Habitat Management and Monitoring Plan



Site Name:	Cadeby Pipe Factory, Leicestershire
Date:	30/10/2026
Version:	3.0

Author:

Client:

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Version Control

The version control is used for updates to the content. Record the initial version and further version control details in this table each time the management plan is altered throughout the management and monitoring period.

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Document Details

Authorship Details

Heatons is the trading name of Heaton Planning Ltd.

This report pertains to these results only; recommendations included within this report are the professional opinion of an experienced ecologist and therefore the view of Heatons.

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1. Project Background

Site Overview PB-B01	
Project type	On-site
Development Name and Address	Cadeby Pipe Factory, Leicestershire
BNG Project Name and Address	Cadeby Pipe Factory, Leicestershire
Author Organisation	Joshua Styles MSc AMRSB MCIEEM on behalf of Heatons
Landowner	F.P.McCann Ltd
Land Manager	Paul Hamill
Responsible person/organisation for creating or enhancing the habitat	Paul Hamill
Period covered by this management plan	2027 –2057
Planning authority	Hinckley and Bosworth Borough Council
Planning reference (if applicable)	25/00306/FUL
BNG register reference (if applicable)	N/A – site works confined to on-site areas
Central OS grid reference	SK 43103 02190
Metric revision/title	Cadeby_Statutory_Biodiversity_Metric_V2.xlsm
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02

Habitat Enhancement		
Main Habitats	Area	Description
Modified grassland	2.25ha	Set to be enhanced to other neutral grassland. The areas surrounding the developed land; sealed surface (excluding the are in the northern corner and along the southern boundary by the created ponds) have a targeted condition of poor. The area in the northern corner is to have a targeted condition of moderate. The other areas are to have a targeted condition of good.
Other neutral grassland	0.25ha	To be enhanced in condition. The target condition for this habitat type is good.
Hedgerow Habitats	Area	Description
Native hedgerow – associated with bank or ditch	0.44km	To be enhanced in condition. The target condition for this habitat type is moderate.
Native hedgerow with trees – associated with bank or ditch	0.45km	To be enhanced in condition. The target condition for this habitat type is moderate.
Habitat Creation		
Main Habitats	Area	Description
Mixed scrub	0.47ha	Mixed scrub will be planted along the centre of the site (S4) and also to act as a visual buffer from the proposed works (S5). The target condition for S4 is moderate and good for S5.
Other neutral grassland	0.35ha	Other neutral grassland will be created along the centre of the site (G4) and also to act as marshy grassland around the created ditch in the biodiversity enhancement area (G5). The target condition for G4 is moderate and good for G5.
Ponds (non-priority)	0.46ha	Ponds are set to be created along the southern boundary and in the centre of the site. The target condition for this habitat type is good.
Developed land; sealed surface	7.92ha	Commercial building and associated infrastructure.
Reedbeds	0.35ha	Reedbeds are set to be created around the ponds, in order to reduce run-off from the developed land; sealed surface into the pond and into the surrounding area. The target condition for this habitat type is good.
Hedgerow Habitats	Area	Description
Native hedgerow	0.18km	Hedgerows are set to be created within the biodiversity enhancement area, to act as buffers from the proposed works. The target condition for this habitat type is moderate.
Watercourse Habitats	Area	Description
Ditches	0.13km	A ditch is set to be created in the biodiversity enhancement area. The target condition for this habitat type is good.
Culvert	0.01km	A culvert is to be created to allow access to the other field. The target condition for this habitat type is poor.

Retained habitats include 0.06ha of other neutral grassland (poor), 0.056ha of wetland fen (poor), 0.01ha of mixed scrub (poor), 0.04ha of bramble scrub, developed land; sealed surface and 0.1058ha of rural trees.

Timescales for Actions PB-B03

Habitat works associated with enhancement and creation are projected to be completed by August 2027. Following implementation, ongoing management of on-site habitats shall be the responsibility of the landowner.

Newly enhanced and created habitats shall be monitored for compliance by a suitably qualified, FISC Level 4 or above ecologist. This will be done, as a minimum, once annually between years 1-5 and once every five years following, as required.

Monitoring Requirements PB-B04

Newly enhanced and created grassland habitats shall be monitored through completion of quadrat survey, whereby a minimum of five representative quadrat samples shall be deployed per distinct grassland parcel on site. Species indicator data may be gathered in the form of species lists during site survey to assist characterisation of habitat type.

Other area habitats shall be monitored through walkover survey, coupled with the compilation of species lists as appropriate.

Hedgerows shall be monitored through visual inspection coupled with transect survey to ensure adequate richness of woody species across representative 30 metre stretches per hedge.

All habitats shall have notes taken during survey to allow completion of condition assessment.

Required Consents and Licences PB-B05

The Ecology consultation response for the proposed works (25/00306/FUL, Ecology response) dated 17th October 2025, listed the production of a Habitat Management and Monitoring Plan as a recommended condition prior to commencement of works.

“A Habitat Management and Monitoring Plan (HMMP) for significant on-site enhancements, prepared in accordance with the approved Biodiversity Gain Plan, shall be submitted to, and approved in writing by the local authority, prior to commencement of development, including:

a) the roles and responsibilities of the people or organisation(s) delivering the HMMP;

b) the planned habitat creation and enhancement work to create or improve habitat to achieve the on-site significant enhancements in accordance with the approved Biodiversity Gain Plan;

c) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;

d) the monitoring methodology in respect of the created or enhanced habitat to be submitted to the local planning authority; and

e) details of the content of monitoring reports to be submitted to the LPA including details of adaptive management which will be undertaken to ensure the aims and objectives of the Biodiversity Gain Plan are achieved.

Notice in writing shall be given to the Council when the:

• initial enhancements, as set in the HMMP, have been implemented; and

• habitat creation and enhancement works, as set out in the HMMP, have been completed after 30 years.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.”

