



Agrarian Development Holdings Ltd

Land south of the A5, Hinckley

**BIODIVERSITY MANAGEMENT PLAN AND
LANDSCAPE & ECOLOGY MANAGEMENT PLAN**

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1.0 INTRODUCTION

- 1.1 The following Biodiversity Management Plan (BMP) and Landscape and Ecological Management Plan (LEMP) has been prepared by FPCR Environment & Design Ltd. (FPCR) on behalf of Agrarian Development Holdings Ltd. for the proposed development at Padge Hall Farm, Hinckley (grid reference: SP 398 927), herein referred to as 'the Site'. This document sets out details of the proposed ecological protection, mitigation and enhancement measures for retained and newly created habitats within the site, and their long-term habitat management and review.

Planning Legislation

- 1.2 This BMP and LEMP provides details to discharge the following planning conditions relating to biodiversity (see **Appendix A**).

- Rugby Borough Council hybrid planning application reference - R21/0985, Condition 16,
- Hinckley & Bosworth Borough Council hybrid planning application reference - 21/01191/HYB, Condition 7,
- Nuneaton & Bedworth Borough Council hybrid planning application reference – 038340, draft condition (a Biodiversity Enhancement Management Plan (BEMP) also required: see Figure 2).

- 1.3 It also complies with the Rugby s106 which states:

“3.1 The owners covenant with the Council and County Council:

3.2 That no material operations as defined in Section 56 (4) of the 1990 Act shall take place until a Biodiversity Offsetting Scheme (incorporating measures for biodiversity enhancement of the Site using the Biodiversity Off Site Land) in accordance with the Biodiversity Impact Assessment contained at Appendix 10.4 of the Environment Statement has been submitted to and approved in writing by the County Council.

3.3 The Biodiversity Offsetting Scheme shall:

3.3.1 Include a Biodiversity Metric showing that the Development shall not result in a Biodiversity Loss.

3.3.2 Include a Biodiversity Management Plan for the Site and the Off Site Biodiversity Land in accordance with the Biodiversity Impact Assessment contained at Appendix 10.4 of the Environment Statement.

3.4 The Biodiversity Offsetting Scheme and Biodiversity Management Plan approved by the County Council shall be implemented and observed throughout the Covenant Period.”

- 1.4 The UK Government now places great importance on the delivery of sustainable and co-ordinated green infrastructure as a key component of its sustainable development agenda. At a local level Rugby Local Plan has policies supporting the retention, protection and enhancement of ecological assets (in particular Policy NE2 of the Rugby Borough Council Local Plan, 2011-2031) and this supports the wider vision of the Warwickshire Local Biodiversity Action Plan (LBAP) to enable delivery of the UK Governments national biodiversity strategy for achieving the Aichi Biodiversity Targets. Relevant policies of the Hinckley & Bosworth Local Development Framework Strategy include Policy 20, and within the Nuneaton and Bedworth Borough Council Borough Plan (2011-2031) policies NE1 and NE3.

Site Location and Context

- 1.5 The site is bordered by the A5 trunk road to the north and the Birmingham - Leicester railway line with scattered scrub and mature trees to the south-east. Land-use to the south and east is predominantly agricultural with large open arable fields and scattered farm complexes. A mix of residential and

employment land as well as other town centre uses lie to the north of the site within Hinckley, and to the west are residential properties associated with The Long Shoot and new residential development.

- 1.6 The proposals are for a hybrid application and include the construction of four commercial / industrial warehouse structures with internal office space, associated car parking / loading bay areas and access, surface water mitigation and green infrastructure. In addition, highways works and associated drainage works are proposed along the A5 and fields to the south of the railway line, and include proposals to increase the height clearance of the existing railway bridge on the A5 Watling Street and improvements at Dodwells Roundabout.

- 1.7 The proposals additionally include landscaping and green infrastructure to provide and enhance features for local wildlife, including retained trees and hedgerows, the corridor along Harrow Brook and new attenuation facilities. Two grassland field compartments located to the south of the railway surrounding the proposed drainage works will provide an additional offsite receptor area as part of the biodiversity net gain package (to be secured through a S106 agreement).

- 1.8 The LEMP has been prepared as a guide for the appointed Management Company, who will be responsible for the long-term maintenance of the landscape areas. It sets out the management prescriptions to be adopted.

- 1.9 This report has been prepared with reference to the following documents and drawings:

- Appendix 10.1A: Ecological Appraisal, FPCR, 2022;
- Appendix 10.3A Breeding Bird Report, FPCR, 2022;
- Bat Mitigation Plan, FPCR, 2024;
- Illustrative Landscape and Green Infrastructure Plan Rev P (FPCR drawing ref: 8815-L-30_P); and
- Detailed Planting Plans (Barry Chinn Associates Drawing Ref. 2142-21 03 Rev E).

2.0 SITE BASELINE CONDITIONS

- 2.1 The Site covers an area of c.63.8ha and currently comprises intensively farmed arable land and improved pasture grassland, with field boundaries formed by native hedgerows, some with associated ditches and mature trees and a farm complex. Development proposals comprise commercial development with the construction of five new buildings comprising warehouses and industrial buildings including ancillary offices, with associated earthworks, access and parking. The Harrow Brook extends through the Site and forms part of the western boundary.

- 2.2 Habitats were assessed by FPCR in 2019 and 2021, with an updated Phase 1 Habitat Survey completed on 28th February 2022. Other surveys undertaken between February 2019 and September 2023 comprised:

- Badger surveys;
- Bat transect and static detector surveys;
- Nocturnal emergence surveys of buildings and trees;
- Great crested newt eDNA surveys; and
- Breeding bird surveys.

- 2.3 Updating surveys are underway in 2024 to discharge further conditions. An update badger survey was undertaken on the 19th April 2024 which did not identify any badger setts within the Site and the eDNA survey of the on-site pond returned a negative result.

Biodiversity Impact Assessment

- 2.4 An update Biodiversity Impact Assessment was conducted using the Warwickshire Biodiversity Metric ver.19.1, based on the most recent update survey and the Illustrative Landscape and Green Infrastructure Plan Rev P (FPCR drawing ref: 8815-L-30_P) and the Site Location Plan (FPCR drawing ref:8815-L-07_D).
- 2.5 A mitigation strategy was proposed whereby enhancement of retained habitats and the creation of new habitats would result in an estimated gain of 36.03 Habitat Biodiversity Units and 8.28 Hedgerow Units, with an overall local net gain to biodiversity of 23.7%, as calculated using the Warwickshire Biodiversity Impact Assessment (BIA) calculator (v.19.1). Habitat retention and enhancement is detailed at Figure 3 and proposed habitats at Figure 4.
- 2.6 In order to ensure a net gain in biodiversity is provided an offsite receptor area is to be provided as part of the overall biodiversity net gain package. This has been secured through an S106 agreement and comprises two grassland field compartments located to the south-west of the railway line that borders the Site.
- 2.7 This BEMP/LEMP identifies the habitat features which require management; including:
- Habitats that will be retained and enhanced through sympathetic management; and
 - Habitats that will be created and subsequently maintained for biodiversity objectives.
- 2.8 For the individual features which in-combination are expected to achieve a net biodiversity gain, a target indicator has been provided, to enable confirmation of whether the mitigation or compensation measure has achieved its objective or not.

3.0 MANAGEMENT PLAN AIMS AND OBJECTIVES

- 3.1 The main aims for the site are to maintain, protect and enhance the nature conservation value of the retained habitats, and provide new habitats to ensure biodiversity gains are achieved, in accordance with the requirements of both local and national planning policies (see Figure 1 for relevant Local Planning Authority (LPA) boundaries). The habitats created within the site will include new areas of tree and scrub planting, new hedgerows, species-rich grassland creation and the establishment of ponds and scrapes to ensure ecological connectivity is maintained within green corridors across the site. To provide further biodiversity gains, two adjacent offsite grassland field compartments will be enhanced to increase botanical diversity in the immediate area.
- 3.2 This plan promotes the following objectives for the site's management:
- To ensure the successful establishment of newly created habitats and the safeguarding of retained habitats, to enhance the biodiversity value of the site and local area in the long term;
 - To secure the health and retention of created habitats, with defects identified early and promptly addressed, with habitats kept free of unwanted flora, and through replacement of diseased or damaged flora as necessary, and
 - To monitor retained and newly created habitats throughout the management period to ensure management achieves the above aims and objectives.
- 3.3 Feedback from site monitoring should be applied for appropriate refinement or revision of the plan, so long as the modifications that are agreed are in accordance with the aims and objectives set out above.

