

Habitat Management and Monitoring Plan

Nailstone Substation, Leicestershire

09 June 2025

Ecology
Arboriculture
Land Management





Site Details

Site Name and Location	Nailstone Substation, Leicestershire
Central OS Grid Reference	SK 43259 08914
Client	National Grid

Report Details

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FINAL	09 June 2025	Vicki Hawkins BSc MSc ACIEEM	Luke Owen BSc	Richard Pash BSc MCIEEM	

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1 Introduction

This Habitat Management and Monitoring Plan (HMMP) has been produced by GE Consulting on behalf of National Grid in relation to a substation extension at Nailstone Substation, Leicestershire.

The area within the application boundary is hereafter referred to as the 'Site'.

This document accompanies an application for outline planning consent and is to be used to guide management of the Site.

2 Project Background

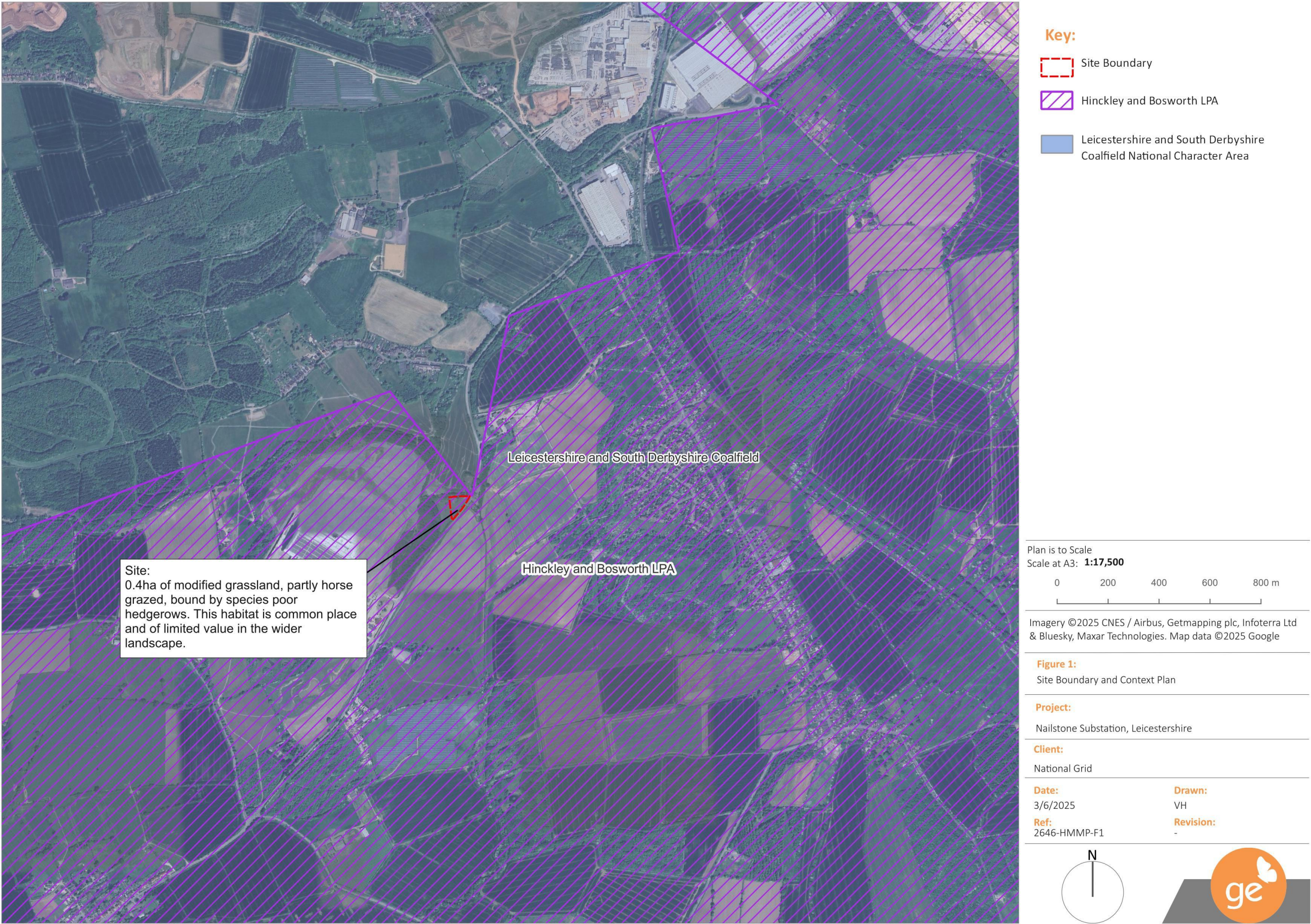
2.1 Site Overview

Project type	On-site biodiversity net gain (BNG)
Development Name and Address	Nailstone Substation, Leicestershire
BNG Project Name and Address	As above
Author organisation	GE Consulting
Landowner	National Grid
Responsible person/organisation for creating or enhancing the habitat	TBC
Period covered by this management plan	<i>Development to commence in July 2025 with completion expected in February 2026.</i>
Planning authority	Northwest Leicestershire District Council
Planning reference (if applicable)	n/a
BNG register reference (if applicable)	n/a
Central OS grid reference	SK 43259 08914
Metric revision/title	Statutory biodiversity metric (July 2024)
Are any Irreplaceable Habitats present onsite	No

2.2 Summary of Management Plan

Habitats to be Retained, Created and Enhanced
0.341ha of modified grassland in poor condition will be removed as a result of the development as well as one medium tree. New hardstanding will be created for the new substation and 6 small trees and 0.232ha of other neutral grassland will be planted. 0.013km of native hedgerow will be removed for access. 0.03km native species-rich hedgerow will be planted along the western boundary and 0.065km of existing native hedgerow with trees will be enhanced from poor to good condition.
Timescales for Actions
