



**FIE CHEDDELTON, BONES LANE
CHEDDLETON**

**Landscape Management and
Maintenance Plan**

Client:

Advanced Proteins

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1 INTRODUCTION

- 1.1. This is the Landscape Management and Maintenance Plan (LMMP) for a proposed food processing facility adjacent to an existing facility at Bones Lane, Cheddleton, Staffordshire. The application Location Plan and an aerial photograph of the Sites is presented within Appendix A.
- 1.2. The structure of the LMMP is as follows:
 - a. Description and evaluation of features to be managed.*
 - b. Ecological trends and constraints on site that might influence management.*
 - c. Aims and objectives of management.*
 - d. Appropriate management strategies for achieving aims and objectives.*
 - e. Prescriptions for management actions.*
 - f. Preparation of a work schedule*
 - g. Details of the body or organisation responsible for implementation of the plan.*
 - h. Ongoing monitoring and remedial measures.*
- 1.3. The LMMP sets out how the landscape and ecological components of the proposed development are to be managed immediately after planting and sowing, through the establishment phase and over the next 25 years. It describes the key landscape and ecological issues relating to the site that have been determined from a range of studies that have been undertaken to inform the planning process. A series of landscape and ecological objectives has been determined and strategies and management prescriptions set out to achieve these to a set to a timetable.
- 1.4. The baseline ecological survey plans are presented in Appendix B, the proposed planting and ecological enhancement are presented in Appendix C and a timetable of management prescriptions is presented in Appendix D.
- 1.5. This document has been written by Sightline, providing the landscaping elements of the LEMP with ecological elements provided by Sterna Ecology (FIE Cheddleton Preliminary Ecological Appraisal, November 2021). Information has also been provided by Lally Tree Management (BS 5837:2012, Arboricultural Impact Assessment, December 2021).

2 GUIDANCE

- 2.1. The LMMP has been produced with reference to the Biodiversity – Code of Practice for Planning and Development British Standard: BS 42020:2013 (BSI Standards Limited, 2013) and in particular, Section 11.1, which provides details on the content of the management plans.

2.2. The measures proposed will ensure that there is an overall net gain in the biodiversity value of the Site in accordance with National Planning Policy Framework.

3 DESCRIPTION OF THE PROPOSED DEVELOPMENT

3.1. The Proposed Development involves construction of the following:

- A processing facility housed within a building comprising two pitched roof blocks. One block is 115.4 m x 29.5 m and 16 m high and the second 13.2 m x 62 m and 21.5 m high. The buildings will appear as flat roofed but will have an internal pitch hidden by the parapet. Solar panels will be mounted on the roof, but they will be hidden by the parapet. The buildings will be finished in a metal cladding with no fenestrations apart from doors at ground level. It is proposed to finish the cladding in Merlin Grey but exact choice of colour finish can be subject to condition. This assessment is based on a Merlin Grey finish which is considered recessive. The building will have a slender, 28 m high flue. There will be a vehicle service yard on the northeast and south side of the building with a vehicle circulation system around the building.
- A two-storey office building located at the highest point of the Site with a floor plan of 30 m x 15.6 m and a height of 8.8 m. It will also appear as a flat roof building with the pitch hidden behind a parapet. The office building will have bands of glazing across the façade and a green roof.
- A low level biofilter unit (57.2 m x 20.4 m) which feeds into an attenuation pond, both on the lowest, southern part of the Site.
- Two water storage tanks on the northeast side of the biofilter unit.
- The Site currently slopes and so it will be necessary to undertake a substantial amount of cut and fill to create platforms for the buildings but the main building has been designed to step up the slope, with the tallest part of the building set with a finished floor level of 222 m AOD, which is lower than existing levels and so effectively reduces the height of the building within the landscape, and, more importantly, in relation to the height of the existing facility.
- The Proposed Development will utilise the access to the existing facility, which will not require any upgrading. As a result, there will be no landscape or visual effects arising from the means of access.
- Landscaping including the creation of species rich meadows, woodland and hedges.

4 KEY LANDSCAPE AND ECOLOGICAL ISSUES

Ecological Baseline information

4.1. A Preliminary Ecological Assessment was undertaken on the 17th September 2021 following the Phase 1 survey methodology outlined in the 2010 edition of the 'Handbook for Phase 1 habitat survey' by the Joint Nature Conservation Committee (JNCC 2010). This allows habitats and boundary features to be mapped by a trained surveyor following a standardised system which can be easily interpreted. As a part of the survey, species-specific surveys for Badger, Otter and Water Vole were undertaken of the Site and adjacent areas. A note was also made of any field signs indicating the presence of other protected species and the location of these signs was mapped. An assessment of the suitability of the habitats for protected species was carried out, to identify any potential impacts upon such species or requirements for further survey. An ecological survey of the proposed off site planting area was undertaken in June 2025 by Peak ecology.

Designated Sites

4.2. There are no Sites of Biological Importance (Local Wildlife Sites) within the FIE Cheddleton Proposed Development Site. However, eight Sites of Biological Importance can be found within 2km of the Proposed Development Site. These eight sites are:

- Wetley Rocks (814m south-west of the PDS): a linear, stretch of rock outcrop supporting a heathland community along the A520 through Wetley Rocks;
- The Rookery (989m west of the PDS): semi-natural, ancient broad-leaved woodland along a stream valley, and its tributaries, with associated ancient woodland indicator species and wet woodland species;
- Caldon Canal (south of Basford Bridge) (1.14km to the east of the PDS): canal side with emergent vegetation;
- Smithy Pool (north of) (1.4km south-east of the PDA): an area of semi-improved acid grassland;
- Basford Green (west of) (1.56km north-east of the PDS): dry heath-acid grassland mosaic;
- Consall Forge (north of), Caldon Canal (1.66km to the south-east): a length of the Caldon Canal, a canalized section of the River Churnet, together with areas of marshy grassland and wet woodland;
- Littlewood Wood & Hall Wood (1.74km west of the PDS): ancient semi-natural woodland, with a stream on its northern boundary where wet woodland ground flora is present; and
- Hills Farm (south-west of) (2km east of the PDS): a gentle sloping field, managed as pasture. The steepest part of the field is a remnant of unimproved grassland.

Habitat Summary- Baseline Conditions

- 4.3. The Proposed Development Site is largely dominated by a single improved grassland field. The grassland sward is relatively short, with a maximum sward height of 15-20cm, and is species-poor. Grass species within the sward were dominated by Perennial Rye-grass *Lolium perenne*, but also included Red Fescue *Festuca rubra* and Yorkshire Fog *Holcus lanatus*. The off site area comprises poor condition g4 modified grassland.
- 4.4. The north-eastern corner of the main site is dominated by a block of plantation mixed woodland on a bund. This plantation comprises a mix of native and ornamental species. It is dominated by *Pinus* species, but with Silver Birch *Betula pendula* and various ornamentals mixed in.
- 4.5. Although there is little vegetation and habitat within the centre of the Site, there are various hedges and boundaries trees around the boundaries of the Site, particularly the southern boundary.
- 4.6. A linear mosaic of a number of different habitats can be found along the south-western boundary, including a dry-stone wall, sections of mature hedgerow, boundary trees and a dry ditch/marshy grassland/tall ruderal mosaic. The sections of mature hedgerow are mainly dominated by Holly *Ilex aquifolium*, but with frequent Rowan *Sorbus aucuparia* trees and both oak *Quercus* sp. and Silver Birch saplings. Dense Bramble *Rubus fruticosus* and Bracken *Pteridium aquilinum* are common at the base of the hedgerows. To the southern end of this boundary there is a dry ditch surrounded by a linear marshy grassland and tall ruderal mosaic, inclusive of rushes *Juncus* spp., Rosebay Willowherb *Chamerion angustifolium*, Creeping Thistle, Cow Parsley *Anthriscus sylvestris* and Ragwort *Senecio jacobaea*.
- 4.7. On the north-western boundary of the Site can be found three mature trees, two oaks and a pine. The Baseline Ecological Survey Plan is presented in Appendix B of the LEMP.

