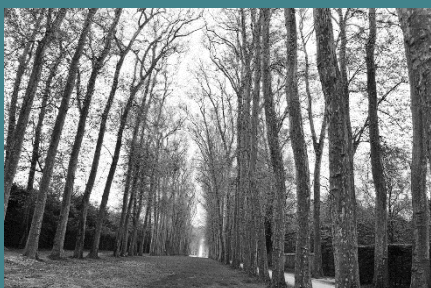


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& design



Biodiversity Gain Plan

Client

Bellway Homes Limited (East Midlands)

Project

**Land off Desford Lane,
Ratby**

Date

April 2025

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Rev	Issue Status	Prepared/Date	Approved/Date
-	Draft	EAS / 21.01.25	KG / 21.01.25
		EAS / 27.03.25	LFR / 02.04.2025

1.0 INTRODUCTION

- 1.1 The following Biodiversity Gain Plan has been prepared by FPCR Environment and Design Ltd. on behalf of Bellway Homes Limited (East Midlands) to discharge Condition 11 of the outline planning application (Ref: 21/01295/OUT) granted by the Hinckley and Bosworth Borough Council 15.10.2021.
- 1.2 Paragraph 14(2) of Schedule 7A states that a Biodiversity Gain Plan must include the following:
- *'Information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;*
 - *The pre-development biodiversity value of the onsite habitat;*
 - *The post-development biodiversity value of the onsite habitat;*
 - *Any registered off-site biodiversity gain allocated to the development and the biodiversity; and*
 - *Any biodiversity credits purchased for the development.'*¹
- 1.3 This Biodiversity Gain Plan has been produced to accompany the Landscape Strategy Plan produced by FPCR, Drawing No.: 12963-FPCR-XX-XX-DR-L-0001 P02. The developer and responsible person details are detailed in Appendix A and B.

Site Location and Context

- 1.4 The Site is located to the south of Ratby and lies adjacent Desford lane along the northeastern boundary.
- 1.5 The Site has outline planning permission for the development of up to 225 residential dwellings with access, associated parking and public open space. The development of the Site will result in the loss of the arable farmland present within the red line boundary of the Site, and relatively small areas of other neutral grassland. Existing residential areas border the site to the north and east, and therefore the change in land use is unlikely to have a significant impact on the surrounding areas.

2.0 BASELINE SITE CONDITIONS

- 2.1 The baseline habitats were provided in the Ecological Impact Assessment² and mapped in line with the Habitats Plan, Drawing No.: CSA/5249/101. A recent updated walkover survey by FPCR has confirmed there are no significant changes in the recorded baseline ecological conditions.
- 2.2 The dominant baseline habitat comprised intensive managed cereal crops, with relatively small parcels of bramble scrub and other neutral grassland. Boundary features included six native hedgerows, five of which are associated with a bank or ditch. The habitat conditions and locations are detailed in the Biodiversity Net Gain Assessment³.
- 2.3 The Site contains no irreplaceable habitats, as defined in the National Policy Planning Framework⁴ and there is no habitat degradation.

¹ Ministry of Housing, Communities and Local Government and Department for Levelling Up, Housing and Communities. 2024. *Biodiversity Net Gain*. Available at: <https://www.gov.uk/guidance/biodiversity-net-gain#submission-of-the-biodiversity-gain-plan> [accessed on 21.01.25].

² CSA Environmental 2021. *Ecological Impact Assessment, Desford Lane, Ratby*. CSA/5249/05.

³ FPCR. 2024. *Biodiversity Net Gain Assessment*.

⁴ Ministry of Housing, Communities & Local Government. 2024. *National Planning Policy Framework*. Available at: <https://assets.publishing.service.gov.uk/media/675abd214cbda57cacd3476e/NPPF-December-2024.pdf> [accessed on 21.01.25]

3.0 POST DEVELOPMENT

Habitat loss and Retention

- 3.1 Development of the Site will result in the loss of the intensively managed arable land, but small area of bramble scrub has been retained. Most of the hedgerows are also to be retained, and losses to hedgerows is largely limited to the areas required to facilitate access into the Site and for the internal road layout.
- 3.2 To avoid and minimise impacts to retained habitats, retained scrub and hedgerows will be protected by appropriate fencing based on their calculated Root Protection Areas (RPA) and protected from damage and disturbance during construction through the implementation of best practice standards.