Habitats will be created two years after commencement of construction, following removal of site compounds and other construction infrastructure, expected to be completed by February 2026. Optimal management of the retained and enhanced hedgerows will start within the first year of construction). Management of created habitats will start within the first year post-completion of the development, expected to be January 2027.

Habitats to be Retained, Created and Enhanced
Monitoring Requirements
Monitoring surveys and reporting will be conducted in years 2, 5, 10, 15, 20, 25 and 30 years post-completion. See Section 6 for details.
Required Consents and Licences
N/A
Funding
National Grid will fund the costs of compliance with the HMMP and the ongoing habitat management post development.
Legal Agreement
TBC



2.4 Phasing Strategy

TBC

2.5 Roles and Responsibilities

2.5.1 Ecologist

The Ecologist's role within the HMMP is to outline appropriate management prescriptions and a monitoring strategy to deliver the habitat type and condition to achieve the target 17% net gain, using relevant information from the site baseline and predicted post-development conditions on Site.

At the monitoring stage, the Ecologist's role will be to assess the type and condition of the habitats present at each monitoring period and determine whether the management prescriptions have been undertaken as prescribed in the HMMP. They will make recommendations for remedial actions to be undertaken where required, and produce a monitoring report that outlines these, documenting the progress towards the target habitat type and condition.

2.5.2 Landowner or Land Manager

National Grid is the current Landowner and will fund the costs of compliance with the HMMP and will fund ongoing management over 30 years.

2.5.3 Managing Agent

The Managing Agent assigned by National Grid will be responsible for the practical delivery of the management prescriptions detailed within this HMMP. They will be responsible for communicating any day-to-day issues with the management prescriptions as outlined in this HMMP to National Grid and undertaking any remedial actions that are required following monitoring. They will also be responsible for submitting the monitoring report to the LPA at the specified time.

2.5.4 LPA

Hinckley and Bosworth Borough LPA will be responsible for reviewing the monitoring reports submitted by National Grid at each specified monitoring interval. They may undertake their own monitoring visits where deemed necessary.