4.0 ECOLOGICAL PROTECTION & MITIGATION MEASURES

Habitats

- 4.1 The site predominantly comprised arable land and improved pasture grassland, bound by native mature hedgerows with trees. Harrow Brook flows south westwards through the site along the western boundary which is bordered by areas of species-poor semi-improved grassland. Other habitats included small areas of dense and scattered scrub, tall ruderal vegetation and ditches.
- 4.2 The majority of the footprint of the scheme falls within habitats of lower ecological value and the proposals seek to retain existing habitats of ecological value wherever feasible. The grassland along the Harrow Brook corridor will be retained and enhanced within a buffer zone. Furthermore, by taking the adjacent field out of arable production there will be wider environmental benefits in relation to reduced agricultural run-off into the brook. The wider offsite field compartments surrounding the proposed drainage feature to the south of the railway side will also be subject to long-term management to enhance the existing grassland sward, which is currently subject to intensive grazing. The existing access track will be retained, and the remainder of the grassland in this area enhanced to create a species-rich sward that will provide biodiversity gains in terms of habitat quality and that will benefit local fauna including breeding farmland birds.
- 4.3 The treeline along the Harrow Brook and hedgerows within the northern extent of the Site are to be retained, as are the majority of hedgerows within the offsite additional land, excluding the small loss of sections to facilitate the drainage works. Boundary hedgerows within the southern extent of the Site are to be removed to facilitate the proposals, with new hedgerows planted across the scheme to mitigate these losses.
- 4.4 To mitigate the proposed loss of scrub to facilitate the access and highway improvements, new trees and areas of scrub will be planted. Where feasible exiting grassland will be retained and enhanced along the brook corridor to maximise habitat on-site biodiversity.
- 4.5 The following are to be incorporated within the on-site green infrastructure:
- Retention of c.4.48km of native hedgerow;
 - Retention of c.2.91km of treelines;
 - Retention of c.0.76ha of improved grassland within the access track area within the offsite additional land;
 - Retention and enhancement of c.1.10ha of improved grassland adjacent to the Harrow Brook corridor;
 - Retention and enhancement of c.10.40ha of improved grassland within the additional offsite land;
 - Retention of c.0.07ha of dense scrub along the brook corridor;
 - Retention of c.0.05ha of scattered scrub; and
 - Retention of c.0.02ha of scattered trees along the brook corridor.
- 4.6 Retained and retained then enhanced habitats will be protected throughout the construction period with Heras fencing erected prior to construction works commencing. Standard root protections measures (BS 5837 2012) will be implemented to protect hedgerows and trees, and the fencing will be checked regularly (e.g. weekly) to ensure integrity and correct positioning, with repairs made as necessary. No materials will be stored within the fenced areas.
- 4.7 The partial loss of hedgerow habitat from the Site will be mitigation through the planting of 0.52km of species-rich hedgerow, 1.78km of species-rich hedgerow with trees, and 1.34km of native mixed hedgerows within the scheme. The loss of improved grassland will be mitigated for through the creation of native

meadow grassland, wet grassland areas, ponds along the brook corridor and areas of reedbed planting within the attenuation features, as set out in Section 4.

4.8 The retained and enhanced habitats will be subject to ecologically sensitive management in the long-term as set out in Section 5.

Fauna

4.9 Fauna relevant to the context of this site comprise:

- A bat assemblage confirmed via activity surveys to be typical of habitats present, with bat foraging and commuting activity predominantly associated with field perimeter vegetation;
- Two low conservation value bat roosts recorded within buildings B2 and B4, both common pipistrelle night roosts used by individual/small numbers of bats;
- Notable mammals including brown hare and hedgehog are present in the wider area;
- Historic records of water voles and otter are also present offsite, along the Harrow Brook; and
- Habitats suitable to support foraging and breeding farmland birds occur within the Site and surrounding fields.

4.10 Precautionary working methods for vegetation and building removal and appropriate additional measures to protect fauna during construction are presented within the Ecological Appraisal report (FPCR 2022) and the Bat Mitigation Report (FPCR 2024).

4.11 The landscape design incorporates habitats throughout the proposed open space suitable to allow fauna to continue to travel through the site and to utilise the retained and created foraging opportunities within the Site. The Harrow Brook corridor is an important feature of the landscape design. Its enhancement will mitigate for grassland losses and will support habitat connectivity around and through the site, providing an enhanced commuting and foraging network for fauna including local bat populations.

4.12 A sensitive lighting scheme will be implemented that will have regard to relevant guidance³ in order to ensure that light spill onto all mature trees, scrub and perimeter hedgerows is avoided where possible and any potential impacts on light sensitive bats and other wildlife due to artificial lighting are therefore minimised.

4.13 Further enhancements for fauna relevant to the context of the site are detailed in Section 5.

5.0 ECOLOGICAL ENHANCEMENT

Habitat Enhancement

- 5.1 The following habitats will be created within the development (see also the Illustrative Landscape and Green Infrastructure Plan and the Detailed Planting Plans of the Unit 1 area):
- Semi-improved neutral wet grassland
 - Semi-improved neutral grassland
 - Amenity grassland
 - Broadleaved woodland planting
 - Scattered tree planting

- Scattered scrub
- Standing water
- Reedbed
- Native hedgerow

5.2 Areas of retained grassland along the Harrow Brook corridor and within the offsite additional land will be put into management appropriate to maintain and enhance their biodiversity value in the long-term.

Faunal Enhancement

5.3 Newly created and enhanced habitats will offer increased opportunities and commuting and foraging resources for a range of wildlife, including badger, bats, birds, hedgehogs, amphibians and reptiles, and provision of additional species-specific enhancements, as outlined below and in Tables 1-3, will further increase shelter and nesting opportunities for target species.

Bats

Roosting Bats

5.4 Mitigation for the loss of low conservation status roosts from buildings B2 and B4 will be provided as outlined within the Bat Mitigation Strategy report (subject to agreement with Natural England’s licensing department). It is envisioned that this will comprise the installation of three 2FN Schwegler bat boxes and three 2F Schwegler bat boxes (or similar equivalent design) on suitable retained trees along hedgerow H5 and thus in close proximity to the existing roosts.

5.5 To further enhance the Site for bat species, a further 10 bat boxes comprising a mix of woodcrete/woodstone designs such as Schwegler 3FN / 1FF / 2FN / 2F / 1FD bat boxes (or similar, equivalent designs) will be erected on suitable retained trees along the Harrow Brook corridor. Bat boxes will be mounted on retained trees 4-6m above ground, with a clear line of sight to the boxes, and orientated to face south-west, south or south-east (avoiding north-facing aspects).

Foraging bats

5.6 Created habitats, including native tree and scrub planting, species-rich hedgerow planting, species-rich meadow and wildflower grassland, scrape establishment, aquatic and reed bed planting will provide varied new commuting and foraging habitats suitable for use by a range of local bat species. Furthermore, sections of existing hedgerows and the on-site pond will be retained, monitored, and managed to ensure established foraging areas are maintained. The varied native planting will incorporate species that support a diverse insect assemblages, including pollinating moths and other nocturnal species, thereby further increasing the range of prey availability for bats.

5.7 The approved lighting design will adhere to relevant industrial guidance and best practice principals with respect of bats as outlined in Section 4. The proposals will therefore ensure that light spill onto newly created and enhanced habitats is avoided entirely where possible, or is otherwise minimised, thereby ensuring that foraging opportunities for bats on site are maintained in the long term.

Birds

5.8 To provide enhanced nesting opportunities for a range of local bird species 15 bird boxes comprising the following (or similar, equivalent designs) will be provided on suitable retained trees within the Site (Figure 2).

³ Bat Conservation Trust (BCT) and Institute of Lighting Professionals (ILP) 2023. Guidance Note GN08/23 *Bats and Artificial Lighting at Night*.

- 5x small hole (27mm and 32mm) boxes. These will provide nesting opportunities for generalist species such as blue tit *Cyanistes caeruleus* and great tit *Parus major*;
 - 5x half open fronted nest boxes. Where possible these should be sited on trees that support a climber such as ivy that provides a degree of concealment. These boxes typically attract species such as robin *Erithacus rubecula* and blackbird *Turdus merula*;
 - 5x starling boxes.
- 5.9 Bird boxes should be mounted on retained trees at least 3m above ground, favouring locations where there is unimpeded access for birds, and avoiding south-facing aspects.

6.0 ECOLOGICAL MANAGEMENT

- 6.1 The overarching objective for the site is to maintain and enhance the nature conservation value of the Site, whilst contributing to objectives of national, regional and local biodiversity strategies.