Protected and Notable Species Summary

Breeding Birds

- 4.8. The breeding bird assemblage using the Site is typical of farmland habitats. The majority of the species recorded were associated with vegetation along field boundaries, with skylark *Alauda arvensis* the only ground-nesting species recorded which uses open habitats.

Bats

- 4.9. Overall the Proposed Development Site is considered to be of moderate quality for foraging bats, primarily due to its boundary features, with further links to higher quality foraging habitats further afield. to p The lack of mature trees within the Site means it provides limited opportunities for roosting bats.

Amphibians and Reptiles

- 4.10. The improved grassland, which dominates the Site, is considered to provide poor quality habitat for reptiles. Higher quality habitats can be found within the scrub, marshy grassland/tall ruderal mosaic and dry-stone walls along the south-western boundary of the Site. All of the slightly higher quality habitats within, or immediately adjacent to, the Site are outside the proposed development footprint and will remain unaffected by the proposed development.

Badger

- 4.11. No evidence indicating the presence of Badger was recorded during the PEA survey, from within either the Proposed Development Site or on adjacent land, including the woodland adjacent to the southern boundaries.

Great Crested Newts

- 4.12. The improved grassland, which dominates the Site, is considered to provide poor quality terrestrial habitat for amphibians. Higher quality terrestrial habitats can be found within the scrub, marshy grassland/tall ruderal mosaic and dry-stone walls along the south-western boundary of the Site. These higher quality terrestrial habitats are outside the proposed development footprint and will remain unaffected by the proposed development.

Water Vole and Otter

- 4.13. Given the unsuitable nature of the habitats within the Site, and the lack of field signs from the nearby stream, it is concluded that both Otter and Water Vole are either completely absent from the Site or very infrequently pass through the site. The lack of field signs identified during a specific survey, of either species, is considered to render habitats within the Proposed Development Site to be of low value to both Otter and Water Vole.

Mitigation

- 4.14. The report recommended the following mitigation:

- Woodland planting (on and off-site) to compensate for the area of plantation to be removed.
- Native species hedges to increase wildlife connectivity across the Site.
- Native marginal planting around the attenuation pond to maximise its value as a habitat
- Bird and bat boxes to maximise nesting and roosting opportunities.

Landscape Baseline information

- 4.15. A Landscape and Visual Impact Assessment was undertaken in November and December 2021 by Sightline Landscape which recommended a series of measures to mitigate adverse impacts on landscape character and visual amenity. A combination of topography, the existing facility and woodland will significantly reduce the visibility of the Proposed Development within the wider landscape to the north, east and southeast but the semi-open southwest boundary allows the Proposed Development to be visible from a small area of countryside to the southwest. Screen planting is recommended to minimise this visual impact.
- 4.16. Woodland planting will also introduce a positive element into the landscape, counteracting the negative aspect of increased built form within the landscape.

5 LANDSCAPE AND ECOLOGICAL OBJECTIVES AND STRATEGIES

5.1. This section sets out the objectives that are to be achieved through the management of the landscape and habitat features and other provisions designed to enhance biodiversity within the Site. The realisation of the objectives is through the implementation of strategies, which in turn are implemented by carrying out a series of prescriptions/tasks.

Objectives

- Objective 1:** Retain and protect existing habitats within the Site with the potential to support protected and notable species.
- Objective 2:** Enhance retained habitats and create new types of habitat to increase the biodiversity potential of the site and meet the Biodiversity Net Gain target.
- Objective 3:** Minimise the adverse effects of the Proposed Development on landscape character.
- Objective 4:** Minimise the adverse effects of the Proposed Development on visual amenity.
- Objective 5:** Increase wildlife connectivity across the Site and maintain a free movement of small mammals.

5.2. These objectives are realised within a comprehensive landscape scheme for the Proposed Development (presented in Appendix C, Drawing 478_PP_01 for on-site planting and drawing 478_PP_02 for off-site planting).

Strategies

5.3. The following strategies will be adopted to meet the objectives:

- Strategy 1:** Protect the habitats to be retained with fencing prior to the start of construction works. In accordance with the Arboricultural Report. Strategy 1 contributes to meeting Objectives 1, 3 and 4.
- Strategy 2:** Plant a woodland along the southwest boundary. Strategy 2 contributes to meeting Objectives 2, 3, 4 and 5.
- Strategy 3:** Plant a mix of native species trees within grassland areas. Strategy 3 contributes to meeting Objectives 2, 3, 4 and 5.
- Strategy 4:** Plant new hedges within the Proposed Development. Strategy 4 contributes to meeting Objectives 2, 3, 4 and 5.
- Strategy 5:** Establish species rich grassland across the Site. Strategy 5 contributes to meeting Objectives 2 and 5.

-
- Strategy 6:** Establish marginal planting around the attenuation pond.
Strategy 6 contributes to meeting Objective 2.
- Strategy 7:** Provide mammal gates at regular intervals within the perimeter fencing.
Strategy 7 contributes to meeting Objectives 2 and 5.
- Strategy 8:** Provide nest boxes for birds, bat boxes, hibernacula and enhanced habitat for invertebrates. Strategy 9 contributes to meeting Objective 2.
- Strategy 9:** Periodically monitor the effectiveness of the landscape and ecological mitigation including changes in biodiversity and the effectiveness of the screening and make adjustments to the LEMP if there are more practical ways to achieve the objectives.
Strategy 9 contributes to meeting Objectives 2, 3 and 4.
- Strategy 10:** Establish a 0.6 hectare woodland off-site with selected standard trees along the field boundaries
Strategy 5 contributes to meeting Objectives 2,3,4 and 5.

