



Landscape & Ecological Management Plan

Gopsall Hall Farm, CV9 3QJ

March 2025

Client:	Gopsall Limited
Project:	Gopsall Hall Farm, CV9 3QJ
File Reference:	1109 LEMP

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Contents

1. Introduction & Background	3
1.1 Introduction	3
1.2 Purpose of the Report	3
1.3 Site Context & Previous Survey Work	3
2. Landscape & Ecological Management Plan	4
2.1 Background.....	4
2.2 Habitat Zones	4
2.3 Habitat Management Practices	4
2.4 Schedule of Works	7
2.5 Responsible Persons.....	9
3. Appendices	10
Plan 1 – Proposed Layout Plan	10
Plan 2 – Proposed Habitats	11

1. Introduction & Background

1.1 Introduction

Learn Ecology Ltd was instructed by Michael Lain to provide a Landscape and Ecological Management Plan (LEMP), in respect of the proposed development at Gopsall Hall Farm, Gopsall, Atherstone, CV9 3QJ, planning application ref: 24/01092/FUL.

Hinckley & Bosworth Borough Council require a LEMP or HMMP as stated in planning Condition 6 for the above planning application.

No development shall take place (including ground works or vegetation clearance) until a Landscape Plan covering 30 years has been submitted to, and approved in writing by, the Local Planning Authority. This can take the form of a Habitat Management and Monitoring Plan (HMMP) and should include the following details:

- a) description and evaluation of the features to be created/managed.*
- b) aims and objectives of management.*
- c) appropriate management options for achieving aims and objectives.*
- d) prescriptions for management actions.*
- e) work schedule.*
- f) species/seed mixes to be planted/sown.*
- g) ongoing monitoring and remedial measures.*

The approved plan will be implemented in accordance with the approved details

1.2 Purpose of the Report

This LEMP has been produced to comply with Condition 6 of the associated granted planning application.

1.3 Site Context & Previous Survey Work

The site is currently made up of an L-shaped parcel comprising two sections of agriculturally designated grassland with associated boundaries to the north, and an arable field to the south.

The site was subject to survey work in August 2024 by Learn Ecology Ltd which determined the site is of local ecological importance, supporting low habitat value for roosting bats, and moderate value for foraging/commuting bats, nesting birds and other faunal species, due to the presence of suitable undisturbed

The small outbuilding, trees and hedges on site provide some potential for breeding birds and roosting bats but current proposals do not directly affect any of these features.

Due to its rural location and good ecological connectivity, the site is likely to be used by foraging and commuting bats. The scrub and grassland found on site provide moderate potential for commuting and foraging reptiles. No reptiles were identified on site and therefore no impacts to reptiles are anticipated. However, as the species is transient in nature a precautionary method of works is recommended, and this is included in the CEMP report which will be provided in addition to this LEMP.

The proposals include the erection of 10 new timber framed and clad glamping pods with associated landscaping and permeable-surfaced track for access, as well as the restoration/creation of a historic pond and vegetated access path.

One designated site, a SSSI, was identified within 2km of the site: A SSSI approximately 1.2km away, for which the site falls in the Impact Risk Zone. Completion of the Natural England Risk Assessment shows that the scale and nature of the proposals are such that there is unlikely to be a harmful effect, so Natural England do not need to be consulted prior to development.

A BNG assessment was undertaken of the existing site and proposals which revealed a baseline habitat unit value of 3.17 habitat units and 0.6 hedgerow units, with a proposed outcome of 4.91 habitat units and 1.07

hedgerow units, representing a net change of 55.07% and 78.25%, respectively. As such, the proposed development is considered to provide the necessary net gain for biodiversity.

2. Landscape & Ecological Management Plan

2.1 Background

The LEMP below provides details in respect of the habitat creation, enhancement, and management methods to be implemented during and beyond the proposed development at the site. Furthermore, the following mitigation and enhancement measures are provided to facilitate the discharge of the expected proposed Condition of the planning application.