Table 1: Management features, objectives, outline management & success indicators

FEATURE, LOCATION & LPA	OBJECTIVE & RATIONALE	OUTLINE MANAGEMENT TO ACHIEVE OBJECTIVE – CONSTRUCTION PHASE	OUTLINE MANAGEMENT TO ACHIEVE OBJECTIVE – POST CONSTRUCTION	INDICATOR THAT OBJECTIVE HAS BEEN ACHIEVED
1. Semi-improved neutral wet grassland (retained and enhanced) Along Harrow Brook corridor - Rugby Borough Council, - Hinckley and Bosworth Borough Council, - Nuneaton and Bedford Borough Council	To increase the species-diversity of existing semi-improved neutral grassland. Species-rich grassland suitable for seasonally wet areas is a declining resource and enhancement of existing species-poor grassland can provide a valuable source of pollen and nectar for a wide range of invertebrates.	<u>Enhance species diversity</u> • Remove undesirable species & self-set scrub (hand tools/herbicide). • Oversow treated areas with a wet tolerant native grassland seed mix	<u>Implement sympathetic management</u> • No fertiliser or herbicide inputs. • Target weeding/treatment to remove scrub and other undesirable species where necessary. • Manage by mowing and removing arisings in accordance with prescribed mowing regime. • Minimise mowing regime and avoid mowing between May-August inclusive where possible.	<u>Achieve Moderate target condition (15-year timeframe)</u> • Grassland supports a diverse, herb-rich mix of wildflowers and grasses appropriate for neutral wet grassland. • Cover of undesirable species <5%. • Total cover of wildflowers/sedges ≥20%, excluding white clover, creeping buttercup and injurious weeds. • Bare ground cover <10% (excluding rabbit warrens). • Bracken cover <20%. • Invasive trees, scrub/bramble <5%.
2. Offsite semi-improved neutral grassland (retained and enhanced) Fields surrounding proposed drainage works - Rugby Borough Council, - Hinckley and Bosworth Borough Council	To increase the species-diversity of existing semi-improved neutral grassland. Species-rich grassland is a priority habitat for conservation. Areas of retained and enhanced open grassland will deliver a mitigation area for breeding farmland birds, providing an opportunity to increase the resource.	<u>Enhance retained grassland</u> • Remove undesirable species & self-set scrub (herbicide).	<u>Implement sympathetic management</u> • No fertiliser or herbicide inputs • Manage by mowing and removing arisings in accordance with prescribed mowing regime. • Continue to remove scrub where necessary, avoiding management between April and August inclusive to avoid the breeding bird season and to give flora time to flower & set seed.	<u>Achieve Moderate target condition (15-year timeframe)</u> • Grassland supports a diverse, herb-rich mix of wildflowers and grasses appropriate for neutral grassland. • Cover of undesirable species <5%. • Total cover of wildflowers/sedges ≥20%, excluding white clover, creeping buttercup and injurious weeds. • Bare ground cover <10% (excluding rabbit warrens). • Bracken cover <20%. • Invasive trees, scrub/bramble <5%.
3. Semi-improved neutral grassland (created) In the north of the site around attenuation features - Rugby Borough Council, - Hinckley and Bosworth Borough Council	To create areas of species-rich neutral grassland. Species-rich grassland will provide floristic diversity and suitability for a wide range of fauna including invertebrates, birds and mammals.	<u>Create new semi-improved neutral grassland</u> • Remove existing vegetation. • Sow a species-rich native wildflower seed mix such as Emorsgate EM2 – General purpose meadow mixture.	<u>Implement sympathetic management</u> • Maintain undesirable species at <5% of ground cover. • Manage by mowing and removing arisings in accordance with prescribed mowing regime. • No fertiliser or herbicide inputs.	<u>Achieve Moderate target condition (15-year timeframe)</u> • Grassland supports a diverse, herb-rich mix of wildflowers and grasses appropriate for neutral grassland. • Cover of undesirable species <5%. • Total cover of wildflowers/sedges ≥20%, excluding white clover, creeping buttercup and injurious weeds.

FEATURE, LOCATION & LPA	OBJECTIVE & RATIONALE	OUTLINE MANAGEMENT TO ACHIEVE OBJECTIVE – CONSTRUCTION PHASE	OUTLINE MANAGEMENT TO ACHIEVE OBJECTIVE – POST CONSTRUCTION	INDICATOR THAT OBJECTIVE HAS BEEN ACHIEVED
				- Bare ground cover <10% (excluding rabbit warrens). - Bracken cover <20%. - Invasive trees, scrub/bramble <5%.
4. Amenity grassland (created) Under scattered trees along the edges of the central development - Rugby Borough Council, - Hinckley and Bosworth Borough Council	Create tidy grassland in formal areas of open space. To create pleasant and functional spaces close to new development.	<u>Create amenity grassland</u> - Remove existing vegetation. - Prepare seedbed. - Sow prescribed seed mix.	<u>Implement management</u> - Manage by mowing and removing arisings in accordance with prescribed mowing regime. - Spot treat and reseed as required.	<u>Achieve Poor target condition (3-year timeframe)</u> - Healthy self-sustaining grassland sward. - Monitoring condition assessment not required.
5. Woodland: broad-leaved plantation (created) Planted along the north, west & south sides of the central development - Rugby Borough Council, - Hinckley and Bosworth Borough Council	Plant areas of woodland to enhance ecological and aesthetic value of the Site. Expanding onsite tree resources will provide additional suitable habitats for foraging and sheltering wildlife and create a screening buffer to the central development footprint.	<u>Create areas of broad-leaved woodland</u> Plant and establish a diverse range of locally native woody species.	<u>Implement sympathetic management</u> Maintain good health of new planting.	<u>Achieve Moderate target condition (32-year timeframe)</u> - Native species are dominant. Non-native and invasive species <10%. - Trees are healthy and woodland has a diverse age and height structure. - Evidence of tree regeneration.
6. Scattered trees and RPAs (retained) Adjacent to Brook corridor and to the south-west of the Site - Rugby Borough Council, - Hinckley and Bosworth Borough Council, - Nuneaton and Bedford Borough Council	Protect existing onsite tree resource including retained treelines along the brook corridor and small number of Norway spruce <i>Picea abies</i> . Existing trees have intrinsic nature conservation value.	<u>Protect trees during construction phase</u> Erect protective fencing.	<u>Implement sympathetic management</u> - Remove litter. - Inspect and undertake pruning if required. - Selective thinning of poor quality specimen as necessary.	<u>Maintain existing Moderate (line of trees) or Poor (conifers) condition (5-year timeframe)</u> - Trees are healthy and woodland has a diverse age and height structure. - No litter or non-native plants.
7. Woodland: scattered trees (created) Within amenity grassland at edges of central development - Rugby Borough Council, - Hinckley and Bosworth Borough Council	To increase biodiversity value within amenity grassland areas. Amenity grassland is of low biodiversity value; including some scattered trees will increase the value of the surrounding habitat and provide suitability for foraging and commuting bats and nesting birds.	<u>Create areas of broad-leaved woodland</u> Plant native species, standard trees over sown amenity grassland.	<u>Implement sympathetic management</u> - Maintain good health of new planting. - Rotational trimming programme. - Selective thinning of poor quality specimen as necessary.	<u>Achieve Moderate target condition (32-year timeframe)</u> - Trees are healthy. - No litter or non-native plants. - Canopy cover <30% of the amenity grassland.
8. Woodland: scattered scrub (retained and created) Around edges of structural planting and elsewhere within north of the site - Rugby Borough Council, - Hinckley and Bosworth Borough Council, - Nuneaton and Bedford Borough Council	Enhance and expand the onsite scrub resource and opportunities for local fauna. Scrub provides habitat connectivity and delivers additional structural and species diversity through providing edge habitats, nesting, foraging and commuting habitat for fauna across the site.	<u>Plant scattered scrub areas</u> Plant and establish woody species planting including both saplings and mature specimens.	<u>Implement sympathetic management</u> - Maintain a rotational mowing and trimming programme and scrub thinning. - Remove pernicious weeds or invasive species.	<u>Achieve Moderate target condition (10-year timeframe)</u> - At least 3 woody species (none of which comprise over 75% cover). - Diverse age-range of specimens. - Lack of pernicious or invasive weeds. - Scrub has a well-developed edge and contains clearings and glades. - Canopy cover <30%.
9. Wetland: standing water (created) Areas of permanent open water around attenuation	To provide a biodiverse habitat suitable for wildlife. Ponds can attract a diverse range of species including aquatic plants, invertebrates and amphibians. They	- Create areas of permanent open water - Situate ponds amongst wet species-rich or meadow grassland.	- Implement sympathetic management - Limit pond shading to below 50% by woody bankside species.	Achieve Poor target condition around attenuation bases & Moderate condition along brook corridor (5-year timeframe)