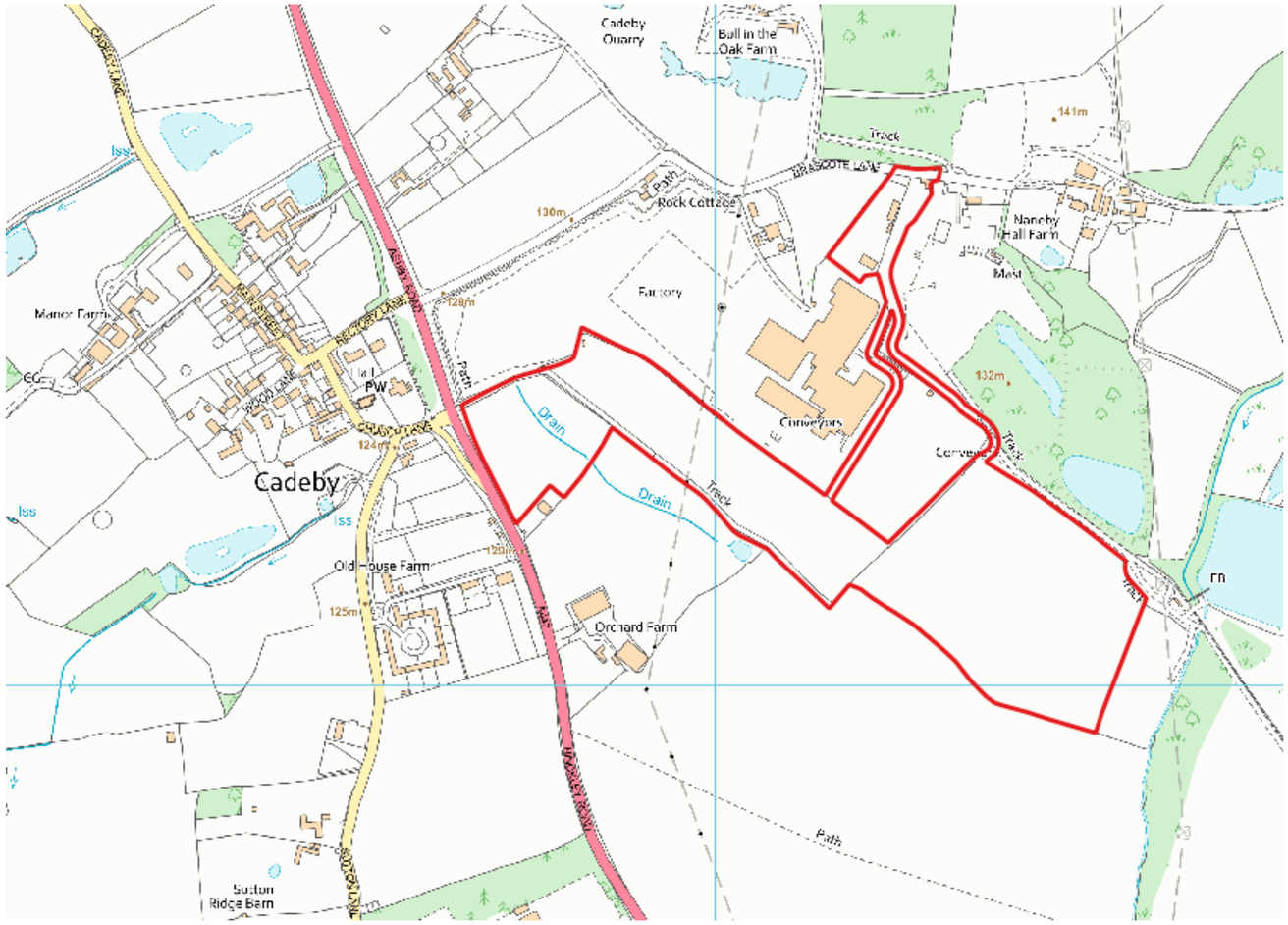
Funding PB-B06

The client shall ensure all costs, including those for an ecological subcontractor/s for habitat creation, implementation and management, and those for an ecologist during monitoring, are covered. Where, at any point, this responsibility is passed on from the client to a third party, the Local Planning Authority/responsible body shall be informed and that third party shall henceforth carry such responsibility.

Legal Agreement PB-B07

This HMMP shall be accompanied by a s.106 agreement/conservation covenant issued by the responsible body upon agreement with the client.

Site Boundary Plan PB-F01 © Crown Copyright and Database Rights 2025



Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08	Yes: ☐ No: ☐

Project implementation, including initial habitat works, shall be undertaken over 2027 in one single continuous phase until a projected completion date of June 2027.

All created and enhanced habitats shall be monitored once annually between years 1-5 and every five years henceforth, ending June 2056. Where the establishment of any habitat or important constituent species therein fails, the need for re-establishment and/or other ameliorative measures required shall be highlighted within any monitoring summary.

Monitoring shall be undertaken by a suitably qualified ecologist, and audited accordingly, with subsequent monitoring outcomes transposed to the Local Authority/responsible body as appropriate.

Roles and Responsibilities

Provide details of the responsible persons and organisation(s) for delivering this management plan.

Ecologist or Other Professional Responsible for HMMP PB-B09				
Name or Initials		JS/RM		
Organisation		Heatons		
Responsibility	Start Date:	2027	End Date:	30 years.
The responsibility of this HMMP will be passed on to an appropriate, suitably qualified FISC Level 4 or above ecologist following implementation as required. As such, once an ecological subcontractor is procured, the responsibility of this HMMP shall then pass on to them.				
Statement of Competency				
This HMMP was authored by Joshua Styles MSc AMRSB MCIEEM FISC Level 6, Principal Ecologist. Joshua has over 9 years' commercial consultancy experience. He has led on a large range of projects nationally and acted as a technical authority for both Mott MacDonald and AtkinsRealis in his previous roles. He sits on a range of professional committees in an advisory capacity, including the Greater Manchester Reintroduction Committee, alongside the CIEEM north-west and ecological restoration committees as examples.				

Landowner or Land Manager PB-B10				
Name or Initials		Paul Hamill		
Organisation		F.P.McCann Ltd		
Responsibility	Start Date:	2027	End Date:	30 years
Paul Hamill, on behalf of F.P.McCann Ltd, shall be responsible for the procurement of relevant subcontractors in order to implement habitat enhancement and creation, coupled with ongoing management and monitoring needs of agreed area and linear habitats.				

Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		Paul Hamill		
Organisation		F.P.McCann Ltd		
Responsibility	Start Date:	2027	End Date:	30 years
Statement of Competency				

LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials		N/A		
Organisation		Hinckley and Bosworth Borough Council		
Responsibility	Start Date:	2027	End Date:	30 years
Monitor the agreement to make sure the landowner / land manager meets their obligations detailed within this report. This will be done by reviewing the regular monitoring reports and/or auditing of the site itself.				