2.2 Habitat Zones

Due to the limited number of broad habitats present within the site and to ensure that the appropriate habitat creation and management practices are undertaken within the correct areas, the various habitat categories have been separated into habitat types, illustrated in Plan 1 and detailed below:

- Habitat 1 – Pond
- Habitat 2 – Grassland
- Habitat 3 – Hedgerows and scrub
- Habitat 4 – Mixed scrub and newly established hedgerow
- Habitat 5 – Rural trees

2.3 Habitat Management Practices

Details of the habitat creation, enhancement, and management methods to be implemented during and following the construction phase are provided in Table 1 below.

Table 1: Habitat zone management procedure.

Habitat Zone	Management Procedure
Habitat 1 Pond	<u>Pond</u> A pond will be created within the field immediately south of the proposed work site, which is currently an arable crop field. The pond will be created to provide suitable long-term habitat for a range of aquatic and semi-aquatic plant and animal species. The initial process of creating a pond is quite simple and involves scaping out the existing ground to a depth of 130-180mm, with Make sure that pond slopes are shallow, less than 1:5 (12°) and preferably less than 1:20 (3°). The pond does not need to be of a uniform depth. In reality, ponds function well with a variety of depths created within one waterbody. The edges can be scalloped, this allows different plants species to grown in different areas of the semi-submerged zones. There is no 'ideal' size for the pond, but approximately 10-20m diameter would be ideal. Avoid artificial pond liners, a natural clay base would be preferable. Once scraped out, the soil should be moving away from the pond area, as it can be nutrient rich, especially in farmed soils, and nutrient loading via rainwater/topsoil runoff should be avoided. There is no requirement for additional planting, bacterial pre-loading (taking soil from other established waterbodies) or filling with water via a hosepipe or bowser. The pond should be permitted to fill naturally overtime with rainwater and run off. It is not imperative that the pond holds water all year round, but should be deep enough to allow for evaporation and water loss during the summer months (termed the drawdown zone). This drawdown zone can be beneficial for a range of insect and bird species.

	It is anticipated that the pond will take time to become established and mature, but by allowing natural pond development allows the pond to develop a micro-habitat which fits with the local environment. The area immediately surrounding the pond should be kept free from fertilizer and pesticides and left to mature into a grassland habitat with mixed scrub species (see below for further details). Rural trees can be planted away from the pond edge, to prevent leaf litter sediment from filling the pond and also to prevent over shading of the pond.
Habitat 2 Grassland	<u>Neutral Grassland</u> A grassland habitat leading to the pond will be composed of neutral grassland. In addition, the area to the southeast of the ponds will also be retained as neutral grassland. Seeded with a commercial MG5 mix where required, a reduced management strategy will be undertaken to encourage a variable sward height and increase natural diversity within the existing grassland. A mown path will be cut within the longer sward grassland to encourage visitors to stay away from uncut areas and prevent damage to the grassland sward. This will also apply on the grassland pathway down to the newly created pond. To ensure the ongoing conservation value of the grassland areas following the introduction of ponds, the grassland habitats within habitat 2 will be subject to plugging with low-flowering lawn-suitable wildflower species at a rate of 6-10 plugs per m². Lawn plugs should comprise established plants of the following species: • Birds-foot trefoil • Common knapweed • Creeping buttercup • Greater birds-foot trefoil • Lawn chamomile • Lawn daisy • Wild marjoram • Bulbous buttercup • Cowslip • Meadow vetchling • Oxeye Daisy • Red clover • Selfheal • Yarrow Furthermore, to ensure the ongoing diversity of vegetation and invertebrate species within the Habitat 2, no chemical herbicide or pesticide treatment will be used within the site. Should an outbreak of 'pest' invertebrates or 'weeds' arise, advice should be sought from the project ecologist prior to the commencement of action. Grassland within Habitat 2 shall be subject to mowing twice yearly to mimic traditional hay meadow cutting, with a partial cut in Summer (late July to September). A partial/rough cut will leave scattered areas of retained wildflower stands throughout Habitat 2 to promote pollinating invertebrates late into the season and should see the retention of approximately 10-20% of Habitat 2 vegetation. The full Winter cut in Autumn or early Winter (October to December) should cover the entirety of Habitat 2, including the area already subject to cutting, to remove late season growth and retained vegetation. Cutting should be placed in a wooden crate, to provide suitable overwintering hibernacula for amphibians and reptiles.
Habitat 3 Hedgerows and scrub	<u>Hedgerows</u> In accordance with the habitat targets set out within the associated Biodiversity Net Gain (BNG) assessment for the development, the hedgerow located to the east is fully retained. Nevertheless, the ongoing management of the hedgerow will encourage natural diversification and usage by a range of faunal species where possible to further increase the overall biodiversity value of the site as a whole. Gaps in the hedgerow will be plugged with native hedgerow species as feather whips. Bark mulch will be placed around the base of newly planted whips, to discourage the growth of 'weed' or unwanted plant species and provide valuable nutrients as the bark decays.

