



ECOLOGYSOLUTIONS

Part of the ES Group

KYNGS GOLF COURSE
AND COUNTRY CLUB,
STATION ROAD,
MARKET BOSWORTH

Habitat Management Plan

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of 19/0143/FUL

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1. INTRODUCTION AND BACKGROUND

- 1.1 This Habitat Management Plan (HMP) has been prepared by Ecology Solutions on behalf of Statue Homes Limited, in respect of Kyngs Golf Course and Country Club, Station Road, Market Bosworth (see Plan ECO1), hereafter referred to as the site.
- 1.2 Wildlife Consultants Limited were originally commissioned by Brian Mullin of Marrons Planning in 2018 to complete a Mitigation Strategy Review of the site¹. The site was subject to Great Crested Newt *Triturus cristatus* surveys of the offsite pond to the south where a medium population of Great Crested Newt was recorded.
- 1.3 The proposals are for the erection of a multi-purpose golf clubhouse (D2), formation of new car parking areas and access roads and the erection of six golf holiday homes (C1), with associated ancillary works and landscaping (planning ref. 19/01437/FUL), subject to a number of conditions. Condition 21 requires the submission of an HMP prior to commencement. The condition is as follows:
- 1.4 **A Habitat Management Plan is to be submitted to the Local Planning Authority prior to the commencement of the development hereby approved. This should include full details on how existing and proposed habitats will be managed. Further details on the proposed enhancement surrounding the existing ponds shall be included, and managed in accordance thereafter.**
- 1.5 **Reason: To ensure the long-term health of existing and proposed habitats according with Policy DM6 of the Site Allocations and Development Management Policies Development Plan Document (2016).**
- 1.6 The HMP will be focused on the key areas of the site to be retained and established for the benefit of biodiversity; namely the site margins and adjacent offsite habitats, where appropriate, drawing on measures detailed in Wildlife Consultants Ltd Mitigation Report.
- 1.7 The HMP has been written in accordance with BS 42020:2013 Section 11.1, with reference to published guidance from the Chartered Institute of Ecology and Environmental Management (CIEEM)² and in accordance with Natural England guidelines for protected species.
- 1.8 The document is set out as follows:
 - Ecological baseline and evaluation of important features within the site;
 - Objectives of the HMP in order to maximise the ecological potential of features due to be retained within the site;
 - Management prescriptions in order to achieve objectives. These include any monitoring requirements; and
 - The work programme schedule.

¹ Wildlife Consultants Limited (2019). *Kyngs Golf Course and Country Club, Station Road, Market Bosworth, Leicestershire, CV13 0PE. Proposed Mitigation Strategy Review - Issue Number 1*. Ref: WCL/MS/1219R

² CIEEM (2018). *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine*. Version 1.1 – Updated September 2019. Chartered Institute of Ecology and Environmental Management, Winchester.

2. ECOLOGICAL BASELINE AND EVALUATION

2.1 The site is located in the town of Market Bosworth, Leicestershire. Residential properties lie to the far south and Ashby de la Zouch Canal and Bosworth Marina lie to the west of the site. In a wider context, the surrounding landscape serves as a golf course to the immediate north, with woodland and arable to the north and east respectively.

2.2 The site is an area of approximately two hectares, comprising a variety of habitat types (see Plan ECO2). The majority of the site is a former golf course that has been left vacant.

2.3 Habitats

2.4 The majority of the site is dominated by modified grassland serving as a golf course. The site entrance comprises a vacant clubhouse with hardstanding parking area and track, while small pockets of rough neutral grassland border the hardstanding. A small ornamental pond is located to the northwest with some scattered trees interspersed across the golf course.

2.5 The western and southern boundaries comprise a mixture of Bramble *Rubus fruticosus* scrub and tall ruderal. A native hedgerow, associated with a bank, runs adjacent to scrub habitat.

2.6 An offsite pond to the southwest supports a medium population of Great Crested Newts. Ornamental ponds are located in the wider area associated with the golf course.

2.7 Species

Bats

2.8 All bats are protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended) and included on Schedule 2 of the Conservation of Habitats and Species Regulations 2017 ("the Habitats Regulations"). These include provisions making it an offence to:

- Deliberately kill, injure or take (capture) bats;
- Deliberately disturb bats in such a way as to:-
 - (i) be likely to impair their ability to survive, to breed or rear or nurture their young; or to hibernate or migrate; or
 - (ii) significantly affect the local distribution or abundance of the species to which they belong;
- Damage or destroy any breeding or resting place used by bats;
- Intentionally or recklessly obstruct access to any place used by bats for shelter or protection (even if bats are not in residence).

2.9 None of the buildings or trees onsite support features commonly used by roosting bats. The site supports some opportunities for foraging and dispersing bats, particularly the Bramble scrub corridor linking up to favourable offsite habitats to the north such as hedgerows and woodland. It is considered that the site may be used by occasional foraging or dispersing bats but use by significant numbers or uncommon species is unlikely.

- 2.10 The wider area to the north is considered to support higher levels of suitability with ditches, hedgerows, ponds and woodland with potential roosts in the locality.

Badgers

- 2.11 Badgers *Meles meles* are protected by the Protection of Badgers Act 1992. The legislation aims to protect the species from persecution, rather than being a response to unfavourable conservation status.
- 2.12 No evidence of Badger was recorded during the 2023 survey, or during surveys undertaken in 2018. The site only offers limited opportunities for dispersing and foraging Badger. Given the limited extent of these habitats, they are unlikely to form part of a regular territory if a Badger group is present in the local area.
- 2.13 The wider area is considered to hold higher suitability, with a nearby woodland to the north as well as arable fields supporting ideal commuting and foraging opportunities.

Hedgehogs

- 2.14 No evidence of Hedgehog *Erinaceus europaeus* was recorded during the 2023 survey, or during surveys undertaken in 2018. The site offers native hedgerows and pockets of rough grassland and tall ruderal vegetation which may provide suitable foraging and hibernation opportunities.

Birds

- 2.15 Section 1 of the Wildlife & Countryside Act 1981 (as amended) is concerned with the protection of wild birds. With certain exceptions, all wild birds and their eggs are protected from intentional killing, injuring and taking; and their nests, whilst being built or in use, cannot be taken, damaged or destroyed.
- 2.16 Schedule 1 of the Wildlife & Countryside Act 1981 (as amended) is a list of the nationally rarer and uncommon breeding birds for which all offences carry special (i.e. greater) penalties. These species also enjoy additional protection whilst breeding, as it is also an offence to disturb adults or their dependant young when at the nest.
- 2.17 The Bramble scrub, tall ruderal and scattered trees all support opportunities for foraging and nesting birds with suitable cover and connective habitat in the form of further scrub and hedgerows. The onsite pond provides suitable further foraging opportunities for wildfowl and passage birds during winter months.

Reptiles

- 2.18 All six reptile species receive protection under legislation in the UK. Smooth Snake *Coronella austriaca* and Sand Lizard *Lacerta agilis* receive full legal protection in England due to their status as scarce, rather local, species. These species are highly unlikely to be present within the site on account of their habitat requirements and geographical distribution.
- 2.19 The other reptile species, namely Slow Worm *Anguis fragilis*, Common Lizard *Zootoca vivipara*, Grass Snake *Natrix helvetica* and Adder *Vipera berus*, are common and widespread across the country. As such, these species receive only partial protection under the Wildlife and Countryside Act 1981 (as

amended), being protected from deliberate killing or injury, their habitat receiving no statutory protection.

- 2.20 The site provides negligible opportunities for this group. The tall ruderal and pockets of rough grassland associated with hardstanding areas could provide some potential for hibernating and basking reptiles. However, given the continued management of surrounding grassland in the wider area, the presence of reptiles onsite is considered to be unlikely.

