

Synchronous Condenser Land off Leys Lane Mellis Road Yaxley

Landscape and Ecological Management Plan




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Landscape
Institute
Registered
Practice

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Drawings

- 059_12_01 Soft Works
- 059_12_02 Hard Works
- 059_12_03 Planting Schedules
- 059_12_04 Planting Specifications
- 059_12_05 Reinstatement of Temporary Access Track
- 059_12_06 Works to Culverts 1 and 3 (Temporary Access Track)
- 059_12_07 Specification of Works (Temporary Access Track)

Appendix B

Preliminary Ecological Appraisal A1 Ecology, November 2022

Synchronous Condenser Land off Leys Lane Mellis Road Yaxley

Landscape and Ecological Management Plan

1 Introduction

This Landscape and Ecological Management Plan (LEMP) has been prepared by DRaW (UK) Limited and A1 Ecology Ltd on behalf of Conrad Energy (Developments) II Limited.

The planning application (Ref DC/22/04021) for the construction and operation of Synchronous Condensers with ancillary infrastructure, and associated works including access and landscaping at Land at the Leys and Ivy Farm, Mellis Road, Yaxley was approved, subject to conditions, on the 20 February 2023. Condition 14 required a Landscape and Ecological Management Plan (LEMP) to be submitted and approved prior to commencement of the works.

Condition 14:

“A Landscape and Ecological Management Plan (LEMP), based on section 7.2 of the Preliminary Ecological Appraisal (A1 Ecology Ltd., November 2022), shall be submitted to, and be approved in writing by, the local planning authority prior to commencement of the development. The content of the LEMP shall include the following:

- 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 options for achieving aims and objectives.*
- e) Prescriptions for management actions.*
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).*
- g) Details of the body or organisation responsible for implementation of the plan.*
- h) Ongoing monitoring and remedial measures.*

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

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species)”

1.1 Purpose of the Document

The purpose of this document is to define the maintenance regimes, operations and works necessary for the management of the external spaces within the application boundary (including planting required for the reinstatement of land currently occupied by the temporary access track).

The LEMP sets out the design and management objectives for each landscape and ecological feature and the associated maintenance works required to achieve the objectives.

Location

The site is situated on agricultural land between Mellis and Eye, approximately 5 kilometres (km) south of Diss town centre and 800 m north of Yaxley. (The approximate grid reference is E611853, N274954).

Site Description and Development Proposals

The proposals, which include two synchronous condenser buildings, ancillary electrical equipment, parking and step up transformers would be located within a secure compound enclosed by a 2.4 m high steel palisade fence. The proposals include screen planting (native woodland, species rich hedgerows and wildflower seeding) around the compound and ecological enhancements.

The LEMP boundary encompasses the application site and the temporary access track between site and the A140, constructed for Yaxley Sub-Station west of the application site and will be retained to facilitate construction of the synchronous condensers. This will be returned back to agricultural land at the end of the construction period (Refer Drawings 059-12-05, 059-12-06, and 059-12-07)

1.2 Parties Involved and Responsibilities

The parties involved with implementing the LEMP and their respective responsibilities are:

The Developer: National Grid who are responsible for commissioning and financing the project.

The Main Contractor: Conrad Energy who are responsible for constructing the development, including the implementation of the hard and soft landscape proposals shown on drawings submitted with the planning application. They would also be responsible for the initial 12 months post completion maintenance of the external works.

Landscape Maintenance Contractor: (TBC) who will undertake the landscape and ecological maintenance works.

Specialist Consultants: These will be a landscape architect and ecologist appointed by the Developer to provide specialist advice, monitoring or to undertake a watching brief in relation to particular aspects of the site or maintenance operations.

The Local Planning Authority: Mid Suffolk District Council are responsible for approving the landscape scheme and ensuring the maintenance works have been undertaken in accordance with the LEMP.

1.3 Management Programme

Conrad Energy is funded by I Squared Capital (ISQ), a US-based investor in energy and infrastructure assets whom currently have over US \$34 billion of assets under management, including commitments from some of the world's largest pension and sovereign wealth funds. Within the agreement made between Conrad Energy and the landowner of Vine Farm, a Direct Agreement is to be entered by the landowner to enable Conrad Energy's funder to step in and manage operational assets and obligations. (A direct agreement is a contract between a lender and borrower that grants the lender permission to make direct control over a borrower's contracts).

1.4 Management Programme

Planning Condition 14 States:

"Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)."

The LEMP management regime will commence following certification of Practical Completion of the landscape works and will cover a 5 year period from the date of practical completion.

For the first 12 months following Practical Completion, maintenance will be the responsibility of Conrad Energy and will be undertaken by the contractor who implemented the landscape works (In order to maintain the validity of plant guarantees).

Beyond the initial 12 months defects period, maintenance will be transferred to the appointed Landscape Contractor (this may be different to the original landscape contractor).

1.5 Approved Plans and Documents

The LEMP should be read alongside the following drawings and documents, submitted in relation to the discharge of Condition 12 (Reinstatement Temporary Access Track) and Condition 13 (Production of Hard and Softworks)

- 059_12_01 Soft Works
- 059_12_02 Hard Works
- 059_12_03 Planting Schedules
- 059_12_04 Planting Specifications
- 059_12_05 Reinstatement of Temporary Access Track
- 059_12_06 Works to Culverts 1 and 3 (Temporary Access Track)
- 059_12_07 Specification of Works (Temporary Access Track)

1.6 LEMP Aims and Objectives

1.6.1 Aims

The overarching aim of this LEMP is to set out minimum standards of management and maintenance required to secure a safe, attractive, biodiverse and sustainable landscape for the development and to ensure compliance with relevant legislation.