2.6 Land Use Summary

2.6.1 Overview of Baseline Site

The Site comprises a single modified grassland field bound by native species hedgerows with trees, post and rail fences, and the existing substation compound. The Site is located directly north of Wood Road. Surrounding land use includes arable land to the north, east and south, a small block of priority habitat deciduous woodland to the west and a new commercial development to the southwest.

2.6.2 Overview of Proposed Site Use

The Site will continue to be used primarily as a substation with a hardstanding footprint but will be surrounded by native hedgerows with trees, individual tree planting and an area of other neutral grassland. National Grid and their allocated land management contractor will be responsible following the management prescriptions of this HMMP.

2.7 Site Context Photos

See Ecological Impact Assessment (GE Consulting, 2025) for overview photographs of the Site.

2.8 Baseline Environmental Information

A summary of the relevant environmental information for the Site is presented below. Refer to Ecological Impact Assessment (GE Consulting, 2025) and planning reports (where relevant) for further details.

Baseline and Environmental Information	Details
Statutory / Non-statutory Designated Sites	The only Statutory designated site within 10km of the Site is the River Mease Special Area of Conservation (SAC) which lies 7.7km to the northwest. There are no Sites of Special Scientific Interest (SSSI) within 2km of the Site and it does not lie within any consultation zone for designated sites within the wider area.
Protected and Notable Species	There are records of great crested newt (GCN) mitigation licence returns and GCN mitigation licences within 1km of the Site, the closest being 500m southwest. There is some suitable habitat on Site for this species, primarily within the hedgerow bases. The site lies within the Green GCN Risk Zone for Leicestershire, Rutland, Rushcliffe and South Kesteven. A precautionary approach should be taken with regards to this species. The Site would also be suitable for foraging bats including Annex II species, nesting birds and hedgehogs. The site is not suitable for roosting bats.
Invasive Non-Native Species (INNS)	N/A
Biological Records Plan - Sites and Species	Refer to Statutory / Non-statutory Designated Sites and Protected and Notable Species above for an overview.
Baseline Habitats Survey	🔥 Modified grassland in poor condition. 🔥 One medium tree in moderate condition. 🔥 Hardstanding substation (condition assessment N/A). 🔥 Native hedgerow with trees in poor and moderate condition.
Public Access	There is no public access on Site.
Climate	The Site is situated in the east midlands, which is classed as a temperate maritime region which has mild winters and cool summers. Frost can occur in winter, particularly inland or in more elevated areas, but temperatures rarely dip significantly below freezing. The region receives moderate rainfall and sunshine throughout the year, but autumn and winter tend to be wetter and cloudier months. Winds are less intense than in coastal areas and it is less exposed to extreme weather due to its inland location. The south and east midlands experiences slightly drier and sunnier conditions than the north and west, which have higher rainfall and cloud cover.
Geology and Topography	The Site is located on Gunthorpe Member – Mudstone which is sedimentary bedrock formed between 247.1 and 237 million years ago during the Triassic period. The Site is very gently sloping from the north to the south.
Agricultural Land Status	The Site is within Grade 3 agricultural land.

Baseline and Environmental Information	Details
Soils and Substrates	The Site is within an area classified Soilscape 18: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. However, it has been historically used for grazing so fertility may therefore be higher than the natural average.
Contaminated Land	Check related planning reports.
Hydrology and Drainage	Check related planning reports.
Flood Risk Zones	The Site is within Flood Zone 1. See Other planning reports.
Landscape Character and Designations	The Site is within National Character Area 71 Leicestershire and South Derbyshire Coalfield (NE535).
Historic Land Use	The Site is located within an area broadly classified as Extractive Industry. A review of more recent historic aerial imagery shows the Site has been in pasture/arable rotation for several years.
Historic Environment and Earth Heritage	There are no known historic sites or features on or adjacent to the Site (check planning reports for further information).
Other – please specify	N/A

3 Planned Management Activities

3.1 Management Plan Aims and Objectives

The aim of this document is to outline in draft form how the on-Site habitats contributing to significant net gain, and other created and retained habitats, will be managed and monitored over 30 years to ensure they reach the net gain target on-Site (to be confirmed based on final consented plans).