Proposed Habitats

- 3.3 The residential development is predominately in the centre of the Site, with a green corridor located central through the Site and on the boundary of the Site. The proposals are largely similar to those submitted to and determined by the Inspector at the planning appeal (Ref: APP/K2420/W/23/3330774).
- 3.4 The proposals meet the guidance on what counts towards the BNG⁵ through the inclusion of green infrastructure. It has been designed to provide habitats of greater ecological importance and provided the greatest ecological value. These habitats include large areas of mixed scrub proposed the eastern, southern and western site boundaries. In addition, five different types of grassland, providing a diverse range of flora which will be of interest for wildlife are proposed. The proposed scrub habitats may also provide foraging habitats for mammals. Within the proposals 177 native trees and 26 non-native feature trees are included in the landscape proposals surrounding the residential area. The provision of these trees will against increase the biodiversity within the Site. The habitat conditions are detailed in the Biodiversity Net Gain Assessment.

Long Term Management

- 3.5 The on-site enhancements are considered significant. Medium distinctiveness habitats such as other neutral grassland, mixed scrub and trees are proposed. The maintenance and management of these, as well as other created habitats, will be completed in accordance with the Landscape & Ecological Management Plan⁶. The aim of the prescriptions will be to achieve the prescribed target condition.

4.0 NET GAIN

- 4.1 As assessed under the Statutory metric (Appendix C), based on the proposed habitats, the assessment has demonstrated the proposals will achieve the target net gain percentage on-site (Table 1) and does not require statutory biodiversity credits.

Table 1: Summary Statutory Metric Headline Results

⁵ Department for Environment, Food & Rural Affairs. 2024. *What you can count towards a development's biodiversity net gain*. Available at [What you can count towards a development's biodiversity net gain - GOV.UK](https://www.gov.uk/government/publications/what-you-can-count-towards-a-development-s-biodiversity-net-gain) [accessed 21.01.25].

⁶ FPCR. 2025. *Landscape and Ecological Management Plan (LEMP)*.

Baseline	Habitat Units	24.60
	Hedgerow Units	15.50
Post-Intervention	Habitat Units	27.07
	Hedgerow Units	18.10
Total Net Unit Change	Habitat Units	2.47
	Hedgerow Units	2.59
Total Net Percentage Change	Habitat Units	10.05%
	Hedgerow Units	16.73%

- 4.2 The current proposals meet the trading rules for habitats and hedgerows.

5.0 HABITAT MANAGEMENT & MONITORING PLAN

- 5.1 Management of retained, enhanced and created habitats needs to be adaptive in response to what happens when management is implemented, and that response has to be informed by regular monitoring of the habitats and a regular review of this Management and Monitoring Plan with appropriate thresholds and targets set to inform ongoing management. These elements therefore form an important part of the plan.
- 5.2 The Local Authority will be the Monitoring Authority for the scheme. A suitably qualified ecologist will monitor the progress of the scheme against the objectives in this management plan and report to the landowner at agreed intervals.
- 5.3 At 5 years post construction, this plan is to be reviewed and amended appropriately by a suitably qualified Ecologist and Arboriculturist and agreed with the LPA in order for management to be rolled forwards beyond the 5-year range of this Plan for a minimum of 30 years. This is necessary to ensure that the retained and created habitat continue to be appropriately managed in the context of the housing development but also that they maximise their biodiversity value in line with national, regional and local policy.
- 5.4 The management and monitoring schedule provided here should not be set in stone and will be altered if required in order to ensure that the habitats created within the site reach and maintain their success indicators to maximum value to nature conservation of the site in the long term.
- 5.5 Refer to Tables 6, 7 and 8 below.