1.6.2 Objectives

The main objectives of the LEMP are to:

- Protect, conserve and enhance existing landscape and ecological features;
- Screen the development from the surrounding areas, including the views from Ley's Lane, the bridleway northeast of the site and the residential properties to the northwest;
- Ensure the successful establishment and continued growth through to maturity of all new trees, hedgerows, shrubs and seeded areas identified on the planting plans;
- Enhance biodiversity;
- Manage all aspects of the landscape in a manner that avoids or minimises the risk of injury to users of the scheme, or to the neighbouring road and bridleway; and
- Provide a mechanism whereby management practises can be monitored, reviewed and where necessary altered to suit the changing needs of the landscape over time.

1.7 Legal Considerations

In implementing the Management Plan, relevant UK wildlife legislation will be taken into account. This primarily relates to the protection of species as contained in the Wildlife and Countryside Act 1981, as amended.

Bats

Bats and their roosts are protected from acts of harm, injury, disturbance, damage, etc. If a bat roost is present within a building, tree or structure, a licence must be obtained from Natural England before it can be disturbed or moved.

Badgers

Badgers and their setts are similarly protected from acts of deliberate harm, injury, disturbance, damage, etc. If a sett is present, a licence must be obtained from Natural England before it can be disturbed or moved.

Nesting Birds

All nesting birds are protected from harm or disturbance. The nesting season is typically taken to be the beginning of March until the end of August, during which time it is an offence to intentionally disturb or destroy an active nest.

During the nesting season, any potential nesting sites (trees, hedges, shrubs, etc.) should be carefully inspected prior to undertaking any planned maintenance or management operations (pruning, trimming, cutting back, removing, etc.). Should an active nest be discovered, maintenance or management operations in the vicinity should be delayed until the young have fledged and the nest is no longer in use; or for more extensive areas of breeding activity where direct harm is likely, until end of the nesting season i.e. the beginning of September.

Great crested newts

As for bats, this species is legally protected, and works likely to affect individuals or the favourable conservation status of the local population would require a licence from natural England.

Reptiles

Reptiles (snakes, lizards, newts) are protected against harm, injury or death. Where these are known to be present, suitable precautions should be undertaken when carrying out maintenance works.

Grassland should only be cut when reptiles are active (when air temperatures are above 9 degrees) and are able to move away from machinery. Grass should also be cut from the centre outwards to encourage movement to adjacent areas.

Maintenance works to ponds, including vegetation clearance, should not take place in spring when reptiles and invertebrates are breeding. All cleared vegetation should be left beside ponds for several days to allow reptiles and other invertebrates to migrate back into the water.

Japanese Knotweed

Japanese Knotweed is classed as a controlled plant under UK wildlife legislation due to its rapid rate of growth and reputation for damaging structures.

It is not illegal for Japanese Knotweed to be present on land or property, however, landowners risk prosecution if they allow it to spread into the wild or onto neighbouring land. If discovered, treatment to eradicate Japanese Knotweed should be sought from a specialist contractor at the earliest opportunity.

Tree Preservation Orders (TPO)

Trees covered by a TPO are protected from wilful harm or damage including cutting down, topping and lopping of branches. Any work proposed to a tree protected by a TPO must be approved beforehand by the local planning authority. (Currently there are no protected trees within or adjacent to the site).

1.8 Environmental Considerations

Chemicals

Only chemicals approved by UK legislation should be used to undertake any maintenance or management operations set out in this LEMP. Operatives should also be trained and certified in their safe handling and use. Apply chemicals strictly in accordance with the manufacturer's printed instructions. In areas of biodiversity interest, for example in proximity to wildlife ponds, if herbicides are required, the herbicide handbook (English Nature (2003) Herbicide handbook. Guidance on the use of herbicides on nature conservation sites) provides guidance on appropriate herbicide use in relation to nature conservation-related works.

Peat

Peat or products containing peat should not be used as a mulch or soil conditioner under any circumstances.

Arisings

Where appropriate, arisings resulting from maintenance or management works should be recycled. Fallen or lopped timber may be left insitu as potential wildlife habitats, away from key public spaces or routes. The creation of such features should be carried out in consultation with the Local Planning Authority and should not be used as an opportunity to dump arisings on the site.

Arisings removed from site should be taken to a licensed tip or registered green compost facility.

Litter

All litter and debris removed from site should be taken to a licensed tip.

Watering

Water specified for watering operations in this Management Plan must be obtained from an identified source. If a source of water is not available, then water should be brought to site by bowser.

Seasons/ Weather

All maintenance and management operations covered in this Management Plan should be carried out in appropriate seasons and when soil and weather conditions are suitable.

Grassed areas should not be cut when the soil is excessively dry, saturated or waterlogged or when it is frost or snow covered.

1.9 Standard of Work

The landscape maintenance is to be carried out to a high and consistent standard. Planted areas must be kept neat and clean in appearance at all times, weed and litter free, with all planting in a healthy state. The management company will ensure that the works themselves do not cause inconvenience or danger to users of the site and that any potential Health and Safety issues are addressed accordingly.

British Standards

All materials, workmanship and horticultural terms will comply with the current, appropriate British Standards unless specifically stated in this specification. The management company will prevent damage to and protect as necessary, existing paving, buildings, fitments, utilities and all existing plants. Any damage caused thereto will be made good.

Protection of People

The areas to be managed are adjacent to Ley's Lane. No operations or arisings should obstruct or interfere with public access along Ley's Lane and care must be taken to ensure that all relevant notice periods, signage and protection measures are in place to ensure that the public are not put at risk as a result of any activity associated with the management and maintenance of the development.

Cleanliness

At the end of each day of each visit, all rubbish, trimmings, and superfluous materials, must be removed from site and leave the works in a clean and tidy condition. Particular attention will be paid to ensuring areas of hard surfacing are left in a clean condition, free from any soil, mud, leaves, cuttings and plant prunings.