Amphibians

- 2.21 Great Crested Newts benefit from the same level of legislative protection afforded to bats as described above. Other native amphibians benefit from a lower level of legislative protection under the Wildlife and Countryside Act 1981 (as amended).
- 2.22 All onsite ponds are considered to be of low suitability owing to their low turbidity levels, presence of fish, limited submerged vegetation and infrequent levels of disturbance to pond edges.
- 2.23 Presence of connective terrestrial habitat suitable for amphibians in their terrestrial phase is restricted to the Bramble and ruderal site margins. Although it is noted the grassland shall also offer opportunities for dispersal for this species.
- 2.24 The offsite pond shown as P2 on Plan ECO2 is approximately 100m south of the site. The pond was found to support a peak count of five Great Crested Newts during surveys undertaken in 2018 and scored 0.73 'Good' following the Habitat Suitability Index (HSI)³, supporting suitable connective habitat and diverse aquatic vegetation.

Invertebrates

- 2.25 The habitats within the site are expected to support an assemblage of common invertebrates. Pollination and refuge opportunities along areas of exposed bank along the southern boundary are suitable for local invertebrates. However, there is no evidence to suggest that notable species would be present.

³ Oldham R.S., Keeble J., Swan M.J.S. & Jeffcote M. (2000). Evaluating the suitability of habitat for the Great Crested Newt (*Triturus cristatus*). *Herpetological Journal* 10 (4), 143-155.

3. MANAGEMENT OBJECTIVES

- 3.1 The aim of the HMP is to provide details on how existing and proposed habitats will be managed, with reference to proposed enhancement measures to better the site's ecological value, where appropriate.
- 3.2 Defining a set of objectives is central to the effectiveness of the aim, given that it is intended to provide a framework that will safeguard existing nature conservation interest and provide guidance on enhancement and future management.
- 3.3 Specific objectives for the conservation of particular species or groups and particular habitats of nature conservation interest are set out in the relevant sections which follow. The nature of these objectives has been guided by the principles set out in UK and European wildlife legislation, notably the Wildlife & Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017. Furthermore, the formulation of these objectives has also been influenced by national and local biodiversity and conservation targets, as set out in the UK Post-2010 Biodiversity Framework and the Leicester, Leicestershire and Rutland BAP.
- 3.4 The overarching objectives for nature conservation are as follows:
 - Objective 1: Maintain and enhance retained and newly created habitats within the site;
 - Objective 2: Maintain populations of protected species identified within the site area at a favourable conservation status; and
 - Objective 3: Increase biodiversity by maximising opportunities for flora and fauna.
- 3.5 The HMP, and the various measures described in the following sections, are illustrated on Plan ECO3.

4. MANAGEMENT MEASURES

- 4.1 Management prescriptions and monitoring requirements have been described below, in relation to each of the three objectives.

Objective 1: Maintain and Enhance Retained and Newly Created Habitats within the Site

Retained Habitats

Native Hedgerows

- 4.2 Native hedgerows along the southern and western site boundaries will be retained and will continue to serve as wildlife corridors between onsite and offsite habitats for local wildlife. Continued management will ensure hedgerows remain in a favourable condition.
- 4.3 Any hedgerow management will be undertaken outside the bird nesting season (March to July inclusive) to avoid any potential offence, or after a suitably qualified ecologist has undertaken checks to ensure no nesting birds are present.
- 4.4 Native hedgerows are to be cut mechanically to a minimum height of two metres to ensure that the structure is not significantly altered to compromise their value for associated wildlife. The field layer at the base of hedgerows and a margin of one metre either side is to be left unmaintained to provide habitat for small mammals. No cutting or herbicide applications are to take place within these margins, except if required to control noxious weeds.

Location	Native hedgerows.
Objective	To maintain suitable boundary vegetation containing a diverse mixture of native shrub species. To ensure that opportunities for bats and birds are retained through sensitively timed management.
Management	Hedgerows to be cut once annually in September with all arisings removed from site. 1m margin at base of hedgerows to be left unmanaged except if required to remove unwanted weeds / undesirable species.
Monitoring	Check on health of planting on annual basis. Checks of species diversity of thicket and associated ground flora. Checks of any colonisation of non-native / undesired species.
Remedial Action	Removal of unwanted species following best practice methodologies. Replace any unsuccessful specimens.
Responsibility	Appointed Management Company

Ornamental Ponds

- 4.5 To ensure the ecological value of the offsite ponds are maximised, appropriate complementary habitats shall be established with improvements made to the

current onsite ponds (see Appendix 1) and connecting habitats. This shall create a rich habitat mosaic to the benefit of biodiversity.

- 4.6 If areas become too overgrown and reduce the value of the ponds, plants shall be lifted and divided or rhizomes dug out to reduce density of planting. Such thinning to be undertaken rotationally within 5-year cycles or as required. To prevent marginal species colonising in adjacent areas, seed heads may be removed as required at the appropriate time. Pernicious weeds such as Docks and Thistles can be carefully spot treated with broad spectrum herbicides suitable for use close to waterbodies.

Location	Ornamental Ponds
Objective	Ensure ponds support a diverse mixture of native aquatic, emergent and marginal species.
Management	Management work completed in late winter to remove any litter and dominant plants as required.
Monitoring	Assess vegetation growth and diversity to ensure no single species is becoming overly dominant. Assess open water to maintain suitable display areas for amphibians. Ensure any litter is removed.
Remedial Action	Removal of any dominant plants to maintain floristic diversity and areas of open water within the pond. Remove vigour of dominant species through seed head removal prior to dispersal.

Created Habitats

Wildflower Grassland

- 4.7 Areas of wildflower grassland will be established along the western and eastern site margins with Emorsgate EM10 tussock mixture or similar. The tussock forming grasses combined with wildflowers like Knapweeds and Vetches are specialised to withstand competition from taller forb species (see Table 4.1).

Emorsgate EM10 Meadow Planting Species
20% Wildflowers
Yarrow <i>Achillea millefolium</i>
Agrimony <i>Agrimonia eupatoria</i>
Lesser Burdock <i>Arctium minus</i>
Common Knapweed <i>Centaurea nigra</i>
Greater Knapweed <i>Centaurea scabiosa</i>
Rough Chervil <i>Chaerophyllum temulum</i>
Woolly Thistle <i>Cirsium eriphorum</i>
Wild Carrot <i>Daucus carota</i>
Wild Teasel <i>Dipsacus fullonum</i>
Meadowsweet <i>Filipendula ulmaria</i>
Hedge Bedstraw <i>Galium album</i>
Field Scabious <i>Knautia arvensis</i>
Meadow Vetching <i>Lathyrus pratensis</i>
Bird's-foot Trefoil <i>Lotus corniculatus</i>
Musk-mallow <i>Malva moschata</i>
Salad Burnet <i>Sanguisorba minor</i>
Ribwort Plantain <i>Plantago lanceolata</i>
Meadow Buttercup <i>Ranunculus acris</i>

Emorsgate EM10 Meadow Planting Species
Yellow Rattle <i>Rhinanthus minor</i>
Red Campion <i>Silene dioica</i>
Tufted Vetch <i>Vicia cracca</i>
80% Grasses
Tall Fescue <i>Festuca arundinacea</i>
Crested Dog's-tail <i>Cynosurus cristatus</i>
Red Fescue <i>Festuca rubra</i>
Tufted Hair-Grass <i>Deschampsia cespitosa</i>
Meadow Fescue <i>Festuca pratensis</i>
Cocksfoot <i>Dactylis glomerata</i>

Table 4.1. Emorsgate EM10 Meadow planting species list.