FEATURE, LOCATION & LPA	OBJECTIVE & RATIONALE	OUTLINE MANAGEMENT TO ACHIEVE OBJECTIVE – CONSTRUCTION PHASE	OUTLINE MANAGEMENT TO ACHIEVE OBJECTIVE – POST CONSTRUCTION	INDICATOR THAT OBJECTIVE HAS BEEN ACHIEVED
bases and ponds and scrapes along brook corridor - Rugby Borough Council, - Nuneaton and Bedford Borough Council	can quickly reach a level of high wildlife potential due to the rate at which species colonise suitable habitats.	• Multiple ponds to be created in relatively close proximity.	• Treat and remove any invasive non-native species should they arise. • Management to reduce nutrient load should filamentous algae/duckweed become dominant.	• Ponds are surrounded by wet species-rich or meadow grassland. • Lack of pollution in water supply or presence of non-native species. • Only natural fluctuations in water levels. • No fish or damaging numbers of wildfowl.
10. Wetland: reedbed (created) Within large attenuation basin - Rugby Borough Council	Maximise the biodiversity value of SUDS attenuation ponds. In addition to providing flood alleviation, a variety of vegetation structures around waterbodies can encourage rapid colonisation by a large diversity of plant and animal species, helping wetland habitats reach their high wildlife potential.	<u>Plant reedbeds around waterbodies</u> • Prepare soil for reed planting, clearing existing vegetation. • Common reed <i>Phragmites australis</i> to be planted.	<u>Implement sympathetic management</u> • Rotational trimming programme, removing litter. • Maintain consistent water table.	<u>Achieve Moderate target condition (5-year timeframe)</u> • Reeds successfully establish to self-sustaining levels, comprising over 60% of vegetation cover. • Low cover of shrubs and undesirable weeds (less than 10%). • Surface water present over at least part of reedbed for most of the year. • Water level fluctuation may result in Poor condition. • Lack of litter or non-native species.
11. Wetland: running water (existing) Harrow Brook - Rugby Borough Council, - Nuneaton and Bedford Borough Council	Protect onsite watercourses. To provide a biodiverse habitat suitable for wildlife and provide habitat connectivity to benefit local fauna.	<u>Protect watercourses during construction</u> • Erect protective fencing. • Pollution prevention guidance to be followed on site.	<u>Implement sympathetic management</u> • Inspect and remove any invasive species, remove litter or debris.	<u>Achieve Moderate target condition (10-year timeframe)</u> • Watercourse is free from pollution and run-off from adjacent areas.
12. Hedgerows – native species (created & existing) Across the site and along field boundaries of offsite field compartments - Rugby Borough Council, - Hinckley and Bosworth Borough Council, - Nuneaton and Bedford Borough Council	Enhance and expand the onsite hedgerows. Native species hedgerows provide screening to the development and potential suitability for foraging and commuting bats and foraging and nesting birds. Sympathetically managed hedgerows tend to have the highest biodiversity value.	<u>Plant & establish new hedgerows</u> • 13 species-rich native hedgerows • 9 hedgerows with trees • Erect protective fencing around retained hedgerows	<u>Implement sympathetic management</u> • Formative pruning / cutting of new hedgerows • Reduce intensity of management for retained hedgerows and replace with a rotational trimming programme • Canopy height allowed to reach and be maintained above 1.5m	<u>Achieve Moderate target condition (10-year timeframe)</u> • Hedgerow contains only native woody species • No damaged, dead or dying specimens or gaps between hedges. • No litter or non-native plants. • Hedgerow has an A shape profile (after year 4) and has reached a height of 1.5m. • Diverse age-range of specimens. • Canopy gaps <10% of total length with no gaps >5m.
13. Bat & bird boxes - Rugby Borough Council, - Hinckley and Bosworth Borough Council, - Nuneaton and Bedford Borough Council	Provide additional roosting and nesting opportunities around the scheme. No bat roost opportunities onsite currently and few nesting opportunities, would therefore enhance biodiversity of the site to benefit local bat and bird populations.	Erect boxes prior to completion of development.	N/A	Boxes have been installed in accordance with Figure 2 locations.