2 Maintenance/Management Prescriptions

This section of the LEMP sets out detailed maintenance and management prescriptions for each of the following areas/features:

Retained Vegetation

- Existing hedgerows

Native Planting

- Native Standard/Feathered Trees
- Native Woodland Mix
- Native Species Rich Hedgerows

Seeding

- Wildflower Meadow Mix
- Understorey Seed Mix
- Marginal Seed Mix (to attenuation pond)
- Low Maintenance Amenity Seed Mix

Habitat Creation

- Wildlife Hibernacula

Hard Landscape

- Hard Surfacing
- Fencing / Railings
- Attenuation Pond

For each area/feature included within the development, a general description is provided together with specific design/ management objectives. This is followed by a list of maintenance and management regimes required to ensure each area/feature achieves its original objectives.

The management prescriptions should be read in conjunction with the Drawings provided in Appendix A and the Preliminary Ecological Appraisal A1 Ecology, November 2022, provided in Appendix B.

2.1 Retained Vegetation

2.1.1 Existing Hedgerows

Description

A mature hedgerow on the western boundary located between the site and Yaxley Sub-station, and a mature hedgerow along the southern edge of the site and will both be retained as existing.

Both these hedgerows lie outside the application boundary, although they both are on land within the Applicants control.

Land south of the southern hedgerow is within third party ownership. Therefore a 4m wide access route through the proposed woodland planting will be maintained to allow access to the hedgerow from the north (I.e. through the site).

Management Objectives

The management objectives for the existing hedgerows are to:

- maintain the hedgerows in a healthy condition;
- maintain an 'A' shaped hedge profile;
- ensure the hedgerows are stock-proof;
- ensure the hedgerows remain effective visual barriers, helping to screen the development; and
- maintain and reinforce the biodiversity value of hedgerow through appropriate management; both as habitat in its own right and as wildlife corridor.

The long term objectives (beyond the 5 year maintenance period) would be to lay the hedge, in accordance with best practice guidance.

Annual Maintenance Operations (Years 1-5)

- Inspect hedgerows annually to ensure they are in a healthy condition and undertake remedial action if required.
- Cut hedgerows back to a form a dense 'A' shaped profile with a maximum height of 4m and maximum width of 2m. Remove the arisings.
- Collect and remove from site any litter or accumulated debris.

Table 1: Schedule of Maintenance Visits: Existing Hedgerows

		Implementation Period (Months)											
Number of Visits	Activity	J	F	M	A	M	J	J	A	S	O	N	D
1 (Yrs 1-5)	Inspect hedgerows and undertake remedial actions									X	X		
1 (Yrs 1-5)	Cut Hedgerows											X	
As Required	Collect and remove litter	X	X	X	X	X	X	X	X	X	X	X	X

2.2 Native Planting

2.2.1 Native Standard/ Feathered Trees

Location

Native standard/ feathered trees will be planted within the proposed native woodland areas and along the proposed hedgerows.

Design Objectives

The design objectives are to create greater diversity in vegetation type and height and to aid visual assimilation of the development its surroundings. The species reflect the natural tree cover within the locality.

Table 2: Schedule of Native Standard/ Feathered Trees

Species	Common Name	Type/Size
Standard Trees		
Acer campestre	Field Maple	RB 8-10cm Girth
Quercus robur	English Oak (Pedunculate Oak)	RB 8-10cm Girth
Quercus patraea	Sessile Oak	RB 8-10cm Girth
Sorbus aucuparia	Rowan	RB 8-10cm Girth
Feathered Trees		
Betula pendula	Silver Birch	BR/Feathered
Prunus avium	Wild Cherry	RB 8-10cm Girth

Management Objectives

The management objectives for the native trees are to:

- Ensure trees continue to thrive and reach maturity with minimal future intervention;
- Ensure trees remain healthy and to not cause obstruction to powerlines, rail corridor or neighbouring roads/ footpaths or parking areas;
- Ensure maintenance practises encourage long term health and growth.

Annual Maintenance Operations (Years 1-5)

Annual maintenance operations will include:

- Watering – During periods of low rainfall water as necessary to maintain healthy growth of the trees. Continue on a weekly basis as necessary, thoroughly soaking the soil on each occasion;
- Weed control – Maintain a 600mm diameter weed free zone around the base of the tree by use of a translocated herbicide applied in early April, mid June and early September;
- Stakes and ties– Check, adjust and repair as required. Remove stakes and ties at the end of Year 5 or sooner if instructed;
- Re-firming trees – Check after strong winds or frost heave and re-firm as necessary;
- Dead/ diseased/ damaged wood – Remove as necessary;
- Basal growth – Cut back to ground level in Autumn all side growth and suckers arising from around the base of the main stem;

- Litter removal – Each month collect accumulated litter or debris and remove from site;
- Annual Inspection – Undertake annual inspection by landscape architect in the autumn to record the general condition of the trees, identify any remedial actions required and recommended changes to the maintenance programme for the following year if required;
- Dead/ unhealthy/ Damaged trees – Where instructed, replace with specimens of similar size as soon as possible during the next available planting season. Unless otherwise agreed, replacements should be the same species as existing trees; and
- Remove tree stakes, ties, and guards - Remove all tree stakes, ties, and guards in Year 5, or as instructed.

Table 3: Schedule of Maintenance Visits: Native Standard/ Feathered Trees

		Implementation Period (Months)											
Number of Visits	Activity	J	F	M	A	M	J	J	A	S	O	N	D
As required (Yrs 1-3)	Watering			X	X	X	X	X	X	X			
As required (Yrs 1-5)	Weed control			X	X	X	X	X	X	X			
1 (Yrs 1-5)	Fix/replace tree stakes, ties, guards	X	X	X	X	X	X	X	X	X	X	X	X
As required (Yrs 1-5)	Re-firm trees	X	X	X	X	X	X	X	X	X	X	X	X
1 (Yrs 1-5)	Pruning and removal of deadwood											X	X
As required (Yrs 1-5)	Remove litter	X	X	X	X	X	X	X	X	X	X	X	X
1 (Yrs 1-5)	Annual inspection and reporting									X	X		
1 (Yrs 1-3)	Replacement of defective planting											X	X
1 (Yrs 1-5)	Remove tree stakes, ties, and guards											X	X

2.2.2 Native Woodland Mix

Location

New native woodland (incorporating tree and shrub planting) is proposed to the northern, eastern and southern boundaries of the site.