Table 6: Outline Management Programme – Construction Phase

Feature & Location	Outline Management To Achieve Objective – Construction Phase	Supervision	Comment
Retained bramble scrub	Erect protective fencing	Required	Check with ecologist. Weekly checks required by the Site Manager.
Retained Hedgerow	Erect protective fencing	Required	Check with ecologist / arboricultural clerk of works. Weekly checks required by the Site Manager.
Created Mixed Scrub / Native scrub Planting	Plant and establish woody species planting	Partial	Check with ecologist / landscape architect before ordering plants.
Modified Grassland (Flowering Lawn Mix and grass turf)	- Remove existing vegetation; - Prepare seedbed; - Sow prescribed seed mix.	- Not required - Not required - Partial	Check with ecologist / landscape architect before ordering seed mix.
Other Neutral Grassland	- Remove existing vegetation; - Prepare seedbed; - Sow prescribed seed mix.	- Not required - Not required - Partial	Check with ecologist / landscape architect before ordering seed mix.
SuDS	- Form basin; - Prepare seedbed; - Sow prescribed seed mix.	- Not required - Not required - Partial	Check with ecologist / landscape architect before ordering seed mix.
Urban Trees	Plant and establish woody species planting	Partial	Check with ecologist / landscape architect before ordering plants.

Feature & Location	Outline Management To Achieve Objective – Construction Phase	Supervision	Comment
Native Mixed Hedgerows	Plant and establish native species hedgerows	Partial	Check with ecologist / landscape architect before ordering plants.
Review of Management Plan	Not applicable at construction phase but required at end of 5th Year	Required	Will require ecologist to determine whether 5-year objectives have been met.

Table 7: Summary of Proposed Habitat Management

Habitat Type) (UKHab	Targets for Creation/Management	Target Condition
Mixed scrub	Management will target the following: • No one species should comprise more than 75% of the cover, and all species should be of native origin. They should be planted in clumps with gaps between to achieve a mosaic habitat. Management should create and maintain a range of features; a diversity of age and structure is essential. This can be achieved through rotationally creating cleared areas (glades) to allow space for seedlings. • Rotational cutting / strimming of vegetation is recommended. Small clearings should be cut every 1-2 years. The marginal scrub may need cutting on a rotation of up to 12 years to avoid it developing into woodland. After cutting, any arisings should be left for at least one week and a proportion of the material can be left in the developed scrub area to decay and provide dead wood habitat, the rest can be removed from site. • An edge habitat will be developed which will create a transitional area with habitat niches between scrub and the adjacent grassland areas with scattered woody species from the scrub and tall grasses, and herbs allowed to encroach and colonize from the grassland. The scrub edge should be cut every 3-7 years depending on growth rates. Scrub edge should be cut in a scalloped manner, rather than as a continuous edge, to provide shelter opportunities for wildlife. • Any INNS which appear are to be treated and removed as required, with management established to prevent it from spreading.	Good / Moderate
Modified grassland	Management will be conducted sensitively biodiversity incorporating the following management measures: • Using an appropriate native species rich seed mix equivalent grassland mix to achieve a more diverse sward to achieve 6-8 species per m² (e.g. Emorsgate EM1); reseeding any areas of failed establishment / damage. • Regular removal of any bracken, scrub and invasive species. • The majority of the grassland is likely to be mown, however, to promote diversity in the sward height selected patches of grassland should be left unmown (at least 20% of total area), especially around the bases of the trees. • Reseeding any areas of failed establishment/damage.	Poor/Moderate

