

SOUTH HEYWOOD – PRIMARY SUB STATION

Heywood, Bury

LANDSCAPE AND HABITAT CREATION AND MANAGEMENT PLAN

March 2025



Report Control Sheet

Project Name: South Heywood – Primary Substation
Project Reference: CW20-010
Report Title: Landscape and Habitat Creation and Management Plan
Report Reference: CW20-010
Printing Instructions: Print at A4 Portrait, Double Sided.

Rev	Date	Description	Prepared	Reviewed	Approved
/	03/02/2025	Draft report sent to Client for comment.	KBrewer	OC	OC
//	14/03/2025	Amended report sent to Client.	KBrewer	OC	OC

Collington Winter Environmental Ltd disclaims any responsibility to Russells South Heywood Residential Limited and others in respect of any matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence within the terms of the Contract with Russells South Heywood Residential Limited and according to the proposed plans supplied by the client or the client's agent upon commencement of the project.

The contents of this report are valid at the time of writing. As the landscape is constantly evolving and changing, if more than twelve months have elapsed since the date of this report, further advice must be taken before reliance upon on the contents. Notwithstanding any provision of the Collington Winter Environmental Ltd Terms & Conditions, Collington Winter Environmental Ltd shall not be liable for any losses (howsoever incurred) arising as a result of reliance by the client or any third party on this report more than twelve months after the report date.

This report is confidential to Russells South Heywood Residential Limited and Collington Winter Environmental Ltd accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

CONTENTS

1	INTRODUCTION.....	4
1.1.	SCOPE & PURPOSE	4
1.2.	OBJECTIVES	4
1.3.	PROPOSED DEVELOPMENT	4
1.4.	AIMS AND OBJECTIVES OF MANAGEMENT:	5
2	BASELINE SURVEYS.....	6
2.1.	EXTENDED PHASE 1 HABITAT SURVEY (REC, 2016)	6
2.2.	UPDATED PRELIMINARY ECOLOGICAL APPRAISAL (E3P, 2019)	6
2.3.	UPDATED WALKOVER (COLLINGTON WINTER ENVIRONMENTAL LTD, 2020).....	6
2.4.	PROTECTED SPECIES SURVEYS (COLLINGTON WINTER ENVIRONMENTAL LTD, 2020)	6
2.5.	UPDATED WALKOVER (COLLINGTON WINTER ENVIRONMENTAL, 2022)	6
2.6.	UPDATED WALKOVER (COLLINGTON WINTER ENVIRONMENTAL, 2024)	6
3	LANDSCAPE SCALE HABITAT CREATION.....	8
	HABITAT CREATION ON SITE (WITHIN REDLINE BOUNDARY).....	9
4.2.	LOST HABITATS	9
4.3.	HABITAT CREATION	9
	<i>Developed Land; Sealed Surface.....</i>	<i>9</i>
	<i>Hedgerows.....</i>	<i>9</i>
	<i>Shrub</i>	<i>9</i>
4.4.	RETAINED HABITATS	ERROR! BOOKMARK NOT DEFINED.
5	HABITAT MANAGEMENT ON SITE	10
6	SPECIES ENHANCEMENTS	11
6.1.	BIRDS	11
6.2.	BATS.....	11
6.3.	HEDGEHOG	11
6.4.	BODY RESPONSIBLE FOR IMPLEMENTATION OF THIS PLAN.....	12
7	SUMMARY	13
8	REFERENCES	14

1 INTRODUCTION

1.1. SCOPE & PURPOSE

1.1.1. Collington Winter Environmental Ltd was commissioned by Russell's South Heywood Residential Limited to prepare a Landscape and Habitat Creation and Management Plan (LHCMP) for the proposed development comprising of the erection of Primary Substation. This application relates to enabling the works phase to prepare the site for future development by Electricity Northwest Limited.

1.1.2. The author of this report is Olivia Collington BSc (Hons), MEnvSc, CEnv, Director at Collington Winter Environmental Ltd. Olivia is highly experienced managing complex residential schemes and has produced many Landscape and Habitat Management Plans and reports to inform planning permission. Olivia has been the lead project ecologist on the wider South Heywood project since 2013 during previous roles at REC Ltd and E3P Ltd, before starting her own company Collington Winter Environmental Ltd. Therefore, Olivia has been involved or overseen all survey work and consultation regarding the project.