The specific objectives of this plan are to:

- 👉 Provide habitat creation and management prescriptions to ensure that habitats are managed and maintained in the long-term to benefit biodiversity.
- 👉 Provide a timetable for the implementation of the habitat creation and enhancement.
- 👉 Provide a monitoring framework to ensure that adaptive management can be incorporated into the plan over the 30-year management period where habitat type and condition targets are not being met.

3.2 Design Principles Informed by Baseline Information

The Biodiversity Gain Hierarchy and the mitigation hierarchy were followed during the design process, with all net gain to be provided on Site.

For habitats, one individual tree (medium distinctiveness) requires removal to facilitate the development. Given its location around the existing substation, there is no alternative to its removal. Six small trees with a target condition of moderate, will be planted to compensate for this.

A section of medium distinctiveness native hedgerow with trees requires removal to facilitate the provision of an access road into the substation and as such this loss is unavoidable. This has been minimised to only that required to meet safety standards for visibility, with the width of breaches also minimised.

As most habitat will be removed, there is no opportunity to enhance all on site habitats in order to compensate the losses. Taking a precautionary approach, it is considered feasible to enhance the northern retained hedgerow to a better condition given its context within the development but not the eastern hedgerow, as a section of the eastern hedgerow will be removed to allow for the access road. On-site habitat creation in the form of other neutral grassland and a new length of species rich native hedgerow with trees will therefore be used to compensate losses.

The Site is not within an LNRS and so no multiplier was added in the metric.

3.3 Habitat and Condition Targets

The below tables show the targeted condition and condition assessment criteria for enhanced and created habitats that contribute to ‘significant’ BNG and for retained habitats and other created non-significant habitat on Site that also require specific management. See Habitat Retention and Creation Plan in **Section 3.5** for the locations of each parcel/ feature.

3.3.1 ‘Significant’ BNG habitats

Parcel/ Feature Ref	Target Habitat Type	Baseline Condition	Targeted Condition	Years to Target Condition	Condition Assessment Targets	Comments
1	Other neutral grassland	N/A	Moderate	25 years	Poor condition will be targeted by achieving: - pass criteria B: sward height will be managed to a varied height. - C: cover of bare ground will be between 1-5%. - D: less than 20% cover of bracken and scrub less than 5%. - E: no invasives will be present and species indicative of sub-optimal condition will comprise <5% of total area. Criterion A and F will not be targeted, hence poor condition overall.	See Section 4 for detailed management prescriptions. This habitat will be managed to achieve a diverse sward height with areas of taller and shorter vegetation. A compost heap will be created to place arisings after grassland management. (Marked as CH on Figure 2)
H3	Species rich native hedgerow	n/a	Moderate	10 years	Moderate condition will be targeted by achieving: - Pass criteria A1: height to reach >1.5m. - B1 and B2: No gaps vertically or horizontally.	See Section 4 for detailed management prescriptions.

Parcel/ Feature Ref	Target Habitat Type	Baseline Condition	Targeted Condition	Years to Target Condition	Condition Assessment Targets	Comments
					👉 C1: no nutrient enriched perennial vegetation along length. 👉 D1: >90% undisturbed ground free of invasives. 👉 A2, C2, D2, will not be targeted. 3 failures in total = moderate condition.	

3.3.2 Other retained and non- 'significant' habitats

Parcel/ Feature Ref	Target Habitat Type	Baseline Condition	Targeted Condition	Years to Target Condition	Condition Assessment Targets	Comments
●	Rural trees	n/a	Moderate	27 years	Moderate condition will be targeted by achieving: 👉 Pass criteria A: trees will be of native species. 👉 D: no adverse impact by human activities. 👉 F: >20% tree canopy area over sails vegetation beneath. B, C and E will not be targeted due to age of tree planted. 3 failures in total = moderate condition.	See Section 4 for detailed management prescriptions.