6 MANAGEMENT TASKS

6.1. The following tasks within Table 1 are required to achieve the objectives of the LEMP.

Table 1: Management Tasks

FEATURE	OBJECTIVE	PRESCRIPTION	ECOLOGY	TIMING
Existing trees	Maximise growth and screening function. Maintain existing value to nesting birds, foraging bats and invertebrates. Enhance value to nesting birds, foraging bats, invertebrates, amphibians and reptiles	- Inspect at each maintenance visit for issues such as disease, damage due to gales etc. - Where damage/disease take appropriate action to ensure the tree line is safe (e.g., no danger to people on site due to falling limbs etc.), undertaking remedial pruning where necessary.	- Any removed branches should be left on site for their invertebrate value e.g., small piles can be stacked along the hedgerow margins - The management of trees will be minimal, and the crown allowed to spread in order to maximise leaf cover which will be used as a navigational aid by commuting bats. - Maintaining tree cover will maintain connectivity with adjacent tree cover.	- Pruning, if required must be undertaken outside of the nesting bird season which runs from March to August inclusive. - Dead/dying/damaged limbs shall only be removed if they pose a danger to public health and safety.
New hedges	To provide a linear wildlife corridor feature. To increase biodiversity potential on site through the creation of new habitat and strengthened habitat connectivity for dispersal. Enhance value to nesting birds, foraging bats, invertebrates, amphibians and reptiles. Reduce the visibility of the solar farm to users of the PRoW and from within the wider landscape.	- Ensure new plants are regularly watered during extended periods of dry weather - Check that the plants are upright and secure. - Maintain weed free within at the base of new plants by applying a glyphosate herbicide in early spring when the deciduous vegetation is still not in leaf. Maintain a zone of bare earth to 0.75 m beyond the outer stems of the hedge. After 5 years allow the strip to colonise naturally, but for the next two years remove pernicious weeds which may hinder the growth of the hedge such as dock, bramble, bindweed and nettles. Either hand weed or spot treat with a glyphosate herbicide, preferably in gel form. - Check at each visit especially in the autumn and make a note of any dead or dying plants and replace them that autumn. This process is to be repeated each year until a 100% canopy cover is achieved. - The new hedgerow is to be trimmed at the end of year 2 to establish form and promote bushy growth. Ultimately	- Lengthening the time between hedge cutting increases the production of hard and soft mast resulting in an increased foraging resource for wildlife to exploit. - Hedgerows provide habitat for nesting birds as well as cover for foraging amphibians. - Linear habitats provide commuting resources to bats. - The use of native species which produce seeds, nectar and berries at different times of year provides food resources to birds throughout the year and also maximises invertebrate potential within the hedgerow which in turn increases the value of the hedgerow to other wildlife such as foraging bats.	- Regular watering for the first 2 years. - Checking plants are upright and secure, annually or as required i.e. Particularly after storms, remove stakes and guards after 5 years. - Maintain weed free at the base for the first 5 years. - Hedgerow trimming will be undertaken outside the nesting bird season which runs from March to August inclusive. Ideally trim late January/early February

FEATURE	OBJECTIVE	PRESCRIPTION	ECOLOGY	TIMING
		managed at a winter cut height of at least 3.0 m. Trim the hedges to ensure that they do not impede free access along the PRoW (typically a minimum 3 m wide clear route should be maintained at all times).		
Selected Standard trees	To establish individual trees of full stature along the hedge lines to minimise the adverse effects on landscape character and visual amenity. Increase bird nesting and foraging opportunities on site. Maximise microclimates on site which will enhance biodiversity potential.	- Ensure new trees are regularly watered during extended periods of dry weather. - Ensure that the stakes are upright and firm, and the ties are secure. Remove weeds. - Maintain weed free under the trees (1.5 m dia. circle) by either hand weeding or application of an appropriate herbicide. - Check at each visit especially in the autumn and make a note of any dead or dying plants and replace them that autumn until 100% success. - As the trees gain stature inspect at each maintenance visit for issues such as disease, damage due to gales etc. - Where damage/disease take appropriate action to ensure the tree line is safe (e.g. no danger to people on site due to falling limbs etc.), undertaking remedial pruning where necessary.	- The tree varieties proposed will provide a food source to wildlife throughout the year i.e., through the production of fruits and berries, and the invertebrate potential on site will be maximised. This can in turn serve to increase the overall biodiversity value of the site as increased food resources can attract foraging bats and birds. - Birds may nest in the trees once established.	- Regular watering for the first 2 years. - Check plants are upright and secure, annually or as required i.e. particularly after storms. Remove stakes and guards after year 5 - Maintain weed free in the first 5 years through an application in spring. - Replace dead plants annually until 100% survival established along the hedge, November-December. - Pruning, if required must be undertaken outside of the nesting bird season which runs from March to August inclusive. - Dead/dying/damaged limbs shall only be removed if they pose a danger to public health and safety.

FEATURE	OBJECTIVE	PRESCRIPTION	ECOLOGY	TIMING
Woodland planting, including offsite planting	To minimise the visual and landscape effects of the proposed building within the landscape.	• Ensure transplants, whips and trees are regularly watered during extended periods of dry weather. • Ensure that the tree stakes (and shelters within the off-site planting) are upright and firm, and the ties are secure. Remove weeds. • Maintain weed free under the plants by either hand weeding or application of an appropriate herbicide. • Check at each visit especially in the autumn and make a note of any dead or dying plants and replace them that autumn until 100% canopy cover has been achieved. • As the trees gain stature inspect at each maintenance visit for issues such as disease, damage due to gales etc. • Manage to maximise screening function and consider thinning and/or coppicing to allow the trees that can attain the greatest stature, such as alder and poplar, to do so. • Inspect shelters twice a year and remove any grass growing within them, taking care not to damage the trees. • Once trees in shelters grow greater than 3 m high, remove the shelters. • The trees within the Site should be protected from browsing by deer by the security fence but check for any damage. Check that the tree shelters are protecting the trees from grazing within the off-site planting. Check for browsing of the hazel and hawthorn and consider protecting if browsing is preventing the trees establishing above grazing height.	• The tree varieties proposed will provide a food source to wildlife throughout the year i.e., through the production of fruits and berries, and the invertebrate potential on site will be maximised. This can in turn serve to increase the overall biodiversity value of the site as increased food resources can attract foraging bats and birds. • Birds may nest in the trees once established.	• Only carry out any pruning, thinning or coppicing outside the bird nesting season. • Weed at least twice a year. • In the first two years soak the ground around the plants if there has been a period of no rain for more than three weeks at any time between April and October, and repeat until rain has resoaked the ground.
Native flora understorey within woodland planting areas (G5 mix)		• In the first three years hand weed/spot treat with herbicide unwanted species such as dock, nettle, thistle, bindweed and ragwort.	• Establishes a habitat for insects and small mammals and reduces competition for the trees.	• Undertake the work three times a year in April, June and August.