Habitat Type (UKHab)	Targets for Creation/Management	Target Condition
Other neutral grassland	The following management measures will be employed: - Using a native species rich seed mix to achieve a diverse sward (e.g. Emorsgate EM2, or other similar mix, to achieve at least 10 species per m²); follow supplier's instructions for initial establishment. - Once established, cut annually in late summer or autumn, with selected patches of grassland left unmown (approximately 20% of total area) and especially the grassland at the bases of the trees being left longer. Cutting dates and un-cut areas should be varied year-year to promote structural complexity. If grasslands display vigorous grass growth, a second early season cut in March/April might be required to increase the abundance of flowering plants. - During the summer period, mown pathways should be created through the sward, creating variation in sward height, and promoting interest for Site users. - Promote a low nutrient environment by removing cuttings. Collected cuttings can be taken to green waste facilities for compost production or left in dedicated areas to rot down and provide habitat piles. - Reseed any areas of failed establishment; and - Remove undesirable species including INNS, thistles and docks before seeding; and - Limit scrub encroachment to edge habitats where it can form a valuable ecotone.	Moderate
Sustainable urban drainage	It is proposed the SuDS is designed with the following in mind: - Where feasible SuDS will be designed to hold areas of permanent water. - Plant with a variation of vegetation structure and plants which are beneficial for wildlife, provides nectar sources at different times of the year, and provides opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type should not account for more than 80% of the total habitat area. For example, planting with a variety of marginal aquatic species (e.g. common reed <i>Phragmites australis</i>, water mint <i>Mentha aquatica</i>, yellow iris <i>Iris pseudacorus</i>, brooklime <i>Veronica beccabunga</i>, water forget-me-not <i>Myosotis scorpioides</i>, yellow loosestrife <i>Lysimachia vulgaris</i>, etc.) which degrades into wet-tolerant grassland (e.g. Emorsgate EP1 Pond Edge Mixture, EM8 Meadow Mixture for Wetlands, or similar). Seeding should follow the manufacturer's instructions. The management of the habitat should encourage a range of flowering species in order to meet the BNG habitat condition requirements for SUDS. - It is also anticipated that some species of damp/wet grassland may colonise naturally and will be allowed to remain to provide additional habitat diversity and structure (e.g. soft rush <i>Juncus effusus</i>). - Should any species with invasive tendencies colonise (e.g. reedmace <i>Typha latifolia</i>) or any species which are considered to be detrimental to native wildlife, these species should be removed during annual maintenance or managed to prevent spreading. Any invasive non-native species will not be allowed to establish and will be treated and/or removed as required. - The species planted should be of native origin and be suitable to wetland or riparian situations.	Good

Habitat Type) (UKHab	Targets for Creation/Management	Target Condition
	- Any cutting of marginal planting or mowing should be avoided from February to August to avoid amphibian and breeding bird season. - Relaxed management of the grassland area should be employed to provide variety in the sward height for the benefit of biodiversity and wildlife, with selected patches of grassland left unmown. Cutting dates and un-cut areas should be varied year-year to promote structural complexity.	
Individual trees	New trees are proposed to be planted across the Site. Predicted tree size has been restricted to small in line with the metric user guidance. Each individual tree will receive the same management prescription as below: - All trees should be native species; - If planted in groups, the distance between centres should be set such that the expected canopies should be less than 5m apart; - If individual trees are to be planted in proximity to a hedgerow, the trees will be planted so that the nearest point of the tree trunk is at least 1m from the edge of the woody canopy of the hedgerow; - Relaxed management removing only branches that pose a risk to Site users such that trees retain more than 75% of the expected canopy size for the corresponding age; - Planted within areas of green infrastructure (other neutral grassland) such that at least 20% of the ground beneath each tree is vegetated (only applicable for the trees planted within the POS areas and the off Site land); and - Replacement of failed specimens on a like-for-like basis.	Moderate
Native hedgerows	Native hedgerow planting is proposed within the POS areas of the Site. The composition of hedgerows shall prioritise species-rich native planting (at least 5 native species every 30m), including tree standards where designed along the hedge length where appropriate. Management will include the following measures: - Hedgerow planting will use only native species and include at least 5 species every 30m. - Failed specimens will be replaced during establishment on a like-for-like basis; - Hedgerows will be managed to encourage tall, wide, and bushy features with only one side of hedgerows cut each year. - Fertiliser use will be prohibited within grasslands that are adjacent to hedgerows to reduce nutrient enrichment. - Relaxed management of grassland within 1m of the hedgerow base for >90% of its length to allow a natural edge habitat to form. - Any invasive non-native species are to be removed if present.	Moderate