Parcel/ Feature Ref	Target Habitat Type	Baseline Condition	Targeted Condition	Years to Target Condition	Condition Assessment Targets	Comments
H2	Native hedgerow with trees	Poor	Good	3 years	Good condition will be targeted by achieving: - Pass A1 and A2: width and height will be >1.5m along length. - B1 and B2: Base gap will be <0.5m for 90% of length and existing gaps along length will be infilled to pass B2. - C1: May not be achievable due ground along edge being used as dog field, and therefore disturbed. C2: Achievable due to <20% cover of nutrient enriched soils. - D1 and D2: >90% of hedgerow and ground free of invasives and lack of presence of human damage. - E2: Tree Health at least 95% hedgerow trees are in healthy condition. E1 and C2 will not be targeted. 2 failures in total = good condition.	See Section 4 for detailed management prescriptions.



3.4 Habitat Retention and Creation

Refer to the Habitat Retention and Creation Plan in **Section 3.5** for the locations and details of retained habitats. Management prescriptions for these habitats are provided in **Section 4**.



4 Creation, Enhancement and Management Prescriptions

4.1 Habitat Creation Specification

See the Landscape Specification (**Appendix 1**) for details of habitat creation requirements for each habitat.

4.1.1 *Tree Planting*

New trees should be planted between October and March, avoiding periods of inundation or prolonged ground frost. This will accord with BS 8545:2014. Trees are to be mulched using wood chippings or bark to establish a 1m diameter around the tree stem.

4.1.2 *Other Neutral Grassland*

New areas of other neutral grassland will be seeded using a species-rich meadow grassland mix such as Germinal RE1 Traditional Hay Meadow as below, or similar native species mix.

Only areas disturbed through landscape works will be seeded.

Areas to be sown will be first rotovated and raked or harrowed to produce a medium fine, firm tilth. Fertiliser will not be applied at any point as this will lead to dominance of nutrient loving species such as broad-leaved grasses, nettles and docks. The seed mix will be sown at a density as per the general manufacturer's recommendation to allow space for each species to establish and to produce good ground cover.

Seed will be sown in the autumn or spring, selecting a time when the soil is moist and can be worked. Seeding will be sown by hand broadcasting, seed fiddle, spinner, hydroseeding or grass seed drill on the surface and will not be raked or harrowed in.

4.1.3 *Native Species Rich Hedgerow*

Plant in accordance with the Landscape Proposals (**Appendix 1**) between October and March. Avoid periods of inundation or prolonged ground frost. Mulch using wood chippings or bark and erect tree guards.

4.2 Management Schedule

The table below provides draft management prescriptions and schedule of works for each habitat on Site that requires management over a period of 30 years post-completion of development to meet the targeted condition criteria outlined in **Section 3.3**. Locations of each habitat are shown on the Habitat Retention and Creation Plan in **Section 3.5**.

Parcel/ feature reference	Habitat	Management Prescription	Condition criteria targeted	Years habitat created in advance	Timing
'Significant' BNG Habitats					
1	Other neutral grassland	Scarify and over-sow with wildflower grassland mix and per the manufacturer's specification.	C and E	N/A	During habitat creation, March/ April or September/ October.
		Protect newly seeded areas where appropriate to prevent seedling destruction/ trampling. Fertiliser will not be applied at any point. Reseeding areas of poor vegetation growth to maintain between 1% and 5% bare ground.	C and E		During habitat creation and annually in March/ April or September/ October.
		First year management - mow newly sown meadows regularly throughout the first year of establishment to a height of 40-60mm, removing cuttings if dense. This will control annual weeds and help maintain balance between faster growing grasses and slower developing wildflowers.	B and E		Year 1, in June- November.
		Established grassland should be cut once or twice a year in early spring (March) and autumn (September – October). Arisings will be removed to the compost area (see Section 3.5) to encourage grassland establishment and prevent soil enrichment and thatching. 20% of grassland to be left unmown each year on a rotational basis.	B and C		Twice yearly from year 3 (or once established), in March and September- October.
		Any colonising scrub and bracken will be removed to maintain <20% bracken and <5% scrub.	D		Year 1 onwards, September to October.