Table 2: Detailed management to achieve objectives

FEATURE	DETAILED MANAGEMENT TO ACHIEVE OBJECTIVE – CONSTRUCTION PHASE				DETAILED MANAGEMENT TO ACHIEVE OBJECTIVE – POST CONSTRUCTION																																											
1. Semi-improved neutral wet grassland (Retained and enhanced) Along Harrow Brook corridor - Rugby Borough Council, - Hinckley and Bosworth Borough Council, - Nuneaton and Bedford Borough Council	• Late summer/early autumn, spray off tall ruderal herbs and once dead, remove and shallow cultivate the areas. • Ground raked or harrowed to produce a medium fine, firm tilth. • Surface sow and do not incorporate or cover the seed but form in with a roll, or by treading to give good soil contact. • Sown in autumn, spring or late summer, when the ground is moist and can be worked but avoiding wet conditions. • On cultivated areas, sow Emorsgate EM8F Wildflowers for Wetland mix (or similar) as per the seed manufacturer’s sowing instructions. • Annual weeds from the soil in the first growing season can be easily controlled by topping, mowing or spot herbicide. • During the first year of establishment regularly mow during suitable conditions to a height of 40-60mm, avoiding April-July.				• Cut annually in late July – August to c.50mm on a rotational basis (50% cut each year), when grassland areas dry. Cut only if conditions allow but all cuts must avoid April – July. • Arisings left in-situ for c.24-48 hours, then remove to prevent enrichment. • Pernicious weeds should be treated using a herbicide approved for use near water once the sward height reaches 100mm. Care should be taken when using herbicide adjacent to riparian and aquatic habitats to prevent pollution of such habitats. • Cover of scrub and bramble less than 5% through management and maintenance. • Any worn areas to be reseeded as required. • No herbicide or fertiliser inputs.																																											
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• In late September spray off tall ruderal herbs and once dead, remove and shallow cultivate these areas. • Any areas of bare soil or sparsely growing sward to be sown with Emorsgate EM5 Meadow Mixture (or similar) as per the seed manufacturer’s sowing instructions. • During the first year of establishment regularly mow during suitable conditions to a height of 50-60mm, avoiding April-July. • Water as necessary during establishment.				<u>Year 1 after over-sowing</u> • Take an autumn cut (late September) to between 30-50mm. Leave the arisings in-situ for c.24-48 hours to allow seeds to shed, then remove arisings from site to prevent nutrient enrichment. • No herbicide or fertiliser inputs.																																												
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	- Post sowing (first growing season) – control flush of annual weeds by mowing in late September/October and/or March and removing the arisings off-site. - Do not mow lower than 50mm. - No herbicide or fertiliser inputs.																																													
3. Semi-improved neutral grassland (Created) In the north of the site around attenuation features - Rugby Borough Council, - Hinckley and Bosworth Borough Council,	- Targeted weeding/treatment to limit/remove undesirable species to below 5% ground cover (creeping thistle, spear thistle, curled dock, broad-leaved dock, common nettle, greater plantain, cow parsley). - Prepare fine, consolidated seedbed. - Use Emorsgate EM2 (or equivalent) to create a diverse sward. - Water as necessary during establishment. Wild Flowers <table><tr><td><i>Achillea millefolium</i></td><td>Yarrow</td><td><i>Agrimonia eupatoria</i></td><td>Agrimony</td></tr><tr><td><i>Centaurea nigra</i></td><td>Common Knapweed</td><td><i>Daucus carota</i></td><td>Wild Carrot</td></tr><tr><td><i>Galium verum</i></td><td>Lady's Bedstraw</td><td><i>Knautia arvensis</i></td><td>Field Scabious</td></tr><tr><td><i>Leucanthemum vulgare</i></td><td>Oxeye Daisy</td><td><i>Malva moschata</i></td><td>Musk Mallow</td></tr><tr><td><i>Plantago lanceolata</i></td><td>Ribwort Plantain</td><td><i>Poterium sanguisorba</i></td><td>Salad Burnet</td></tr><tr><td><i>Primula veris</i></td><td>Cowslip</td><td><i>Ranunculus acris</i></td><td>Meadow Buttercup</td></tr><tr><td><i>Rhinanthus minor</i></td><td>Yellow Rattle</td><td><i>Rumex acetosa</i></td><td>Common Sorrel</td></tr><tr><td><i>Silene dioica</i></td><td>Red Campion</td><td></td><td></td></tr></table> Grasses <table><tr><td><i>Agrostis capillaris</i></td><td>Common Bent</td><td><i>Cynosurus cristatus</i></td><td>Crested Dog's-tail</td></tr><tr><td><i>Festuca rubra</i></td><td>Red Fescue</td><td><i>Phleum bertolonii</i></td><td>Smaller Cat's-tail</td></tr><tr><td><i>Poa pratensis</i></td><td>Smooth meadow grass</td><td></td><td></td></tr></table>	<i>Achillea millefolium</i>	Yarrow	<i>Agrimonia eupatoria</i>	Agrimony	<i>Centaurea nigra</i>	Common Knapweed	<i>Daucus carota</i>	Wild Carrot	<i>Galium verum</i>	Lady's Bedstraw	<i>Knautia arvensis</i>	Field Scabious	<i>Leucanthemum vulgare</i>	Oxeye Daisy	<i>Malva moschata</i>	Musk Mallow	<i>Plantago lanceolata</i>	Ribwort Plantain	<i>Poterium sanguisorba</i>	Salad Burnet	<i>Primula veris</i>	Cowslip	<i>Ranunculus acris</i>	Meadow Buttercup	<i>Rhinanthus minor</i>	Yellow Rattle	<i>Rumex acetosa</i>	Common Sorrel	<i>Silene dioica</i>	Red Campion			<i>Agrostis capillaris</i>	Common Bent	<i>Cynosurus cristatus</i>	Crested Dog's-tail	<i>Festuca rubra</i>	Red Fescue	<i>Phleum bertolonii</i>	Smaller Cat's-tail	<i>Poa pratensis</i>	Smooth meadow grass			- Mow / strim once in early spring (March/April) and once in late summer/early autumn (September/October) to no lower than 75mm in height. A late autumn/winter cut may also be taken if sufficient material. - Arisings to be left in-situ for 48 hours following the late summer/early autumn cut to allow seeds to be shed, prior to removal from site to avoid nutrient enrichment. Arisings from other cuts are to be removed immediately. - An uncut margin up to 1m wide at the edge of any adjoining hedgerows or trees is to be maintained, to provide habitat diversity and shelter to a range of local fauna. - Hand pull undesirable weeds as necessary. - Re-seed as necessary. - Annual management in autumn or winter to prevent scrub/bracken encroachment spreading throughout the area. - Treatment to remove any invasive non-native species should they arise. - Litter picks will be undertaken at regular interval throughout the year.
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4. Amenity grassland (Created) Along the edges of the central development under tree planting & paths through semi-improved grassland - Rugby Borough Council, - Hinckley and Bosworth Borough Council,	- Remove existing ruderal vegetation by cutting and/or herbicide treatment. - Rake or harrow ground to produce a medium fine, firm tilth. - Sow amenity grass seed as per the seed manufacturer’s sowing instructions in autumn or spring. A native flowering lawn mix such as EL1 Flowering Lawn Mix Emorsgate Seeds (or similar) can be used as a substitute for a grass only mix. - During initial establishment amenity areas will be mown to a minimum height of 50mm 6-8 weeks after germination and regularly (every 2-4 weeks) thereafter throughout the initial growing season or whenever the grass reaches a height of 60mm. Mowing will be avoided during wet conditions. - Annual weeds from the soil in the first growing season can be controlled by topping, cutting or spot herbicide. - Water as necessary during establishment.	- Mow regularly to a height of 25-35mm as required throughout the growing season to maintain a tidy appearance. - If a flowering lawn mix is sown, avoid mowing sections in May-July, or aim to significantly reduce the mowing intensity in order to encourage seed setting and dispersal. Alternatively - the mowing height can be increased to >75mm. - Mow during appropriate weather, avoiding sustained wet periods or heavy frost, snow, and waterlogging. - Use appropriate machinery, using equipment suitable to the task for sections next to fences, walls, kerbs, paths and other boundaries / obstacles. - Leave an uncut sward at the base of trees (500mm radius minimum). - Avoid herbicide use in close proximity to trees (<1m). - Take care to remove litter and other debris prior to mowing. - If any areas failing within first 5 years, overseed as per the seed manufacturer’s sowing instructions.																																												
5. Woodland: Broad-leaved plantation (Created) Planted along the north, west & south sides of the central development - Rugby Borough Council, - Hinckley and Bosworth Borough Council,	- Planting will be between end of October and March with periods of inundation or prolonged ground frost should be avoided. - Planting groupings and densities to be in accordance with the submitted Detailed Planting Plans. - Species to include (but are not limited to): <table><tr><td><i>Acer campestre</i></td><td>Field Maple</td><td><i>Alnus glutinosa</i></td><td>Alder</td></tr><tr><td><i>Betula pendula</i></td><td>Silver Birch</td><td><i>Corylus avellana</i></td><td>Hazel</td></tr><tr><td><i>Crataegus monogyna</i></td><td>Hawthorn</td><td><i>Ilex aquifolium</i></td><td>Holly</td></tr><tr><td><i>Prunus avium</i></td><td>Cherry</td><td><i>Pinus sylvestris</i></td><td>Scots pine</td></tr><tr><td><i>Salix caprea</i></td><td>Goat Willow</td><td><i>Quercus robur</i></td><td>Oak</td></tr></table>	<i>Acer campestre</i>	Field Maple	<i>Alnus glutinosa</i>	Alder	<i>Betula pendula</i>	Silver Birch	<i>Corylus avellana</i>	Hazel	<i>Crataegus monogyna</i>	Hawthorn	<i>Ilex aquifolium</i>	Holly	<i>Prunus avium</i>	Cherry	<i>Pinus sylvestris</i>	Scots pine	<i>Salix caprea</i>	Goat Willow	<i>Quercus robur</i>	Oak	- Subject to two visits annually, once in the growing season (April – September) and once in the dormant season (October – March). - Water during prolonged dry weather during the growing season (April – September). - For the first three years after planting, maintain a weed free area of at least 1m diameter around each tree/plant. Use a suitable translocated herbicide such as “Round-up” glyphosate herbicide during summer visit. Dead weed material shall be removed during the following visit to site. - Check and tighten tree supports / firm up in ground if necessary. - Once established well, remove all stakes, ties, spacers, tubes etc. and make good surfaces disturbed, filling any holes with suitable topsoil. - For the first five years all dead and dying specimens are to be replaced with a tree/plant of either the same species or similar species as those existing. This is to allow some flexibility and to avoid problems encountered with ‘Same Tree Disease’.																								
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	• Suitable rabbit guards, fencing, or shelters will be used to protect plants from damage until established. Tree guards will be removed once the trees and shrubs are established. • Water as necessary during establishment.	• Prune back any diseased or rotten wood (including the removal of main stems and limbs) back to sound wood. A suitably skilled and qualified arboriculturist shall carry out such pruning. • Retain any deadwood in situ. • Top up mulch levels where necessary • Maintain free of litter and self-seeded non-native plants.																								
6. Scattered trees and RPAs (Retained) Adjacent to Brook corridor and to the south-west of the Site - Rugby Borough Council, - Hinckley and Bosworth Borough Council, Nuneaton and Bedford Borough Council	• Erect protective 2.3m tall mesh welded fencing around retained tree and hedgerow resources as required by BS5837 to protect retained trees during construction.	• Maintain free of litter and self-seeded non-native plants. • Inspect trees at least every five years or following major storm events to ensure they are safe. Any pruning necessary to be undertaken by an Arboricultural Association approved Tree Surgeon.																								
7. Woodland: Scattered trees (Created) Within amenity grassland at edges of central development - Rugby Borough Council, Hinckley and Bosworth Borough Council,	• Plant native species standards (i.e. trunk > 1.8m tall) at a density such that final canopy cover at maturity will be <30% of the grassland area. • Use only native tree species such as (but not limited to): <table><tr><td><i>Acer campestre</i></td><td>Field Maple</td><td><i>Betula pendula</i></td><td>Silver Birch</td></tr><tr><td><i>Crataegus monogyna</i></td><td>Hawthorn</td><td><i>Corylus avellana</i></td><td>Hazel</td></tr><tr><td><i>Ilex aquifolium</i></td><td>Holly</td><td><i>Prunus avium</i></td><td>Cherry</td></tr><tr><td><i>Pinus sylvestris</i></td><td>Scots pine</td><td><i>Quercus robur</i></td><td>Oak</td></tr><tr><td><i>Ligustrum vulgare</i></td><td>Wild Privet</td><td><i>Prunus spinosa</i></td><td>Blackthorn</td></tr><tr><td><i>Viburnum opulus</i></td><td>Guelder-rose</td><td></td><td></td></tr></table> • Stake and protect trees with guards. • Suppress weeds with a 1m radius of deep wood-chip mulch or biodegradable mulch-mat.	<i>Acer campestre</i>	Field Maple	<i>Betula pendula</i>	Silver Birch	<i>Crataegus monogyna</i>	Hawthorn	<i>Corylus avellana</i>	Hazel	<i>Ilex aquifolium</i>	Holly	<i>Prunus avium</i>	Cherry	<i>Pinus sylvestris</i>	Scots pine	<i>Quercus robur</i>	Oak	<i>Ligustrum vulgare</i>	Wild Privet	<i>Prunus spinosa</i>	Blackthorn	<i>Viburnum opulus</i>	Guelder-rose			• Replace plants if less than 75% establishment of original planting for first 5 years. • Maintain 1m radius weed free area around trees for first 5 years. • Remove any invasive species. • Maintain open areas by control or removal of understorey by strimming after the summer. • Shrub cutting on a rotational basis every few years. • Maintain a varied structure with both older and younger trees present. • Coppice where appropriate with rotational management. • Selective thinning of poor-quality specimen as necessary.
<i>Acer campestre</i>	Field Maple	<i>Betula pendula</i>	Silver Birch																							
<i>Crataegus monogyna</i>	Hawthorn	<i>Corylus avellana</i>	Hazel																							
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<i>Ligustrum vulgare</i>	Wild Privet	<i>Prunus spinosa</i>	Blackthorn																							
<i>Viburnum opulus</i>	Guelder-rose																									
8. Woodland: Scattered scrub (Created and retained) Around edges of structural planting and elsewhere within north of the site - Rugby Borough Council, - Hinckley and Bosworth Borough Council, Nuneaton and Bedford Borough Council	• Planting will be completed between the end of October and March, avoiding periods of inundation or prolonged ground frost. • Provision of native scrub panting (>3 native species to be included, e.g. gorse <i>Ulex europaeus</i>, Guelder-rose <i>Viburnum opulus</i>, hazel <i>Corylus avellana</i>, hawthorn <i>Crataegus monogyna</i> and spindle <i>Euonymus europaeus</i>). • Suitable rabbit guards, fencing, or shelters will be used to protect plants from damage until established. Tree guards will be removed once the trees and shrubs are established. • Water as necessary during establishment.	• Periodic thinning to allow opportunities for natural regeneration. • All plants shall be checked and firmed up in the ground as necessary. • Newly planted trees should be watered during prolonged dry weather during the growing season (April – September). • For at least the first three years after planting, weeding should be undertaken to maintain a weed free area of at least 1m diameter around each plant. Pernicious weeds and invasive species make up less than 5% of the ground cover through treatment (if necessary). • Tree and/or shrub shelters, if fitted, shall be lifted as necessary to achieve weed control, and re-firmed in the ground after completion of the work. Dead weed material shall be removed during the following visit to site. • For the first five years all dead and dying specimens are to be replaced with a plant of either the same species or similar species as those existing. • Prune back any diseased or rotten wood (including the removal of main stems and limbs) back to sound wood. A suitably skilled and qualified arboriculturist shall carry out such pruning. • Top-up mulch levels where necessary. • Manage scrub with a well-developed edge with scattered scrub and tall grassland and/or herbs present between the scrub and adjacent habitat(s).																								
9. Wetland: Standing Water (Created) Areas of permanent open water around attenuation bases and ponds and scrapes along brook corridor - Rugby Borough Council, - Nuneaton and Bedford Borough Council	• Create multiple ponds along brook corridor amongst wet species-rich grassland. • Marginal/aquatic planting is best sown March to November. Seed should be sown when the ground is moist and can be worked but avoiding wet conditions. • The ground should be cultivated to a depth of 10cm prior to seeding to bury the surface vegetation, remove weeds, harrow or rake to produce a medium firm tilth. • Sow using a native damp tolerant species-rich seed mix such as Emorsgate EM8 or similar, as per the seed manufacturer's sowing instructions. • Surface sow and do not incorporate or cover the seed but form in with raking to a depth of 0.5cm or rolling the area.	• Treat and remove any invasive non-native species should they arise. • Management to reduce nutrient load should filamentous algae/duckweed become dominant. • Litter removal to prevent blockages / debris / fly tipping as required between July and January to avoid peak amphibian season. • Monitoring of water levels. Where the water level falls below 30cm, pond liners (if used) will be checked for damage. • Marginal vegetation is to be managed by periodic cutting or strimming, this will be undertaken during late autumn/winter, with no more than one third cut on three-year rotation. The aim is to maintain at least 50% of the pond surface as open water free from emergent/marginal vegetation. A 1m strip of vegetation along one length of the basin will be retained uncut on each																								

