



FAIRFIELD HOSPITAL, BURY

For

VINCI BUILDING/ IHP

LANDSCAPE AND ECOLOGY MANAGEMENT PLAN (LEMP)

MAY 2026

● Landscape Architecture ● Ecology ● Environmental Planning & Assessment ● Arboriculture ●

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1.0 LIMITATIONS

- 1.1 Interpretations and recommendations contained in the plan represent our professional opinions, which were arrived at in accordance with currently accepted industry practices at the time of writing and based on current legislation in force at the time.
- 1.2 This plan is prepared and written in the context of the proposals stated in the introduction to this plan and should not be used in a differing context. Furthermore, alterations to the ecological enhancement proposals or changes in conditions on site over time may necessitate an alteration to the plan in whole or part after its submission. Therefore, in the event of any change in proposals or lapse of one year or more from the date of the plan/report, the content of the plan/report should not be relied upon unless referred to the client for validation and, if necessary, re-appraisal.

2.0 INTRODUCTION

Purpose

- 2.1 This management plan has been prepared by Appletons to fulfil the requirements of the Biodiversity Net Gain (BNG) post development proposals.
- 2.2 The management plan is a site-specific document which details the immediate and long-term commitments to manage habitat areas detailed as part of the BNG post development/landscape proposals.
- 2.3 This management plan considers the future management proposals for a works associate with the development of an extension to the existing small resuscitation department, constricted on an area currently occupied by part tarmac parking and part grass verge.

Proposals

- 2.4 The landscape and habitat creation proposals are indicated on the UKHab Post Development Plan drawing no. 2578-E7-02.
- 2.5 In summary, the development will require the removal and reconfiguration of existing hard standing and soft landscaping to accommodate the new build footprint. Vegetation is limited to managed amenity/ modified grassland and individual trees.

Site description and context

- 2.6 The boundary of the Site measures approximately 0.37 hectares. The Fairfield Hospital Site lies on the fringe of built development between Bury and the surrounding rural areas. It is situated off Rochdale Old Road (A58) and bounded to the west and north by suburban residential zones, woodland, and farmland, and to the east and south by agricultural land and open fields beyond the riparian woodland of the River Roch. Within the hospital grounds, the “Rewilding Fairfield” initiative has enhanced pockets of wildflower meadows, scrub, and habitat plantings. To the north and west, the adjacent neighbourhoods feature gardens, street trees, and small green corridors, while further afield the landscape transitions into agricultural farmland with hedgerows, drainage ditches, and occasional woodland blocks. The wider landscape includes the Kirklees Valley Local Nature Reserve, located a few kilometres to the west, which supports riparian habitats, mature trees, and wetland fringe species. Local roads, notably Rochdale Old Road (A58) and nearby link routes, provide the primary transport arteries through the area.

Time period covered by plan

- 2.7 This plan will need to be followed for first five years following completion of the enhancement works in order to establish the proposals. The long term maintenance shall cover a total 30 year period. The landscape and ecological management plan or similar shall be updated as appropriate to support maintenance of the ecological value of the site.

3.0 MANAGEMENT AND RESPONSIBILITIES

Roles and responsibilities

- 3.1 Northern Care Alliance NHS Foundation Trust on behalf of Fairfield Hospital shall deliver all landscape features and habitat creation. Fairfield Hospital will maintain and monitor the first year of establishment of the landscaped areas as part of the defects period. After year 1 maintenance shall be undertaken to establish that the landscaped areas and newly created habitats are in a suitable condition for future maintenance. The landscape areas/ habitats shall be maintained and monitored to the aims and operational regimes detailed in sections 4.0, 5.0, and 6.0 of this document.
- 3.2 Operations as detailed within this report shall generally be carried out on a monthly basis throughout and twice a year for the establishment and maintenance of enhance grassland. Seeding shall be undertaken in spring or autumn under appropriate weather conditions.
- 3.3 Should monitoring of the created habitats (see 4.3 for frequency of monitoring) identify areas that have not established, thrived or reached their target condition expected at the time of the inspection, this shall be reported to the Local Planning Authority with details of remedial action to be undertaken and maintenance operations amended or adjusted where necessary to achieve the maximum potential for habitat creation.

4.0 AIMS AND OBJECTIVES OF MANAGEMENT

- 4.1 The development proposals provide opportunities to provide suitable habitats to enhance biodiversity within the development which is also maintained in the long-term.
- 4.2 The LEMP aims to prescribe effective habitat management at the site for the benefit of biodiversity and landscape amenity. These benefits will primarily be achieved through the enhancement, establishment and maintenance of enhanced grassland and the retention and management of existing trees.. These features shall be managed to support invertebrates and foraging and nesting birds.
- 4.3 To achieve these aims, the key overarching objectives of the plan are as follows:
- a) Introduce and establish enhanced habitats to benefit biodiversity and landscape amenity;
 - b) Contribute to local and national objectives (National Planning Policy Framework, - 15 Conserving and enhancing the natural environment; Habitats and biodiversity, Local policy JP-G8 of the Places for Everyone Plan.
 - c) Maintain linkages across the site by establishing green spaces with biodiversity aims.
- and
- d) Introduce long-term management to achieve ongoing biodiversity and landscape benefits and ensure opportunities for wildlife are enhanced under the completed development.