1.2. OBJECTIVES

1.2.1. The report shall include:

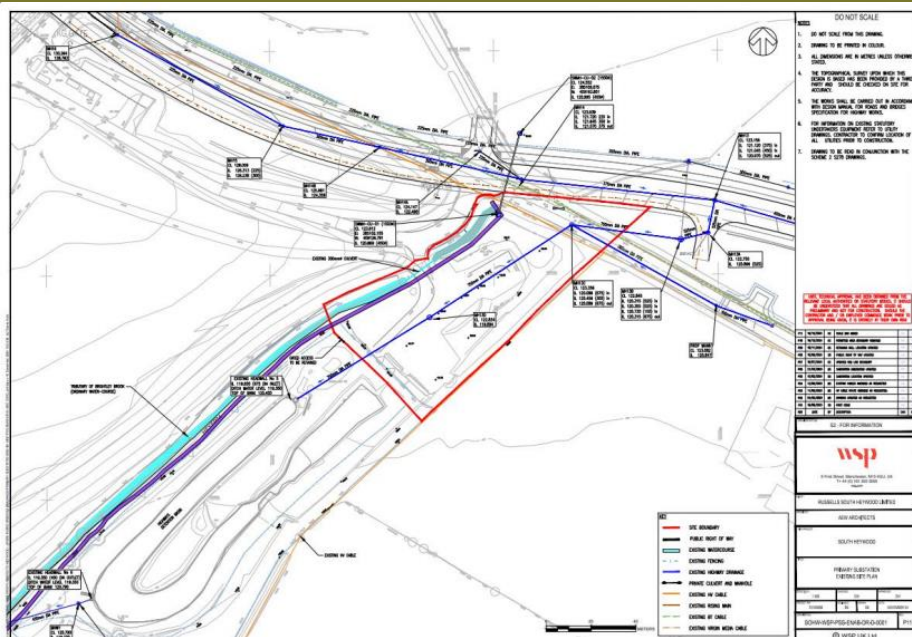
- Description and evaluation of features to be created and/or managed.
- Ecological trends and constraints on site that might influence management.
- Aims and objectives of management.
- Appropriate management options for achieving aims and objectives.
- Prescriptions for management actions.
- Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- Details of the body or organization responsible for implementation of the plan
- Ongoing monitoring and remedial measures

1.2.2. TPM Landscapes have prepared a complimentary management plan to deliver the landscape and ecological aims identified in this report. The TPM Management Plan provides a very prescriptive list of actions and schedule to ensure the long-term delivery and management of landscape across the site.

1.2.3. The Management Company (The Land Trust) will read this document as whole.

1.3. PROPOSED DEVELOPMENT

1.3.1. The proposed development includes the erection of a Primary Substation in preparation for the further development by Electricity Northwest Limited.



1.3.2. Within the wider South Heywood development, ecology and nature conservation has been a key driver for master planning with the ambition to create high value habitats for wildlife across the scheme. As such, a significant linear wildlife corridor is proposed which extends from Pilsworth Road to the west along to the M60 motorway to the east of the site. This corridor will link habitats within the wider area and create high value habitats for badger, bats, birds and other terrestrial mammals. The corridor will be planted with a variety of trees, scrub and grassland mixes to create a diverse habitat. Footpaths will intersect the corridor, and these will be sensitively managed for wildlife.

1.4. AIMS AND OBJECTIVES OF MANAGEMENT:

1.4.1. This report has been prepared to inform management of the landscaped areas of the site through their operational phase. This management plan covers 5 years post completion of construction.

1.4.2. The aims and objectives of management specific to the overall site include:

- Management of landscaped areas for ecological benefit and provide a gain to biodiversity within the site and local area.
- Ensure monitoring of habitats is undertaken for a minimum period of 5 years to ensure habitat success.
- Provide details of remedial measures if required.
- Provide new habitats for species known to be present locally which include bats, birds, hedgehogs and badger.

2 BASELINE SURVEYS

2.1. EXTENDED PHASE 1 HABITAT SURVEY (REC, 2016)

2.1.1. An Extended Phase 1 Habitat Survey was undertaken by REC in 2016, which covered the Primary Substation Area. At this time, it was found to consist of bare ground throughout the proposed area. This area connected to areas of grassland, ponds and lines of trees.

2.2. UPDATED PRELIMINARY ECOLOGICAL APPRAISAL (E3P, 2019)

2.2.1. An updated survey was undertaken by E3P in 2019 of the wider South Heywood site. The survey included the Primary Substation area, this was found to consist of "Semi-Improved Grassland" during the site walkover with a line of trees with wet ditch running along the western aspect.

2.2.2. The site was found to have the following value for wildlife:

- No motivation for great crested newts to colonise the site
- Common amphibians may be present on site
- The site has moderate value for foraging bats, based on the vegetation present.
- The site remained suitable for nesting birds, with ground nesting birds known to utilise greater areas of the site.
- The site remained suitable to support foraging of barn owl.
- No signs of badger were identified, though the site remained suitable to support the species.
- The water features were found to have negligible value for supporting water vole, and no field signs of the species were recorded.
- The site was assessed as having negligible value to support brown hare.
- The site was assessed as having negligible value to support reptiles, though the habitats within the site were becoming more suitable.