Design Objectives

The design objectives for the new native woodland are to aid screening of the development and help assimilate the proposals with the existing substation to the west of the site. The proposals will also increase the biodiversity within the site and increase wildlife connectivity to existing hedgerows and parcels of woodland nearby.

Native woodland will be planted at the locations shown on Drawing DRW-059-012-01, in accordance with the specification shown on DRW-059-012-04.

Table 4: Schedule of Native Woodland Species (Mix NW)

Species	Common Name	Type/Size	% of Mix
Acer campestre	Field Maple	BR 1+1 /60-80	10
Alnus glutinosa	Alder	BR 1+1 /60-80	10
Betula pendula	Silver Birch	BR 1+1 /60-80	10
Corylus avellana	Hazel	BR 1+1 /60-80	10
Crataegus monogyna	Hawthorn	BR 1+1 /60-80	15
Ilex aquifolium	Holly	Container/2 ltr	10
Prunus avium	Wild Cherry	BR 1+1 /60-80	10
Quercus robur	English Oak (Pedunculate Oak)	BR 1+1 /60-80	15
Sorbus aucuparia	Rowan	BR 1+1 /60-80	5
Tillia cordata	Small-leaved lime	BR 1+1 /60-80	5

Management Objectives

The management objectives for the native woodland are to:

- Ensure the successful establishment of a native broadleaf woodland, which incorporates a varied and diverse structure (canopy, sub-canopy, shrub and ground flora) to maximise the biodiversity and provide value to wildlife as a source of food and shelter.

Annual Maintenance Operations (Years 1-5)

Annual maintenance operations will include:

- Watering – During periods of low rainfall water as necessary to maintain healthy growth of the shrubs. Continue on a weekly basis as necessary, thoroughly soaking the soil on each occasion;
- Weed control –Maintain a 600mm diameter weed free zone around the base of each tree, using approved translocated herbicide. (Years 1 to 3). Remove undesirable or aggressive weed species (thistle, dock, nettle) by hand or spot treat with a translocated herbicide. Retain other species (foxglove, rose-bay willow herb, bramble) as desired to increase diversity;
- Pruning – Remove dead/ diseased/ damaged wood as required;

- Arisings – Remove from site. Chipping and spreading arisings over adjacent woodland is not permitted, where directed cut timber can be stacked to create wood piles for wildlife;
- Guards, supports– Check, adjust and repair/replace as required. End of Year 5 remove all guards and canes and dispose off-site;
- Re-firming plants – Check after strong winds or frost heave as required;
- Litter removal – Each month collect accumulated litter or debris and remove from site;
- Annual Inspection - Undertake annual inspection by landscape architect in the autumn to record the general condition of the ornamental shrubs, identify any remedial actions required and recommended changes to the maintenance programme for the following year if required; and
- Dead/ unhealthy/ damaged plants – Where instructed, replace with plants of similar size to adjacent plants as soon as possible during the next available planting season. Unless otherwise agreed, replacements should be identical to existing species;
- Coppicing – Where recommended in the annual inspection or where a closed canopy is achieved (typically by the end of Year 3), cut back close to ground level in Autumn/ Winter 20 % of Hazel and Hawthorn). (In the long-term Repeat every 2- 3 years to achieve a dense, bushy habit and to promote varying canopy heights);
- Thinning – Where recommended in the annual inspection (typically by the end of Year 5), progressively remove nurse species (Alder, Birch) by felling in Autumn/ Winter. The initial thin should aim to remove 20% of nurse species from the woodland; and
- Remove any tree within 10 m of an overhead powerlines; and
- Cut Timber - stack cut timber on site to create habitat piles, as directed by the ecological advisor.

Table 5: Schedule of Maintenance Visits: Native Woodland Mix

		Implementation Period (Months)											
Number of Visits	Activity	J	F	M	A	M	J	J	A	S	O	N	D
As required (Yrs 1-3)	Watering			X	X	X	X	X	X	X			
As required (Yrs 1-5)	Weed control			X	X	X	X	X	X	X			
1 (Yrs 1-5)	Pruning	X	X										
1 (Yrs 1-5)	Re-firm / stake loose plants	X	X	X	X	X	X	X	X	X	X	X	X
As required (Yrs 1-5)	Remove litter	X	X	X	X	X	X	X	X	X	X	X	X
1 (Yrs 1-5)	Annual inspection and reporting									X	X		
1 (Yrs 1-3)	Replacement of defective planting											X	X
1 (Year 3)	Coppicing											X	X
1 (Year 5)	Thinning											X	X
As required (Yrs 1-5)	Cut timber -habitat piles											X	X

2.2.3 Native Species Rich Hedgerows

Location

New native species rich hedgerows are proposed at the following locations:

- Along the northern boundary adjacent to Ley’s Lane;
- Along the eastern boundary of the site set back from Ley’s Lane;
- Along the southern side of the access road within the site boundary; and
- To east side of Ley’s Lane as part of the temporary access track reinstatement

Design Objectives

The primary design objectives for native species rich hedgerows are to improve wildlife connectivity through the site and provide additional screening and enhance visual amenity.

The target height for the native species rich hedgerows is 3m high and 1.2m wide at the base.

Native hedgerow will be planted at the locations shown on Drawing DRW-059-012-01, in accordance with the specification shown on DRW-059-012-04.