Land Use Summary

Overview of Baseline Site Use PB-B13

The site as existing approximates to a total area of 13.79ha (2 d.p) which features the following habitats:

- 9.98ha of modified grassland in poor condition;
- 1.66ha of other neutral grassland in poor condition;
- 0.24ha of other neutral grassland in moderate condition;
- 0.056ha of other neutral grassland (wetland vegetation) in moderate condition;
- 0.016ha mixed scrub in poor condition;
- 0.3ha bramble scrub;
- Five medium and one large rural trees in moderate condition;
- 1.43ha developed land; sealed surface;
- 0.35km native hedgerow with trees in good condition;
- 0.42km native hedgerow with trees in moderate condition;
- 0.15km native hedgerow in good condition;
- 0.35km native hedgerow in moderate condition;
- 0.18km native hedge with trees and associated bank/ditch in moderate condition;
- 0.46km native hedge with trees and associated bank/ditch in poor condition;
- 0.44km native hedge with associated bank/ditch in poor condition;
- 0.07km line of trees in moderate condition;
- 0.02km line of trees in poor condition; and
- 0.67km ditch in poor condition.

Overview of Proposed Site Use PB-B14

The proposed site area shall facilitate the enhancement and creation of a range of habitat types, of which other neutral grassland, pond and mixed scrub feature prominently alongside developed land; sealed surface which shall cover the single largest area.

Enhanced grassland shall be enhanced from modified grassland and in condition via an adjusted management regime of cut and collect whereby grasslands are cut with arisings removed off-site at least twice between the period August-October and January-February. This will be coupled with overseeding with fresh yellow rattle seed alongside an appropriate seed mix containing key associates of National Vegetation Classification MG5 *Cynosurus – Centaurea* grassland as a means of improving species richness while reducing graminoid vigour and abundance.

Ponds and associated wetland vegetation shall be established through digging out hollows with gently sloping margins to a maximum depth of 1.5m and, in the event that hollows do not naturally retain water, shall be lined with an impermeable clay. Margins shall be landscaped with native wetland plants, with an emphasis on common reed *Phragmites australis* to ensure reedbed may establish across margins and within the inundation zone of newly created pools.

Mixed scrub shall be created and native hedgerow to be enhanced via planting of mixed native woody species whips. For linear habitats, this would facilitate closing of existing gaps where this has resulted in reduction in condition. This, coupled with the establishment of additional undisturbed ground would facilitate positive changes in condition for linear features.

Areas of new ditch shall be created to a depth and overall profile to match existing ditches and be landscaped with native wetland species.

Site Baseline, Environmental Information and Associated Impacts Checklist PB-T01

Consider the Baseline and Environmental Information listed below. These are likely to be appropriate factors informing your proposals and project design. They can provide the reviewer with important contextual information for the management prescriptions provided later in this document. Use your professional judgement to determine which factors are relevant to your specific project.

Please use the check box to indicate which are included in your plan. For any not included, provide brief reasons why the factor is not relevant to your project using your professional judgement. Where this information is provided elsewhere, you can reference existing reports and, or, plans that have informed your decisions. For the templates for each heading see pages 3-20 of the Companion Document.

Baseline and Environmental Information	**Prompts for when these may be relevant.** This is not an exhaustive list. Use your professional judgement to determine which are required for your HMMP	**Check box if included**	**Document Reference or Reason if not included**
Statutory / Non-statutory Designated Sites	N/A - no	☒	Statutory and non-statutory designated sites not present on site and unlikely to be impacted.
Protected and Notable Species	N/A - no	☒	None known – see PEA report dated July 2025 and produced by Heatons
Invasive Non-Native Species (INNS)	None known		Cotoneaster observed on site during PEA site visit. Areas where this species was located are to be retained and not impacted by works.
Biological Records Plan - Sites and Species	None known	☒	N/A – the presence of designated sites not likely to pose a limitation to habitat creation / enhancement / management.
Baseline Habitats Survey	Baseline habitats information contained within BNG report	☒	BNG report contains information on baseline habitats.
Public Access	N/A - no	☒	Public access limitations not considered as a constraint to proposed operations.
Climate	N/A - no	☒	N/A – climate unlikely to influence persistence of habitats as proposed.
Geology and Topography	N/A	☒	Existing superficial deposits are appropriate to the habitats as projected and are not likely to pose a significant limitation to proposed operations.
Agricultural Land Status	N/A	☒	Habitat creation and enhancement is not only a means of enhancing habitats but is a form of agricultural land management excluding incorporation of new areas of developed land; sealed surface. Not applicable.
Soils and Substrates	N/A	☒	As above – the existing superficial deposits are likely appropriate to the habitats as projected and are not likely to pose a significant limitation to proposed operations.
Contaminated Land	N/A	☒	N/A – the presence of contaminated land is not understood to pose a significant limitation to proposed operations based upon information provided and available.
Hydrology and Drainage	Potentially applicable	☒	Not applicable for the majority of the site area, although potentially applicable in the creation of ponds and reedbed.
Flood Risk Zones	N/A	☒	Not applicable.
Landscape Character and Designations	N/A	☒	Not applicable.
Historic Land Use	N/A	☒	Not applicable.
Historic Environment and Earth Heritage	N/A	☒	No potential issues as they relate to heritage have been raised or are considered here as significant limitations to proposed operations.
Other – please specify	N/A	☒	N/A

2. Planned Management Activities

Provide the site-wide aims and objectives. These should consider the Project Background information section outlined above as well as the outcomes of the Metric.

Management Plan Aims and Objectives PM-B01

This HMMP outlines specific objectives relative to the management and monitoring of habitats which occur and/or are projected to occur at the site. This includes a diverse range of both area and linear habitats, especially including other neutral grassland, pond and mixed scrub which feature prominently alongside developed land; sealed surface which shall cover the single largest area within the post-developed landscape.

Objectives relating to management will be achieved via the procurement of an appropriate subcontractor / equipment, which will ensure compliance with implementation and ongoing management responsibilities.

Objectives relating to habitat monitoring shall be achieved via procurement of a suitably qualified, FISC Level 4 or above ecologist who shall ensure habitats are monitored, with monitoring outcomes reported to the Local Authority/responsible body through years 1-5, 10, 15, 20, 25 and 30.