	Areas of Bramble scrub within Habitat 3 will be reduced to encourage diversification of both the scrub and the hedgerow. Scrub removal will be undertaken between September and December to avoid disturbing nesting birds and reptiles, and through the use of hand tools including bowsaws and loppers. Following removal, approximately 25% of the removed scrub will be retained in piles within the site to decompose while simultaneously providing optimal habitat for local invertebrate and reptile species. The hedgerow will be cut on a rotational basis to encourage structural and species diversity, with each hedgerow present divided into sections and cut on a three-year cycle. Hedgerows are illustrated on Plans 1 and 2. No cutting of hedgerows will be undertaken between March and September to ensure the nesting bird season is avoided, and all management of hedgerows will be undertaken between January and February wherever possible to maintain berries within the hedge which serve as an important food resource throughout the Winter months for a range of wildlife. Any management required to encourage the ongoing wellbeing of the trees and/or health and safety of the residents and visitors (such as overhanging or damaged limbs) will be undertaken during Winter months during dormancy.
Habitat 4 Mixed Scrub and Newly established hedgerow	<u>Mixed Native Scrub and Hedgerows</u> Mixed native scrub and hedgerow species will be planted between each pod area, to provide privacy screening and increase the ecological biodiversity of the area. As well as traditional hawthorn, the following species can also be incorporated: field maple, dog rose, field rose, hazel, hawthorn, spindle, honeysuckle, crab apple, blackthorn, goat willow and white willow. This will provide opportunities for range of insects, birds, small mammals, reptiles and amphibians, and will provide additional nesting, foraging and hibernation potential of the hedgerows. Newly planted hedgerows will be allowed to grow to at least 3m and to full height wherever this is possible. They will exhibit a dense bushy structure reaching down to ground level. The main goal is to encourage the sides to thicken, and form an 'A' shape, considered to be the optimum shape for benefitting wildlife. To attain this state requires a cutting regime as follows: • Once established, the tops of the existing hedgerows will be cut no lower than 3m, and if possible, hedgerows will be allowed to grow to full height. Sides will be cut less intensively. Tall, wide hedgerows are generally more valuable to wildlife. • Following a three-year cycle, cutting will take place in winter on alternate lengths of hedgerows to ensure there is a consistent supply of winter berries for birds and mammals. • Cutting alternate sides per year can also be undertaken, ensuring one side is left uncut for fruiting in any year. A maximum of 50% of the hedgerows will be cut in any one year. • For newly planted hedgerows, light trimming should occur in years 2-5, before the above schedule is applied. Bare root whips will be 40-60cm / 60-80cm tall, 500mm apart at 450mm centres. The bases of new hedge whips and trees will be protected from rabbits using tree guards, which will be removed once the shrubs are deemed sufficiently established through a period of monitoring. Biodegradable tree guards will be used wherever possible as they can be left to degrade naturally. Weed competition at the base of the new plants will be suppressed by a thick layer of wood chip mulch, which will need to be checked and replaced annually, as actively weeded hedgerows