- 4.8 Ground preparation and levelling works prior to landscaping will ensure that suitable topsoil is laid in areas where grassland will be established, therefore releasing previous areas of compact soil. Prior to seeding, areas will be rotavated and raked or harrowed to produce a medium fine, firm tilth. Any undesirable species will be removed through cultivation.
- 4.9 The meadow grassland will enhance the diversity of species, both grasses and forbs, that currently exist in this area whilst providing potential resources for invertebrates, which in turn provides additional foraging opportunities for bats and birds. Appropriate management will ensure opportunities for a variety of taxa will be accomplished.

Initial Aftercare and Long-term Management and Maintenance

- 4.10 Any over-sowing / scarification required should be completed following a cut of the grassland to less than 50 to 100 mm with all arisings removed, preferably during late autumn or early spring. Any seeding direct onto the bare soil can be completed in autumn or early spring.
- 4.11 In the first year, the sward will be cut once the height exceeds 150mm.
- 4.12 Following the first year, the grassland will be subject to a rotational cutting regime whereby only a third of the grassland is cut each year to establish a varied diversity to the grassland structure. A cut will be applied to a third of the grassland in late September when the height reaches around 200mm, with the height reduced to 150mm. The number of cuts will depend on soil fertility, so a second early cut may be required.
- 4.13 Sinuous margins to adjacent habitats will allow for a more gradual ecotone between habitats.
- 4.14 Following any grassland maintenance, all arisings will be left in situ for five days to allow seed release and ensure the continued renewal of the floristic diversity of the site. The arisings will then be turned and removed from site to prevent nutrient enrichment to the detriment of floristic diversity.
- 4.15 Once established, measures to prevent neighbouring scrub and Bramble encroachment should be employed, whereby cutting the grassland every 2-3 years between October and February to ensure longevity of habitat.

Marginal Planting

- 4.16 Where wetter ground conditions are likely surrounding the ponds, areas of ground are to be seeded with Emorsgate EP1 Pond Edge Mixture containing wildflowers and grasses suitable for wet margins (see Table 4.2).

Emorsgate EP1 Pond Edge Mixture
20% Wildflowers
Yarrow
Agrimony
Wild Angelica <i>Angelica sylvestris</i>
Common Knapweed
Rough Chervil
Crosswort <i>Cruciata laevipes</i>
Wild Teasel
Meadowsweet
Hedge Bedstraw
Lady's Bedstraw <i>Galium verum</i>
Oxeye Daisy <i>Leucanthemum vulgare</i>
Purple-loosestrife <i>Lythrum salicaria</i>
Musk-mallow
Ribwort Plantain
Sorrel <i>Rumex acetosa</i>
Pepper-saxifrage <i>Silaum silaus</i>
80% Grasses
Common Bent <i>Agrostis capillaris</i>
Sweet Vernal Grass <i>Anthoxanthum odoratum</i>
Quacking Grass <i>Briza media</i>
Crested Dog's-tail
Tufted Hair-Grass
Red Fescue
Meadow Fescue

Table 4.2. Emorsgate EP1 Pond Edge planting species list.

Initial Aftercare and Long-term Management and Maintenance

- 4.17 As with other areas of created grassland, soil preparation will first involve rotovating the bare ground. This will then be followed by raking and/ harrowing to produce a medium fine, firm tilth. The proposed seed mix will be seeded at the manufacturer's recommended density and no fertiliser will be used to ensure a good ground cover and lower the likelihood of undesirable nutrient loving species becoming dominant.
- 4.18 Seeding will be undertaken by hand, seed fiddle, spinner or grass seed drill on the surface and will be pressed into the ground using a Cambridge roll to improve seed to ground contact.
- 4.19 Annual weed growth may be cut back to encourage the development of perennial ground cover as per the manufacturer's guidelines.
- 4.20 Once established, variation of structure is important, providing micro-habitats for wildlife ranging from dense tussock stands to areas of recently colonised mud. Cutting back or removing short sections of vegetation every 2-3 years in a wedge formation is best carried out between September and November.

- 4.21 Non-native invasive species that commonly grow beside waterbodies, such as Himalayan Balsam *Impatiens glandulifera*, should be checked for and removed annually, and all arisings should be carefully disposed of.

Location	Wildflower Grassland and Marginal Pond Planting
Objective	To maintain a grassland containing a diverse mixture of native grass and flower species. To ensure that suitable rough grassland areas are retained through a rotational cutting regime. Benefit to amphibians, bats, birds and invertebrates.
Management	During initial establishment, the grassland should be mown twice a year to a height of 50mm. Management to be implemented on a three-year rotational cutting regime to ensure a varied structure is produced and opportunities for priority species maximised. Cut in early spring (if necessary) and again in late September at a height of 150mm and remove all arisings to prevent any nutrient encroachment.
Monitoring	Count the number of different grass and herbaceous / flowering species during the summer. Check on health of planting on annual basis. Checks of any colonisation of non-native / undesired species.
Remedial Action	To increase the number of species, plug plants can be added or scarification work completed as required.
Responsibility	Appointed Management Company

Objective 2: Maintain Populations of Protected Species Identified within the Site Area at a Favourable Conservation Status

- 4.22 Habitat creation, and the introduction of a management regime, will be of benefit to key species that the site previously had some potential for before clearance works, including bats, birds, Hedgehogs, reptiles, amphibians and invertebrates.

Bats

- 4.23 Retention of hedgerows will continue to serve as commuting corridors for local bat species, linking up wider environs.
- 4.24 Creation of new habitats, namely wildflower grassland and pond vegetation enhancements, will encourage an increase in the invertebrate food source for foraging bats over the existing situation.
- 4.25 A sensitive lighting scheme will be required to minimise excessive light spill on features of interest for bats, particularly scrub along the southern and western boundaries, including offsite vegetation to the north, safeguarding potential commuting corridors, which will likely offer the most opportunities for bats. This will ensure that the development proposal does not decrease the potential foraging value for bats.
- 4.26 Lighting across the site boundaries will be in accordance with the Bat Conservation Trust's Bats and artificial lighting in the UK Guidance Note 08/18⁴ and will comprise low pressure sodium lights or similar, which produce less light spillage than other types of lighting and the employment of lightings 'hoods' which direct light below the horizontal plane, preferably at an angle less than 70

⁴ Bat Conservation Trust (2018). *Bats and lighting in the UK - Bats and the Built Environment Series. Guidance Note 08/18*. The Bat Conservation Trust, London.

degrees. Additionally, lighting bordering offsite vegetation, particularly along the eastern boundary, should not exceed 0.50 lux, a low enough level that foraging and commuting bats are not impacted.

Birds

- 4.27 Clearance of any suitable nesting vegetation, including scrub removal, should be undertaken outside the bird nesting season (March to July inclusive) to avoid any potential offence. Where clearance is completed during this period checks to be completed by qualified and experienced ecologist to confirm an absence of any active nests.
- 4.28 The creation and retention of habitats will provide suitable foraging opportunities for birds, while these habitats will also provide new nesting opportunities for birds over the current baseline position present on site.

Hedgehogs

- 4.29 The provision of new wildflower margins will bolster foraging and refuge opportunities. Furthermore, the site boundaries will continue to remain permeable for hedgehogs to allow for continued dispersal between onsite and offsite habitats.

Reptiles

- 4.30 The wildflower grassland areas will be subject to a less intense management to ensure that habitat characteristics usually preferred by reptiles are provided.

Amphibians (Great Crested Newts)

- 4.31 The proposed grassland corridor requires little maintenance and will in turn provide favourable terrestrial habitat and connectivity to ponds in the wider area for this species group.
- 4.32 The enhanced ponds shall offer new breeding opportunities for locally present amphibians.