FEATURE	DETAILED MANAGEMENT TO ACHIEVE OBJECTIVE – CONSTRUCTION PHASE	DETAILED MANAGEMENT TO ACHIEVE OBJECTIVE – POST CONSTRUCTION																								
	- Annual weeds from the soil in the first growing season can be easily controlled by topping, mowing or spot herbicide. - Scrapes are to be dug in the first year of establishment which will comprise bare earth that will fill with water between October and March and likely be dry during the summer months. Some vegetation is likely to form in the scrapes over time and therefore intermittent management will be necessary.	occasion to ensure that there is always an area of tall vegetation cover and nesting/foraging resources. Avoid amphibian breeding season March – June. - All arisings will be left in-situ for at least 48 hours. Depending on the volume of material removed, this can be left 3-5m from the basin to decompose naturally and provide microhabitat for invertebrate species or removed off-site or to a designated composting area. - Pernicious weeds should be treated once the sward height reaches 100mm using a herbicide approved for use near water. Care should be taken when using herbicide adjacent to riparian and aquatic habitats to prevent pollution of such habitats. - Water areas of new planting during the establishment period as required for healthy establishment, depending on weather conditions. - Litter picks will be undertaken at regular intervals throughout the year.																								
10. Wetland: Reedbed (Created) Within large attenuation basin - Rugby Borough Council	- Species to comprise container grown common reed <i>Phragmites australis</i> plants. - Prepare soil beds for reed planting – control or clear existing vegetation. Young reed plants require damp soil during sowing or planting. - Plant at a density of 6no. plants per m2, firmly heeling in plants to prevent these being dislodged.	- Monitor water levels every three months and alter the regime as appropriate to maintain consistent water supply and avoid dehydration of young plants. - After young reed shoots have sprouted, water levels can be raised but top third of plants to remain above water surface, to avoid drowning young plants. - Allow a variety of vegetation structures to develop from dense tussock stands to bare and recently colonised mud. - Reed cutting on a rotational basis every 1-3 years, removing cuttings after 48 hours to allow wildlife to dissipate. No more than 30% cut in a single year and any build-up of reed litter removed once a year. Avoid such works during the amphibian breeding season (March – June). - Annual management to prevent scrub encroachment. - Treatment to remove any invasive non-native species should they arise. - Litter picks will be undertaken at regular intervals throughout the year.																								
11. Wetland: Running water (Retained) Harrow Brook - Rugby Borough Council, - Nuneaton and Bedford Borough Council	Heras fencing to be used as required throughout construction to protect a buffer zone of minimum width 5m adjacent to brook corridor.	- Maintain free of litter and self-seeded non-native plants. - Monitor watercourse to keep free from litter or debris and ensure no pollution and run-off from adjacent areas. - Treat and remove any invasive non-native species should they arise.																								
12. Hedgerows – native species (Created and retained) Across the site and along field boundaries of offsite field compartments - Rugby Borough Council, - Hinckley and Bosworth Borough Council, - Nuneaton and Bedford Borough Council	- Planting will be undertaken between late October and March, avoiding periods of inundation or prolonged ground frost. - Ground preparation will include the strimming and spraying of a planting strip with glyphosate herbicide at least three weeks prior to planting. - Water as required during establishment, increasing irrigation during dry spells. - Native planting mix to be used to establish new native species-rich hedgerows using species such as (but not limited to): Native shrubs <table><tr><td><i>Crataegus monogyna</i></td><td>Hawthorn</td></tr><tr><td><i>Prunus spinosa</i></td><td>Blackthorn</td></tr><tr><td><i>Corylus avellana</i></td><td>Hazel</td></tr><tr><td><i>Rosa canina</i> agg.</td><td>Dog-rose</td></tr><tr><td><i>Ilex aquifolium</i></td><td>Holly</td></tr><tr><td><i>Sambucus nigra</i></td><td>Elder</td></tr><tr><td><i>Cornus sanguinea</i></td><td>Dogwood</td></tr><tr><td><i>Virburnum opulus</i></td><td>Guelder rose</td></tr></table> - Native planting mix for new native hedgerows with trees to include additional species such as (but not limited to): Native trees <table><tr><td><i>Acer campestre</i></td><td>Field Maple</td></tr><tr><td><i>Quercus robur</i></td><td>Oak</td></tr><tr><td><i>Prunus avium</i></td><td>Cherry</td></tr><tr><td><i>Carpinus betulus</i></td><td>Hornbeam</td></tr></table>	<i>Crataegus monogyna</i>	Hawthorn	<i>Prunus spinosa</i>	Blackthorn	<i>Corylus avellana</i>	Hazel	<i>Rosa canina</i> agg.	Dog-rose	<i>Ilex aquifolium</i>	Holly	<i>Sambucus nigra</i>	Elder	<i>Cornus sanguinea</i>	Dogwood	<i>Virburnum opulus</i>	Guelder rose	<i>Acer campestre</i>	Field Maple	<i>Quercus robur</i>	Oak	<i>Prunus avium</i>	Cherry	<i>Carpinus betulus</i>	Hornbeam	<u>During establishment phase</u> - Until the new planting is established, formative pruning will be undertaken once annually to keep the new hedgerows tidy and encourage a dense growth form. - Weeding by hand or using glyphosate as appropriate should be undertaken around the base of the plants, three times per year. - Suitable rabbit guards, fencing, or shelters will be used to protect plants from damage until established. - Subject to two checks annually, once in growing season (April – September) and once in dormant season (October – March). - During establishment water as necessary during prolonged dry weather in the growing season (April – September). - Tree guards and stakes will be reviewed and removed as necessary after 3-5 years. - For the first five years all dead and dying specimens, including both planted tree and hedgerow species specimens, are to be replaced with a tree/plant of either the same species or similar species as those existing. This is to allow some flexibility and to avoid problems encountered with ‘Same Tree Disease’. <u>Retained hedgerows & after created hedgerow establishment</u> - Cut retained hedgerows annually between January and mid-February (inclusive). Unless hedgerows are overhanging pathways cut on rotational basis so that no more than 50% is cut each year to maintain a continuous supply of flowers and fruits. Cut to maintain an ‘A’ shaped profile. Remove arisings from site. - Canopy height to be allowed to reach and be maintained above 1.5m.
<i>Crataegus monogyna</i>	Hawthorn																									
<i>Prunus spinosa</i>	Blackthorn																									
<i>Corylus avellana</i>	Hazel																									
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FEATURE	DETAILED MANAGEMENT TO ACHIEVE OBJECTIVE – CONSTRUCTION PHASE	DETAILED MANAGEMENT TO ACHIEVE OBJECTIVE – POST CONSTRUCTION
	Retained hedgerows to be protected During construction using Heras or high visibility fencing, in accordance with BS5837.	- Trees within hedgerows will be left uncut unless damaged/diseased limbs or hedgerow sections require removal to promote overall tree health, or if removal is required for health and safety reasons. - Prune any diseased or rotten wood (including the removal of main stems and limbs) back to sound wood. A suitably skilled and qualified arboriculturalist shall carry out such pruning. <u>Throughout</u> - Trimming/cutting will be undertaken between October and February to avoid the nesting bird season. If it is not possible to time works to avoid March-September inclusive, then works must only proceed if preceded by a nesting bird check by a suitably experienced ecologist (within 48 hours prior to the works). Should an active nest or nest be identified, the ecologist will establish a suitable works buffer to be maintained around each nest. - All cut material will be removed from the site. - Maintain free of litter and remove any non-native species should they arise.
13. Bat & Bird Boxes - Rugby Borough Council, - Hinckley and Bosworth Borough Council, - Nuneaton and Bedford Borough Council	- Install bat boxes at a height of 4-6m in a south-west, south or south-east facing direction (avoiding north facing aspects); and - Install external bird boxes at a height of 3m+ in an east to west facing direction (avoiding south facing aspects).	N/A