FEATURE	OBJECTIVE	PRESCRIPTION	ECOLOGY	TIMING
Short flowering lawn mix (G2 and G2b with bulbs)	Increase the biodiversity value of the habitat. Provide an attractive setting around the environs of the office which can adapt to recreational needs.	Maintain a sward which is allowed to flower in summer but kept low in winter, spring and late summer.	Good habitat for invertebrates and a good source of spring nectar for early pollinators such as bumblebees	Keep sward below 10 cm in the first year to develop a dense sward. In the second year mow once in early April and then allow to flower, cutting down to 7.5 cm high in August until mid-April. Mow around areas of bulbs cowslips and primroses. Allow bulb top growth to wither before cutting down.
Traditional Hay Meadow (G1, including margins and ride within the offsite planting)	Increase the biodiversity value of the habitat. Create foraging, overwintering and refuge opportunities for invertebrates, amphibians and reptiles. Create structurally and species diverse habitat.	- Cut/Strim in August or September in dry weather, standing. Leave the arisings for one week, then rake up, collect, and remove from site. - Control undesirable plant growth within sward if necessary, such as dock, thistle, nettles, and ragwort by hand excavation/pulling. - Grassland areas with any bare patches will be re-seeded as necessary, and any invasive weeds controlled with a weed suppressant such as Glyphosate or similar chemical (keeping clear of aquatic features).	- The meadow grassland will be subject to a low frequency cutting regime to create a tussocky sward throughout most of the year that provides long term refuge to invertebrates and amphibians and other wildlife. - Meadow grassland has the potential to support a range of invertebrates which in turn will provide a food source to foraging species such as birds. - Mowing/strimming must result in a sward height no shorter than 150mm to avoid killing/injury to amphibians/reptiles that may be present.	- The meadow grassland will be cut regularly during the first year to maintain good balance between establishing grassland floral species. - After the first year the meadow grassland will be subject to a single annual cut in the summer. The cutting month should be varied between August and September to maintain a diverse balance in the sward. - If the retained grassland (see below) is cut in August, the newly created grassland should be cut in September and vice versa. This will create ongoing variation in sward height at all times of year.

FEATURE	OBJECTIVE	PRESCRIPTION	ECOLOGY	TIMING
Close mown grass (G4)	Maintains sight lines around bends and allows easy access to infrastructure such as tanks. Creates a neat, well maintained character.	- Keep sward in the height range 5 – 10 cm by regular mowing between April and October. - Control undesirable plant growth within sward if necessary, such as dock, thistle, nettles, and ragwort by hand excavation/pulling.	Create structural diversity.	Mow in accordance with growth and weather conditions.
Marginal planting around the attenuation pond including seed mix G3	To maximise the value of the attenuation ponds to wildlife. Maintain the functioning of the drainage system.	- Monitor the establishment of the marginal planting. - Consider replanting if it fails to establish. - Clear out any vegetative growth which interferes with the correct function of the drainage system. - Control weeds such as dock, thistle, bindweed, nettle by hand pulling and or strimming only, do not use herbicide. - Strim down the embankments in August. Arisings to be left for one week and then raked up and removed from site.	- Deposit cleared vegetation adjacent to the edge of the attenuation pond to allow wildlife to move back into the pond. - Clear vegetation when appropriate to maintain a healthy balance between open water and vegetative cover.	Typically in winter and ideally clear 1/3 one year, 1/3 the following year and 1/3 the subsequent year.
Sedum roof to the office	Maintain 100% cover	- Once a year in June hand weed out any tall herbaceous broadleaved growth, including tree seedlings. Remove large clumps of self seeded grass. - Fill any dead patches with new turf	Source of nectar	Annually in the first three years, then once every five years check for self seeded trees and shrubs and remove any found. Remove any debris such as leaf litter.
Refugia for reptiles and amphibians	To increase refuge opportunities and create hibernation potential.	- Approximate locations shown on the landscape plan. - Augment with additional deadwood	- Refuge piles will comprise a combination of logs and branches stacked 600mm high and covering an area of 1.25 x 1.25 m. - Refuges will be created near to the site's boundary in the locations shown.	- Refuge piles could be occupied by protected species at any time of year and must not be moved at any time. - New logs/brush can be added to existing refuge piles in September/October every 5 years.
Bird boxes	Maintain in good order	Each year inspect for use and clear out any old nests and debris. Repair or replace damaged boxes.	To maximise and maintain nesting opportunities on the Site.	Bird boxes should ideally be installed in the autumn (September to November) following the cessation of construction works, by the appointed contractor under advice of the suitably competent ecologist.

FEATURE	OBJECTIVE	PRESCRIPTION	ECOLOGY	TIMING
				Inspected for loss/damage each year.
Fencing	Maintain free movement of small mammals.	- All internal and perimeter fencing for the development will be regularly checked to ensure it is safe and fit for purpose. Repairs and replacement of fencing will be made as soon as practically possible as and when required.	Ensure gaps under fences (or mammal gates) continue to provide access to wildlife.	At each visit
Litter and vandalism	Maintaining the Site in good order.	- Grounds maintenance will be delivered throughout the operational phase. - The facility will be kept clean and litter free. Response to acts of vandalism or graffiti will be dealt swiftly with repair or replacement implemented as soon as practically possible.		At each visit
Ecological monitoring	To ensure that the biodiversity of the site is being maximised. To identify potentially new ecological constraints (such as a badger sett opening up on the site).	- Undertake a walkover survey after the first 5 years after the construction and then once every 10 years to assess whether the ecological objectives are being met. - Make recommendations for altering the management regime or undertaking additional works and alter the LEMP accordingly.	The ecological walkover must be carried out by a suitably qualified ecologist.	5 years from the completion of the facility and then every 10 years throughout the life of the facility.