Parcel/ feature reference	Habitat	Management Prescription	Condition criteria targeted	Years habitat created in advance	Timing
H3 and H2	Species rich native hedgerow	Undertake an annual inspection of trees - there should be at least one tree per 20-50m. Replace any trees requiring removal (diseased/ unsafe) with the same/ similar species as appropriate to the location. Should work be required to a tree supporting/suspected to support potential for roosting bats, an ecologist will be contacted for advice.	E1		Yearly, as required.
		Once established, cut on a 3-year rotation (no more than one third per year) to maintain/create a minimum height and width of 1.5m. Hedgerows will be cut along one side annually, alternating between the two sides of the hedgerow each year. Standard trees will not be cut, ensuring there is at least one tree per 20-50m. In the long term, hedgerows will be taken through a hedgerow management cycle provided in Appendix 2 .	A1, B1, B2, E1		Starting in Year 4 (or once established), Yearly, in October to February.
		Leave up to 2m adjacent to hedgerow base uncut. Strim annually as required to remove noxious weeds.	C1		Year 3 onwards, strim August or September.
		Examine all tree stakes and ties, replace or adjust as appropriate. If the tree has yet to establish, replace or adjust ties, spacers and tree tubes as appropriate. If the tree has established well, then remove all stakes, ties, spacers, tubes etc. and make good surfaces disturbed – filling any holes with suitable topsoil.	N/A		Years 1 to 3 (Or until established), as required.
		Replace any dead, diseased or damaged stock on a like-for-like basis in the next appropriate season i.e. not in the summer months and not in frost conditions. Set firm any shrubs that have become loosened up.	E1		Yearly, in October to March as required.
		Where periods of extreme drought occur (two weeks or more), trees that have not yet established (not healthy, not in full leaf, suppressed growth) need to be watered where their tolerance to drought is deemed to be insufficient.	N/A		Years 1 to 3 (or until established), as required.
		Check for and manage any invasive species within the hedge and the adjacent undisturbed ground, managing as appropriate to the species using advice from a specialist.	D1		Yearly, as required.

Parcel/ feature reference	Habitat	Management Prescription	Condition criteria targeted	Years habitat created in advance	Timing
Other habitats to be managed					
●	Individual trees	Treat all trees with application of slow-release fertiliser.	N/A - relevant to establishment only		Years 1 to 3, in May.
		Maintain a weed-free mulched area around the tree for the first 3 years after planting. When trees have reached independence, the sward can be allowed to grow up to the trunk, although tall weeds, bramble and ivy will be removed from around the trees.	N/A - relevant to establishment only		Years 1 to 3, as required.
		Any epicormic growth or suckers to be removed from the trunk/basal area of the trees.	N/A		Yearly from year 2, in November.
		Examine all tree stakes and ties, replace or adjust as appropriate. If the tree has yet to establish, replace or adjust ties, spacers and tree tubes as appropriate. If the tree has established well, then remove all stakes, ties, spacers, tubes etc. and make good surfaces disturbed – filling any holes with suitable topsoil.	D		Years 1 to 3, as required.
		Where periods of extreme drought occur (two weeks or more), trees that have not yet established (not healthy, not in full leaf, suppressed growth) need to be watered where their tolerance to drought is deemed to be insufficient.	N/A - relevant to establishment only		Years 1 to 3 (or until established), as required.
		Check trees for pests and diseases.	N/A		Yearly, as required.
		Conduct yearly arboricultural inspections of trees for safety and inspect as necessary after storms. Carry out remedial action as necessary, only removing trees/limbs where essential for safety reasons. Any tree removed should be replaced on a like for like or better basis. Should work be required to a tree supporting/suspected to support potential for roosting bats, an ecologist will be contacted for advice.	A, D, E		Yearly, in November to February.
		Prune low branches for safety requirements only. Retain deadwood.	D		Year 4 onwards, in October to March.