Table 6: Schedule of Native Hedgerow Species

Species	Common Name	Type/Size	% of Mix
Cornus sanguinea	Common Dogwood	BR 1+1 /60-80	5
Corylus avellana	Hazel	BR 1+1 /60-80	10
Crataegus monogyna	Hawthorn	BR 1+1 /60-80	50
Ilex aquifolium	Holly	Container/2 ltr	10
Prunus spinosa	Blackthorn	BR 1+1 /60-80	20
Rosa canina	Dog rose	BR 1+1 /60-80	5

In addition to the above, hedgerows will be planted with occasional larger trees at random centres. The proposed hedgerow trees will comprise Quercus robur, Quercus patrea and Acer campestre (Refer Table 2: Schedule of Native Standard/ Feathered Trees)

Management Objectives

The management objectives for the native species rich hedgerows are to:

- ensure the hedges retain a dense compact habit and do not exceed the stated height;
- ensure hedges remain healthy; and
- ensure that they do not obstruct access roads or sight-lines;

Annual Maintenance Operations (Years 1-5)

Annual maintenance operations will include:

- Watering – During periods of low rainfall water as necessary to maintain healthy growth of the hedgerow plants. Continue on a weekly basis as necessary, thoroughly soaking the soil on each occasion;

- Weed control –Maintain a weed free zone along the hedge by hand or by use of a translocated herbicide;
- Trimming – Trim side of the hedges to promote a dense habit, form a ‘A’ shaped cross section. Leaders should not be trimmed until the desired height has been reached, after which the top of the hedge should be cut as necessary to ensure it does not exceed a height of 3m.
- Arisings – Remove from site. Chipping and spreading arisings over adjacent planting areas is not permitted;
- Re-firming plants – Check after strong winds or frost heave as required;
- Staking – stake any leaning hedge plants with bamboo canes as required;
- Litter removal – Each month collect accumulated litter or debris from the hedge and remove from site;
- Annual Inspection – Undertake annual inspection by landscape architect in the autumn to record the general condition of the hedgerows, identify any remedial actions required and recommended changes to the maintenance programme for the following year if required;
- Dead/ unhealthy/ damaged plants - Where instructed, replace with plants of similar size to adjacent plants as soon as possible during the next available planting season. Unless otherwise agreed, replacements should be identical to existing species.
- Hedge laying – If recommended in Year 5, reduce the height and density of the native hedgerows in Autumn by employing traditional hedge laying techniques carried out by skilled operatives (Year 5, subject to instruction);

Table 7: Schedule of Maintenance Visits: Native Species Rich Hedgerows

		Implementation Period (Months)											
Number of Visits	Activity	J	F	M	A	M	J	J	A	S	O	N	D
As required (Yrs 1-3)	Watering			X	X	X	X	X	X	X			
As required (Yrs 1-5)	Weed Control			X	X	X	X	X	X	X			
1 (Yrs 1-5)	Trim hedge											X	X
As required (Yrs 1-5)	Re-firm hedge plants	X	X	X	X	X	X	X	X	X	X	X	X
As required (Yrs 1-5)	Stake leaning plants	X	X	X	X	X	X	X	X	X	X	X	X
As required (Yrs 1-5)	Litter removal	X	X	X	X	X	X	X	X	X	X	X	X
1 (Yrs 1-5)	Annual inspection and reporting									X	X		
1 (Yrs 1-3)	Replacement planting											X	X
1 (Year 5)	Hedge laying (provisional)											X	X

2.3 Seeding

2.3.1 Seeding: Low Maintenance Amenity Mix

Location

The 'soft areas', within the proposed synchronous condenser compound will be sown with an approved Low Maintenance Seed Mix, at the rate of 35gms per M².

Design Objectives

The primary objective of the Low Maintenance Seed Mix is to create a tidy, low-cost permeable surface which allows access to the buildings and electrical infrastructure within the site compound.

Low maintenance grass seed will be sown onto 100 mm or greater depth of existing topsoil or imported topsoil to B.S. 3882. Topsoil will be spread, graded and cross-graded to allow finished levels to be 25 mm above adjacent hard surfaces and tops of kerbs. The surface of the topsoil will be cultivated to produce a fine tilth and lightly rolled and seeded.

Table 8: Schedule of Species: Low Maintenance Seed Mix

Species	Common Name	% By Weight
Festuca rubra	Creeping Red Fescue	30%
Lolium perenne	Perennial Ryegrass	25%
Festuca ovina	Hard Fescue	20%
Poa pratensis	Smooth-Stalked Meadow Grass	12.5%
Agrostis capillaris	Browntop Bent	10%
Trifolium repens	Miniature White Clover	2.5%

Management Objectives

The management objective is to maintain the site in a neat and tidy condition.

Annual Maintenance Operations (Years 1-5)

- Carry out first grass cut when the sward reaches a height of 75mm. Reduce the height of the grass sward to 50mm with mowers and remove arisings from site;
- Subsequent cuts shall take place when the grass sward reaches at height of 50mm and is reduced to a height of 30 mm (with a minimum of 4 cuts per year during the growing season). Cut to a neat even finish without rutting or compaction, particularly when ground conditions are soft. Trim grass edges around paths and buildings. Strim straight edges where grass begins to encroach onto hard paved areas Sweep adjacent hard surfaces clear of cuttings and arisings.
- During the first-year (Year 1) water seeded areas as necessary to ensure germination and establishment of a health sward;
- Spot-treat pernicious weeds with approved herbicide;
- Remove litter and fallen leaves from verges and the adjacent path/cycleway;
- Any areas that have failed to thrive during the first year will be re-cultivated and re-seeded to original specification in the following spring; and

- Review the maintenance works and prepare an annual report for submission to the LPA as outlined in Section 3.