	establish faster and need less maintenance overall. Chemical treatment of weeds will be avoided, and there will be no application of fertilizers.
Habitat 5 Rural Trees	<u>Rural trees</u> 10-15 broadleaved tree whips (beech, cherry and oak sp.) will be planted as illustrated in Plan 2. These will be Bare root whips will be 40-60cm / 60-80cm tall, planted at irregular distances to provide a tree canopy effect once mature. The bases of new trees will be protected from rabbits using tree guards, which will be removed once the shrubs are deemed sufficiently established through a period of monitoring. Biodegradable tree guards will be used wherever possible as they can be left to degrade naturally. Weed competition at the base of the new plants will be suppressed by a thick layer of wood chip mulch, which will need to be checked and replaced annually. Chemical treatment of weeds will be avoided, and there will be no application of fertilizers. These will be checked annually, and any diseased or dead tree whips will be replaced until such a time as the trees have established and growth has occurred. Normally 5-8 years.

2.4 Schedule of Works

Habitat	Management Regime				
	Year 0	Year 1-3	Year 4	Year 5-10	Year 10-30
Pond	Create pond, as outlined in Table 1. Should be undertaken prior to bird nesting season, to avoid unintentional disturbance of ground nesting species.	Ponds to be checked annually by an ecologist who will assess water quality, the presence of invasive weeds, and whether the surrounding vegetation needs management. Remove debris from pond, assess pond depth and successful establishment of pond habitat.	In addition to annual ecological assessment, if no emergent plant growth has occurred, plant species such as purple loosestrife and flag iris can be planted if appropriate.	Ponds to be checked annually by an ecologist who will assess water quality, the presence of invasive weeds, and whether the surrounding vegetation needs management. Remove debris from pond, assess pond depth and successful establishment of pond habitat.	Once fully established, the pond can be monitored annually to remove excessive growth of semi-aquatic and submerged vegetation to prevent succession to wetland. This should be undertaken in the autumn to avoid amphibian and bird breeding season.
Grassland	Further planting as described in Table 1. Seeding (grass) will be undertaken in late summer/early autumn to allow for a good seed bed prior to frost/freezing conditions.	Mown twice yearly to mimic traditional hay meadow cutting, with a partial cut in Summer (late July to September). A partial/rough cut will leave scattered areas of retained wildflower stands throughout to promote pollinating invertebrates late into the season and retain approximately 10-20% of the grassland vegetation. The full Winter cut in Autumn or early Winter (October to December) should cover the entire grassland including the area already subject to cutting, to remove late season growth and retained vegetation. Cutting should be placed	Mown twice yearly to mimic traditional hay meadow cutting, with a partial cut in Summer (late July to September). A partial/rough cut will leave scattered areas of retained wildflower stands throughout to promote pollinating invertebrates late into the season and retain approximately 10-20% of the grassland vegetation. The full Winter cut in Autumn or early Winter (October to December) should cover the entire grassland including the area already subject to cutting, to remove late	Mown twice yearly to mimic traditional hay meadow cutting, with a partial cut in Summer (late July to September). A partial/rough cut will leave scattered areas of retained wildflower stands throughout to promote pollinating invertebrates late into the season and retain approximately 10-20% of the grassland vegetation. The full Winter cut in Autumn or early Winter (October to December) should cover the entire grassland including the area already subject to cutting, to remove late season growth and retained vegetation.	Mown twice yearly to mimic traditional hay meadow cutting, with a partial cut in Summer (late July to September). A partial/rough cut will leave scattered areas of retained wildflower stands throughout to promote pollinating invertebrates late into the season and retain approximately 10-20% of the grassland vegetation. The full Winter cut in Autumn or early Winter (October to December) should cover the entire grassland including the area already subject to cutting, to remove late season growth and retained vegetation. Cutting should be placed in a wooden crate, to provide suitable overwintering