Invertebrates

- 4.33 The site's interest for invertebrates will be largely safeguarded through the retention of boundary habitats and enhancement of ponds.
- 4.34 The wildflower meadow mix includes a range of fine grasses and forb species associated with traditional wildflower meadows providing a valuable food resource for invertebrates.

Objective 3: Increase Biodiversity by Maximising Opportunities for Flora and Fauna

- 4.35 Two Chillon Woodstone bat boxes or similar (see Plan ECO3 and Appendix 2) will be installed on the southern elevation of the proposed clubhouse. Boxes should be directed away from artificial light sources in semi-shaded locations. These boxes will offer new roosting opportunities for local bat species.
- 4.36 Four hibernacula will be installed within enhanced areas to ensure that suitable

hibernation opportunities are present for newts and other amphibians (see Plan ECO3 and Appendix 3). These hibernacula will be approximately 100cm in height and 200cm wide.

- 4.37 A new proposed newt tunnel will be constructed under the existing access road (see Plan ECO3 and Appendix 4) which will enable amphibian populations to freely traverse the site with minimal disturbance.
- 4.38 The bat boxes being proposed are not considered to require any on-going maintenance / cleaning, though it is considered prudent that boxes will be checked periodically (once per year in February or March) for the first five years following installation by a suitably experienced ecologist, to ensure that they are still in situ and are not damaged. Boxes will be replaced if found to be damaged. No future monitoring of the bird boxes to determine if the bird boxes are occupied is considered necessary for this site.

5. IMPLEMENTATION AND RESPONSIBILITIES

Habitat Creation, Management and Monitoring

- 5.1. The appointed management company has the ultimate responsibility for implementation of this management plan.
- 5.2. Statue Homes Ltd will establish or appoint a Management Company to manage and maintain the habitats and green space created as part of the scheme.
- 5.3. It is the responsibility of the Management Company to instruct appropriate experienced contractors to establish the various features and habitats proposed, and also to instruct appropriate experienced ecologists and / or landscape contractors to check the work as set out in this management plan.
- 5.4. Clear channels between these parties and their associates on the ground will be in operation at all times, by email and telephone as appropriate.
- 5.5. The future long-term habitat management and monitoring will be the responsibility of the appointed management company for the site.

Contractor Responsibilities

- 5.6. It is the responsibility of the Management Company to instruct appropriate experienced contractors to establish the various features and habitats proposed, and also to instruct appropriate experienced ecologists and / or landscape contractors to check the work as set out in this management plan.
- 5.7. All materials used during the development of the site, as well as any operations, will be in accordance with British Standards, Codes of Practice and legislation.
- 5.8. An experienced ecologist can assist with the installation of bat and bird boxes onto buildings. This may require assistance from the builders to access the higher walls of the buildings.
- 5.9. An ecologist should be appointed to undertake the following monitoring:
 - Biannual monitoring of species populations during the operational phase;
 - Biannual monitoring of habitats and their management; and
 - Biannual checks of species provisions to ensure they are fit for purpose.

Monitoring Progress

- 5.10. A review of the HMP will be undertaken every five years and discussions with the management team and assigned ecologist will be undertaken to determine its success. Findings of the above monitoring will be considered and, where necessary, appropriate remedial actions to the management plan will be undertaken.
- 5.11. The monitoring and assessment shall also be made available to the Hinckley and Bosworth Council Local Planning Authority (LPA) for review in the same year of the monitoring.
- 5.12. The monitoring of the habitats retained and created as part of the scheme shall

assess the floristic diversity and also the structure of the habitats present. Where there is a significant loss (25%+) in floristic diversity over a minimum of three years (to avoid misinterpretation of annual variations) then this shall trigger a review of the management operation of that habitat to ensure alterations are made and, as necessary, replanting / re-sowing undertaken to ensure fulfilment of the sought diversity and richness.

6. SCHEDULE OF ECOLOGICAL WORKS

Objective	Receptor	Management Prescription	Timing of Works
1. MAINTAIN AND ENHANCE RETAINED AND CREATED HABITATS WITHIN THE SITE	Wildflower Grassland	The two corridors of wildflower grassland will be managed on a three-year rotational basis as necessary to ensure it remains as rough grassland and does not succeed into scrub / Bramble. Maximum of third of habitat type cut at any given time.	Year 1: Soil Preparation; Suppress / remove undesired species (Jun-Aug); Seed sowing (Sep-Nov);
		It is important that there are always areas left uncut during each management activity to ensure continuity. It will be over-sown with a wildflower seed mix to increase species diversity.	Years 2-10: Close cut on 10-14 day cycle (Mar-Oct) with one month (June) without management.
	Marginal Planting	Management of waterside vegetation.	Manage on rotational basis every 2-3 years to provide varied structure. Cut back short sections, remove dense stands of single species. Remove vegetation between September and November.
		Invasive species management.	Annual check. Using approved herbicide and subsequent removal from site to approved disposal facility.
	Native Hedgerows	Regular health checks of the hedgerows will be undertaken, especially during periods of dry weather, to ensure that the hedgerows are not affected by drought.	Every three months for first year. Annually for years two and five after planting.
		Any hedgerows will be cut outside the main bird breeding season (March to July inclusive).	Annually
		Invasive species management.	Annual check. Using approved herbicide and subsequent removal from site to approved disposal facility.

2. MAINTAIN POPULATIONS OF PROTECTED SPECIES AT A FAVOURABLE CONSERVATION STATUS	Ornamental Ponds	To ensure the ecological value of the offsite ponds are maximised, appropriate complementary habitats shall be established creating a rich habitat mosaic to the benefit of biodiversity.	Year 1: Planting of aquatic vegetation (Jan-Apr). Years 2-5 Check for fish, litter and dominant species. Complete species count (Apr-Aug). Complete maintenance works and fish removal (if required) during winter (Nov-Feb).
		Ponds to be maintained such that no single plant species becomes dominant to the detriment of species diversity.	Annually (winter) as necessary.
		Invasive species management.	Annual check. Using approved herbicide and subsequent removal from site to approved disposal facility.
	Bats	Retention of hedgerows will continue to serve as commuting corridors for local bat species to wider environs. Creation of new habitats, namely wildflower grassland and enhanced pond edge vegetation, will encourage an increase in the invertebrate food source for foraging bats over the existing situation.	Prior to the completion of the development.
		Provision of two bat boxes on proposed clubhouse will support new roosting features for local bat species.	Year 1: Install bat boxes. Years 2-5: Check suitability and presence of bat boxes. Assess use of bat boxes by licensed worker (Nov-Mar).
	Hedgehogs	The provision of new wildflower margins will bolster foraging and refuge opportunities.	See habitats above.

		The boundaries will continue to remain permeable for Hedgehogs to allow for continued dispersal between onsite and offsite habitats.	Prior to completion of development.
	Birds	The creation of grassland and retention of hedgerows will provide suitable foraging and nesting opportunities for birds.	Avoid undertaking management work on suitable bird nesting habitat from 1 st March to 31 st July annually.
	Reptiles	The wildflower grassland areas will be subject to less intense management to ensure that habitat characteristics usually preferred by reptiles are provided.	See habitats above
	Amphibians (Great Crested Newts)	The proposed grassland corridor requires little maintenance and will, in turn, provide favourable terrestrial habitat and connectivity to ponds in the wider area for this species group.	See habitats above
		The enhanced ponds shall offer new breeding opportunities for locally present amphibians. A new proposed newt tunnel will be constructed under the existing access road which will enable amphibian populations to freely traverse the site with minimal disturbance.	Prior to completion of the development.
	Invertebrates	The new grassland will bolster opportunities for pollinator species with a high percentage of flowering plants enhancing the floral diversity of the site.	See above habitats.
3. INCREASE BIODIVERSITY BY MAXIMISING OPPORTUNITIES FOR FLORA AND FAUNA	Wildlife Boxes and Hibernacula	Checks of status of the boxes to be completed to ensure they remain present and are fit for purpose (not damaged / obscured by vegetation etc.)	Annually during winter for five years following their installation.
		Hibernacula created in the vicinity of boundary habitat where suitable refuge areas for amphibians and invertebrates are present.	Prior to completion of the development.
	Habitat Checks / Monitoring	The created habitats within the site shall be subject to annual species counts to ascertain the level of floristic diversity. Should any habitat show a reduction in prescribed species-richness by more than 25% in three consecutive years it shall trigger a review of the management regime and be amended as considered necessary to reverse the species loss trend. Planting / re-sowing of any habitats that shows the above reductions shall be completed as required.	Annually for a period of five years following completion of the associated phase of the development. Annual report issued to the LPA for review.