5 Habitat Creation and Management – Risk Register and Remedial Measures

The table below outlines potential risks in the delivery of the management plan objectives, when action is needed and how this will be remediated.

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
	Grassland	Diverse sward failing to establish	<10 species per m ² by year 10	<i>Remedial Measure 1</i> Undertake a second hay-cut in late September. Bale and remove arisings from site.
		Scrub encroachment	Scrub >5%	Scrub will be removed as necessary. Scrub suitable for nesting birds should not be allowed to develop in the grassland. However, if this occurs it should only be removed between September and February.
		Lack of bare ground	<1% bare ground	Create localised areas of bare ground in each field. These areas should be between 1% and 5% of the total field.
		Soil enrichment	Species indicative of soil nutrient enrichment present	All arisings must be removed to a specified on-site compost heap as shown on Habitat Retention and Creation Plan.
	Individual trees	Newly planted trees failing to establish	Any tree that fails must be replaced	Replace dead or diseased specimens.
	Native hedgerow and native hedgerow with trees	Newly planted whips failing to establish	If more than 5% of whips fail or gaps of more than 1m are present at the base	Replace dead specimens with whips of the same species to maintain species diversity and ensure no gaps by year 2-29

6 Monitoring Schedule

The table below outlines how and when each habitat to be retained, created and enhanced will be monitored to check progress towards the predicted habitat type, extent and condition.

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Other neutral grassland	To be undertaken on Parcel 2: 👉 Undertake quadrat sampling to identify the habitat type that is establishing and number of species per m2. 👉 Estimate percentage of bare ground, bramble and bracken cover. 👉 Collect a botanical species list across grassland to check against target species list. 👉 At time to target condition specified in Section 3.3 undertake a condition assessment using the same version of the condition criteria originally used in the metric assessment.	Years 2, 5 and then every 5 years. Surveys to be completed between May and August
Individual trees	Refer to landscape plan. 👉 Undertake a survey to identify the presence, species and number of trees. 👉 Check for evidence of any adverse impacts e.g. vandalism, animal browsing, herbicide use or over pruning.	Annually from years 1, 2 and 5, then years 10, 20 and 30. Surveys to be completed between April and October.
Native hedgerow	To be undertaken on all hedges. 👉 Undertake a survey to identify the presence, and diversity of species. 👉 Check for evidence of any adverse impacts e.g. vandalism, animal browsing herbicide use. 👉 Assess management practices, structural density and gaps.	Annually from years 1, 2 and 5, then years 10, 20 and 30. Surveys to be completed between April and October.

6.1 Monitoring Reports

The monitoring surveys and reporting will be undertaken as per the below table.

Project Year	Timing of Management Plan Review and Report Submission	Comments
2, 5	The following year.	Report on results of initial habitat creation and establishment measures and any changes to management prescriptions/ remedial measures required/ undertaken.
10, 15, 20, 25, 30		Report on progress towards meeting condition criteria and any remedial measures required and undertaken.

6.2 Adaptive Management

An adaptive management approach will be adopted whereby the results of day-to-day and formal monitoring points will feed back into the appropriate management of the Site.

On a day-to-day basis, the Managing Agent/ Landowner will communicate any issues regarding management as specified in the plan to the Ecologist undertaking the monitoring so that amendments to the management prescriptions in this HMMP can be made promptly before remedial action becomes necessary.

Following annual monitoring, any additional actions or remedial measures deemed necessary by the Ecologist to ensure the habitats establish/ are on track to meet their specified target condition will be outlined in the monitoring report and communicated with the Managing Agent for implementation.