Table 9: Schedule of Maintenance Visits: Low Maintenance Amenity Grass

	Month	J	F	M	A	M	J	J	A	S	O	N	D
1	First cut (Year 1)						X						
2	Subsequent grass cuts (Years 2-5)				X	X		X		X			
3	Water (Year 1)				X	X	X	X	X	X			
4	Spot treat pernicious weeds					X							
5	Remove litter and sweep adjacent paths	X	X	X	X	X	X	X	X	X	X	X	X
6	Re cultivate and reseed any failed areas				X								
7	Cut verges on Long Lane within sight-lines			X	X	X	X	X	X	X	X		
8	Annual review and report									X			

2.3.2 Native Seeding: Wildflower Meadow Mix (EM1), Understorey Woodland Mix (EW1), and Pond Edge Mix (EP1)

Location

Three native wildflower mixes are proposed:

- Wildflower meadow mix within the site boundary, but outside the site compound;
- Under-storey woodland mix (below the proposed native woodland planting); and
- Marginal seed mix within around the proposed attenuation basin.

Wildflower Meadow Mix (EM1)

Wildflower meadow areas will be sown with a 'general purpose' meadow mixture: Emorsgate EM1 (or similar), sown at the rate of 4 gms per m².

Table 10: Schedule of Species: Wildflower Meadow Mix (EM1)

Species:	Common name	% Mix (By Weight)
Wildflowers		
Achillea millefolium	Yarrow	0.3
Centaurea nigra	Common Knapweed	1.5
Leucanthemum vulgare	Oxeye Daisy	1.5
Malva moschata	Musk Mallow	1.5
Plantago lanceolata	Ribwort Plantain	3
Poterium sanguisorba (Sanguisorba minor)	Salad Burnet	1
Ranunculus acris	Meadow Buttercup	0.2
Rhinanthus minor	Yellow Rattle	1
Grasses		

Species:	Common name	% Mix (By Weight)
Agrostis capillaris	Common Bent	9
Cynosurus cristatus	Crested Dogstail	31.5
Festuca rubra	Red Fescue	27
Phleum bertolonii	Smaller Cat's-tail	4.5
Poa pratensis	Smooth-stalked Meadow-grass	18

Understorey Woodland Seed Mix (EW1)

Native woodland areas will be under sown with woodland seed mix: Emorsgate EW1 (or similar), sown at the rate of 4 gms per m².

Table 11: Schedule of Species: Understorey Woodland Seed Mix (EW1)

Species:	Common name	% Mix (By Weight)
Wildflowers		
Alliaria petiolata	Garlic Mustard	1
Anthriscus sylvestris	Cow Parsley	0.5
Carex divulsa ssp divulsa	Grey Sedge	2
Carex pendula	Pendulous Sedge	0.1
Chaerophyllum temulum	Rough Chervil	4
Digitalis purpurea	Foxglove	1
Filipendula ulmaria	Meadowsweet	1.1
Galium album	Hedge Bedstraw	0.5
Geranium pyreniacum	Hedge Crane's-bill	2
Geum urbanum	Wood Avens	0.8
Hyacinthoides non-scripta	Bluebell	1
Silene dioica	Red Campion	5
Silene flos-cuculi	Ragged Robin	1
Grasses		
Agrostis capillaris	Common Bent	1
Anthoxanthum odoratum	Sweet Vernal-grass	2
Brachypodium sylvaticum	False Brome	1
Cynosurus cristatus	Crested Dogstail	50
Deschampsia cespitosa	Tufted Hair-grass	2
Festuca rubra	Red fescue	20
Poa nemoralis	Wood Meadow-grass	4

Pond Edge Mix (EP1)

The pond and edges of the pond area will be sown with pond edge mixture: Emorsgate EP1 (or similar), sown at the rate of 4 gms per m².

Table 12: Schedule of Species: Pond Edge Seed Mix (EP1)

Species:	Common name	% Mix (By Weight)
Wildflowers		
Carex divulsa ssp divulsa	Grey Sedge	2
Carex pendula	Pendulous Sedge	0.4
Centurea nigra	Common Knapweed	2
Cruciata laevipes	Crosswort	2
Dipsacus fullonum	Wild teasel	0.4
Filipendula ulmaria	Meadowsweet	2
Galium album	Hedge Bedstraw	0.5
Geranium pyreniacum	Hedge Crane's-bill	1
Geum rivale	Water Avens	0.3
Iris pseudacorus	Yellow Iris	2.6
Lycopus europaeus	Gypsywort	0.4
Oenanthe pimpinelloides	Corky-fruited Water-dropwort	0.2
Prunella vulgaris	Selfheal	0.1
Rhinanthus minor	Yellow Rattle	0.5
Silene dioica	Red Campion	2.6
Silene flos-cuculi	Ragged Robin	3
Grasses		
Agrostis capillaris	Common Bent	2
Anthoxanthum odoratum	Sweet Vernal-grass	2
Briza media	Quaking Grass	4
Cynosurus cristatus	Crested Dogtail	48
Deschampsia cespitosa	Tufted Hair-grass	2
Festuca rubra	Red Fescue	22

Design Objectives

The design objectives for the wildflower mixes are to enhance the amenity of the site and to improve the biodiversity by introducing a diverse range of native species (wildflowers and grasses) appropriate to the ground conditions and the local area.

Management Objectives

The management objectives for wildflower mixes are to improve structural and floristic diversity and to promote species diversity through an appropriate cutting regime and to maintain the margins and path edges of the wildflower areas in a neat and tidy condition.