Table 3: Monitoring Programme – Construction Phase

FEATURE & LOCATION	OUTLINE MANAGEMENT TO ACHIEVE OBJECTIVE	SUPERVISION	COMMENT
1. Semi-improved neutral wet grassland (Retained and enhanced) Along Harrow Brook corridor - Rugby Borough Council, - Hinckley and Bosworth Borough Council, - Nuneaton and Bedford Borough Council	<u>Enhance species diversity</u> • Remove undesirable species & self-set scrub (herbicide). • Oversow any bare earth or sparsely growing sward with a wet tolerant native seed mix	• Recommended	• Ecologist input recommended to ensure that appropriate technique is applied
2. Offsite semi-improved neutral grassland (Retained and enhanced) Fields surrounding proposed drainage works - Rugby Borough Council, - Hinckley and Bosworth Borough Council, - Nuneaton and Bedford Borough Council	<u>Enhance localised areas occupied by tall ruderal species</u> • Remove undesirable species & self-set scrub (herbicide). • Oversow bare earth or sparsely growing sward with species rich native grassland mix	• Recommended	• Ecologist input recommended to ensure that appropriate technique is applied
3. Semi-improved neutral grassland (Created) In the north of the site around attenuation features - Rugby Borough Council, - Hinckley and Bosworth Borough Council, - Nuneaton and Bedford Borough Council	<u>Create new semi-improved neutral grassland</u> • Remove existing vegetation • Sow a specific wildflower seed mix	• Recommended	• Ecologist input recommended to ensure that appropriate technique is applied
4. Amenity grassland (Created) Along the edges of the central development under tree planting & paths through semi-improved grassland - Rugby Borough Council, - Hinckley and Bosworth Borough Council, - Nuneaton and Bedford Borough Council	<u>Create amenity grassland</u> • Remove existing vegetation • Prepare seedbed • Sow prescribed seed mix	• Partial	• Check with ecologist / landscape architect before ordering plants
5. Woodland: Broad-leaved plantation (Created) Planted along the north, west & south sides of the central development - Rugby Borough Council, - Hinckley and Bosworth Borough Council	<u>Create areas of broad-leaved woodland</u> • Plant and establish native woody species	• Partial	• Check with ecologist / landscape architect before ordering plants
6. Scattered trees and RPAs (Retained) Adjacent to Brook corridor and to the south-west of the Site - Rugby Borough Council, - Hinckley and Bosworth Borough Council, - Nuneaton and Bedford Borough Council	<u>Protect trees during construction phase</u> • Erect protective fencing	• Not required	
7. Woodland: Scattered trees (Created) Within amenity grassland at edges of central development - Rugby Borough Council, - Hinckley and Bosworth Borough Council	<u>Create areas of broad-leaved woodland</u> • Plant native species, standard trees over sown amenity grassland	• Partial	• Check with ecologist / landscape architect before ordering plants
8. Woodland: Scattered scrub (Created and retained) Around edges of structural planting and elsewhere within north of the site - Rugby Borough Council, - Hinckley and Bosworth Borough Council, - Nuneaton and Bedford Borough Council	<u>Plant scattered scrub areas</u> • Plant and establish woody species planting including both saplings and mature specimens	• Partial	• Check with ecologist / landscape architect before ordering plants
9. Wetland: Standing Water (Created) Areas of permanent open water around attenuation bases and ponds and scrapes along brook corridor - Rugby Borough Council, - Nuneaton and Bedford Borough Council	<u>Create areas of permanent open water</u> • Situate ponds amongst wet species-rich or meadow grassland • Multiple ponds to be created in close proximity	• Partial	• Check with ecologist / landscape architect before ordering plants
10. Wetland: Reedbed (Created) Within large attenuation basin - Rugby Borough Council	<u>Plant reedbeds around waterbodies</u> • Prepare soil for reed planting, clearing existing vegetation • Common reed <i>Phragmites australis</i> to be planted • Add other areas of aquatic/marginal planting to create variety of habitats	• Partial	• Check with ecologist / landscape architect before ordering plants
11. Wetland: Running water (Retained)	<u>Protect watercourses during construction phase</u>	• Not required	

FEATURE & LOCATION	OUTLINE MANAGEMENT TO ACHIEVE OBJECTIVE	SUPERVISION	COMMENT
Harrow Brook	- Erect protective fencing - Pollution prevention guidance to be followed on site		
12. Hedgerows – native species (Created and retained) Across the site and along field boundaries of offsite field compartments - Rugby Borough Council, - Nuneaton and Bedford Borough Council	<u>Plant & establish new hedgerows</u> 13 species-rich native hedgerows 9 hedgerows with trees - Erect protective fencing around retained hedgerows	Partial	Check with ecologist / landscape architect before ordering plants
13. Bat & Bird Boxes - Rugby Borough Council, - Hinckley and Bosworth Borough Council, - Nuneaton and Bedford Borough Council	N/A	Not required	Check with ecologist / landscape architect before ordering boxes
14. Annual monitoring - Rugby Borough Council, - Hinckley and Bosworth Borough Council, - Nuneaton and Bedford Borough Council	Not applicable at the construction phase	Recommended	
15. Grassland monitoring - Rugby Borough Council, - Hinckley and Bosworth Borough Council, - Nuneaton and Bedford Borough Council	Not applicable at the construction phase	Recommended	- Will require ecologist to undertake grassland surveys at end of Year 2 and Year 5. - Surveys to be completed during June-July, utilising the FEP survey methodology. - Year 2 survey to inform ongoing management - Year 5 to inform Management Plan Review
16. Review of Management Plan - Rugby Borough Council, - Hinckley and Bosworth Borough Council, - Nuneaton and Bedford Borough Council	Not applicable at construction phase but required at end of 5 th Year	Recommended	Will require ecologist to determine whether some of the 5 year objectives have been met.

Table 4: Monitoring programme - post construction

FEATURE & LOCATION	MONITORING	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5 AND THEREAFTER	INDICATOR THAT OBJECTIVE HAS BEEN ACHIEVED
1. Semi-improved neutral wet grassland (Retained and enhanced) Along Harrow Brook corridor - Rugby Borough Council, - Hinckley and Bosworth Borough Council, - Nuneaton and Bedford Borough Council	- Have areas of wildflower meadow been sown? - Has the recommended seed mix been used? - Has the first-year management been implemented? - Has long-term management been implemented?	✓	✓	✓	✓	✓	<u>Achieve Moderate target condition (15-year timeframe)</u> - Treated areas free of tall ruderal, invasive, scrub or shrub species - Grassland supports a diverse, herb-rich mix of wildflowers and grasses appropriate for neutral wet grassland
2. Offsite semi-improved neutral grassland (Retained and enhanced) Fields surrounding proposed drainage works - Rugby Borough Council, - Hinckley and Bosworth Borough Council	- Have areas of wildflower meadow been sown? - Has the recommended seed mix been used? - Has the first-year management been implemented? - Has long-term management been implemented?	✓	✓	✓	✓	✓	<u>Achieve Moderate target condition (15-year timeframe)</u> - Treated areas free of tall ruderal, invasive, scrub or shrub species - Grassland supports a diverse, herb-rich mix of wildflowers and grasses appropriate for neutral grassland