7. SUMMARY AND CONCLUSIONS

- 7.1. This Habitat Management Plan (HMP) has been prepared by Ecology Solutions on behalf of Statue Homes Limited, in respect of Kyngs Golf Course and Country Club, Station Road, Market Bosworth.
- 7.2. The proposals are for the erection of a multi-purpose golf clubhouse (D2), formation of new car parking areas and access roads and the erection of six golf holiday homes (C1), with associated ancillary works and landscaping (Ref. 19/01437/FUL), subject to a number of conditions. Condition 21 requires the submission of a HMP prior to commencement. The condition is as follows:

A Habitat Management Plan is to be submitted to the Local Planning Authority prior to the commencement of the development hereby approved. This should include full details on how existing and proposed habitats will be managed. Further details on the proposed enhancement surrounding the existing ponds shall be included, and managed in accordance thereafter.

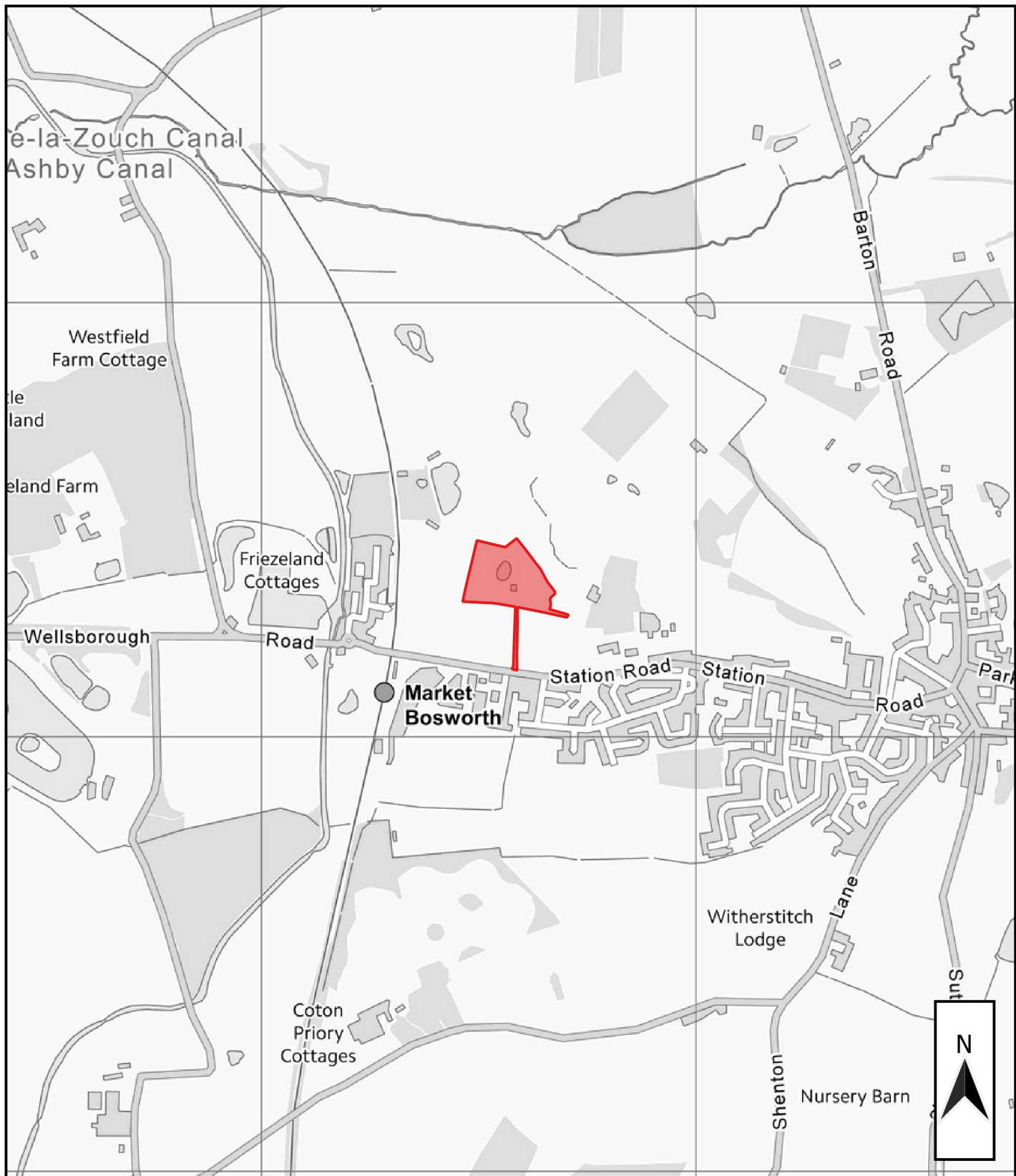
Reason: To ensure the long-term health of existing and proposed habitats according with Policy DM6 of the Site Allocations and Development Management Policies Development Plan Document (2016).

- 7.3. The HMP will be focused on the key areas of the site to be retained and established for the benefit of biodiversity; namely the site margins and adjacent offsite habitats where appropriate, drawing on measures detailed in Wildlife Consultants Ltd Mitigation Report.
- 7.4. As set out in this report, the development of the site will include targeted compensation and enhancement measures for some protected species for which the site currently offers potential. Specific measures include bat boxes and hibernacula provision for amphibians and invertebrates.
- 7.5. The proposals will compliment these measures by focusing on retaining hedgerow habitat, enhancing aquatic waterbodies and establishment of species-rich wildflower grassland. These measures will improve the green infrastructure throughout the development site while offering a variety of opportunities for wildlife.
- 7.6. Overall, it is considered that, by following the recommendations in this report, there will be an increase in opportunities for a variety of protected species and an improvement in flora diversity when compared to the baseline conditions.