		in a wooden crate, to provide suitable overwintering hibernacula for amphibians and reptiles. Grass walkways can be cut more frequently (depending on use), to encourage visitors to the site to stay on the grassland pathway.	season growth and retained vegetation. Cutting should be placed in a wooden crate, to provide suitable overwintering hibernacula for amphibians and reptiles. Grass walkways can be cut more frequently (depending on use), to encourage visitors to the site to stay on the grassland pathway.	Cutting should be placed in a wooden crate, to provide suitable overwintering hibernacula for amphibians and reptiles. Grass walkways can be cut more frequently (depending on use), to encourage visitors to the site to stay on the grassland pathway.	hibernacula for amphibians and reptiles. Grass walkways can be cut more frequently (depending on use), to encourage visitors to the site to stay on the grassland pathway.
Hedgerows and Scrub	Scrub removal and hedgerow strimming will be undertaken between September and December. No scrub removal or hedgerow strimming will be undertaken between March and September. Additional planting will be undertaken between November and March, avoiding frosty/frozen conditions.	Annual assessment to determine if additional planting has been successful. Diseased/dead whips will be replaced on a like for like basis over winter. Unwanted plant species will be removed each autumn.	Once growth has been successfully established, maintenance trimming can be undertaken once a year over winter, avoiding bird breeding season. Debris and unwanted plant species will be removed from the hedgerow.	Once growth has been successfully established, maintenance trimming can be undertaken once a year over winter, avoiding bird breeding season. Debris and unwanted plant species will be removed from the hedgerow.	Once growth has been successfully established, maintenance trimming can be undertaken once a year over winter, avoiding bird breeding season. Debris and unwanted plant species will be removed from the hedgerow.
Mixed Scrub and Newly Established Hedgerow	New planting should be undertaken over winter, between November and March, avoiding frosty/frozen conditions.	Annual assessment of plant growth. Diseased/dead plants will be replaced on a like for like basis.	Once growth has been successfully established, maintenance trimming can be undertaken once over winter, avoiding bird breeding season. Debris and unwanted plant species will be removed from the hedgerow.	Once established, hedgerow and scrub species will be cut every 3 years unless required more frequently. Following a three-year cycle, cutting will take place in winter on alternate lengths of hedgerows to ensure there is a consistent supply of winter berries for birds and mammals. Cutting alternate sides per year can also be undertaken, ensuring one side is left uncut in any year. A maximum of 50% of the hedgerows will be cut in any one year.	Once established, hedgerow and scrub species will be cut every 3 years unless required more frequently. Following a three-year cycle, cutting will take place in winter on alternate lengths of hedgerows to ensure there is a consistent supply of winter berries for birds and mammals. Cutting alternate sides per year can also be undertaken, ensuring one side is left uncut for fruiting in any year. A maximum of 50% of the hedgerows will be cut in any one year.
Rural trees	New planting should be undertaken over winter, between November and	Annual assessment of plant growth. Diseased/dead plants will be replaced on a like for like basis.	Annual assessment of plant growth. Diseased/dead plants will be replaced on a like for like basis.	Annual assessment of plant growth. Diseased/dead plants will be replaced on a like for like basis.	Trees should now be established, and annual assessments should be undertaken to ensure the continued health of the trees.

	March, avoiding frosty/frozen conditions.				
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**Any bark mulch or wood chipping surrounding newly planted whips should be replaced/topped up annually until trees have become established. Any tree guards which are damaged should be replaced until no longer required. All tree guards to be removed after 5 years.*

2.5 Responsible Persons

A member of management or person with significant influence within the construction phase, such as the chief contractor or project manager, will be established as the Biodiversity Officer throughout the construction phase, and will remain responsible for ensuring all required actions are taken in accordance with the LEMP. Any queries regarding the LEMP should be highlighted to the Project Ecologist (Learn Ecology Ltd), and updates regarding the progress of the mitigation and enhancement measures should be provided to the Project Ecology by the Biodiversity Officer where necessary.

Following the completion of the construction phase, the site caretaker shall take responsibility for the adherence of habitat management in accordance with the LEMP above. Any and all queries in respect of habitat management should be directed to the project ecologist (Learn Ecology Ltd).

The Biodiversity Officer shall ensure all planting undertaken is of local provenance. Tree and scrub species listed in this report can be replaced with other species with the agreement of the project ecologist.