2.3. UPDATED WALKOVER (COLLINGTON WINTER ENVIRONMENTAL LTD, 2020)

2.3.1. An updated site walkover was undertaken in 2020 by Collington Winter Environmental however this covered an area to the west of the Primary Substation area and this area was not included. The adjacent areas were found to consist of grassland with regular management in place. The site had active landfill operations with an active permit associated within the adjacent site.

2.3.2. Adjacent Hedgerows and treelines were found to be in the same state as in previous assessments. Watercourses were also found to be in the same state as previous assessments, being choked with vegetation which included Himalayan balsam.

2.4. PROTECTED SPECIES SURVEYS (COLLINGTON WINTER ENVIRONMENTAL LTD, 2020)

2.4.1. The following protected species surveys have been undertaken by Collington Winter Environmental Ltd in 2020 on the site adjacent to the western aspect, including the line of trees with a ditch onsite:

- Bat activity and static detector surveys.

2.4.2. Common bat species were found to use the adjacent site for foraging and commuting activity.

2.5. UPDATED WALKOVER (COLLINGTON WINTER ENVIRONMENTAL, 2022)

2.5.1. An updated walkover was undertaken in March 2022. The sites value for protected species remained as previously assessed.

2.6. UPDATED WALKOVER (COLLINGTON WINTER ENVIRONMENTAL, 2024)

-
- 2.6.1. Edna samples of all ponds were taken in 2024 for GCN which found that the waterbody located adjacent to the site tested negative.
- 2.6.2. Updated Nighttime Bat Walkovers were completed on the parcel of land west of the site, adjacent to the proposed substation area. Bats recorded along the line of trees included common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*). They were recorded using the line of trees with a wet ditch as a linear commuting feature.
- 2.6.3. An updated walkover of the entire site was completed by Cailin O'Connor Consultant Ecologist on 24th October 2024 and 1st November 2024, this included the proposed Primary Sub-station area. This area was found to consist of "Other Neutral Grassland" with denser areas of rushes and tall forbs. Quadrats of the area was taken (see 20-010 South Heywood Updated BNG Walkover 2024), this found an average of 6.71 species per m². Yellow rattle was identified throughout the parcel, indicating that more sensitive and less competitive flora may colonise in the summer, indicative of a neutral grassland type. A total of three lines of trees were located within the Primary Substation area this includes two of which associated with a wet and dry ditch, (refer to 20-010 South Heywood Updated BNG Walkover 2024

3 LANDSCAPE SCALE HABITAT CREATION

- 3.1.1. As part of the wider South Heywood development, a linear green corridor is to be delivered linking Pilsworth Road with the M60 motorway. The linear corridor includes broadleaved woodland, wildflower grassland, public footpaths and scrub and tall ruderal habitats.
- 3.1.2. The linear corridor will have value for a range of wildlife and provide an important new commuting resource within the wider area. The corridor will link the residential and commercial phases of the wider development and also link proposed wildlife ponds and SUDS features.
- 3.1.3. The proposed linear corridor will act as a connection between habitats, creating a “bridge” for wildlife commuting. It is anticipated the feature will become valuable for a variety of birds, bats, as well as terrestrial mammals such as badger and hedgehog.
- 3.1.4. The vision for the wider development will follow a similar narrative to this application by retaining existing key features such as hedgerows and existing grassland and further strengthening with the creation of new habitat areas. This will be complemented by planting of native original and species which will attract wildlife along the embankments of the new development plateaus, providing a naturalist green edge. This will provide visual screening and ecology benefits. There will be a requirement to bring forward Sustainable Urban Drainage Systems to serve any future buildings. These two will provide a drainage, ecology and landscape function.
- 3.1.5. This will provide an east/west public footpath connection between the business park and the proposed local centre, school, sports facilities and residential area. It is intended this will be a hoggin style path running the length of the South Heywood masterplan area up to J19 of the M62.
- 3.1.6. Please refer to 136-DAC-RP-002 (rev P1) for an indicative landscape layout of the linear corridor.

4 HABITAT CREATION ON SITE (WITHIN REDLINE BOUNDARY)

- 4.1.1. Please refer to the Proposed Site Plan prepared by Dan Charnley Landscape Architecture (Reference: 136-DAC-RP-002) for details of the proposed development. The habitats to be created have been summarised here, with specific management aimed at wildlife and biodiversity detailed. Collington Winter Environmental Ltd has been involved in the planting specification and recommendations for proposed habitat types to maximise biodiversity potential within the site. Both reports should be read in conjunction.

