly cut to height of 40-60cm)					✓	✓	✓	✓	✓			
Initial management of wet grassland (cut to height of 40-60cm, remove arisings, maintain short until following March)								✓	✓	✓	✓	✓
Hand-weeding of tree planting and hedge lines				✓		✓		✓				
Check of planting stock, stakes, guards and mulch levels (re-firm, top-up mulch as required until year 5 or canopy has closed enough to inhibit weed growth)			✓						✓			
Existing hedgerows – cut 1/3rd to 3m height and cut sides										✓	✓	✓
Hedgerows adjacent to visibility splays – cut encroaching branches										✓	✓	✓
Fertiliser treatment for specimen trees									✓			
Inspect bat and bird boxes. Empty, replace/ repair as required.									✓	✓		
Watering	Water as required to ensure establishment e.g. during periods of drought											

Table 9.3 Establishment Management - Year 3 to 5

Management Activity	J	F	M	A	M	J	J	A	S	O	N	D
Management of meadow grassland and wet grassland – cut (July/August leave arisings 5-7days before removal)			✓				✓ late Jul	✓	✓	✓	✓	
Management of pasture grassland (if required) - cut			✓				✓ late Jul	✓	✓	✓	✓	
Hand-weeding of tree planting bed and hedge lines				✓		✓		✓				
Check of planting stock, stakes, guards and mulch levels (re-firm, top-up mulch as required until year 5 or canopy has closed enough to inhibit weed growth, remove stakes and guards when no longer required)			✓						✓			
Existing hedgerows – cut 1/3rd to 3m height and cut sides										✓	✓	✓
Hedgerows adjacent to visibility splays – cut encroaching branches										✓	✓	✓
Fertiliser treatment for trees									✓			
Inspect bat and bird boxes. Empty, replace/repair as required.									✓	✓		
Watering	Water as required to ensure establishment e.g. during periods of drought											

Table 9.4 Long Term Management - Year 6 onwards

Management Activity	J	F	M	A	M	J	J	A	S	O	N	D
Management of meadow grassland and wet grassland – cut (July/August leave arisings 5-7days before removal)			✓				✓ late Jul	✓	✓	✓	✓	
Management of pasture grassland (if required) - cut			✓				✓ late Jul	✓	✓	✓	✓	
Check of planting stock to assess for any pruning or thinning works. Any pruning or thinning works required to be undertaken during the following season (Oct-1 st Feb).									✓			
Hedgerows – cut 1/3rd to 3m height and sides										✓	✓	✓
Hedgerows adjacent to visibility splays – cut encroaching branches										✓	✓	✓
Fertiliser treatment for trees									✓			
Inspect bat and bird boxes. Empty, replace/ repair as required.									✓	✓		
Watering	Water as required to ensure establishment e.g. during periods of drought											

Appendix A: Drawing 3302-01-02 Detailed Landscape Scheme



Response	Percentage
Yes	85%

Appendix C: Habitat Management and Monitoring Plan



Appendix D: Bat and Bird Box Specification