PLANS

PLAN ECO1

Site Location



KEY:

DEVELOPMENT SITE



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Hertfordshire | SG8 8DL

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east@ecology-solutions.co.uk
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12268: KYNGS GOLF COURSE AND COUNTRY CLUB, STATION ROAD, MARKET BOSWORTH

PLAN ECO1: SITE LOCATION

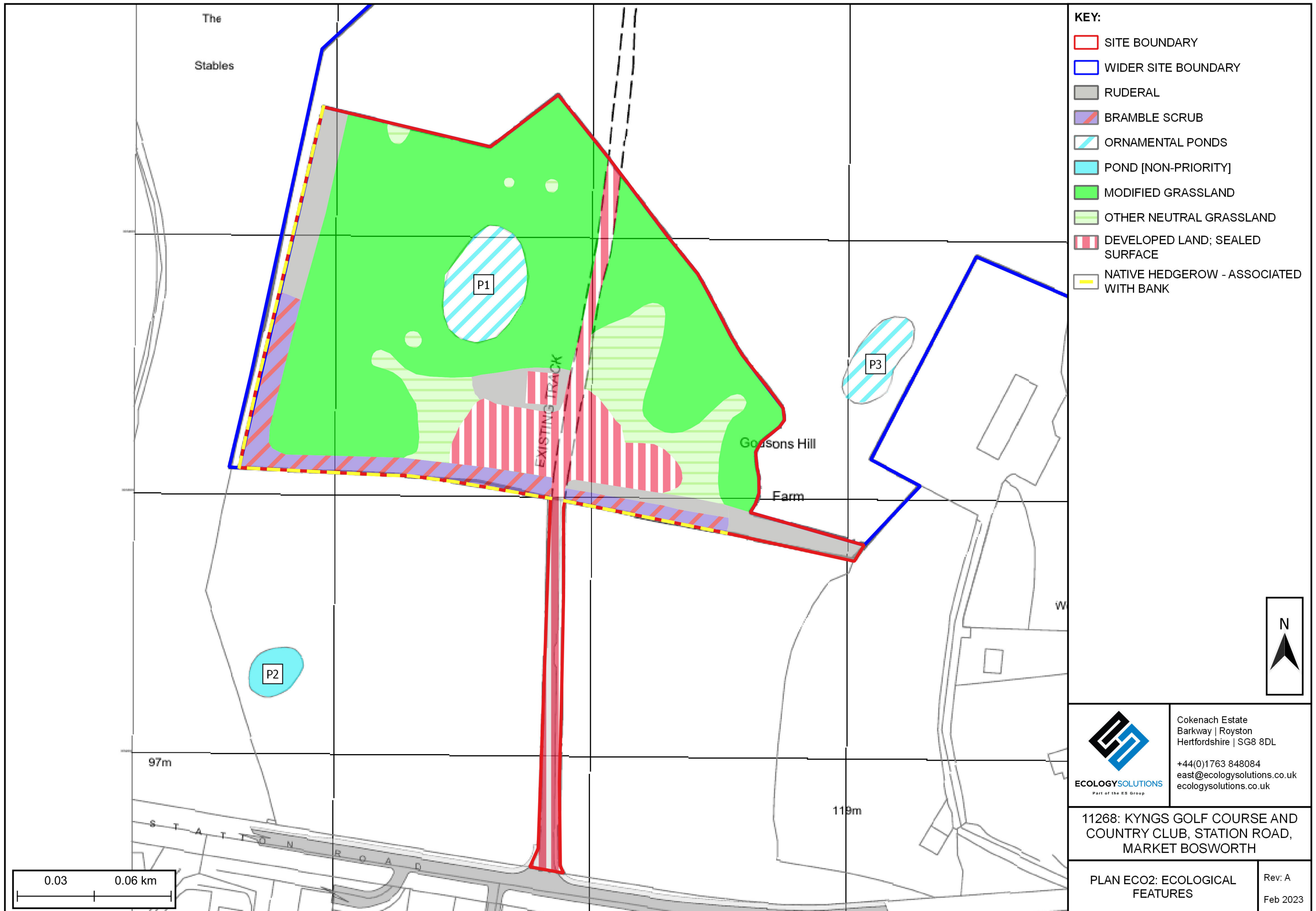
Rev: A

Feb 2023

PLAN ECO2

Ecological Features

Based upon the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Ecology Solutions Ltd. Cokenach Estate, Barkway, Royston, Hertfordshire, SG8 8DL. 100044628



PLAN ECO3

Ecological Enhancement Plan

New wildflower grassland corridors will heighten the sites botanical value providing suitable pollination opportunities for invertebrates. Grassland will be tussocky in nature offering shelter for reptiles and birds.

Two bat boxes will provide new roosting opportunities for local bat species.

Bat boxes should be installed prior to the completion of the development, boxes ideally south facing between four and six metres high in a sheltered position.

Ponds associated with golf course will be subject to additional enhancements including onsite hibernaculum provision and new aquatic vegetation planting to increase plant diversity.

Retained hedgerow will provide refuge and foraging opportunities for nesting birds, bats, Hedgehogs and amphibians. The hedgerow will continue to serve as a wildlife corridor for local wildlife.

New newt tunnel will be built under access road allowing amphibians to traverse the site and linking up suitable terrestrial and breeding habitat.

Four hibernaculum left in discreet locations within the development offering shelter and hibernation opportunities for locally present Great Crested Newts and other amphibian species.

Offsite pond will be retained and not affected by the development proposals.

KEY:

-  SITE BOUNDARY
-  WIDER SITE BOUNDARY
-  POND WITH RECORDED GREAT CRESTED NEWT POPULATION
-  PONDS SUBJECT TO HABITAT ENHANCEMENTS
-  PROPOSED WILDFLOWER GRASSLAND
-  X1 NEWT TUNNEL
-  X4 HIBERNACULUM
-  X2 CHILLON WOODSTONE BAT BOXES OR SIMILAR
-  RETAINED NATIVE HEDGEROW

Based on Proposed Site Plan by
Hickman & Smith Architects
(Drawing No: A-PL-001 Rev. L)



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11268: KYNGS GOLF COURSE AND
COUNTRY CLUB, STATION ROAD,
MARKET BOSWORTH

PLAN ECO3: ECOLOGICAL
ENHANCEMENT PLAN

Rev: A
Feb 2023

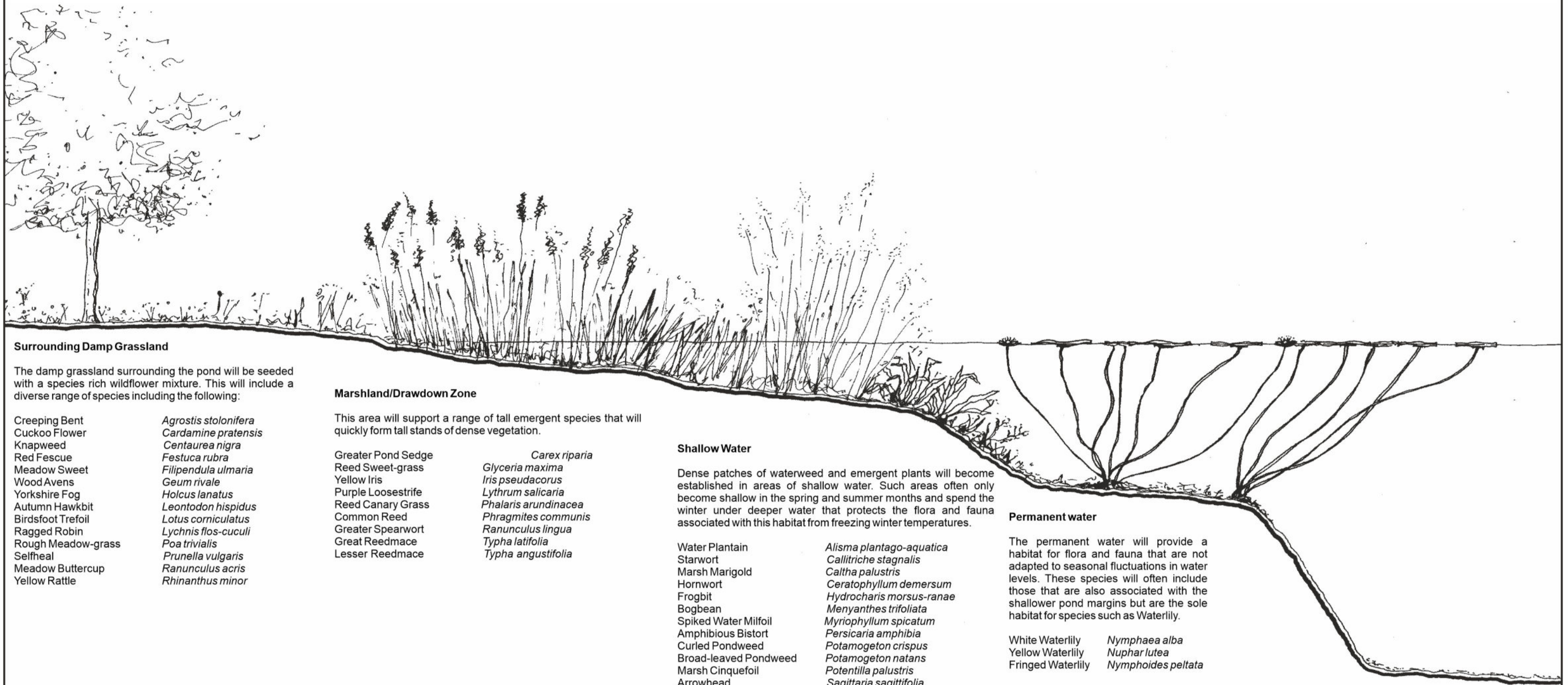
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APPENDICES

