



Landscape and Ecological Management Plan

The White Swan, Stoke Golding

June 2026

Prepared by:

Brown & Co

The Fairways
Wyboston Lakes
Great North Road
Bedfordshire
MK44 3AL

Prepared for:

Pete Sheppard

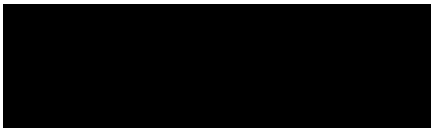
The White Swan
High Street
Stoke Golding
Leicestershire
CV13 6HA

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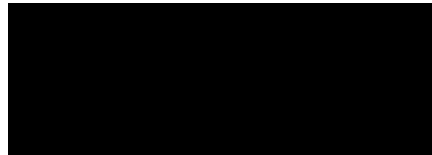
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Principal Author:



Ecologist
Sarah de Garis BSc (Hons)

Authoriser:



Principal Ecologist
Ryan Clark BSc (Hons) MSc MCIEEM

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1. Introduction

1.1 Project Background

Brown & Co was commissioned by Pete Sheppard in March 2026 to produce a Landscape and Ecological Management Plan (LEMP) relating to a proposed project at The White Swan, High Street, Stoke Golding, Leicestershire, CV13 6HA (NRG: SP39729735)—hereafter referred to as ‘the Site’.

This LEMP will outline how proposed habitats will be created/enhanced, recommended measures to protect and enhance existing habitats, and the monitoring regime to be employed.

Condition 13 of the planning application (ref: 25/00347/FUL) states:

No development shall take place (including ground works or vegetation clearance) until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include the following details:

- *description and evaluation of the features to be created/enhanced*
- *aims and objectives of management*
- *appropriate management options for achieving aims and objectives*
- *prescriptions for management actions*
- *work schedule*
- *species/seed mixes to be planted/sown*
- *ongoing monitoring and remedial measures.*

All sections of this report adhere to the appropriate legislation and current best practice guidance.

1.2 Site Description

The Site is an approximately 0.5 ha flat parcel of land at the western extent of Stoke Golding (see **Error! Reference source not found.**). The majority of the Site comprised modified grassland with buildings to the south. A single deciduous line of trees grows along the northern, eastern and western Site boundaries.

The wider landscape around the Site was dominated by agricultural field parcels, a mix of arable and pastoral, with various hedgerows, waterbodies, river corridors and small urban areas also present.



Figure 1 – Site location (redline), showing the wider local landscape (© 2025 Microsoft Corporation, © 2025 Maxar, ©CNES (2025) Distribution Airbus DS).

Imagery taken from Aerial Imagery June 2025.

1.3 Proposed Works

Proposals for the Site include the establishing of a new extension and associated infrastructure and amenity features to the existing building.

Access for works traffic and footfall is anticipated to be via High Street, the existing adjacent public roadway, throughout the project phases.

2. Habitat Creation, Enhancement, Maintenance and Monitoring

2.1 Other Developed Land and Buildings

As part of the proposed scheme, new areas of artificial surface are proposed to be created. These habitats form part of developed land, and do not have an associated condition score to be maintained as an obligation under Biodiversity Net Gain (BNG) legislation and guidance. Thus, these habitats are not considered to be subject to a specific management and monitoring regime and are not considered further in this report.

2.2 Modified Grassland

The modified grassland within the west of the Site will be retained and enhanced via targeted seed-sowing. A local providence seed mix should be broadcast upon the Site so as to raise the vascular plant diversity to pass condition criteria A. With this enhancement established, it is further estimated that condition criteria C, F and G will also be passed, therefore achieving a condition score of Moderate.

2.2.1 Composition

The modified grassland in the west of the Site is split into three distinctive areas. The majority– including the mown walkways, and area reinforced with mesh for parking, will be sown with Emorsgate Seed mix EM2, areas described as Wildflower Planting will be sown with Emorsgate Seed mix EM2F and the Low Level Planting at the boundaries of the Site will be sown with Emorsgate Seed mix EH1.

The commercially available Emorsgate Seed mix EM2 Standard General Purpose Meadow Mixture will be sown to establish the majority of the modified grassland. This mix is estimated to encourage a greater diversity of herbs to establish within the existing grassland.