Annual Maintenance Operations (Years 1-5)

Annual maintenance operations will include:

- Watering – During periods of low rainfall water grass/wildflower as necessary to maintain healthy growth of the swards. Continue on a weekly basis as necessary, thoroughly soaking the soil on each occasion;
- Grass Cutting Year 1 – During the first season after sowing cut the grass/wildflower mixes once in September after flowering.
- Grass cutting Year 2 to 5 – Cut the grass/wildflower swards twice per year. The first cut will be undertaken in late February/early March in order to prevent the grass from becoming too tall and thick to enable breeding during the summer season, and a further cut in autumn (i.e. September) after the breeding season is finished and to allow plants to flower and set seed.
- Arisings - After each cut remove arisings from site in order to prevent nutrient enrichment. Grass cutting will be avoided between mid-March and August to prevent risk of disturbance to nesting birds and to allow flowering and seed set.
- Method of Cutting – Undertake grass cuts with flail mower or strimmer set to retain vegetation at a height of 100mm in order to prevent any risk to amphibians that may be present within the grass. The cuts must be carried out from one side of the wildflower areas to the other, or from the centre of the areas, out to the perimeters, to allow invertebrates and other wildlife to escape.
- Fertilizer- Grass/wildflower areas will not be fertilised in order to conserve the sward diversity.
- Noxious or invasive weeds - Where treatment of noxious weeds such as docks, thistles, nettles, ragwort and willowherb is required, this will be controlled by hand pulling, or spot treatment of glyphosate.
- Litter removal – Collect from grass areas immediately prior to each cut. Shredding of litter by mowing machines is not permitted.
- Repairing worn or damaged areas Year 1 - At the end of the first growing season reseed when the soil is moist using the same seed mixture as originally specified or by spreading seeds collected from established wildflower areas.

Table 13: Schedule of Maintenance Visits: Wildflower Meadow Mix, Understorey Woodland Mix and Marginal Mix

		Implementation Period (Months)											
Number of Visits	Activity	J	F	M	A	M	J	J	A	S	O	N	D
As required (Yrs 1-3)	Watering				X	X	X	X	X				
1 (Year 1)	Grass Cutting (First cut)									X			
2 (Yrs 2-5)	Grass Cutting (Years 2 to 5))		X	X						X			
As required (Yrs 1-5)	Removal of Noxious weeds				X	X	X	X	X	X			
As required (Yrs 1-5)	Litter removal	X	X	X	X	X	X	X	X	X	X	X	X
1 (Yrs 1-5)	Annual inspection and reporting									X	X		
1 (Yrs 1 to 3)	Replacement seeding /swards		X	X									

2.4 Habitat Creation

2.4.1 Wildlife Hibernacula

Location

Proposed wildlife Hibernacula are located within the areas of native woodland planting, as shown on Drawing 059_12_01 Soft Works.

Design Objectives

The objective is to provide enhanced opportunities for biodiversity through new refuge and overwintering features. A diagram showing the size and construction of the Hibernacula is shown on Drawing 059_12_01 'Soft Works'.

Management Objectives

The main objective is to maintain the hibernacula in good condition to provide opportunities for hibernation/shelter and thereby support invertebrates or small mammals that may use it.

Annual Maintenance Operations (Years 1-5)

Annual maintenance operations:

- Vegetation removal - Once every two years cut back dominant or invasive vegetation around the hibernacula. If necessary, remove vegetation encroaching onto the south facing side of the mound to provide a suitable location for reptiles or mammals to bask. Vegetation control includes periodic removal of any encroaching scrub to prevent roots interfering with structural integrity of mound (The use of herbicide is not permitted on or near the wildlife hibernacula);
- Litter removal – Each month collect accumulated litter or debris from the on or around the hibernacula and remove from site; and
- Annual Inspection – Undertake annual inspection of the hibernacula to ensure it has not been damaged or flooded. Remedial actions are to be informed by the ecological consultant.

Table 14: Schedule of Maintenance Visits: Wildlife Hibernacula

		Implementation Period (Months)											
Number of Visits	Activity	J	F	M	A	M	J	J	A	S	O	N	D
As required (Yrs 2&4)	Cutting back vegetation									X	X		
As required (Yrs 1-5)	Litter removal	X	X	X	X	X	X	X	X	X	X	X	X
1 (Yrs 1-5)	Annual Inspection									X	X		

2.5 Hard Landscape

2.5.1 Paving and Surfacing

Hard surfaces include access roads and hard standing areas.

Design Objectives

The design objectives for hard surfaces are to provide a neat, safe, and tidy all weather working area and access to the development.

Management Objectives

The management objectives are to ensure surfaces remain clean, firm and stable and do not present a hazard to site users.

Annual Maintenance Operations (Years 1-5)

Annual maintenance operations:

- Litter Disposal - Maintain all roads, parking areas, paths and paved areas in a clean and tidy condition. Remove any litter or rubbish and dispose off site;
- Leaf litter removal – remove fallen leaves in the autumn. Blower/ vacuum permitted;
- Snow and Ice Clearance – Ensure all access roads, parking areas, paths and paved areas are maintained free of snow and ice. Apply grit when freezing temperatures are forecast. Treatment with rock salt permitted;
- Ingrained dirt/ stains/ algal growth – Once a month remove dirt/ stains/ algal growth. Treatment with suitable cleaning products or pressure washers permitted, taking care not to dislodge loose materials e.g. jointing sand;
- Vegetation control – Once a month remove any weeds or moss and cut back overhanging vegetation and broken branches encroaching on the paths. Treatment with a translocated herbicide permitted;
- Manhole covers, gully grates, silt traps and petrol interceptors – Each month check all drainage and inspection covers, record and replace any that are damaged or missing with 'like for like' products. Check all gullies and traps are working correctly. Clean out accumulated silt as necessary and dispose off site; and
- Annual Inspection – Undertake annual inspection report any damage and remedial actions undertaken.

Table 15: Schedule of Maintenance Visits: Paving and Surfacing

		Implementation Period (Months)											
Number of Visits	Activity	J	F	M	A	M	J	J	A	S	O	N	D
12 (Yrs 1-5)	Monthly Inspection	X	X	X	X	X	X	X	X	X	X	X	X
As required (Yrs 1-5)	Remove Litter	X	X	X	X	X	X	X	X	X	X	X	X
1 (Yrs 1-5)	Remove Leaf Litter										X	X	X
As required (Yrs 1-5)	Snow/Ice Clearance	X	X	X								X	X
As required (Yrs 1-5)	Remove ingrained dirt/ stains/ algal growth	X	X	X	X	X	X	X	X	X	X	X	X

		Implementation Period (Months)											
Number of Visits	Activity	J	F	M	A	M	J	J	A	S	O	N	D
As required (Yrs 1-5)	Vegetation control				X	X	X	X	X	X	X		
1 (Yrs 1-5)	Fix Grills/Gullies/Gates	X	X	X	X	X	X	X	X	X	X	X	X
1 (Yrs 1-5)	Annual Inspection/Reporting									X	X		

2.5.2 Fencing / Railings / Gates

Design Objectives

The design objectives for fencing railings and gates are to:

- provide security, safety and enclosure of the compound area;
- maintain a 130mm gap along the bottom of the fence give hedgehogs access to the amenity grassland for foraging; and
- Minimise visual impact of the development.