Implementation and management for created/enhanced grassland areas shall include:

- an appropriate wildflower mix shall be obtained which contains key NVC MG5 indicators and applied in all areas where other neutral grassland creation and enhancement has been proposed at a rate of 1-3g per square metre.
- freshly harvested yellow rattle seed not older than 1 year shall be obtained and introduced into all areas of created and enhanced other neutral grassland.
- the introduction of cut and collect management whereby all grassland areas are cut outside of the period 1st March - 31st July, with clippings removed off-site annually at least twice. Cutting shall be undertaken once between the period August-October and again between January-February to maximise nutrient stripping and seed establishment.

Implementation and management for mixed scrub shall include:

- the introduction of suitable whips across areas of created mixed scrub which contain a range of native woody species whereby not one species occupies >50% of the total area.
- newly introduced whips to be adequately protected by tree guards or equivalent.

Implementation and management of enhanced and created hedgerow shall include:

- the introduction of suitable native whips across the full lengths where gaps exist with appropriate protection measures such as tree guards as required.
- the introduction of suitable native whips across areas of newly created hedgerow with adequate protection measures such as tree guards as required.
- cutting as required following establishment (post-year 4).

Implementation and management of created pond and reedbed shall include:

- ponds established through digging to a maximum depth of 1.5m with margins landscaped to be gently sloping not exceeding 20 degrees, ideally to the water table.
- where ponds do not naturally retain water (i.e. where the water table is not close to the surface), they shall be lined with an artificial liner and/or impermeable clay.
- ponds and inundation areas to be landscaped with appropriate wetland plants with a focus on the establishment of common reed, which shall dominate the planting areas as outlined.

Implementation and management of created pond and reedbed shall include:

- areas of new ditch shall be created to a depth and overall profile to match existing ditches and be landscaped with native wetland species.
- areas of ditch shall be subject to cutting as required outside the period 1st March-31st August, whereby vegetation shall be cut back and clippings removed wherever possible.

Principles Informed by Design Stage

The project's BNG target(s) should be set and documented early in the design process. Outline how background and baseline information influenced key design principles for the project from an early stage. This can provide useful context for the proposed retention, creation and enhancement measures.

Design Principles Informed by Baseline Information PM-B02

Biodiversity Net Gain undertaken by Heatons Ltd across the area which this HMMP concerns confirms the presence of a range of habitat types, as outlined above.

A pragmatic approach to other neutral grassland establishment will be adopted, whereby their type and/or condition is established via the adoption of cut and collect management, coupled with the introduction of yellow rattle and other wildflower seed appropriate for the instatement of swards which contain appropriate forbs, many of which should be allied with NVC MG5-type grassland. While no soil testing has been undertaken in this case, species indicators for other neutral grassland such as meadow buttercup, alongside positive indicators of favourable soil nutrient status such as pleurocarpous mosses are understood to be widespread.

The strategic significance of the habitats was assessed by determining if the habitats/site/s on-site are identified within published plans, strategies or policies which are relevant to the location. Some of the habitats on-site including hedgerows and wetland have been assigned ‘Location ecologically desirable but not in local strategy’ as they are included within the local BAP. Other habitats, however, do not appear to have been included within the LBAP and, as such, are assigned low strategic significance (‘Area / compensation not in local strategy / no local strategy’).

Habitat and Condition Targets PM-T01

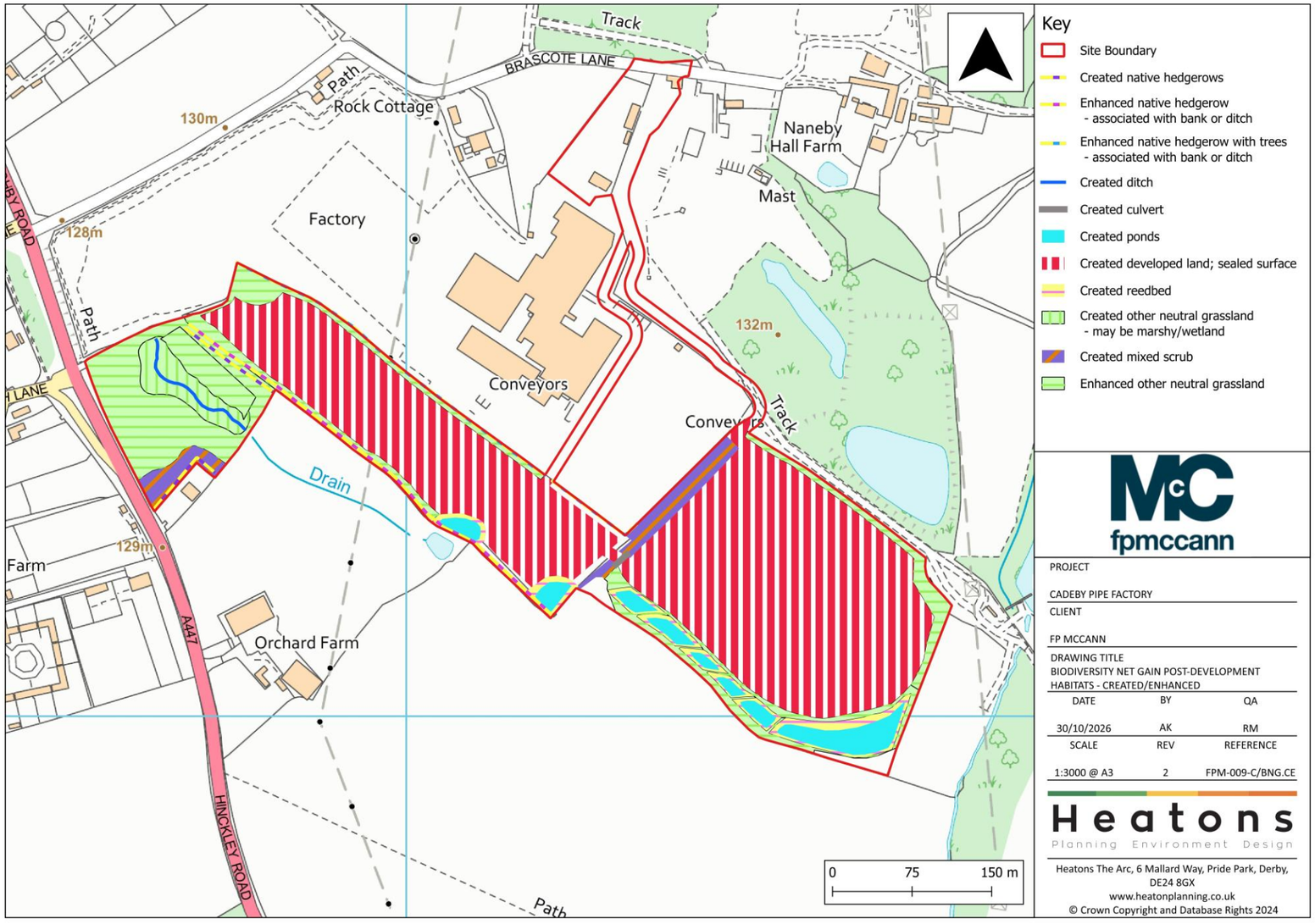
This table presents a summary record of what you have agreed to deliver based on the biodiversity metric. These habitat condition targets form the basis of what the management plan is setting out to achieve. Include the relevant 'Area', 'Hedgerow', and 'Watercourse' types to be implemented and managed throughout the period of 30 years or more.