6.2. The management tasks over the operational life of the facility are summarised in Appendix C.

7 IMPLEMENTATION OF THE LMMP AND RESPONSIBLE ORGANISATION

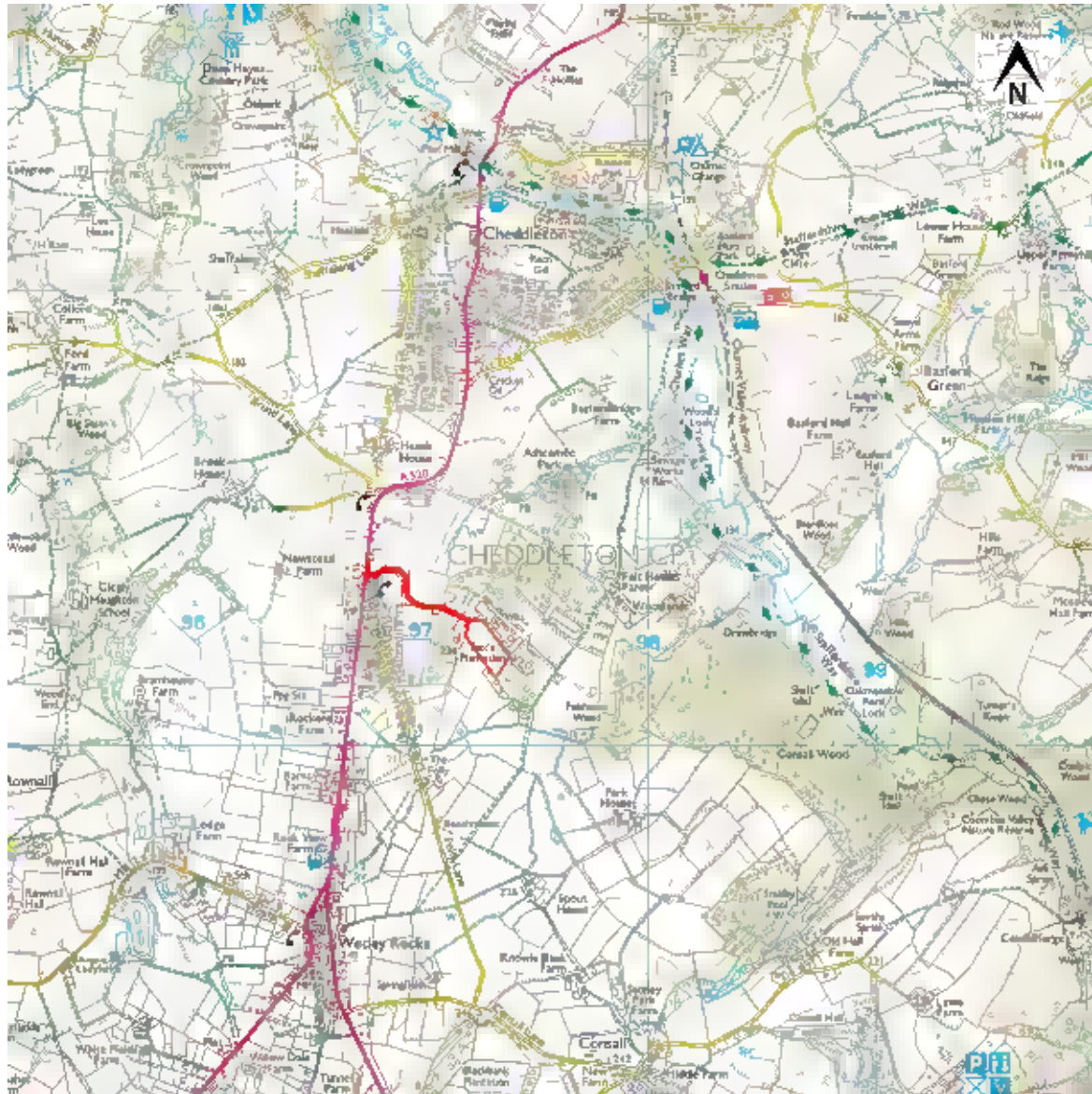
9.1. The Site will be managed by the company which operates the facility (currently to be Advanced Proteins). For the first year after completion of the landscaping works the landscaping will be managed by the implementing landscape contractor in accordance with the LMMP and under the terms of the first year Defects Liability Period clause within the landscape contract. In subsequent years the landscape maintenance shall continue in accordance with the LMMP but may be awarded to a third-party landscape contractor by the organisation responsible for the management of the facility. This arrangement may periodically change subject to commercial terms and the performance of the landscape contractor; however, the operating company will always ensure that a landscape maintenance contract is in place for the duration of the operational life of the facility and implemented in accordance with the LMMP. The

arrangement of ecological monitoring, and payment of associated fees, will be the responsibility of the management company operating the Facility.

APPENDIX A:

Location Plans

Ordnance Survey



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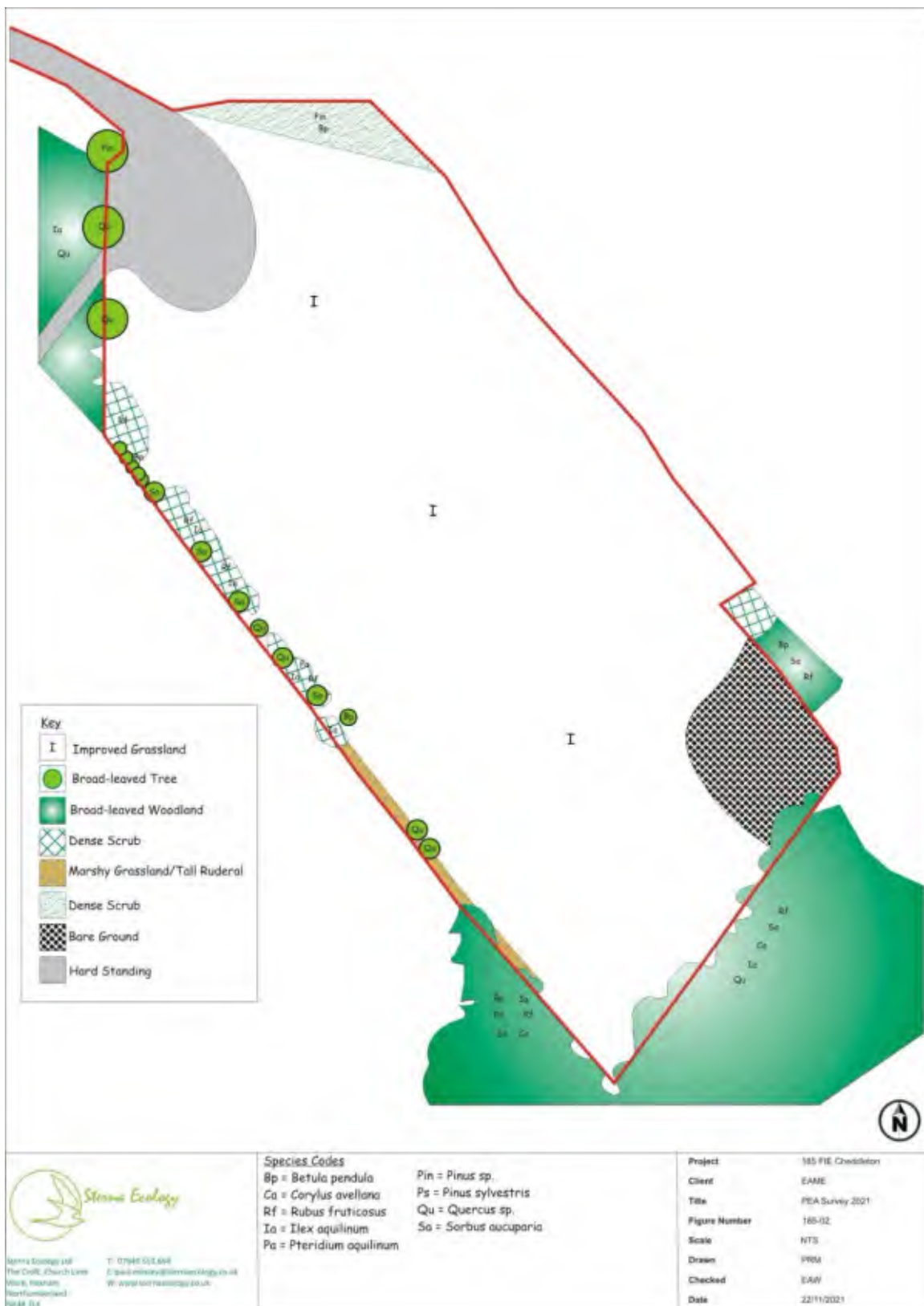
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Location Plan, Aerial



APPENDIX B:

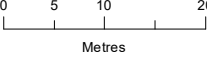
Baseline ecological survey plans





Survey Information	
	Site boundary (5,611.4m ²)
UKHab Habitat Survey	
	g4 - Modified grassland, poor (5,611.4m ²)

Source:
Ordnance Survey © Crown copyright 2025, All rights reserved. License Number 100049837.