Table 8: Monitoring programme - post construction

Feature & Location	Monitoring	Yr 2	Yr 5	Yr 10	Yr 12	Yr 15	Yr 20	Yr 30	Indicator That Objective Has Been Achieved	Remedial Action If Indicator Not Achieved (If Required)
Retained Hedgerow	- Has initial management and planting taken place? - Is hedge base free of litter and self-seeded non-native plants. - Are hedges free of litter and self-seeded non-native plants? - Is long term management being maintained? - Is retained hedge of 'moderate' condition?	✓	✓	✓	✓	✓	✓	✓	- Continuous hedgerows of "A" profile of at least 2m height - No litter or non-native plants - By Yr 5, no more than 2 failures in total and no more than 1 failure in any functional group according to the following criteria: A >1.5m average height and width along length; B1 Gap between ground and base of canopy <0.5 m for >90% of length (unless 'line of trees') B2 Gaps make up <10% of total length and no canopy gaps >5 m C1 >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length measured from outer edge of hedgerow, and is present on one side of the hedge (at least) C2 Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground D1 >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species D2 >90% of the hedgerow or undisturbed ground is free of damage caused by human activities	- Increase frequency of litter picking. - Instigate appropriate remedial action regarding any invasive species. - Instigate additional hedge protection measures / additional tree planting. - Consider removal of rabbit guards.

Feature & Location	Monitoring	Yr 2	Yr 5	Yr 10	Yr 12	Yr 15	Yr 20	Yr 30	Indicator That Objective Has Been Achieved	Remedial Action If Indicator Not Achieved (If Required)
Created Mixed Scrub / Native Scrub Planting	- Has initial management and planting taken place? - Have plants been replaced if failing or diseased? - Is scrub planting free of litter and self-seeded non-native plants. - Is long term management being maintained? - Is scrub meeting 'Good' and 'Moderate' condition?	✓	✓	✓	✓	✓	✓	✓	- Healthy self-sustaining shrub / tree stock by Yr 5. - No dead / dying specimens. - No litter or non-native plants. - Moderate condition by Yr 108 - Habitat is representative of UKHab description (where in its natural range). There are at least three woody species, with no one species comprising more than 75% of the cover. - There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981) and species indicative of sub-optimal condition¹ make up less than 5% of ground cover. - The scrub has a well-developed edge with scattered scrub and tall grassland and/or herbs present between the scrub and adjacent habitat(s). - Clearings and / or glades are present.	- Increase frequency of litter picking. - Instigate appropriate remedial action regarding any invasive species. - Instigate additional scrub protection measures / additional tree planting. - Consider removal of rabbit guards. - Consult ecologist regarding adaptive management at scrub edge. - Consult ecologist regarding creation of small clearings.
Modified Grassland (Flowering Lawn Mix)	- Has amenity meadow grassland been created? - Has post sowing management been implemented? - Has long-term management been implemented? - Is grassland meeting 'Moderate' condition?	✓	✓						- Aesthetically pleasing, closed sward amenity grassland areas, used by residents by Yr 4. - There are 6-8 vascular plant species per m² present, including at least 2 forbs. - Cover of bracken will be less than 20%. - Cover of scrub and bramble will be less than 20%. - Cover of any physical damage to the sward is <5%. - There is an absence of invasive non-native species and undesirables species⁹ cover <5%	- Reseeding - Herbicidal spot treatment of bracken / bramble - Instigate appropriate remedial action regarding any invasive species

⁸ If this is not achieved by Yr 5, 9. Review of Management Plan should include action to achieve this by Yr 10.

Feature & Location	Monitoring	Yr 2	Yr 5	Yr 10	Yr 12	Yr 15	Yr 20	Yr 30	Indicator That Objective Has Been Achieved	Remedial Action If Indicator Not Achieved (If Required)
Modified Grassland (Grass turf)	- Have amenity grassland been created? - Has post sowing management been implemented? - Has long-term management been implemented?	✓ ✓ ✓	✓ ✓	 ✓	 ✓	 ✓	 ✓	✓	- Aesthetically pleasing, closed sward amenity grassland areas, used by residents by Yr 5. - Cover of bracken will be less than 20%. - Cover of scrub and bramble will be less than 5%. - There is an absence of invasive non-native species.	- Reseeding. - Herbicide spot treatment of bracken / bramble. - Instigate appropriate remedial action regarding any invasive species.
Other Neutral Grassland	- Have flowering meadow grassland(s) been created? - Has post sowing management been implemented? - Has long-term management been implemented? - Is grassland meeting 'Moderate' condition?	✓ ✓	 ✓	 ✓	 ✓	 ✓	 ✓	✓ ✓	- Healthy self-sustaining grassland sward by Yr 5. - Varied sward height creating microclimates for insects, birds and small mammals. - Cover of bare ground 1 – 5%, cover of bracken <20%, cover scrub (including bramble) <5% and perennial rye grass <25%. - Cover of undesirable species⁹ and damage less than 5% of total grassland area. - Maintaining wildflower cover and range of species (9-15 species/m²) across grassland sward by Yr 510.	- Reseeding - Herbicide spot treatment of bracken / bramble - Consult ecologist regarding adaptive management. - Instigate appropriate remedial action regarding any invasive species
SuDS	- Have SuDS habitats been created? - Has post sowing management been implemented?		✓ ✓ ✓	 ✓ ✓	 	 ✓ ✓	 ✓ ✓	✓ ✓	- Healthy self-sustaining grassland sward by Yr 5. - Varied sward height creating microclimates for insects, birds and small mammals. - Maintaining a diverse range of native flowering plant species across the feature by Yr 3.	- Reseeding / re-planting. - Consult ecologist regarding adaptive management. - Instigate appropriate remedial action