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Modified grassland	Other neutral grassland	N/A	Poor	Moderate	N/A - Standard time to target condition.	Moderate condition shall be targeted by passing condition criterions A-E as a minimum	Cut and collect management with overseeding and introduction of yellow rattle shall facilitate increases in species richness, while also promoting sward height diversification and increases in bare ground from minor disturbance associated with cutting management.
Modified grassland	Other neutral grassland	N/A	Poor	Good	N/A – Standard time to target condition.	Good condition shall be targeted by passing condition criterions A, B, C, D and F as a minimum	Cut and collect management with overseeding and introduction of yellow rattle shall facilitate increases in species richness, while also promoting sward height diversification and increases in bare ground from minor disturbance associated with cutting management.
Other neutral grassland (retained)	Other neutral grassland (retained)	N/A	Poor	Poor	N/A – Standard time to target condition	Current condition shall be maintained by failing condition criterion A.	This grassland parcel shall be subject to cut and collect management, however, shall remain in poor condition as it is an atypical example of the habitat.
Other neutral grassland	Other neutral grassland	N/A	Poor	Good	N/A – Standard time to target condition	Good condition shall be targeted by passing condition criterions A, B, C, D and F as a minimum	Cut and collect management with overseeding and introduction of yellow rattle shall facilitate increases in species richness, while also promoting sward height diversification and increases in bare ground from minor disturbance associated with cutting management.

Wetland vegetation (Lowland fen) (retained)	Wetland vegetation (Lowland fen) (retained)	N/A	Moderate	Moderate	N/A	Current condition shall be maintained by passing 3 or 4 core criteria only	Management to take the form of ad hoc cut and collect management on a five-yearly rotation to maintain tall forbs generally intolerant to frequent cutting such as meadowsweet and wild angelica
Mixed scrub (retained)	Mixed scrub (retained)	N/A	Poor	Poor	N/A	Current condition to be maintained through passing condition criteria C and D as a maximum	No management necessary
Bramble scrub (retained)	Bramble scrub (retained)	N/A	N/A	N/A	N/A	N/A	N/A – areas to be retained shall not be subject to any active management.
Rural tree (retained)	Rural tree (retained)	N/A	Moderate	Moderate	N/A	Trees to be retained shall not be subject to any change in condition	N/A – areas to be retained with individual trees not subject to active management.
Developed land; sealed surface (retained)	Developed land; sealed surface (retained)	N/A	N/A	N/A	N/A	N/A	N/A – areas to be retained shall not be subject to any active management.
Various	Developed land; sealed surface	N/A	N/A	N/A	N/A	N/A	N/A – areas of new developed land to not be subject to any active conservation land management.
Various	Mixed scrub	N/A	N/A	Good	N/A	Good condition shall be targeted by passing condition criteria A, B, C, D and E as a minimum	Ad hoc management may be necessary to maintain/open clearings/glades and promote regeneration as required following establishment.
Various	Mixed scrub	N/A	N/A	Moderate	N/A	Moderate condition shall be targeted by passing criteria A, C, and D as a minimum	No management strictly necessary.
Various	Other neutral grassland	N/A	N/A	Good	N/A	Good condition shall be targeted by passing condition criterions A, B, C, D and F as a minimum	Cut and collect management with overseeding and introduction of yellow rattle shall facilitate increases in species richness, while also promoting sward height diversification and increases in bare ground from minor

							disturbance associated with cutting management.
Various	Priority pond	N/A	N/A	Moderate	N/A	Moderate condition shall be targeted by passing condition criteria A, B, C, F, G and I as a minimum	Management to include ad hoc scrub clearance as required.
Various	Reedbed	N/A	N/A	Moderate	N/A	Moderate condition shall be targeted through passing condition criteria A, B, D, F and I as a minimum	Management to include ad hoc cut and collect of common reed on a once every two year rotation to improve structural diversity of the developed habitat.
Native hedgerow with trees (retained)	Native hedgerow with trees (retained)	N/A	N/A	Good - Moderate	N/A	Existing areas of native hedgerow with trees to be maintained alongside condition	Ad hoc cutting to be undertaken as required to manage and maintain hedges.
Native hedgerow (retained)	Native hedgerow (retained)	N/A	N/A	Good - Moderate	N/A	Existing areas of native hedgerow to be maintained alongside condition	Ad hoc cutting to be undertaken as required to manage and maintain hedges.
Various	Native hedgerow	N/A	N/A	Moderate	N/A	Newly established areas of hedgerow to have no more than 4 condition criterion failures in total and no more than one failure in a functional group.	Management to consist of ad hoc cutting as required to maintain hedges.
Native hedgerow with trees and associated bank/ditch (retained)	Native hedgerow with trees and associated bank/ditch (retained)	N/A	N/A	Moderate	N/A	Existing areas of native hedgerow with trees and associated bank/ditch to be maintained alongside condition	Ad hoc cutting to be undertaken as required to manage and maintain hedges.
Native hedgerow with trees and associated bank/ditch	Native hedgerow with trees and associated bank/ditch	N/A	Poor	Moderate	N/A	Existing areas of native hedgerow with trees and associated bank/ditch to be enhanced through gap infilling and creation of adjacent buffering habitat	Ad hoc cutting to be undertaken as required to manage and maintain hedges, coupled with gap infilling with native species whips.
Native hedgerow and associated bank/ditch	Native hedgerow and associated bank/ditch	N/A	Poor	Moderate	N/A	Existing areas of native hedgerow and associated bank/ditch to be enhanced through gap infilling and creation of adjacent buffering habitat	Ad hoc cutting to be undertaken as required to manage and maintain hedges, coupled with gap infilling with native species whips.
Line of trees (retained)	Line of trees (retained)	N/A	N/A	Moderate-Poor	N/A	Line of trees to be retained shall not be subject to any change in condition	N/A – areas to be retained with lines of trees not subject to active management.