Grassland will comprise the following species and proportion:

Grasses – 85%

- 8.5% – Common bent (*Agrostis capillaris*)
- 29.75% – Crested dogstail (*Cynosurus cristatus*)
- 25.5% – Red fescue (*Festuca rubra*)
- 4.25% – Smaller cat's-tail (*Phleum bertolonii*)
- 17.00% – Smooth-stalked meadow-grass (*Poa pratensis*)

Wildflowers – 15%

- 0.6% – Yarrow (*Achillea millefolium*)
- 1.50% – Betony (*Betonica officinalis*)
- 2.25% – Common knapweed (*Centaurea nigra*)
- 0.75% – Wild carrot (*Daucus carota*)
- 0.75% – Hedge bedstraw (*Galium album*)
- 0.90% – Lady's bedstraw (*Galium verum*)
- 0.30% – Meadow crane's-bill (*Geranium pratense*)
- 1.50% – Oxeye daisy (*Leucanthemum vulgare*)
- 0.45% – Black medick (*Medicago lupulina*)
- 0.75% – Cowslip (*Primula veris*)
- 1.50% – Selfheal (*Prunella vulgaris*)
- 1.50% – Meadow buttercup (*Ranunculus acris*)
- 0.60% – Red campion (*Silene dioica*)
- 1.20% – Bladder campion (*Silene vulgaris*)
- 0.45% – Tufted vetch (*Vicia cracca*)

The commercially available Emorsgate Seed mix EM2F Standard General Purpose Wild Flowers will be sewn to establish the wildflower habitat. This mix is estimated to encourage a greater diversity of wildflowers to establish within the existing grassland.

The wildflower meadow will comprise the following species:

- 4% – Yarrow (*Achillea millefolium*)
- 10% – Betony (*Betonica officinalis*)
- 15% – Common knapweed (*Centaurea nigra*)
- 5% – Wild carrot (*Daucus carota*)
- 5% – Hedge bedstraw (*Galium album*)
- 6% – Lady's bedstraw (*Galium verum*)
- 2% – Meadow crane's-bill (*Geranium pratense*)
- 10% – Oxeye daisy (*Leucanthemum vulgare*)
- 3% – Black medick (*Medicago lupulina*)
- 5% – Cowslip (*Primula veris*)
- 10% – Selfheal (*Prunella vulgaris*)
- 10% – Meadow buttercup (*Ranunculus acris*)
- 4% – Red campion (*Silene dioica*)
- 8% – Bladder campion (*Silene vulgaris*)
- 3% – Tufted vetch (*Vicia cracca*)

The commercially available Emorsgate Seed mix EH1 Hedgerow Mixture will be sewn to establish the low level planting. This mix is estimated to encourage a greater diversity of shade-tolerant wildflowers to establish within the existing grassland around the boundaries of the grassland, adjacent to the hedgerows and boundaries.

Grassland will comprise the following species and proportion:

Grasses – 80%

- 4.8% – Common bent (*Agrostis capillaris*)
- 28% – Crested dogtail (*Cynosurus cristatus*)
- 6% – Cock's-foot (*Dactylis glomerata*)
- 1.6% – Tufted hair-grass (*Deschampsia cespitosa*)
- 25.5% – Red fescue (*Festuca rubra*)
- 9.6% – Yorkshire fog (*Holcus lanatus*)
- 6% – Wood meadow-grass (*Poa nemoralis*)
- 4% – Rough-stalked meadow-grass (*Poa trivialis*)

Wildflowers – 20%

- 0.9% – Yarrow (*Achillea millefolium*)
- 0.4% – Agrimony (*Agrimonia eupatoria*)
- 0.4% – Garlic mustard (*Alliaria petiolate*)
- 0.4% – Lesser burdock (*Arctium minus*)
- 2% – Common knapweed (*Centaurea nigra*)
- 0.4% – Rough chervil (*Chaerophyllum temulum*)
- 0.6% – Crosswort (*Cruciata laevipes*)
- 1% – Wild carrot (*Daucus carota*)
- 2% – Hedge bedstraw (*Galium album*)
- 0.2% – Meadow vetchling (*Lathyrus pratensis*)
- 0.4% – Narrow-leaved everlasting-pea (*Lathyrus sylvestris*)
- 1% – Oxeye daisy (*Leucanthemum vulgare*)
- 0.2% – Wild marjoram (*Origanum vulgare*)
- 1% – Ribwort plantain (*Plantago lanceolata*)
- 0.8% – Cowslip (*Primula veris*)