⁹ Undesirable species: Creeping thistle, spear thistle, curled dock, broad-leaved dock, common ragwort, common nettle, marsh ragwort, cow parsley and bracken.

¹⁰ The data for assessing this is to be obtained from 10 1m x 1m quadrats randomly selected across the habitat. If this is not achieved by Yr 5, 9. Review of Management Plan should include action to achieve this by Yr 10.

Feature & Location	Monitoring	Yr 2	Yr 5	Yr 10	Yr 12	Yr 15	Yr 20	Yr 30	Indicator That Objective Has Been Achieved	Remedial Action If Indicator Not Achieved (If Required)
	- Has long-term management been implemented? - Is feature meeting 'Good' condition?								Cover of invasive non native species <5%.	regarding any invasive species.
Urban trees	- Have trees been inspected? - Has any required pruning or felling been conducted by an AA approved specialist? - Trees are free of litter and self-seeded non-native plants.	✓	✓	✓	✓	✓	✓	✓	- Trees are safe and in good health; - No litter or non-native plants; - Micro-habitats for birds, mammals and insects are present e.g. presence of deadwood, cavities, ivy or loose bark; - More than 20% of the tree canopy area is oversailing vegetation beneath.	- Increase frequency of litter picking. - Instigate appropriate remedial action regarding any invasive species. - Instigate additional tree protection measures / additional tree planting.
Created Native Mixed Hedgerow	- Has initial management and planting taken place? - Have plants been replaced if failing or diseased? - Is shrub planting free of litter and self-seeded non-native plants. - Is long term management being maintained? - Are hedges meeting 'Moderate' condition?	✓	✓	✓	✓	✓	✓	✓	- Healthy self-sustaining hedge stock by Yr 5. - No dead / dying specimens. - No litter or non-native plants. - Hedgerows will achieve height and width in excess of 1.5m. - Gap to ground and canopy will be less than 0.5m for 90% of the length. - Gaps will be less than 10% in length and no canopy gaps more than 5m. - More than 90% of the hedgerow and base will be free of non-native species.	- Increase frequency of litter picking - Instigate appropriate remedial action regarding any invasive species. - Instigate additional hedge protection measures / additional tree planting. - Consider removal of rabbit guards.
Review of Management Plan	Has Management Plan been reviewed at end of 5th Year?		✓	✓			✓	✓	Management Plan has been reviewed and revised plan for next 5 years has been produced.	Management Plan has been reviewed and revised plan for next 5 years has been produced.

APPENDIX A: DEVELOPER DETAILS

Applicant Name	Amy Gilliver
Company Name	Bellway Homes Limited (East Midlands)
Address	Romulus Court Meridian East Meridian Business Park Leicester Leicestershire LE19 1YG
Email Address	amy.gilliver@bellway.co.uk
Telephone Number	07890051714
Signature	
Date	27.01.25

APPENDIX B: RESPONSIBLE PERSON DETAILS

Name	Beth Sydenham
Company Name	FPCR Environment and Design Ltd
Address	Lockington Hall, Lockington, Derby, DE74 2RH
Email Address	elizabeth.sydenham@fpcr.co.uk
Telephone Number	01509 672772
Signature	
Date	21.01.25

APPENDIX C: STATUTORY BIODIVERSITY METRIC CALCULATION TOOL

FPCR Environment and Design Ltd

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