APPENDIX 1

Wildlife Pond Design



Surrounding Damp Grassland

The damp grassland surrounding the pond will be seeded with a species rich wildflower mixture. This will include a diverse range of species including the following:

- | | |
|--------------------|-----------------------------|
| Creeping Bent | <i>Agrostis stolonifera</i> |
| Cuckoo Flower | <i>Cardamine pratensis</i> |
| Knapweed | <i>Centaurea nigra</i> |
| Red Fescue | <i>Festuca rubra</i> |
| Meadow Sweet | <i>Filipendula ulmaria</i> |
| Wood Avens | <i>Geum rivale</i> |
| Yorkshire Fog | <i>Holcus lanatus</i> |
| Autumn Hawkbit | <i>Leontodon hispidus</i> |
| Birdsfoot Trefoil | <i>Lotus corniculatus</i> |
| Ragged Robin | <i>Lychnis flos-cuculi</i> |
| Rough Meadow-grass | <i>Poa trivialis</i> |
| Selfheal | <i>Prunella vulgaris</i> |
| Meadow Buttercup | <i>Ranunculus acris</i> |
| Yellow Rattle | <i>Rhinanthus minor</i> |

Marshland/Drawdown Zone

This area will support a range of tall emergent species that will quickly form tall stands of dense vegetation.

- | | |
|--------------------|-----------------------------|
| Greater Pond Sedge | <i>Carex riparia</i> |
| Reed Sweet-grass | <i>Glyceria maxima</i> |
| Yellow Iris | <i>Iris pseudacorus</i> |
| Purple Loosestrife | <i>Lythrum salicaria</i> |
| Reed Canary Grass | <i>Phalaris arundinacea</i> |
| Common Reed | <i>Phragmites communis</i> |
| Greater Spearwort | <i>Ranunculus lingua</i> |
| Great Reedmace | <i>Typha latifolia</i> |
| Lesser Reedmace | <i>Typha angustifolia</i> |

Shallow Water

Dense patches of waterweed and emergent plants will become established in areas of shallow water. Such areas often only become shallow in the spring and summer months and spend the winter under deeper water that protects the flora and fauna associated with this habitat from freezing winter temperatures.

- | | |
|-----------------------|---------------------------------|
| Water Plantain | <i>Alisma plantago-aquatica</i> |
| Starwort | <i>Callitriche stagnalis</i> |
| Marsh Marigold | <i>Caltha palustris</i> |
| Hornwort | <i>Ceratophyllum demersum</i> |
| Frogbit | <i>Hydrocharis morsus-ranae</i> |
| Bogbean | <i>Menyanthes trifoliata</i> |
| Spiked Water Milfoil | <i>Myriophyllum spicatum</i> |
| Amphibious Bistort | <i>Persicaria amphibia</i> |
| Curled Pondweed | <i>Potamogeton crispus</i> |
| Broad-leaved Pondweed | <i>Potamogeton natans</i> |
| Marsh Cinquefoil | <i>Potentilla palustris</i> |
| Arrowhead | <i>Sagittaria sagittifolia</i> |

Permanent water

The permanent water will provide a habitat for flora and fauna that are not adapted to seasonal fluctuations in water levels. These species will often include those that are also associated with the shallower pond margins but are the sole habitat for species such as Waterlily.

- | | |
|-------------------|---------------------------|
| White Waterlily | <i>Nymphaea alba</i> |
| Yellow Waterlily | <i>Nuphar lutea</i> |
| Fringed Waterlily | <i>Nymphoides peltata</i> |



APPENDIX 2

Bat Box Specification

Bat Boxes

Schwegler bat boxes are made from woodcrete and have the highest rates of occupation of all types of box.

The 75% wood sawdust, clay and concrete mixture is ideal, being durable whilst allowing natural respiration and temperature stability. These boxes are rot- and predator-proof and extremely long lasting.



Chillon Woodstone Bat Box

A large crevice style bat box made from long-lasting woodstone. The internal space can accommodate up to 15 bats making it suitable for small colonies of Pipistrelle sp. bats.

Woodstone construction.

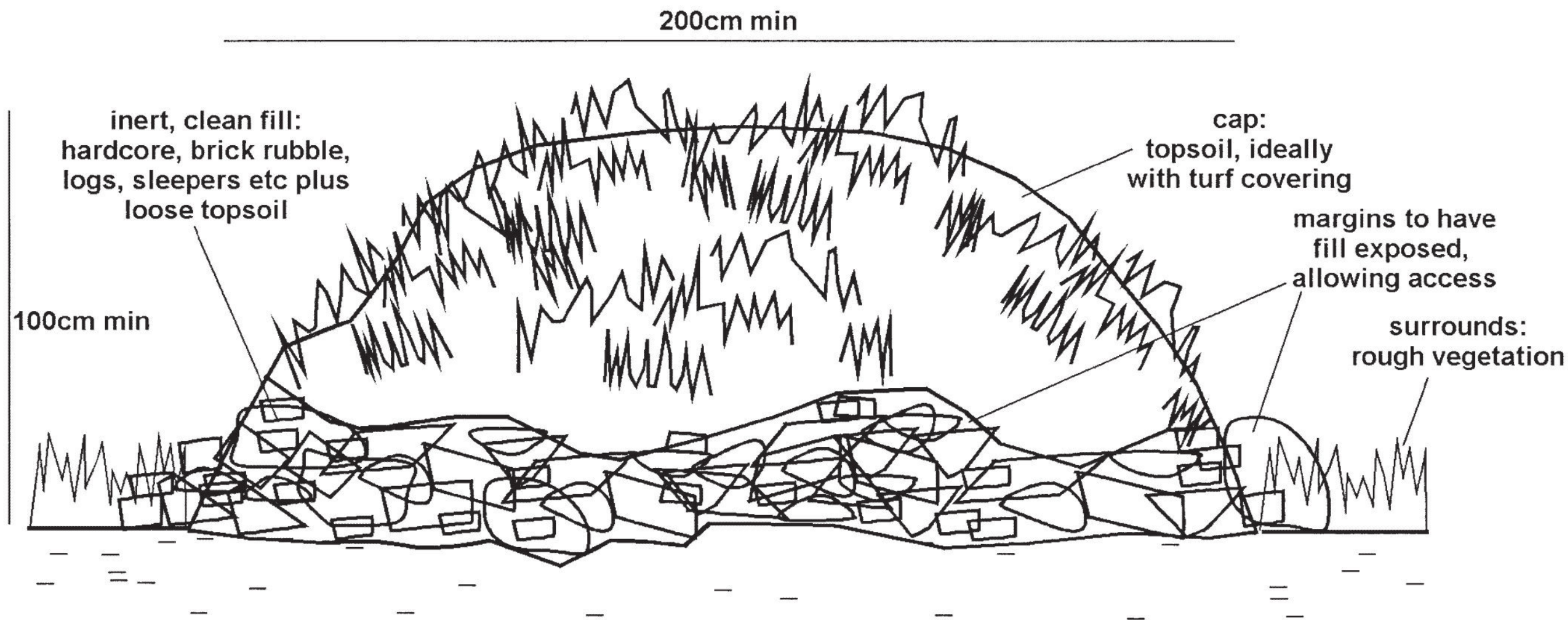
Width: 29cm

Height: 44cm

Weight: 5kg

APPENDIX 3

Hibernacula Specification



Extract from *Great Crested Newt Mitigation Guidelines* (English Nature, 2001)