Ditch (retained)	Ditch (retained)	N/A	Poor	Poor	N/A	No change in condition assumed	Ad hoc management to include cutting of vegetated embankments as required.
Various	Ditch	N/A	N/A	Good	N/A	Good condition targeted via passing all eight condition criteria	Management to include ad hoc vegetation cutting whereby cuttings are ideally collected.
Ditch	Culvert	N/A	Poor	Poor	N/A	N/A	N/A



Habitat Retention

Provide a concise description of the habitats that are to be retained in their baseline condition. Habitats being retained may still require ongoing measures to maintain their baseline condition.

Measures to be Implemented to Protect Retained Habitats PM-03

The following habitats shall be retained:

- 0.06ha other neutral grassland in poor condition;
- 0.056ha wetland vegetation (other neutral grassland) in moderate condition;
- 0.01ha mixed scrub in poor condition;
- 0.04ha bramble scrub;
- Six rural trees in moderate condition;
- 1.43ha developed land; sealed surface;
- 0.35km native hedgerow with trees in good condition;
- 0.41km native hedgerow with trees in moderate condition;
- 0.15km native hedgerow in good condition;
- 0.33km native hedgerow in moderate condition;
- 0.18km native hedgerow with trees and associated bank/ditch in moderate condition;
- 0.05km line of trees in moderate condition;
- 0.02km line of trees in poor condition; and
- 0.54km ditch in poor condition.

No further considerations with regards to management are regarded as relevant.

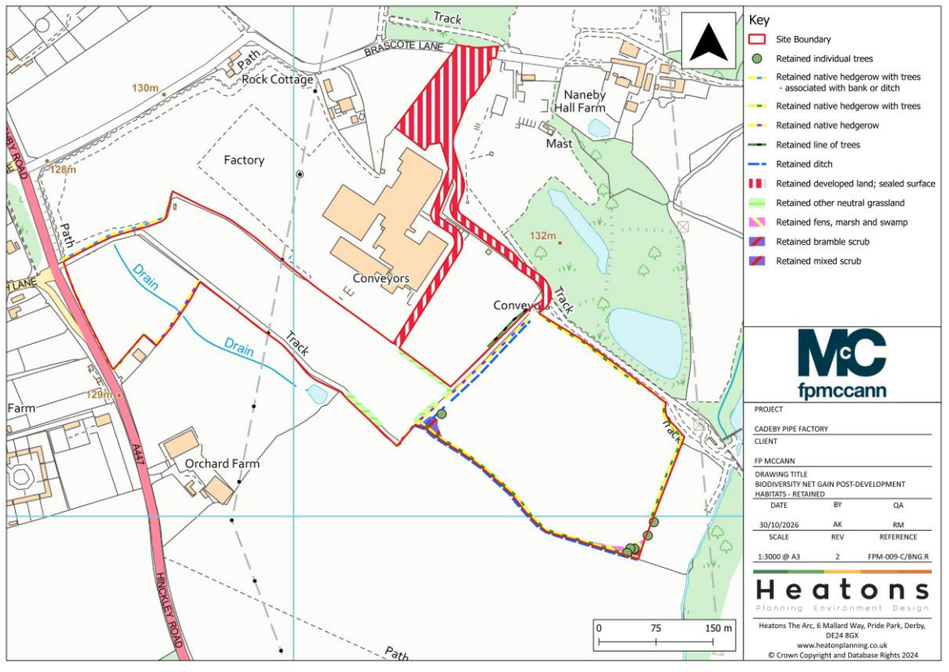
Specification of Protective Measures to be Used PM-04

The use of protective fencing such as heras fencing shall be applied in the protection of retained features, while development will furthermore be mindful of root protection zones associated with retained trees and woody vegetation.

Please note that further protected measures may be adopted following issue of decision notice and any associated ecological conditions.

Habitat Retention Plan PM-F01

Provide a plan with the locations of habitats to be retained (including whether to be protected and, or, enhanced) and those to be created under this HMMP. Include parcel references if needed. Tick box if any additional plans are provided in the Appendices ☐ . Reference: Click or tap here to enter text.



Creation, Enhancement and Management Targets and Prescriptions

Grassland Enhanced Other Neutral (G2a)

Action	Relevant parcels	Timing	Prescriptions
Yellow rattle introduction	Other neutral grassland	Fresh seed to be introduced between July 2027 – February 2028	Fresh yellow rattle *Rhinanthus minor* seed, harvested from the Summer of 2025, shall be procured and sown on site, ideally at a rate of between 0.5-1g per sqm. Alternatively, where this is not possible due to overall cost, yellow rattle may be established at a lower sowing rate or in pockets across grassland parcels which would reasonably enable full grassland colonisation within a period of not longer than 5 years.
Wildflower seed introduction	Other neutral grassland	Fresh seed to be introduced between June 2027 and February 2028	Fresh wildflower seed including key NVC MG5 associate species shall be obtained and applied across other neutral grassland creation and enhancement areas at a rate of 1-3g per sqm. For clarity, appropriate species shall include the following which have been adapted from the floristic tables for MG5 grassland: - crested dog's-tail *Cynosurus cristatus*; - bird's-foot trefoil *Lotus corniculatus*; - red clover *Trifolium pratense*; - common knapweed *Centaurea nigra*; - meadow vetchling *Lathyrus pratensis*; - oxeye daisy *Leucanthemum vulgare*; - selfheal *Prunella vulgaris*; - bulbous buttercup *Ranunculus bulbosus*; - rough hawkbit *Leontodon hispidus*; - quaking-grass *Briza media*; - cowslip *Primula veris*.
Cut and collect management	Other neutral grassland	1st August – 31st October 1st January – 28th February	All grassland areas shall be subject to a two separate cuts within the period of 1st August to 28th February, with the first timed between August and October and the second timed between January to February. In each case, grassland areas shall be cut and subsequent arisings removed off-site. It may be possible to donate the subsequent hay to local farmers as a byproduct of management. By undertaking two cuts, management has the potential to maximise nutrient stripping, while also benefiting key forbs at key germination periods.