4.2. LOST HABITATS

- 4.2.1. The red line boundary currently consists of other neutral grassland and lines of trees. The grassland is to be lost to the development, some trees in relation to TL3 are also to be lost (Refer to the 20-010 South Heywood Updated BNG Walkover 2024). Parts of the watercourse is to be impacted by the proposed development with sections undergoing culverting works.

4.3. HABITAT CREATION

Developed Land; Sealed Surface

- 4.3.1. An area of the site is to become Developed Land allowing for the new Primary Substation to be included within the site, this is to be surrounded by fences and linear habitats.

Hedgerows

- 4.3.2. Soft landscaping including hedgerows are to be introduced around the boundary features. The hedgerows are to follow the landscape management plan as produced by Dan Charnley Landscape Architecture and consist of fruiting and flowering species to be of value for birds, bats and invertebrates.

Shrub

- 4.3.3. Shrub planting is to be created adjacent to the hedgerows to strengthen the screening of the substation. The maintenance recommended by Dan Charnley Landscape Architecture will be followed to allow the shrub to flourish with no evident gaps. The shrubs are also to consist of fruiting and flowering species to provide further opportunities for native fauna within the area.

5 HABITAT MANAGEMENT ON SITE

5.1.1. The principles detailed in this table are covered in more detail in the Dan Charnley Landscape Architecture Management Plan.

HABITAT	MANAGEMENT	FREQUENCY	REMEDIAL MEASURES
Native Hedgerow	Check for scrub cover and invasive species. Scrub (such as bramble) should not occupy more than 10% of the hedgerow. As required, scrub should be thinned using hand tools.	Checked once a year.	Removal should be undertaken in Autumn or early Spring, to avoid bird nesting season and avoid impacts on any wildlife over wintering within or under the hedgerow.
Shrub planting	Shrub management to ensure the species are not taking over grassland areas. Should be no more than 10% scrub cover in grassland areas. Shrub management will include removal using trimmers and hand tools. Any arisings should be left as log/ brash piles to provide habitat for hedgehogs and amphibians.	Once a year shrub cover should be checked by the management company and removal undertaken as required.	Shrub thinning as required. Removal should be avoided in late Autumn and over winter, as wildlife may be using the habitats to over winter.

6 SPECIES ENHANCEMENTS

6.1. BIRDS

- 6.1.1. The site was assessed as providing habitats suitable for breeding birds in reference to the trees and other neutral grassland that are to be lost.
- 6.1.2. To enhance the site for bird's post development, bird boxes will be installed on the retained trees on the northwestern aspect of the site
- 6.1.3. A total of two bird boxes will be installed within the site to offer nesting opportunities for passerine species anticipated to be present within the local area. The bird box will be installed on aspects facing between north and east with unrestricted access to the entrance holes. The box will not be installed near to security lighting, and locations with the least disturbance have been selected.
- 6.1.4. The box will be installed a minimum of 2-4 m from ground level and on proposed trees along the northern aspect of the site.
- 6.1.5. The following bird box specifications are recommended:
 - Two 1B Schwegler Nest Box
- 6.1.6. Alternative brands can be used providing specification is the same or similar.
- 6.1.7. The bird boxes will be inspected every two years by a qualified ecologist. Where required, they should be cleaned, and any broken boxes replaced in the same aspect. Checks should only be undertaken outside of the breeding bird season (March – September inclusive) to avoid disturbing any nesting birds.
- 6.1.8. The native hedgerows and shrub planting proposed within the development will have enhanced value for breeding birds, with hedgerows and shrub providing new nesting resources for the species, as well as fruiting species to act as a foraging resource.

6.2. BATS

- 6.2.1. To enhance the site post development for bats, one bat box is to be installed to provide roosting provision. The recommended bat box specification is Schwegler 2F Multipurpose bat box (or similar specification/ brand) which is suitable for crevice dwelling bat species such as pipistrelle which are known to be present within adjacent habitats of the redline boundary based on the nighttime bat walkover completed in 2024. The box should be installed on proposed trees along the northwestern aspect of the site on southern facing aspects which will provide additional heat throughout the day.
- 6.2.2. The bat box will be inspected every two years by a qualified ecologist who holds a Level 2 Natural England Bat License. The box should be inspected either in Spring or Autumn to avoid disturbing hibernating bats over winter, or bats with young in the summer.
- 6.2.3. Any broken boxes should be replaced in the same aspect, and the boxes should be cleaned/ maintained as required. If bats are located roosting, records of these should be shared with the local bat group and local environmental records centre.

6.3. HEDGEHOG

- 6.3.1. The site was found to have low value for hedgehog. To further enhance the site for the species, a minimum of one hedgehog highway is to be installed within the surrounding fence allowing for habitat connectivity.