PROJECT TITLE

CHEDDLETON, STAFFORDSHIRE

DRAWING TITLE

Figure 4. Baseline Offsite Habitat Plan

VER	DATE	REMARKS	Drawn	Checked
2.2	25/06/25	Offsite	MP	HS

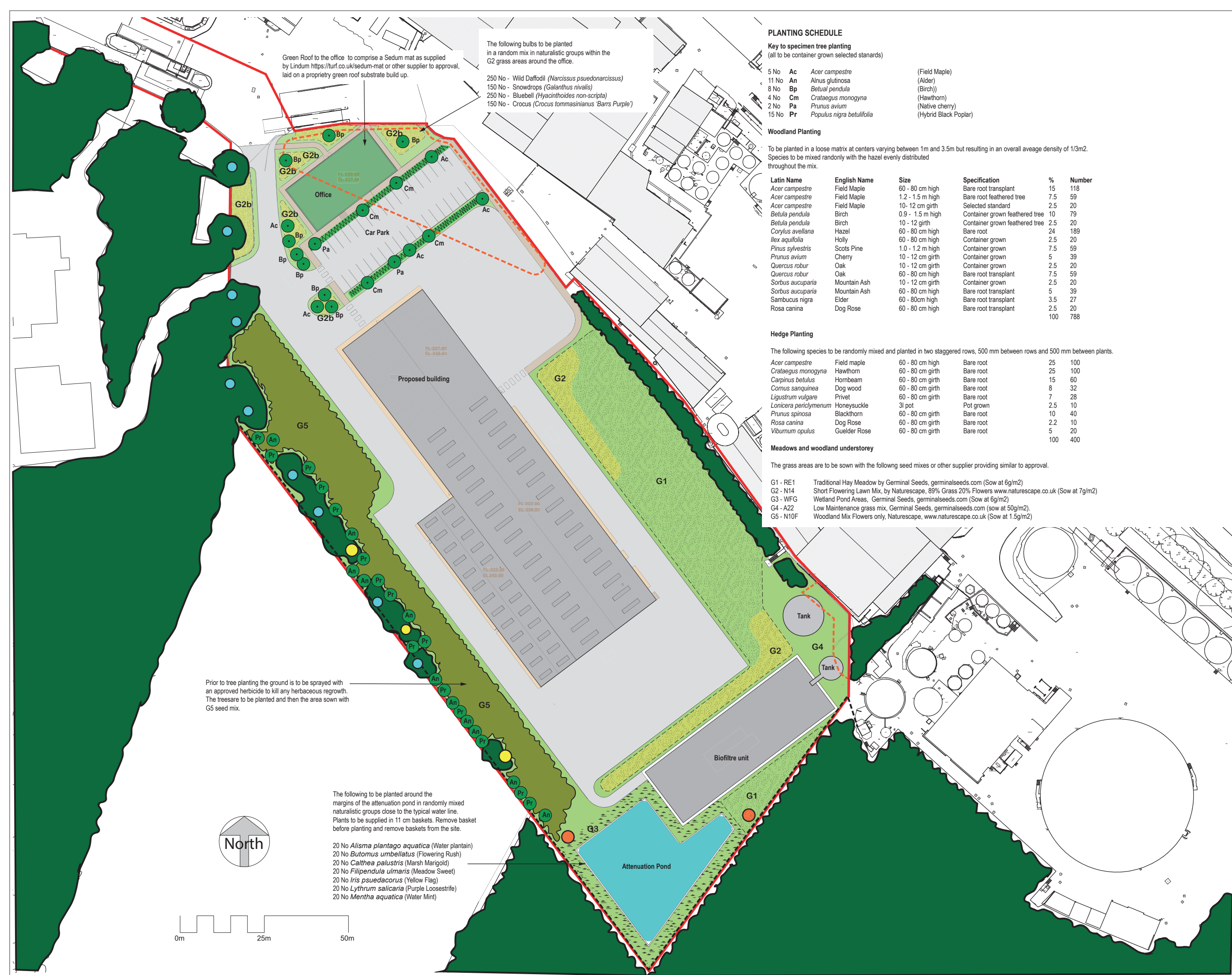
DRAWING NUMBER:

PeakEcology/Cheddleton/BaselineOffsite

peakecology L I M I T E D Arden House, Deepdale Business Park, Bakewell, Derbyshire. DE45 1GT. www.peakecology.co.uk	DATUM	OSGB
	PROJECTION	BNG
	PLOT SIZE	A3
	SCALE	1:750

APPENDIX C:

Landscape and habitat creation plans



The following bulbs to be planted in a random mix in naturalistic groups within the G2 grass areas around the office.

250 No - Wild Daffodil (*Narcissus pseudonarcissus*)
150 No - Snowdrops (*Galanthus nivalis*)
250 No - Bluebell (*Hyacinthoides non-scripta*)
150 No - Crocus (*Crocus tommasinianus* 'Barrs Purple')

Green Roof to the office to comprise a Sedum mat as supplied by Lindum <https://turf.co.uk/sedum-mat> or other supplier to approval, laid on a propriety green roof substrate build up.

Prior to tree planting the ground is to be sprayed with an approved herbicide to kill any herbaceous regrowth. The trees are to be planted and then the area sown with G5 seed mix.

The following to be planted around the margins of the attenuation pond in randomly mixed naturalistic groups close to the typical water line. Plants to be supplied in 11 cm baskets. Remove basket before planting and remove baskets from the site.

20 No *Alisma plantago aquatica* (Water plantain)
20 No *Butomus umbellatus* (Flowering Rush)
20 No *Calthea palustris* (Marsh Marigold)
20 No *Filipendula ulmaris* (Meadow Sweet)
20 No *Iris pseudacorus* (Yellow Flag)
20 No *Lythrum salicaria* (Purple Loosestrife)
20 No *Mentha aquatica* (Water Mint)

PLANTING SCHEDULE

Key to specimen tree planting
(all to be container grown selected standards)

5 No	Ac	<i>Acer campestre</i>	(Field Maple)
11 No	An	<i>Alnus glutinosa</i>	(Alder)
8 No	Bp	<i>Betula pendula</i>	(Birch)
4 No	Cm	<i>Crataegus monogyna</i>	(Hawthorn)
2 No	Pa	<i>Prunus avium</i>	(Native cherry)
15 No	Pr	<i>Populus nigra betulifolia</i>	(Hybrid Black Poplar)

Woodland Planting

To be planted in a loose matrix at centers varying between 1m and 3.5m but resulting in an overall average density of 1/3m2. Species to be mixed randomly with the hazel evenly distributed throughout the mix.

Latin Name	English Name	Size	Specification	%	Number
<i>Acer campestre</i>	Field Maple	60 - 80 cm high	Bare root transplant	15	118
<i>Acer campestre</i>	Field Maple	1.2 - 1.5 m high	Bare root feathered tree	7.5	59
<i>Acer campestre</i>	Field Maple	10 - 12 cm girth	Selected standard	2.5	20
<i>Betula pendula</i>	Birch	0.9 - 1.5 m high	Container grown feathered tree	10	79
<i>Betula pendula</i>	Birch	10 - 12 girth	Container grown feathered tree	2.5	20
<i>Corylus avellana</i>	Hazel	60 - 80 cm high	Bare root	24	189
<i>Ilex aquifolius</i>	Holly	60 - 80 cm high	Container grown	2.5	20
<i>Pinus sylvestris</i>	Scots Pine	1.0 - 1.2 m high	Container grown	7.5	59
<i>Prunus avium</i>	Cherry	10 - 12 cm girth	Container grown	5	39
<i>Quercus robur</i>	Oak	10 - 12 cm girth	Container grown	2.5	20
<i>Quercus robur</i>	Oak	60 - 80 cm high	Bare root transplant	7.5	59
<i>Sorbus aucuparia</i>	Mountain Ash	10 - 12 cm girth	Container grown	2.5	20
<i>Sorbus aucuparia</i>	Mountain Ash	60 - 80 cm high	Bare root transplant	5	39
<i>Sambucus nigra</i>	Elder	60 - 80 cm high	Bare root transplant	3.5	27
<i>Rosa canina</i>	Dog Rose	60 - 80 cm high	Bare root transplant	2.5	20
				100	788

Hedge Planting

The following species to be randomly mixed and planted in two staggered rows, 500 mm between rows and 500 mm between plants.