Grassland – Other Neutral Grassland (wetland)

Action	Relevant parcels	Timing	Prescriptions
Scarification	Other neutral grassland (G3b & G4)	February 2027 (for earlier seed spreading) June 2027 (for July seed spreading)	The area in

Wildflower seed introduction	Other neutral grassland	Fresh seed to be introduced between June 2027 and February 2028	Fresh wildflower seed including key NVC MG5 associate species shall be obtained and applied across other neutral grassland creation and enhancement areas at a rate of 1-3g per sqm. For clarity, appropriate species shall include the following which have been adapted from the floristic tables for MG5 grassland: - crested dog's-tail *Cynosurus cristatus*; - bird's-foot trefoil *Lotus corniculatus*; - red clover *Trifolium pratense*; - common knapweed *Centaurea nigra*; - meadow vetchling *Lathyrus pratensis*; - oxeye daisy *Leucanthemum vulgare*; - selfheal *Prunella vulgaris*; - bulbous buttercup *Ranunculus bulbosus*; - rough hawkbit *Leontodon hispidus*; - quaking-grass *Briza media*; - cowslip *Primula veris*.
Cut and collect management	Other neutral grassland	1st August – 31st October 1st January – 28th February	All grassland areas shall be subject to a two separate cuts within the period of 1st August to 28th February, with the first timed between August and October and the second timed between January to February. In each case, grassland areas shall be cut and subsequent arisings removed off-site. It may be possible to donate the subsequent hay to local farmers as a byproduct of management. By undertaking two cuts, management has the potential to maximise nutrient stripping, while also benefiting key forbs at key germination periods.

Mixed scrub

Action	Relevant parcels	Timing	Prescriptions
Species introduction	N/A	1st November– 1st March	Native mixed scrub shall consist of a range of woody species such as: - Hazel *Corylus avellana*; - Holly *Ilex aquifolium;* - Blackthorn *Prunus spinosa*; - Hawthorn *Crataegus monogyna*; and/or - Dog rose *Rosa canina* agg. Newly created mixed scrub shall include at least four of these woody species per parcel, where not one species shall dominate >50% of any one parcel area. Woody species shall be irrigated as required.

Pond and reedbed

Action	Relevant parcels	Timing	Prescriptions
Pond creation	N/A	1st June– 1st October	Ponds shall be created in mapped areas whereby hollows shall be dug to a maximum depth of 1.5m, becoming lower towards gently sloping pond margins which shall be landscaped at a maximum angle of 20 degrees. Where dug hollows are not naturally filled with water from the water table, they shall be lined with a clay liner to ensure greater water retention year-round.
Species introduction	N/A	1st October– 1st March	Native wetland plants shall be introduced in the form of plug plants across pond margins, whereby common reed shall constitute between 80-90% of the plugs introduced. Other appropriate wetland species to be introduced shall include: - purple loosestrife *Lythrum salicaria* - yellow loosestrife *Lysimachia vulgaris* - hemp-agrimony *Eupatorium cannabinum* - marsh cinquefoil *Comarum palustre* - branched bur-reed *Sparganium erectum* - meadowsweet *Filipendula ulmaria* - wild angelica *Angelica sylvestris*
Common reed management	N/A	1st September – 1st January	Once established following introduction during winter 2027-spring 2028, common reed shall be managed on rotation every two years whereby reedbed shall be cut to a height of 7-15cm, with subsequent cuttings removed off-site. This management will commence in 2029 and be undertaken every two years from here (i.e 2029, 2031, 2033, etc) until the end of the 30-year period.

Hedgerow

Action	Relevant parcels	Timing	Prescriptions
Species introduction	N/A	1st November– 1st March	Newly created native hedgerow shall consist of at least one of the below range of woody species, while these species shall also be incorporated into enhanced lengths of hedgerow, including: - Pedunculate oak *Quercus robur*; - Downy/silver birch *Betula pubescens/B. pendula;* - Rowan *Sorbus aucuparia;* - Wild cherry *Prunus avium;* - Beech *Fagus sylvatica*; - Hazel *Corylus avellana*; - Holly *Ilex aquifolium;* - Blackthorn *Prunus spinosa*;

			- Hawthorn *Crataegus monogyna*; and/or - Dog rose *Rosa canina* agg. New native hedgerow hedgerow shall include at least one of these woody species per 30m stretch. Woody species shall be irrigated as required.
Cutting management	N/A	As required outside of the period March to August inclusive.	Hedgerow to be managed following establishment after year 4 via cutting as required.

Ditch

Action	Relevant parcels	Timing	Prescriptions
Ditch creation	N/A	1st June 2027 – 1st October 2027	Newly created ditch shall follow the mapped contour and match the length as inputted into the metric and agreed. It shall broadly match the depth and profile of existing ditches within the immediate surrounding landscape.
Species introduction	N/A	1st October 2027 – 1st March 2028	Newly created ditch to have appropriate native wetland plugs added across its length, including at least 11 of the below species per 10m of ditch length: - purple loosestrife *Lythrum salicaria* - yellow loosestrife *Lysimachia vulgaris* - hemp-agrimony *Eupatorium cannabinum* - marsh cinquefoil *Comarum palustre* - branched bur-reed *Sparganium erectum* - meadowsweet *Filipendula ulmaria* - ragged robin *Silene flos-cucculi* - brooklime *Veronica beccabunga* - marsh woundwort *Stachys palustris* - marsh marigold *Caltha palustris* - yellow flag iris *Iris pseudacorus* - water mint *Mentha aquatica* - water figwort *Scrophularia auriculata* - common valerian *Valeriana officinalis* - wild angelica *Angelica sylvestris*
Cutting management	N/A	As required outside of the period March to August inclusive.	Ditches to be managed following establishment of bankside vegetation via cutting as required.

Habitat Creation and Management – Risk Register and Remedial Measures PM-T02

Provide a site-wide risk register associated with creating, enhancing and, or, managing each habitat type. Consider your approach to delivering the BNG targets in case the management prescriptions do not deliver as expected.