- 2% – Selfheal (*Prunella vulgaris*)
- 2% – Meadow buttercup (*Ranunculus acris*)
- 2% – Red campion (*Silene dioica*)
- 1% – Bladder campion (*Silene vulgaris*)
- 0.1% – Hedge woundwort (*Stachys sylvatica*)
- 0.8% – Upright hedge-parsley (*Torilis japonica*)
- 0.4% – Tufted vetch (*Vicia cracca*)

2.2.2 Establishment

Nutrient stripping – existing colonising herbs are to be allowed to grow to at least 30 cm high, after which all onsite vegetation should be cut and the arisings removed (piling within marginal areas is acceptable). This process should be repeated at least twice before moving to the ground preparation stage.

No fertilisers of any kind should be applied to the habitat area at any time.

Ground Preparation – Ground within the habitat area to be lightly harrowed to an approximate furrow depth of 2-4 cm to create a firm, aeriated seedbed. Any litter or general debris within the habitat area should be removed prior to moving to the broadcasting stage.

Broadcasting – seeds should be sown March-October and not in conditions consistently below 10 °C to encourage germination. Seed mix to be sown at a rate of 3g/m² by hand or using small equipment such as a dial sower. An effort should be made to sow at an even rate throughout the habitat parcel.

2.2.3 Management and Maintenance

Management and maintenance should proceed according to the following procedures.

Immediately following sowing:

- A weighted roller should be applied to recently sown ground to encourage optimal seed contact with earthen substrate.
- Grassland should be thoroughly watered; avoid waterlogging.

Management years 1-5:

- Grassland should be subject to at least three significant cuts per year in the first two years (no cut to take place within 8 weeks if initial establishment). Cuts should ensure that grass height is at least 30 cm at the time of cut and all arisings should be removed from the Site on each cut occasion. Grass should have at least one annual cut after Year 2.
- Grassland should be watered as and when required, e.g. during dry spells.

Ongoing management:

- Ongoing localised treatment of weeds on an as needed basis.
- Ongoing re-sowing of significant bare ground areas.
- No pesticides, herbicides, vermicides, or other environmentally harmful chemicals should be applied to the grassland.

2.2.4 *Monitoring*

Grassland should be monitored on an as needed basis. A visual check of overall habitat health should be undertaken annually, with measures put in place if any deviation from the desired condition is recorded.

2.3 Native Hedgerow

New native hedgerow is anticipated to be established along the boundaries of the Site, in addition to separating the grassland from the car park (Appendix A). This habitat is anticipated to fail condition criteria C1, C2 and D2; therefore, achieving moderate condition.

2.3.1 Composition

Hedge trees will comprise the following species and proportion:

- 70% – Hawthorn (*Crataegus monogyna*)
- 15% – Hazel (*Corylus avellana*)
- 10% – Blackthorn (*Prunus spinosa*)
- 5% – Dog rose (*Rosa canina*)

Saplings/young trees should be sourced from local provenance where possible and be at least 60 cm high above root level.

2.3.2 Establishment

Ground Preparation – pre-designated planting area should be cleared of surface debris and herb cover. Holes should be dug for each sapling that are approximately x3 diameter of the root to be planted and at least the same depth at the height of the rootball. Applying organic matter, such as leaf litter, can be undertaken and may help initial establishment.

Planting – hedge trees should be planted from November to March; consistent periods of temperatures below 0 °C should be avoided. All trees to be planted should be soaked in water immediately prior to being planted. Roots should be loosened by hand to encourage outward growth. Trees should be sunk into the dug holes; it should be ensured that the point that the trunk meets the rootball should be level with the soil surface. Soil should be

repacked around the now plated trees, ensuring that no air pockets are present. A check should be conducted after planting to ensure that stems are perpendicular to the soil surface.

2.3.3 *Management and Maintenance*

Management and maintenance should proceed according to the following procedures.

Immediately following planting:

- Install a tree guard/spiral on the stem of each tree to protect against herbivore damage.
- Apply a biodegradable weed mat at the base of each tree.
- Thoroughly water and spread mulch (comprising of 100% organic matter and in a layer no deeper than 10 cm) at the base of each tree to encourage establishment.