The monitoring reports will provide a record of adaptive management actions undertaken/ to be undertaken, and the HMMP will be updated to reflect prescribed changes in the management.



7 References

GE Consulting (2025) *Nailstone Substation, Leicestershire*. Ecological Impact Assessment. 2646-ECIA-VB

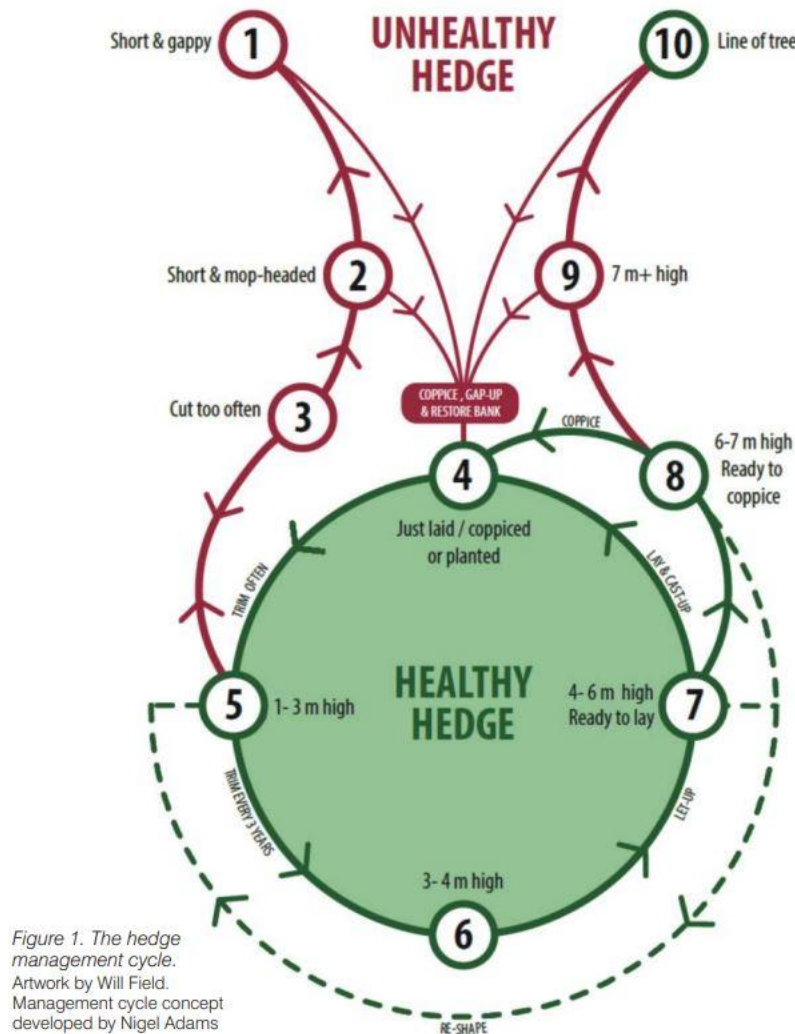
GE Consulting (2025) *Nailstone Substation, Leicestershire*. Biodiversity Net Gain Statement and Assessment. 2646-BNG-VB

Appendix 1 – Landscape Proposals

Appendix 2 – Hedgerow Management Cycle

In the long term, hedgerows will be taken through a Hedgerow Management Cycle (HMC)².

The ten steps of the HMC are shown below. The cycle shows a healthy green core and two unhealthy red offshoots. The aim should be to keep the hedge in the green part (steps 3 to 8), periodically laying or coppicing it, with trimming at appropriate intervals in between. If the hedge is not permitted to go through this cycle, it will either, if cut too often, become short and gappy (steps 1 – 3) or, if neglected, develop into a line of trees (steps 8 to 10).



² The Hedge Management Cycle (HMC). Art work by Will Field. Management Cycle concept developed by Nigel Adams. Hedgelink UK

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