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
01.02.2026	Grassland	Newly planted yellow rattle failing to establish	Yellow rattle does not occur across >95% of the total grassland area and/or is confined to only one part of the site which would mean colonisation of the entire site is unlikely within a period of 5 years with favourable management.	Additional planting of seed freshly harvested during the Summer previous shall be undergone within the period July to February to ensure a wide spread of the species across all grassland areas.
01.02.2026	Grassland	Newly planted wildflower seed failing to establish	Other wildflower seed including key planted forbs and graminoids are not observed during monitoring within 3 years.	Additional planting of seed freshly harvested during the Summer of the year previous shall be undergone within the period July to February to ensure a wide spread of the species across all grassland areas.
01.02.2026	Grassland	Increases in species richness fail to occur within 5 years	Species richness does not increase across any one grassland parcel within the space of 5 years following introduction of yellow rattle.	Cut and collect management shall increase the number of cuts taken off-site annually from two to between three and four cuts for a period of at least three years, with a cuts taking place between August and February.
01.02.2026	Hedgerow and scrub	Failure of woody species to establish	Where any woody whip fails	Whips in this instance shall be replaced.
01.02.2026	Pond and reedbed	Newly dug hollows fail to retain water	Where ponds do not fill to at least half their depth within the space of one-week post-creation	Newly dug hollows at this point shall be lined with a clay liner to ensure greater water retention.
01.02.2026	Pond, reedbed and ditch	Newly planted wetland species fail to establish	Where >10% of planted plugs die within 6-12 months of planting	In this instance, failed plugs shall be replaced to the specification as above.

3. Monitoring Schedule

To deliver BNG, a robust strategy is critical to monitor successes and challenges. Routine monitoring informs progress and facilitates the required management plan updates at set intervals.

Monitoring Strategy

Provide details of the monitoring strategy to encourage successful implementation of the management plan (MS-B01)
Monitoring will be completed by a suitably qualified ecologist whereby habitats are monitored for compliance. Before and after pictures may be obtained for use in auditing habitats, while qualitative quadrat data with use of representative quadrat data (minimum of 5 quadrats per habitat parcel) shall be relied upon as a minimum for accurate grassland habitat characterisation. Information on indicators and their corresponding abundance may also be obtained to support monitoring survey. For other habitats, notes shall be taken which must be sufficient to inform condition assessment. This may be supplemented by species lists and appropriate DAFOR scoring or equivalent.

Monitoring Methods and Intervals MS-T01

Provide details of the methods you will use to adequately monitor the progress towards the targets stated in the management plan and as agreed with the Local Planning Authority.

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Grassland (other neutral grassland)	To be undertaken across full extent of grassland parcels and include quadrat sampling to identify the habitat type that is establishing and then number of species per m^2. Quadrat survey shall be undertaken across representative areas and include a minimum of five quadrats per grassland parcel. Either domin or percentage cover estimations can be utilised for each quadrat to ascertain overall approximate coverage of each constituent vascular plant and bare ground. Collection of a botanical species list across grassland parcels and/or list of indicators to check against target species list may be beneficial.	Single survey effort in years 1, 2, 5, 10, 20, 25 and 30. Surveys to be completed between May and August.
Mixed scrub	To be undertaken at the location of newly created mixed scrub and include visual inspection of phytosociological characteristics observed, coupled with an inspection of overall extent to ensure scrub parcels have not grown/shrank significantly. Notes within the first 5 years shall also be taken to note establishment and, in particular, whether there is any significant failure of woody species to establish.	Single survey effort in years 1, 2, 5, 10, 20, 25 and 30. Surveys to be completed between May and August.
Pond and reedbed	To be undertaken at the location of new ponds and include visual inspection of both physical and phytosociological characteristics observed.	Single survey effort in years 1, 2, 5, 10, 20, 25 and 30. Surveys to be completed between May and August.
Native hedgerows	To be undertaken across the full extent of newly created and enhanced hedgerow and include transect sampling to ensure adequate species-richness of woody species.	Single survey effort in years 1, 2, 5, 10, 20, 25 and 30. Surveys to be completed between May and August.

Ditches	To be undertaken across the full extent of newly created ditch and include notes on species composition across a 20m transect, coupled with other notes on physical and phytosociological properties to inform condition assessment.	Single survey effort in years 1, 2, 5, 10, 20, 25 and 30. Surveys to be completed between May and August.

Monitoring Reports

Following completion of habitat creation and initial enhancement works, prepare for your monitoring report for the Local Planning Authority or Responsible Body. You should monitor each habitat type comprising the BNG project. Provide sufficient detail for the reviewing authority to assess the progress. The 'Monitoring Report Template' can help you do this. The requirements and regularity with which the monitoring reports are required are at the discretion of the LPA or Responsible Body. Prepare the monitoring requirements below.

Monitoring Report Schedule MS-T02

Provide details of the person or organisation that will be responsible for submitting the monitoring reports. Also state the responsible organisation for receiving and reviewing the reports.

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
F.P.McCann (Paul Hamill)	Hinckley and Bosworth Borough Council

Provide details of when the monitoring surveys and reports will be undertaken and submitted. You can extend the table and adjust according to your required schedule.

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y1	September	October/November	Report on results of initial enhancement and creation measures.
Y2	September	October/November	Report on results of monitoring visit, including site photos and condition data as applicable
Y3	September	October/November	Report on results of monitoring visit, including site photos and condition data as applicable
Y4	September	October/November	Report on results of monitoring visit, including site photos and condition data as applicable
Y5	September	October/November	Report on results of monitoring visit, including site photos and condition data as applicable
Y10	September	October/November	Report on results of monitoring visit, including site photos and condition data as applicable
Y15	September	October/November	Report on results of monitoring visit, including site photos and condition data as applicable
Y20	September	October/November	Report on results of monitoring visit, including site photos and condition data as applicable
Y25	September	October/November	Report on results of monitoring visit, including site photos and condition data as applicable
Y30	September	October/November	Report on results of monitoring visit, including site photos and condition data as applicable

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

Adaptive management will be applied as appropriate by the site manager/subcontractor following completion of monitoring by the suitably qualified ecologist. This, for example, may include replacement of failed woody standards/whips or of yellow rattle to establish within grasslands for example.

Any changes in management which impact the status of on-site habitat enhancement/creation should be reported within monitoring results where appropriate. This for example, may include the need to replace woody standards due to plant disease.