Management Years 1-5:

- Within the first year, hedge trees should be reapplied with weed mats on an as needed basis.
- The hedgerow should be pruned annually within the first 3 years. Pruning should aim to retain an overall 'A-shaped' frame of the hedge vegetation's cross-sectional profile, avoiding excessive 'lollipoping' and the forming of traditional tree canopies. After year 3, the hedge should be cut/pruned at a maximum frequency of every 2 years. The hedgerow should be cut on a half one year, the other half the next basis to allow faunal refuge.
- Hedge trees should be watered twice per week for the first 3-6 months after planting, and once per week thereafter. Watering should be intensified/reduced depending on extreme weather events such as very dry periods.

Ongoing management:

- Any hedge trees that die or become diseased should be replaced like-for-like in the same method described above.
- Any hedge gap >5 m that occurs should be planted up with similar compositions of hedge trees as described earlier.
- No pesticides, herbicides, vermicides, or other environmentally harmful chemicals should be applied to the hedgerow throughout its lifespan.

2.3.4 *Monitoring*

The hedgerow should be monitored on an as needed basis. A visual check of overall hedgerow health should be undertaken annually, with measures put in place if any deviation from the desired condition is recorded.

2.4 **Individual Trees**

Sixteen new small native trees are proposed to be planted within the grassland within the west of the Site (APPENDIX A: Proposed Site Plan). These trees will meet condition criteria A, B, and F.

2.4.1 *Composition*

Trees will comprise the following species and proportion:

- 5 – Silver birch (*Betula pendula*)
- 6 – Pedunculate oak (*Quercus robur*)
- 2 – Crab apple (*Malus sylvestris*)
- 3 – Wild cherry (*Prunus avium*)

Saplings/young trees should be sourced from local provenance where possible and be at least 60 cm high above root level.

2.4.2 *Establishment*

Ground Preparation – pre-designated planting areas should be cleared of surface debris and herb cover. A hole should be dug that is approximately x3 diameter of the tree root to be planted and at least the same depth at the height of the rootball. Applying organic matter, such as leaf litter, can be undertaken and may help initial establishment.

Planting – trees should be planted from November to March; consistent periods of temperatures below 0 °C should be avoided. All trees to be planted should be soaked in water immediately prior to being planted. Roots should be loosened by hand to encourage outward growth. Trees should be sunk into the dug holes; it should be ensured that the point that the trunk meets the rootball should be level with the soil surface. Soil should be repacked around the now planted trees, ensuring that no air pockets are present. A check should be conducted after planting to ensure that stems are perpendicular to the soil surface.

2.4.3 *Management and Maintenance*

Management and maintenance should proceed according to the following procedures.

Immediately following planting:

- Install a tree guard/spiral on the stem of each tree to protect against herbivore damage.
- Apply a biodegradable weed mat at the base of each tree.
- Thoroughly water and spread mulch (comprising of 100% organic matter and in a layer no deeper than 10 cm) at the base of each tree to encourage establishment.

- Install a timber steak at a 45-degree angle that crosses each tree stem. This allows steady growth once anchored.

Management years 1-5:

- Within the first year, trees should be re-steaked and the reapplication of weed mats should occur on an as needed basis.
- Trees should be pruned annually within the first 5 years. Pruning should aim to remove all but one upright shoots, to remove side branches from the lower 1/3 of the stem, and to remove dead, damaged, or diseased wood. Ongoing attention should be paid to the establishment of a strong framework of branches.
- Adjacent vegetation should not be allowed to overcrowd/smother each tree.
- Trees should be watered twice per week for the first 3-6 months after planting, and once per week thereafter. Watering should be intensified/reduced depending on extreme weather events such as very dry periods.

Ongoing management:

- Any trees that die or become diseased should be replaced like for like in the same method described earlier.
- No pesticides, herbicides, vermicides, or other environmentally harmful chemicals should be applied to the trees throughout their lifespan.

2.4.4 *Monitoring*

Trees should be monitored on an as needed basis. A visual check of overall tree health should be undertaken annually, with measures put in place if any deviation from the desired condition is recorded.

3. Conclusion

The proposals for the Site include the establishing of a new extension and associated infrastructure and amenity features.

The prescriptions of this LEMP outline appropriate creation, species type, location and management measures for new grasslands, native hedgerow and small individual trees.

It is considered that if the details of this report are enacted, it is considered that the targeted BNG condition scores of proposed habitats will be met and the obligation discharged.

Ongoing and adaptive input from ecological and/or landscape professionals is considered appropriate on an as needed basis.

APPENDIX A: Proposed Site Plan

See overleaf.

Plans are indicative approximations of the layout of onsite habitats and are not drawn to measurable scale.