Monitoring, remedial measures and implementation.

- 4.4 Monitoring of the maintenance regimes and frequency of operations is recommended to be undertaken by an independent and suitable qualified person on an agreed inspection frequency. Performance and compliance with the LEMP will be submitted by written report to the Local Planning Authority at a years 1, 3, 5, 10, 15, 20, 25 and 30 in order to comply with the minimum 30 year management period.

5.0 GENERAL MANAGEMENT PRESCRIPTIONS

5.1 Some management prescriptions are of a general nature and may be common to the entire site; the prescriptions of a general nature are dealt with in this section. Any detail that is specific to a particular habitat type or area is covered further within the relevant section.

5.2 Management Objectives

- a) Maintain a clean and safe site.
- b) Maintain good overall visual surveillance across the site.
- c) Maintain a tidy and attractive site by means of best practice and good horticulture.
- d) To limit the colonisation of 'weed' or invasive species.
- e) To manage and maintain habitats suitable for the support of all a diverse array of flora.

Management Prescriptions

Materials and Workmanship

5.3 Materials and workmanship required to undertake the management prescriptions and operations shall generally be in accordance with the following documents:

- *BS 4428:1989 Code of Practice for General Landscape Operations*
- It is good practice, with regard to retained trees to adhere to the provisions of *BS 5837:2012*
- *Trees in relation to design, demolition and construction. Recommendations.*
- *BS3882: 2015 Topsoil*

Working in proximity to third parties and vehicles

5.4 Appropriate measures shall be taken whilst working in proximity publicly accessible areas, to protect the public and their property and, to avoid damage to third parties/ vehicles.

Paths and Hard Surfaces

5.5 All paths and hard surfaces shall be kept free of moss by mechanical means or approved herbicide. All shall be swept to remove vegetation debris, leaf litter and the like on a weekly basis to ensure all surfaces are free from trip or slip hazards. All gutters and kerb lines shall be swept to remove debris and leaf litter on a monthly basis.

Horticultural Housekeeping

5.6 General horticultural maintenance of all soft landscaping features shall be carried at appropriate intervals in response to the growing season and the establishment and maturity of the soft landscape areas.

Invasive Species

5.7 The site shall be monitored to ensure no stands of Japanese Knotweed or other invasive species including

Himalayan Balsam, New Zealand Pygmyweed (*Crassula helmsii*), Shallow/ Goat Willow shall colonise the site, particularly areas of woodland/tree planting. This monitoring shall occur on an annual basis in late spring to early summer. Any invasive species found shall be treated by the appropriate method (manual, mechanical or chemical) and within the recommended timescales of current best practice. All treatment shall be in accord with the Environment Agency guidelines.

Japanese knotweed

- 5.7 Japanese knotweed shall be treated with a Glyphosate herbicide in accordance with manufacturer's recommendations if and when it occurs within the open space areas. The plant may also be pulled by hand to reduce its ability for photosynthesis but it should be noted that the spread of the plant is principally via underground rhizomes so evidence of new plant growth should be monitored at a distance of up to 7 metres from the site of the main plant. Monitoring should take place twice a year in the growing season. Any herbicide treatment needed shall take place for a minimum period of two years in order to eradicate the plant.

Ecology

- 5.8 The site shall be maintained and monitored to ensure that the newly created habitats remain in a state suitable for the support of species diversity. An effort shall be made to increase the species diversity of the site by encouraging more species through appropriate management and enhancement techniques.

6.0 HABITAT MANAGEMENT PROPOSALS

EXISTING TREES

Aim

- 6.1 To maintain existing tree stock in good health and to provide public amenity value.

Description

Vegetation

- 6.2 These areas support mature deciduous trees.

Health and Safety/Risk Management

- 6.4 Appropriate measures need to be taken whilst working in proximity to access roads and footways where the public may be at risk. Future work to trees shall be undertaken by appropriately qualified arborists/tree surgeons who hold the required certification to carry out works using lifting equipment, chain saws, winches and the like in accordance with health and safety legislation and recommendations of the Health Safety Executive.

Management Objectives

- 6.5 The following objectives shall apply:
- To ensure that the existing trees and vegetation continue to flourish.
 - To ensure good growth and maintenance of all vegetation for the future value of the vegetation as a whole.

Management Prescriptions

- 6.6 Trees shall be allowed develop into mature specimens true to species type in habit and form. Trees shall be inspected by a qualified arborist on a yearly basis to assess risk and dead wood and damaged branches shall be pruned to remove risk hazards.

Operations

- 6.7 Any dead or damaged branches of trees shall be cleared through the canopy in accordance with good arboricultural practice and BS 3998:2010 Tree Work: Recommendations.
- 6.8 Canopies shall be maintained to provide 2.5m clearance above ground level over footpaths and public highways, including removal of epicormic growth to maintain a clear stem above ground level to ensure clear sight lines/ activity zones/ footways and roadways.