The design mimics artificial and natural conditions in which Great Crested Newts and other herpetofauna have frequently been found over-wintering. Dimensions should not be below 2m length x 1m height. The illustration design would be suitable for locating on an impermeable substrate. On free-draining substrates, the design is largely similar but the bulk of the fill is sited in an excavated depression in the ground. Hibernacula should ideally be positioned across a site, both close to and distant from breeding ponds (where relevant), always in suitable terrestrial habitat and above the flood-line.

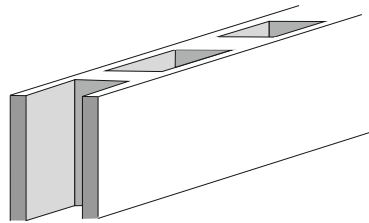
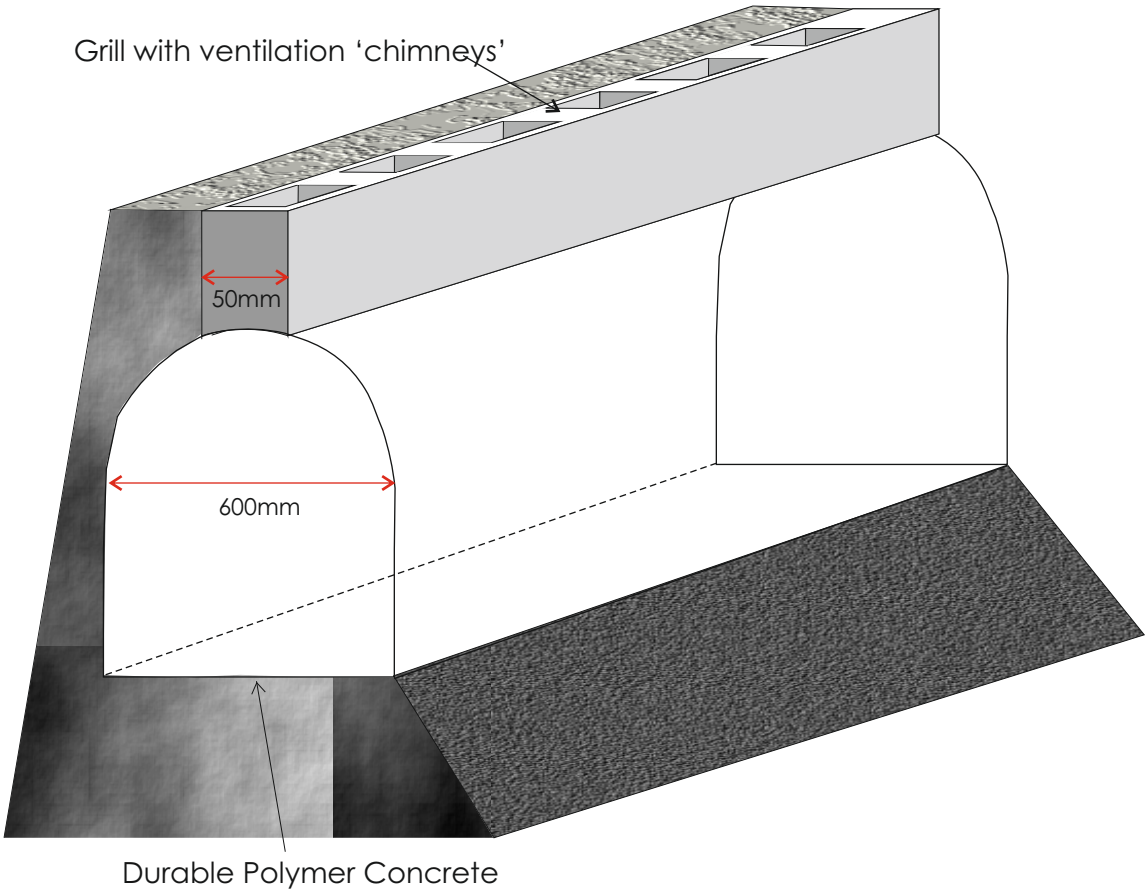
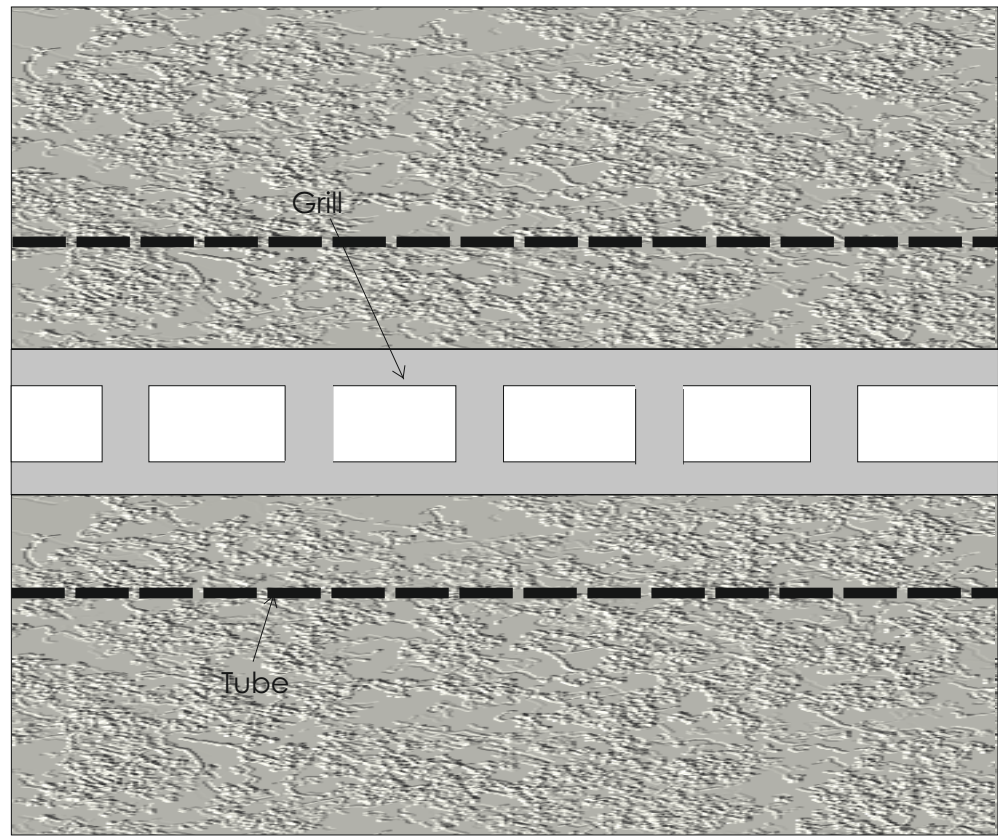


ARTIFICIAL
HIBERNACULA DESIGN

APPENDIX 4

Newt Tunnel Specification

PLAN VIEW



NOT TO SCALE



INDICATIVE AMPHIBIAN
TUNNEL SPECIFICATION



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