3. Appendices

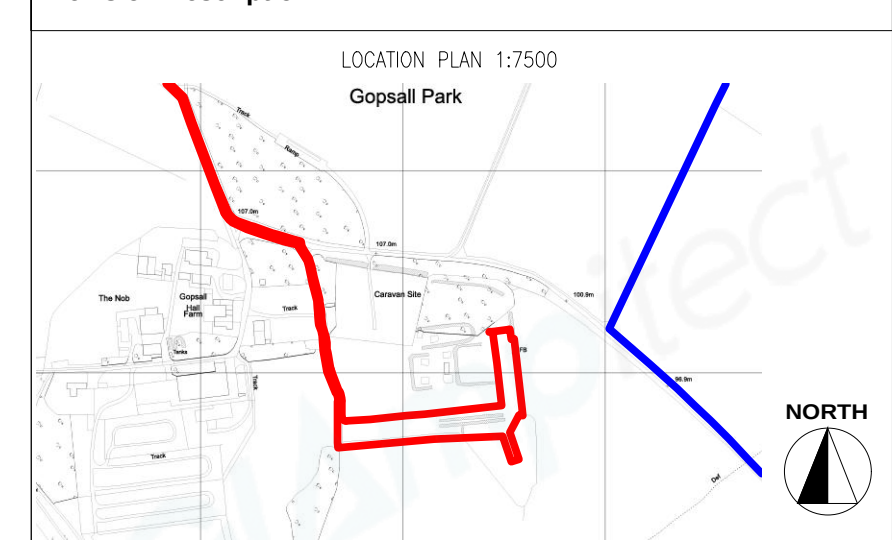
Plan 1 – Proposed Layout Plan

KEY TO SYMBOLS

- FRONT-ENTRY GLAMPING POD WITH DECKING
- SIDE-ENTRY GLAMPING POD WITH DECKING
- EXISTING TREE
- NEW NATIVE TREE
- EXISTING HEDGE
- NEW NATIVE HEDGE
- SHRUBBERY AND FLOWERING PLANTS
- MEADOW GRASS AND WILDFLOWERS
- EXISTING PERMEABLE TRACK
- NEW PERMEABLE TRACK

Date	Description	Rev	By

Revision Description



Project:
Proposed Glamping Site - For Michael Lain
Gopsall Hall Farm, Gopsall, Atherstone, Warwickshire,
CV9 3QJ

Drawing Title:
PROPOSED LAYOUT PLAN - - PHASE 1 & 2

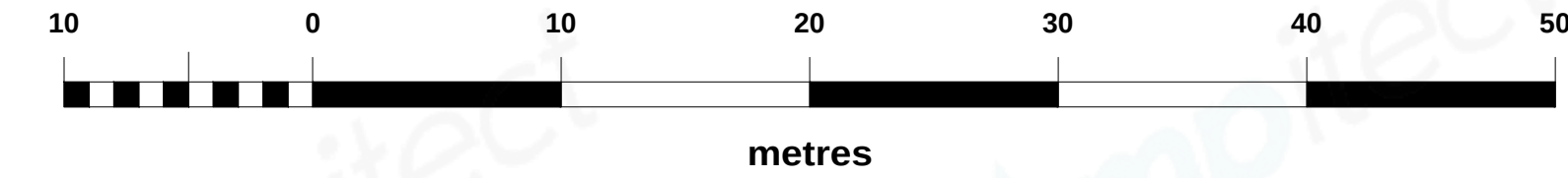
Drawing Number:
240219-02-02

Revision: -
Date: 26.02.2024
Scale: 1:300 @ A1
Drawn By: XD
CAD Dwg File: -
Checked By: -