6.4. BODY RESPONSIBLE FOR IMPLEMENTATION OF THIS PLAN

- 6.4.1. Russells South Heywood Ltd is the master developer and owner of the new employment site – H Park. The Land Trust will be the overall Management Company, responsible for maintaining the landscape, including Unit 1 car park and associated landscape, the streetscape (verges and tree planting), areas of Public Open Space and attenuation. They will be responsible for inspecting the site and for keeping a logged record of inspections, faults and remedial actions. Any issues noticed by users of the site are to be reported directly to The Land Trust.
- 6.4.2. The Management Company will not only be taking responsibility for the delivery of the employment area, but also the proposed new residential areas to the east, and thus a comprehensive management philosophy is proposed for the wider masterplan.
- 6.4.3. The Management Company will secure funding from residents and occupiers, under separate agreements, ensuring long term management of the area.
- 6.4.4. The Land Trust is a charity that is committed to the long-term sustainable management of open space for the benefit of all users, with wealth of experience of maintaining large sites. They have a passion for green spaces and acknowledge the importance that such spaces have on wildlife and people's wellbeing and education.
- 6.4.5. The Land Trust has ownership or long-term management responsibility for over 2,000 ha of land with more than 50 sites across England.

- 6.4.6. Contacts details:

The Land Trust
7 Birchwood One
Dewhurst Road
Birchwood
Warrington
WA3 7GB

Telephone : +44 (0)1925 852005

Email : enquiries@thelandtrust.org.uk

<https://thelandtrust.org.uk/>

7 SUMMARY

7.1.1. This report has provided details, as follows:

- Provided a description and evaluation of ecological habitats to be created and managed, as well as species to be targeted by management.
- Provided aims and objectives of management.
- Provided management options for achieving aims and objectives.
- Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- Details of the body or organization responsible for implementation of the plan
- Ongoing monitoring and remedial measures

7.1.2. Overall, the proposals of a Primary Substation will provide some value for native fauna populations that have been recorded within adjacent habitats of the site. Based on the habitat management plan created by Dan Charnley Landscape Architecture all proposed habitats such meet their target criteria.

8 REFERENCES

- Aew Architects (2023) Proposed Site Plan - 13230-AEW-SI-XX-DR-A-0001
- Bat Conservation Trust (2018). Bats and Artificial Lighting in the UK: Bats and the Built Environment series.
- Collins, J. (ed) (2013). Bat Surveys for Professional Ecologists: Good practice Guidelines, 4th Edition. The Bat Conservation Trust.
- Institute of Lighting Engineers (2005). Guidance Notes for Reduction of Obtrusive Light.
- E3P Ltd (2019) Updated Preliminary Ecological Appraisal Report. South Heywood, Reference 80-001-R3

THIS PAGE HAS BEEN LEFT INTENTIONALLY BLANK



LANDSCAPE
ARCHITECTURE
Chartered Landscape Architects

SOUTH HEYWOOD PRIMARY SUBSTATION

LANDSCAPE MANAGEMENT PLAN

Client: Russells South Heywood (Residential) Ltd

Date: 24-01-2025

Document No: 136-DAC-RP-002

Revision: P1

Contents

1. Introduction
2. Site Location and Proposals
3. Health and Safety
4. Soft Landscape
5. Handover Process
6. Ongoing Monitoring



01 Introduction

1.1 General

DAC Landscape Architecture Ltd have been appointed by Russells South Heywood (Residential) Ltd to produce a Landscape Management Plan for the Primary Substation at South Heywood. The report is to accompany the planning application associated with the development. The document contains details of the maintenance and management of all landscape elements and once approved will set out the guidelines for future management.

1.2 Aims

The aim of the report is to establish a coherent, holistic and integrated approach to the management of the soft landscape elements associated with the Primary Substation.

The purpose of the document is to provide a structured maintenance and management plan for a five-year period post installation along with key long term objectives. It is expected that this document will form the basis of future management operations beyond the five-year period.

This document should be read in line with the approved landscape drawings, schedules and specifications.

Supporting drawings:

136-DAC-PL-001 (rev P1) Planting Proposals

This document sets out clear objectives, sets the parameters for inspections and maintenance operations to ensure the landscape is given the best opportunity to reach maturity and as it was designed.

1.3 Maintenance and Management Responsibility

A landscape management company will be appointed to carry out the regular maintenance of landscape elements including the streetscape (verges and tree planting) and public open space. The management company will be responsible for the site inspections and keeping a logged record of inspections, faults and rectified works.

A landscape contractor is to be appointed by the client/ developer. The contractor can either be the original installation contractor or a separate, competent and appropriately certified party. It is recommended that the landscape contractor is BALI registered.

All maintenance works are the responsibility of the maintenance contractor unless otherwise stated.