<i>Acer campestre</i>	Field maple	60 - 80 cm high	Bare root	25	100
<i>Crataegus monogyna</i>	Hawthorn	60 - 80 cm girth	Bare root	25	100
<i>Carpinus betulus</i>	Hornbeam	60 - 80 cm girth	Bare root	15	60
<i>Cornus sanguinea</i>	Dog wood	60 - 80 cm girth	Bare root	8	32
<i>Ligustrum vulgare</i>	Privet	60 - 80 cm girth	Bare root	7	28
<i>Lonicera periclymenum</i>	Honeysuckle	3l pot	Pot grown	2.5	10
<i>Prunus spinosa</i>	Blackthorn	60 - 80 cm girth	Bare root	10	40
<i>Rosa canina</i>	Dog Rose	60 - 80 cm girth	Bare root	2.2	10
<i>Viburnum opulus</i>	Gelder Rose	60 - 80 cm girth	Bare root	5	20
				100	400

Meadows and woodland understorey

The grass areas are to be sown with the following seed mixes or other supplier providing similar to approval.

G1 - RE1	Traditional Hay Meadow by Germinalseeds, germinalseeds.com (Sow at 6g/m2)
G2 - N14	Short Flowering Lawn Mix, by Naturescape, 89% Grass 20% Flowers www.naturescape.co.uk (Sow at 7g/m2)
G3 - WFG	Wetland Pond Areas, Germinalseeds, germinalseeds.com (Sow at 6g/m2)
G4 - A22	Low Maintenance grass mix, Germinalseeds, germinalseeds.com (sow at 50g/m2).
G5 - N10F	Woodland Mix Flowers only, Naturescape, www.naturescape.co.uk (Sow at 1.5g/m2)

KEY

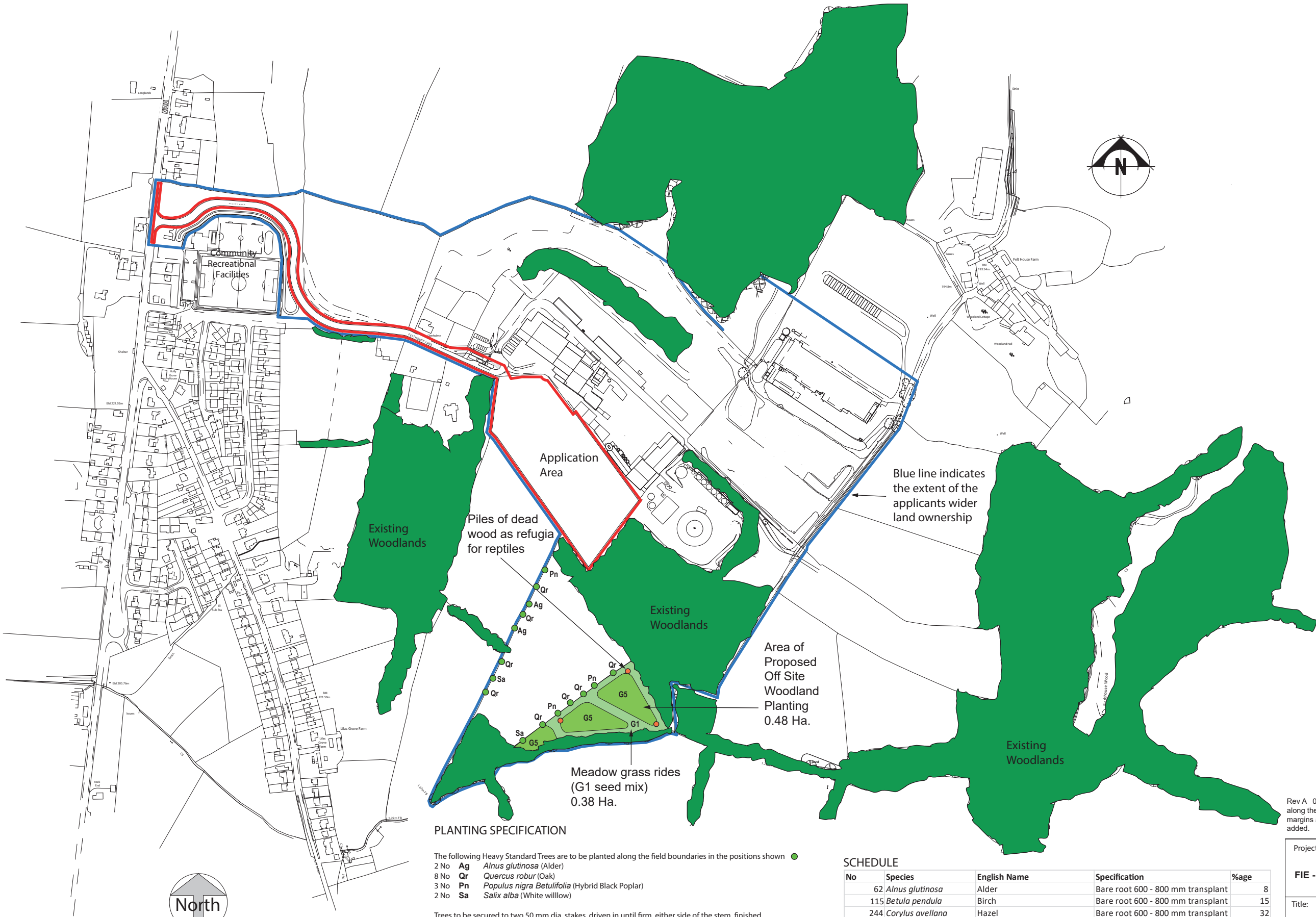
- Application boundary
- Existing trees retained
- Existing trees to be removed
- Proposed woodland planting (See planting schedule and specification)
- Proposed individual tree planting (as Selected Standards, see specification)
- Proposed native hedge (See schedule and spec.)
- Proposed traditional wildflower meadow
- Proposed pond margin meadow
- Proposed shorter grass wildflower meadow
- Proposed close mown grass
- Macadam surface
- Macadam footway
- Concrete
- Permanent security fence
- Bat box (See specification)
- Bird Box (see specification)
- Reptile refugia

Key to specimen tree planting
(all to be container grown Selected Standards)

- Ac - *Acer campestre* (Field Maple)
- An - *Alnus glutinosa* (Alder)
- Bp - *Betula pendula* (Birch)
- Cm - *Crataegus monogyna* (Hawthorn)
- Pa - *Prunus avium* (native cherry)
- Pr - *Populus nigra Betulifolia* (Black Poplar)

NOTE: Planting to be undertaken and managed in accordance with the FIE Cheddington Landscape and Ecological Management Plan.