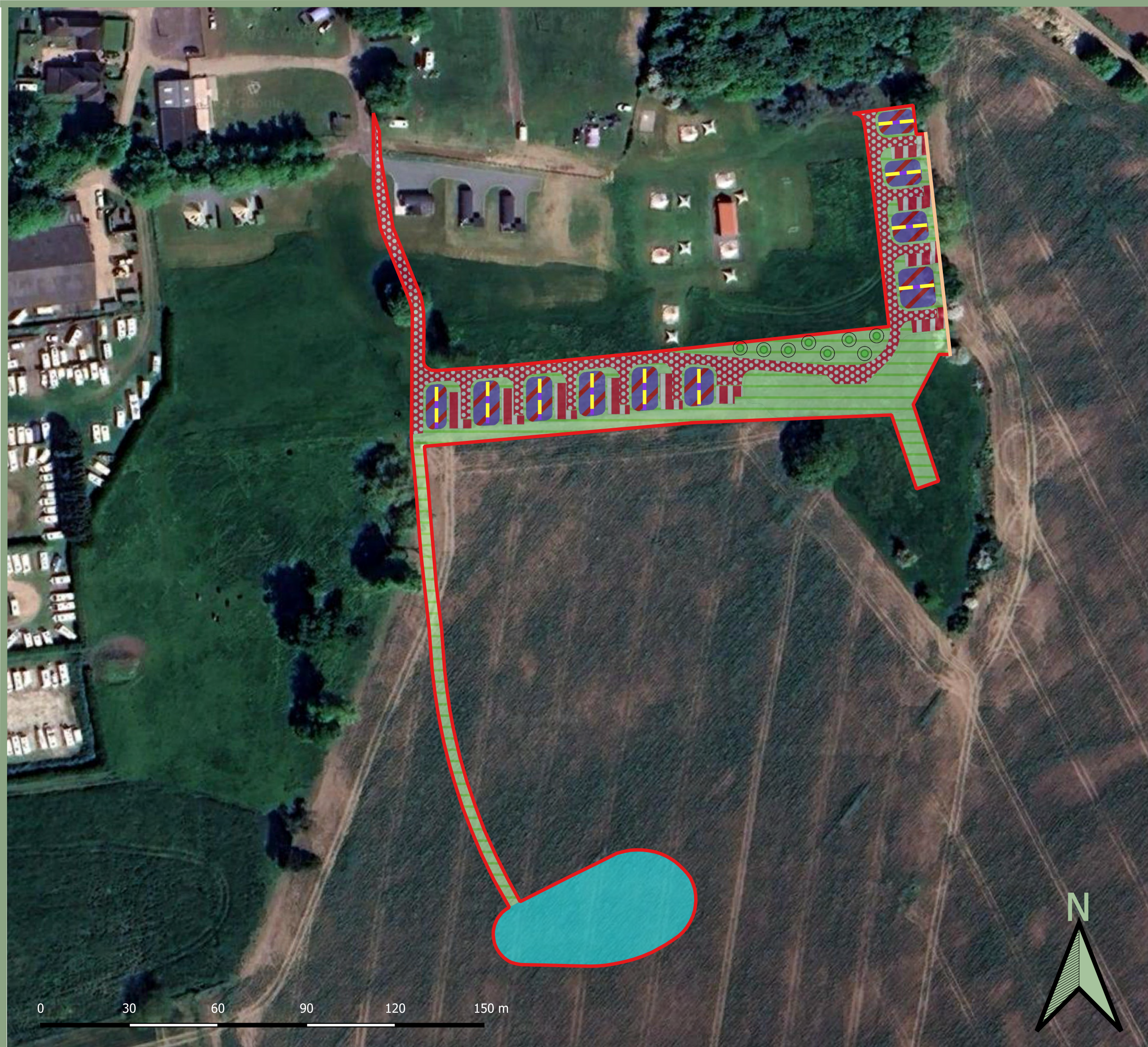
Issue Status:
Full Planning Application



OWNERSHIP BOUNDARY
SITE BOUNDARY



Plan 2 – Proposed Habitats



Proposed Habitats & Ecological Features

 Survey Boundary

Individual Trees

 Proposed Small Rural Tree

Hedgerows

 Native hedgerow

 Retained native hedgerow

Habitats

 Artificial unvegetated, unsealed surface

 Developed land; sealed surface

 Mixed native scrub

 Other neutral grassland

 Ponds (priority habitat)



Produced on: 22-10-2024

1:1,200

Scale at A3

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End of Report