1.4 Key Objectives

The key objectives for the maintenance and management of landscape areas include:

- Enabling shrub and hedge planting to reach their species potential in terms of form, shape and flower;
- Ensure the presentation of the site is consistent and has a well maintained appearance.
- Ensure the existing watercourse is maintained carefully and with sensitivity to prevent disrupting the existing wildlife.

02 Site Location and Proposals

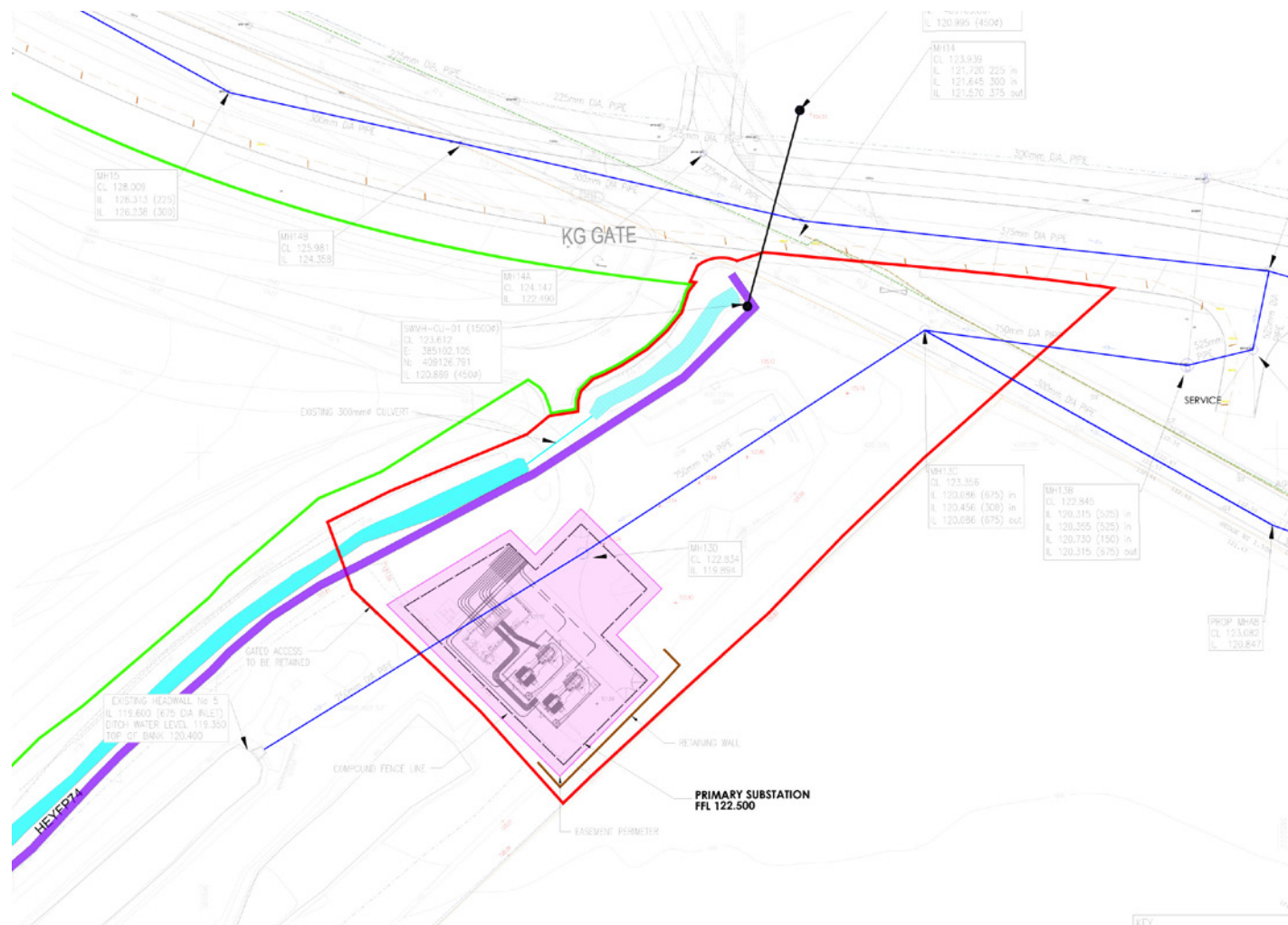
2.1 Site Location and Proposals

The proposal is for the construction of a primary substation associated with the South Heywood Regeneration Masterplan. The substation is located off the new link road (Queen Elizabeth II Way) that serves the wider area.

A public footpath runs to the north west of the substation with an existing linear watercourse immediately adjacent to the footpath.

The substation is secured by perimeter fencing and the level change, which reaches a maximum 1.5m in height, is supported by a gabion wall. A post and rail fence is to be installed to the top of the gabion wall as a fall restraint.