A		03 July 2022		Additional species added	
No.		Date		Revision	
Revision Schedule					
Project					
FIE Cheddington					
Title					
Planting Plan					
Date		02/12/21		Drg no	
Drawn		CMcDermott		478_PP_01_Rev A	
Scale		1 : 500		Size	A1 Revision
Project Status					



Lorem ipsum

PLANTING SPECIFICATION

The following Heavy Standard Trees are to be planted along the field boundaries in the positions shown ●

2 No	Ag	<i>Alnus glutinosa</i> (Alder)
8 No	Qr	<i>Quercus robur</i> (Oak)
3 No	Pn	<i>Populus nigra Betulifolia</i> (Hybrid Black Poplar)
2 No	Sa	<i>Salix alba</i> (White willow)

Trees to be secured to two 50 mm dia. stakes, driven in until firm, either side of the stem, finished 700 mm above ground, secure with two tie loops.

Transplants are to be UK provenance, ideally produced from local or regional seed. Transplants to be notch planted into the existing agricultural soil. Plants to be planted as a random mix of species with the hazel and hawthorn fairly evenly distributed among the other species. The plants are to be planted in a loose grid with spacings ranging from 1.75 m to 3 m but averaging at a spacing of 2.5 m (equivalent to a density of 1 transplant per 6.25 m²). 768 plants.

Alder, birch, oak and rowan to be protected with staked biodegradable tree deer shelters.

Refer to the Landscape and Ecological Management Plan for further specification on planting, management and maintenance.

SCHEDULE

No	Species	English Name	Specification	%age
62	<i>Alnus glutinosa</i>	Alder	Bare root 600 - 800 mm transplant	8
115	<i>Betula pendula</i>	Birch	Bare root 600 - 800 mm transplant	15
244	<i>Corylus avellana</i>	Hazel	Bare root 600 - 800 mm transplant	32
76	<i>Crataegus monogyna</i>	Hawthorn	Bare root 450 - 600 mm transplant	10
153	<i>Quercus robur</i>	Oak	Bare root 450 - 600 mm transplant	20
76	<i>Sorbus aucuparia</i>	Rowan	Bare root 600 - 800 mm transplant	10
15	<i>Lonicera periclymenum</i>	Honeysuckle	3 L Container Grown	2
23	<i>Rosa canina</i>	Dog Rose	Bare root 600 - 800 mm transplant	3

Prior to tree planting the ground is to be sprayed with an approved herbicide to kill any herbaceous regrowth. The trees are to be planted and then the area sown with G5 seed mix. N10F Woodland Mix Flowers only, Naturescape, www.naturescape.co.uk (Sow at 1.5g/m²). Grass margins and ride to be established by sowing G1 Traditional Hay Meadow by Germinal Seeds, germinalseeds.com (Sow at 6g/m²)

Rev A 04.07.22 Standard trees planted along the field boundaries. Rides and grass margins added. Honeysuckle and dog rose added.

Project:

FIE - Cheddleton

Title:

Off Site Woodland Planting Plan

Date: 27.01.22

Drawing No:

Author: CMcD

478_PP_02-Rev A

Scale: 1 : 2500 @ A1

Status: Planning

APPENDIX D:

Timetable for ecological management operations

APPENDIX D: Summary of management tasks over the 25 years operational life of the facility

[illegible]

New hedges Long term management	Gradually increase the heights of the hedges, trimming to ensure thick, bushy growth.to produce hedges 1.5 to 2.5 m in height. Trim the sides of the hedges, particularly to ensure that they do not encroach on the adjacent parking areas or obscure sight lines. Trimming must be undertaken outside of the nesting bird season which runs from March to August inclusive and ideally in late January, early February.																								
Selected Standard trees Including those within the offsite planting	Ensure new trees are regularly watered during extended periods of dry weather. Ensure that the stakes are upright and firm and the ties are secure. Remove weeds. Maintain weed free under the trees (1.5 m dia. circle) by either hand weeding or application of an appropriate herbicide. Check at each visit especially in the autumn and make a note of any dead or dying plants and replace them that autumn until 100% success achieved. As the trees gain stature inspect at each maintenance visit for issues such as disease, damage due to gales etc. Where damage/disease take appropriate action to ensure the tree line is safe (e.g. no danger to people on site due to falling limbs etc.), undertaking remedial pruning where necessary outside of the nesting bird season which runs from March to August inclusive.																								

Woodland screen planting, including offsite planting	Ensure plants are regularly watered during extended periods of dry weather. Ensure that stakes are upright and firm and the ties are secure. Remove weeds. Maintain weed free under the plants by either hand weeding or application of an appropriate herbicide. Check at each visit especially in the autumn and make a note of any dead or dying plants and replace them that autumn until 100% canopy cover has been achieved. As the trees gain stature inspect at each maintenance visit for issues such as disease, damage due to gales etc. Manage to maximise screening function and consider thinning to maximise and favour the growth of large stature trees																									
Traditional Hay Meadow (G1, including margins and ride within the offsite planting).	Cut/Strim in August or September in dry weather, standing. Leave the arisings for one week, then rake up, collect and remove from site. Control undesirable plant growth within sward if necessary, such as dock, thistle, nettles, and ragwort by hand excavation/pulling. Grassland areas with any bare patches will be re-seeded as necessary, and any invasive weeds controlled by hand weeding/cutting or spot spraying.																									
Short flowering lawn mix (G2 and G2B with bulbs)	Keep sward below 10 cm in the first year to develop a dense sward. In the second year mow once in early April and then allow to flower, cutting down to 7.5 cm high in August until mid-April. Mow around areas of bulbs cowslips and primroses. Allow bulb top growth to wither before cutting down.																									

Close mown grass (G4)	Keep sward in the height range 5 – 10 cm by regular mowing between April and October. Control undesirable plant growth within sward if necessary, such as dock, thistle, nettles, and ragwort by hand excavation/pulling.																								
Native flora understorey within woodland planting areas (G5 mix)	In the first three years hand weed/spot treat with herbicide unwanted species such as dock, nettle, thistle, bindweed and ragwort. Undertake the work three times a year in April, June and August.																								
Marginal planting around the attenuation pond including seed mix G3	Monitor establishment and if necessary, replant species which fail to take until at least 1/3 of the margin area has been colonised. Control undesirable plant growth within sward if necessary, such as dock, thistle, bramble, nettles, and ragwort by hand excavation/pulling. If the marginal and aquatic plants become too extensive, such that they affect the functioning of the pond or start to limit biodiversity, then periodically clear out. Clearance works to be undertaken between November and January. Cleared vegetation to be left at the side of the pond for one to two weeks and then removed from site. Control weeds such as dock, thistle, bindweed, nettle by hand pulling and or strimming only, do not use herbicide. Strim down the embankments in August. Arisings to be left for one week and then raked up and removed from site.																								