- 6.9 All trees shall be inspected within 48 hours following strong gales (wind force 9) in order to remove any damaged, dangerous or hanging branches.
- 6.10 All prunings and thinnings shall be collected and recycled unless left as wildlife brushwood piles within wooded areas on site.

ENHANCED MODIFIED GRASSLAND

Aim

- 6.11 **To prioritise Biodiversity Net Gain (BNG) within the planning application boundary and to establish the agreed habitat within the BNG report**

Description

Vegetation

- 6.12 These are small areas of enhanced modified grassland within the road access arrangement for the new built extensions.

Health and Safety/Risk Management

- 6.13 Appropriate measures need to be taken whilst working in proximity to access roads and footways where the public may be at risk. Future work to trees shall be undertaken by appropriately qualified arborists/tree surgeons who hold the required certification to carry out works using lifting equipment, chain saws, winches and the like in accordance with health and safety legislation and recommendations of the Health Safety Executive.

Management Objectives

- 6.14 The following objectives shall apply:
- To ensure that the grassland vegetation reaches the required condition of species rich grassland and long term species composition.
 - To ensure good growth and maintenance of all vegetation for the future value of the vegetation as a whole.

Management Prescriptions

- 6.15 For the On-Site enhanced g4: modified grassland, poor condition grassland is to be enhanced to moderate condition grassland. To achieve the higher condition score of moderate, the additional recommendations below should be followed to increase the condition assessment score. To achieve moderate condition, 4-5 criteria must be passed including essential Criterion A of the following criteria A-G.
- To pass essential Criterion A, it is recommended that the advised species seed mix for this habitat is used. This will ensure there are at least 6-8 vascular plant species be present per m, including at least 2 forb

species. Passing individual Criterion A is essential for achieving the moderate or good condition. Species are recommended in the following paragraph.

- To pass Criterion B, it is recommended that some areas of the grassland are left unmown while others are mown to a short sward height. Alternatively, different areas of grassland should be mown at different times of year. This will ensure that sward height remains varied, with at least 20% of the sward being below and 20% being above 7cm in height.
- To pass Criterion C, excessive stands of patchy scrub present within the grassland should be removed and patchy scrub should not be allowed to develop within the habitat. This will ensure that any scrub present accounts for less than 20% of the total grassland area.
- To pass Criterion D, the grassland area must be protected from excessive damage. This includes ensuring the habitat is not excessively mown, machinery is not stored or used within the grassland post-development, the grassland is not excessively in use and that damaging management activities are not used. This will ensure that physical damage is evident within 5% of the total grassland area.
- To pass Criterion E, planting must be extensive throughout the grassland area and areas of grassland which become bare must be replanted. This will ensure that the cover of bare ground remains between 1% and 10%.
- To pass Criterion F, patchy stands of bracken should be removed, and bracken should not be allowed to develop within the habitat. This will ensure that any bracken present accounts for less than 20% of the total grassland area.
- To pass Criterion G, any invasive non-native plant species (e.g. Himalayan balsam *Impatiens glandulifera*) present on Site must be removed.

Seed mix

- 6.16 The following seed mixes are recommended for enhancement of the modified grassland. Alternative and equal approved mixes can be used.

Emorsgate EL Flowering Lawn Mixture:

[EL1 Flowering Lawn Mixture - Emorsgate Seeds](#)

Emorsgate EM1Folly Farm Meadow Mixture:

[EM12 Folly Farm Meadow Mixture - Emorsgate Seeds](#)

Operations

- 6.17 Preparation:

Area shall be cut and scarified prior to over seeding with the seed mixture.

- 6.18 Establishment:

Newly seeded areas shall be allowed to establish a natural diversity of plant species to attract wildlife and insect species. Invasive undesirable broadleaved plants such as thistle, dock and nettle shall be removed by spot treatment or weed wiping with an approved herbicide. In the first year after sowing, regular cutting shall

take place, cutting when the sward reaches 15cm shall be undertaken, reducing the sward height to approximately 5cm, with all cuttings removed.

6.18 Future maintenance:

Future maintenance regime shall be undertaken as follows:-

Low maintenance regime:

First year – cut to 5cms in late March and then in early September.

Thereafter cut to 7cms in March/April and again to 4cms in August/early September to allow flowers to produce and set seed and to control aggressive grassland species.

Cuttings shall to gathered and removed off site.

High maintenance/frequent cutting regime to the edges of the grassed areas only to allow for a varied sward:

First year – cut to 5cms in late March and then in early September.

Thereafter cut to 4cms throughout the season up to 14 times according to the season weather. Cuttings shall to gathered and removed off site.

6.19 All grassed areas to be edged off adjacent to kerbs and margins and any obstacles such as bollards and under fence lines.

6.20 Any bare patches shall be overseeded and the above maintenance regimes applied.

6.21 Invasive undesirable broadleaved plants such as thistle, dock and nettle shall be removed by spot treatment or weed wiping with an approved herbicide. Any woody invasive species found shall be treated by the appropriate method (manual, mechanical or chemical) and within the recommended timescales of current best practice.