The landscape proposals incorporate layers of hedge and shrub planting to soften and screen the substation.



03 Health and Safety

3.1 Overview

Health and Safety methods must be followed to ensure safe work practices are applied as part of the ongoing maintenance and management operations. The following possible hazards have been identified that may have implications on the maintenance operations:

- Ensure the contractors are aware of any below ground services and their location prior to carrying out any works;
- Ensure appropriate safety measures are used when working at elevated positions. This includes using suitable safety harnesses or similar when working at height and being aware of the impact of maintenance operations on others;
- Being respectful and aware when working in close proximity to the public (on foot, bikes, wheelchairs, vehicles etc). Potentially dangerous tools and/or machinery should not be left unattended;
- Prohibit the use of chemicals that are known to be hazardous to humans and animals;
- Carrying out operations in close proximity to highways;
- Working in close proximity to existing watercourses;
- Ensure suitable equipment is used for lifting heavy objects and working with heavy machinery;
- Use appropriate safety mechanisms when using potentially dangerous equipment such as chainsaws or similar. Secure off areas at the base of trees if carrying out tree works;

It is expected that competent contractors will provide their own risk assessment prior to carrying out the maintenance operations. The risk assessment should identify the hazards associated with any maintenance operations along with methods for reducing the risks. The risk assessment should be recorded and retained for reference in the future if necessary.

3.2 Site Operations

All maintenance operations are to be carried out by experienced or suitably qualified operatives with appropriate safety clothing and equipment.

The maintenance contractor must comply with latest guidance on safe working practices and carry out all operations with regards to the safety and welfare of the public, environment and below ground services.

It is important the contractors make themselves aware of relevant health and safety guidance from the recognised industry body, the local authority and Health and Safety Executive.

3.3 Material Disposal

All, rubbish, leaves, grass and general arisings removed from the site are to be deposited at a licensed tip and recycling facility in the appropriate section.

NB: The structural elements associated with the development including the gabion retaining wall and post and rail fall restraint are to be checked regularly as to their structural integrity.

04 Soft Landscape

This report has been produced on the basis that all external landscape elements have been installed in line with the approved drawings. Any defective stock, whether that be failing plants, plants in poor health or dead stock should be replaced by the original landscape contractor at the end of the Rectification Period.

4.1 Proposed Hedge

4.1.1 Objectives

The hedges provide screening as part of the landscape proposals, softening the boundary treatments and retaining wall that surround the substation. The hedgerow creates a linear and formal edge that is further softened by the shrub planting set in front.

The aim is to promote healthy growth for the hedge, and give the plant stock the best opportunity to establish and reach the desired height.

4.1.2 Inspections

It is the responsibility of the landscape contractor to ensure any defects during the first 12 months (or as other timescale stated in the contract) are carried out as agreed with the client in line with the contract drawings. This should be carried out during the next available planting season.

A formal visual inspection is to be carried out annually when the hedges are in full leaf to ensure they are thriving. Any gaps are to be identified and any failures are to be recorded in the inspection report. If significant failures have occurred, ground investigations may be required to determine the problem.

A report of the inspections and any defects requiring remedial work should always be logged.

4.1.3 Operations

The hedges should not be trimmed to the tops until they reach the desired height as detailed on the approved plans (2000mm max). The sides of the hedges are to be trimmed on an annual basis for the first four years during establishment to promote healthy and bushy growth.

Once the hedge has established, lightly trim to the tops to their desired height and the sides to create a neat appearance.

Maintain a 75mm depth of bark mulch to the base of the hedge to suppress weed growth.

Avoid the use of a fertiliser application unless absolutely necessary i.e. if there are areas of poor growth.

Watering should be carried out on a regular basis, particularly during prolonged dry periods. The hedges should be watered during May to September (during the first full growing season) as determined by the maintenance contractor following the regular inspections. Ensure the soil is fully saturated.

4.1.4 Proposed Hedge: Maintenance Regime Table

Operation	Months												Notes
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Visual inspection				1					1				Inspect the hedges on a 6 month basis. Report any defects.
Apply a slow release fertiliser													Only apply to hedges if they are showing signs of poor growth.
Review bark mulch layers/ presence of weeds				1	1	1	1	1	1				Maintain 75mm bark mulch layers - top up once per year Remove weed growth from the base of hedges.
Watering					a/r	a/r	a/r	a/r	a/r				Water as determined by the management company following the regular inspections. Watering should be increased during the summer periods/ periods of drought.
Hedge trimming		1							1				Trim the sides of the hedge on an annual basis in the first couple of years to promote dense growth. Do not trim the tops of hedges until they reach their desired height (2000mm). Following establishment, lightly trim the hedges twice per year to maintain shape and form.
Remove fallen leaves, weeds, debris, litter	1	1									1	1	Dispose leaves and weeds in an appropriate licensed green waste bin and remove litter from site.
Hedge replacements	a/r	a/r									a/r	a/r	Replace any failed hedge species to the original specification within the next available planting season.