Management Objectives

The management objectives are to ensure the fencing, railings and gates remain in a neat, tidy and secure condition, do not present a hazard to users, and maintain access for hedgehogs.

Annual Maintenance Operations (Years 1-5)

Annual maintenance operations:

- Monthly check – Inspect fencing and railings monthly, for damage or defects. Repairs will be carried out promptly as necessary. In the event of serious damage, replace with new fencing on a like-for-like basis;
- Litter removal – Each month collect accumulated litter or debris and remove from site.
- Graffiti removal – carried out as required. Use only approved solvents.
- Minor repairs – replacing fixings;
- Touching-up/ repainting metal fencing or railings– Use only paints or paint systems recommended by the manufacturer; and
- Annual engineering inspection - Undertake annual inspection of all fencing, railings, and gates to confirm integrity of the structures. The inspection is to be carried out by a suitably qualified engineer. Rectify any defects identified, in accordance with engineers' recommendations.

Table 16: Schedule of Maintenance Operations: Fencing/ Railings /Gates

		Implementation Period (Months)											
Number of Visits (per Year)	Activity	J	F	M	A	M	J	J	A	S	O	N	D
12 (Yrs 1-5)	Monthly checks	X	X	X	X	X	X	X	X	X	X	X	X
As required (Yrs 1-5)	Remove Litter	X	X	X	X	X	X	X	X	X	X	X	X
As required (Yrs 1-5)	Remove graffiti	X	X	X	X	X	X	X	X	X	X	X	X
As required (Yrs 1-5)	Undertake minor repairs	X	X	X	X	X	X	X	X	X	X	X	X
1 (Yrs 1-5)	Annual Inspection/Reporting									X	X		

2.5.3 Attenuation Pond and Existing Pond in the Northwest corner of the Site

Location

A new attenuation pond will be located to the northeast part of the site, adjacent to an existing pond, which will be retained.

Design Objectives

The primary purpose of the attenuation pond is to capture and hold surface water runoff during peak rainfall and release it gradually at agricultural runoff rates, preventing inundation of local watercourses. The attenuation pond and the existing pond will also provide seasonal wetland habitat for wildlife.

Management Objectives

The management objectives are to ensure:

- the pond retains its function as a surface water attenuation basin;
- both ponds do not become overgrown, or accumulate litter; and
- both ponds provide seasonal wetland habitat for wildlife.

Annual Maintenance Operations (Years 1-5)

Annual maintenance operations will include:

- Cutting back encroaching vegetation, – Each year cut back encroaching vegetation (trees, shrubs or ground cover) to maintain a 3m clear zone around the pond margins;
- Strim the marginal seeding within and around the ponds in accordance with the Section 2.3.2.
- Pesticides and herbicides - No fertilisers or pesticides will be used within or near the ponds.
- Litter removal –Collect accumulated litter or debris from the ponds and pond margins and dispose off site;
- Inspection – Undertake annual inspections to assess condition of the ponds and water control mechanisms, coverage of vegetation, invasive species and silt depths. Record any defects or issues and take advise from specialists who will formulate appropriate remediation. Record any issues or concerns relating to safety, including maintenance of warning signs. Undertake remedial actions as instructed.

The proposed management regime covers the proposed attenuation basin and the adjacent pre-existing pond in the northwest corner of the site.

Table 17: Schedule of Maintenance Visits: Attenuation Pond /Existing Pond

		Implementation Period (Months)											
Number of Visits	Activity	J	F	M	A	M	J	J	A	S	O	N	D
1 (Yrs 1-5)	Cut back encroaching vegetation											X	X
As required (Yrs 1-5)	Litter removal	X	X	X	X	X	X	X	X	X	X	X	X
1 (Yrs 1-5)	Annual inspection and reporting									X	X		

3 Monitoring, Review and Updates

All external areas will be subject to an annual review, the aim of which will be to:

- monitor the effectiveness of maintenance operations listed in the LEMP;
- ensure the management objectives are being met;
- record any damage to the works; and
- record any changes to site conditions.

Within one calendar month the findings of the review will be submitted to Mid Suffolk District Council in the form of an annual aftercare report and if necessary, a revised LEMP will be produced and submitted to Mid Suffolk District Council as a non-material amendment to the previously approved LEMP.

The annual aftercare reports will include:

- Details of annual maintenance work undertaken (with records or attendance sheets);
- Records of damage, or incidents and remedial actions undertaken;
- Details of proposed replacement planting to be undertaken at the end of the season;
- Specialist reports - advising on particular aspects such as protected species, general silvicultural husbandry and health and safety issues, if required;
- Details of the maintenance operations to be undertaken during the next 12 months; and
- Recommendations for changes to maintenance regime, to ensure the aims of the LEMP are met.

The annual aftercare report will be issued for 5 years, after which the specification, and frequency of future maintenance operations and reporting will be reviewed with Mid Suffolk District Council.

Appendix A

Drawings

- 059_12_01 Soft Works
- 059_12_02 Hard Works
- 059_12_03 Planting Schedules
- 059_12_04 Planting Specifications
- 059_12_05 Reinstatement of Temporary Access Track
- 059_12_06 Works to Culverts 1 and 3 (Temporary Access Track)
- 059_12_07 Specification of Works (Temporary Access Track)

Appendix B

Preliminary Ecological Appraisal A1 Ecology, November 2022

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