Number of operations:

- 1 1 operation per month
- 2 2 operations per month
- 4 4 operations per month
- a/r As required

4.2 Proposed Shrub Planting

4.2.1 Objectives

The shrub beds add seasonal interest, foliage variation, colour, structure and strengthen the screening of the substation.

The long term aim for the shrub beds are to have total vegetation cover with canopies integrated and there to be no evident gaps. The maintenance operations should be carried out by a contractor experienced of working with plants and an understanding of how different species grow and establish. This is to ensure the shrubs are allowed to achieve their potential.

4.2.2 Inspections

It is the responsibility of the landscape contractor to ensure any defects during the first 12 months (or as other timescale stated in the contract) are carried out as agreed with the client in line with the contract drawings. This should be carried out during the next available planting season.

A formal visual inspection is to be carried out annually when the shrub beds are in full leaf to ensure they are thriving. Any gaps are to be identified and any failures are to be recorded in the inspection report. If significant failures have occurred, ground investigations may be required to determine the problem.

A report of the inspections and any defects requiring remedial work should always be logged.

4.2.3 Operations

Planting beds will take time to establish over the first few years and will be subject to weed growth. Weed growth should be removed by hand and the bark mulch layer maintained at a consistent depth until the plant canopies meet. This is to suppress future weed growth and keep moisture in the soil.

Watering should be carried out on a regular basis, particularly during prolonged dry periods. The shrub beds should be watered during May to September (during the first full growing season) as determined by the maintenance contractor following the regular inspections, and to ensure the soil is fully saturated.

Watering should be carried out using a low pressure hose pipe and evenly distributed at a rate of 25 p/m². Do not water the plants during the intense periods of heat to avoid scorching.

Pruning works may be required to shrub species that encroach over footpaths, parking bays and roads. If this is the case, lightly prune back the plants whilst maintaining their natural shape and form.

It is not expected that routine annual pruning of shrubs will be required within the first few years.

Lightly prune early blooming plants once they have flowered to encourage a second flowering in Autumn.

As part of the regular inspections/ maintenance visits, any litter found within the planting areas should be removed and disposed of in a litter bin.

4.2.4 Proposed Shrubs: Maintenance Regime Table

Operation	Months												Notes
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Visual inspection				1					1				Inspect the shrubs on a 6 month basis. Report any defects.
Apply a slow release fertiliser - as required													Only apply to shrubs if they are showing signs of poor growth.
Review bark mulch layers/ presence of weeds				1	1	1	1	1	1				Maintain 75mm bark mulch layers - top up once per year Remove weed growth from the base of shrubs.
Watering					a/r	a/r	a/r	a/r	a/r				Water as determined by the management company following the regular inspections. Watering should be increased during the summer periods/ periods of drought.
Remove fallen leaves, weeds, debris, litter	1	1									1	1	Dispose leaves and weeds in an appropriate licensed green waste bin and remove litter from site.
Pruning		1							1				Remove dead, damaged or diseased species. Prune back vegetation that is encroaching on public areas i.e. highways, pavements etc.
Remove dead foliage - as required													Remove/ cut back dead foliage. Dispose of in a licensed green waste tip
Selective thinning		1											Once the plants have established, carry out selective thinning to prevent overcrowding.
Plant replacements	a/r	a/r									a/r	a/r	Replace any failed shrubs to the original specification within the next available planting season.

Number of operations:

- 1 1 operation per month
- 2 2 operations per month
- 4 4 operations per month
- a/r As required

05 Handover Process

It is anticipated that the maintenance period will commence at Practical Completion and will run alongside the Rectification Period.

It is recommended that the landscape contractor is appointed for the maintenance contract to help streamline the Rectification Period and ensure defects are easily resolvable.

Following the expiry of the Rectification Period, the maintenance objectives identified in this report will need to stay in place to ensure the landscape establishes successfully and fulfils the planning obligations.

It is imperative that a continuous logged records of all inspections are clearly documented to ensure a smooth handover between the landscape contractor and future maintenance contractors.

06 Ongoing Monitoring

It is recommended that annual inspections of all external 'public' areas is undertaken to ensure the quality and consistency of the maintenance regime is upheld and to identify any key objectives for the following year.

All health and safety actions noted within this report must be adopted following a similar approach that during the establishment period. The ongoing monitoring shall be carried out by the management company and a written record of each inspection must be completed and reviewed on future visits to ensure targets and key management objectives are achieved.

The ideal time for carrying out the annual inspection is during the summer months when the plants are in full leaf.