FEATURE & LOCATION	MONITORING	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5 AND THEREAFTER	INDICATOR THAT OBJECTIVE HAS BEEN ACHIEVED
3. Semi-improved neutral grassland (Created) In the north of the site around attenuation features - Rugby Borough Council, - Hinckley and Bosworth Borough Council	- Have areas of wildflower meadow been sown? - Has the recommended seed mix been used? - Has the first-year management been implemented? - Has long-term management been implemented?	✓	✓	✓	✓	✓	Achieve Moderate target condition (15-year timeframe) - Treated areas free of tall ruderal, invasive, scrub or shrub species - Grassland supports a diverse, herb-rich mix of wildflowers and grasses appropriate for neutral grassland
4. Amenity grassland (Created) Along the edges of the central development under tree planting & paths through semi-improved grassland - Rugby Borough Council, - Hinckley and Bosworth Borough Council	- Have areas of amenity grassland been sown? - Has the recommended seed mix been used? - Has the first-year management been implemented? - Has long-term management been implemented?	✓	✓	✓	✓	✓	Achieve Poor target condition (3-year timeframe) - Amenity grassland is always classed as poor condition within the Warwickshire metric - Healthy self-sustaining grassland sward
5. Woodland: Broad-leaved plantation (Created) Planted along the north, west & south sides of the central development - Rugby Borough Council, - Hinckley and Bosworth Borough Council	- Have proposed new trees been planted? - Have the recommended native species been planted - Are the guards and mulch-mats in place? - Have plants been replaced if less than 75% establishment of original planting?	✓	✓	✓	✓	✓	Achieve Moderate target condition (32-year timeframe) - Native species are dominant - Trees are healthy and woodland has a diverse age and height structure - Evidence of tree regeneration
6. Scattered trees and RPAs (Retained) Adjacent to Brook corridor and to the south-west of the Site - Rugby Borough Council, - Hinckley and Bosworth Borough Council, - Nuneaton and Bedford Borough Council	- Has protective fencing been used? - Is area free of litter & non-native plants? - Have trees been checked for safety (e.g. following major storm events)?	✓	✓	✓	✓	✓	Maintain existing Moderate (line of trees) or Poor (conifers) condition (5-year timeframe) - Trees are healthy and woodland has a diverse age and height structure - No litter or non-native plants
7. Woodland: Scattered trees (Created) Within amenity grassland at edges of central development - Rugby Borough Council, - Hinckley and Bosworth Borough Council	- Have proposed new trees been planted? - Have the recommended native species been planted - Are the guards and mulch-mats in place? - Have plants been replaced if less than 75% establishment of original planting?	✓	✓	✓	✓	✓	Achieve Moderate target condition (32-year timeframe) - Trees are healthy and woodland has a diverse age and height structure - No litter or non-native plants - Canopy cover <30% of the amenity grassland
8. Woodland: Scattered scrub (Created and retained) Around edges of structural planting and elsewhere within north of the site - Rugby Borough Council, - Hinckley and Bosworth Borough Council, - Nuneaton and Bedford Borough Council	- 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?	✓	✓	✓	✓	✓	Achieve Moderate target condition (10-year timeframe) - At least 3 woody species (none of which comprise over 75% cover) - Diverse age-range of specimens - Lack of pernicious or invasive weeds - Scrub has a well-developed edge and contains clearings and glades

FEATURE & LOCATION	MONITORING	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5 AND THEREAFTER	INDICATOR THAT OBJECTIVE HAS BEEN ACHIEVED
9. Wetland: Standing Water (Created) Areas of permanent open water around attenuation bases and ponds and scrapes along brook corridor - Rugby Borough Council, - Nuneaton and Bedford Borough Council	- Have the ponds been created? - Have the recommended seed mixes or aquatic plants been sown? - Has 50% of marginal vegetation been cut each year to prevent choking? - Are ponds free of scrub, litter, fish and non-native species? - Do water levels fluctuate to a natural degree?	✓					<u>Achieve Poor target condition around attenuation bases & Moderate condition along brook corridor (5-year timeframe)</u> - Ponds are surrounded by wet species-rich or meadow grassland - Lack of pollution in water supply or presence of non-native species - Only natural fluctuations in water levels - No fish or damaging numbers of wildfowl
10. Wetland: Reedbed (Created) Within large attenuation basin - Rugby Borough Council	- Has the attenuation basin been created? - Have the reedbeds been planted? - Has the first-year management been implemented? - Is the basin free of scrub, litter and non-native species? - Do water levels fluctuate to a natural degree?	✓					<u>Achieve Moderate target condition (5-year timeframe)</u> - Reeds successfully establish to self-sustaining levels, comprising over 60% of vegetation cover - Low cover of shrubs and undesirable weeds (less than 10%) - Surface water present over at least part of reedbed for most of the year - Water level fluctuation may result in Poor condition - Lack of litter or non-native species
11. Wetland: Running water (Retained) Harrow Brook - Rugby Borough Council, - Nuneaton and Bedford Borough Council	- Has protective fencing been used? - Is watercourse free of litter, non-native plants, debris or pollution?	✓	✓	✓	✓	✓	<u>Achieve Moderate target condition (5-year timeframe)</u> Watercourse is free from pollution and run-off from adjacent areas
12. Hedgerows – native species (Created & retained) Across the site and along field boundaries of offsite field compartments - Rugby Borough Council, - Hinckley and Bosworth Borough Council, - Nuneaton and Bedford Borough Council	- Has protective fencing been used around retained hedgerow? - Have 13 new species-rich hedgerows and 9 new hedgerows with trees been planted? - Have the recommended native species been planted? - Are the guards and mulch-mats in place? - Have plants been replaced if less than 75% establishment of original planting? - Has biannual trimming taken place?	✓					<u>Achieve Moderate target condition (10-year timeframe)</u> - Hedgerow contains only native woody species - No damaged, dead or dying specimens or gaps between hedges - No litter or non-native plants - Hedgerow has an A shape profile (after year 4) and has reached a height of 1.5m - Diverse age-range of specimens
13. Bat & Bird Boxes - Rugby Borough Council, - Hinckley and Bosworth Borough Council, - Nuneaton and Bedford Borough Council	- Have bat boxes been installed? - Have bird boxes been installed?	✓					
14. Annual monitoring - Rugby Borough Council, - Hinckley and Bosworth Borough Council, - Nuneaton and Bedford Borough Council	Has annual inspection taken place?	✓	✓	✓	✓	✓	Brief inspection report produced
15. Grassland monitoring - Rugby Borough Council, - Hinckley and Bosworth Borough Council, - Nuneaton and Bedford Borough Council	- Have Year 2 and Year 3 grassland surveys been done? - Have survey reports been produced?		✓	✓		✓	- Year 2 survey report - Year 5 survey report

FEATURE & LOCATION	MONITORING	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5 AND THEREAFTER	INDICATOR THAT OBJECTIVE HAS BEEN ACHIEVED
16. Review of Management Plan - Rugby Borough Council, - Hinckley and Bosworth Borough Council, - Nuneaton and Bedford Borough Council	Has Management Plan been reviewed at end of 5th Year?					✓	Next 5-year Management Plan has been produced.

7.0 MANAGEMENT RESPONSIBILITIES AND FUNDING

- 7.1 This LEMP sets out the long-term design objectives and management tasks over a 30-year period, and includes an initial 5-year maintenance schedule (Tables 1 – 4).
- 7.2 It is expected that following this Management Plan period (up to 30 years) that the proposed practices and resultant habitats and landscape areas are reviewed alongside the Landscape and Ecological Management Plan (LEMP) for the Site. This review (carried out by a suitably qualified Ecologist) will form part of the regular monitoring programme for the site (every 3-5 years) and will determine the future management practices following the first 10 years after completion of the development. The ongoing management practices should be set out within a subsequent Management Plan to ensure compliance with the strategy intentions up to a 30-year period.

Management Responsibilities

- 7.3 The Site Manager of the construction phase, appointed by the developer, has responsibility for ensuring appropriate management of retained habitats and of habitats created during the construction phase.
- 7.4 Once the development is operational, the responsibility for long term habitat management will be passed to a management company who will be appointed by Agrarian Development Holdings Ltd. The details of the management company will be passed to the local planning authority.
- 7.5 The management set out within this document will run for five years following the completion of the development before being reviewed to ensure the practicality and appropriateness of management across the site in the long term.

Funding

- 7.6 Habitat management during the construction phase will be funded by the developer (Agrarian Development Holdings Ltd).
- 7.7 Once responsibility of management has been passed onto the appointed management company.

APPENDIX A - CONDITIONS**Rugby Borough Council hybrid planning application reference - R21/0985**

CONDITION 16: A landscape and ecological management plan (LEMP) for each phase of development shall be submitted to, and be approved in writing by, the Local Authority prior to the commencement of the specified phase of development. The content of the LEMP shall have regard to the submitted details (including ES Appendix 10.4A) and include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and the process for implementing remedial measures should the LEMP objectives not be met.
- i) Revised Biodiversity Impact Assessment calculation in accordance with the Warwickshire County Council metric version 19.1 metrics applied to the application site to demonstrate that no net loss to biodiversity will be achieved, or set out the measures/strategy proposed to ensure an overall net gain is delivered.

Details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

Implementation will be in accordance with the approved details.

Reason: To ensure a net biodiversity gain in accordance with the National Planning Policy Framework (2023).

Hinckley & Bosworth Borough Council hybrid planning application reference - 21/01191/HYB

CONDITION 7: A landscape and ecological management plan (LEMP) for each phase including land within HBBC's administrative area shall be submitted to, and be approved in writing by, the Local Authority prior to the development for that phase being first brought into use. The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implantation of the plan.
- h) Ongoing monitoring and remedial measures. The LEMP shall also include details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

Reason: To ensure a net biodiversity gain in accordance with paragraph 174 of the National Planning Policy Framework (2021)

Nuneaton & Bedworth Borough Council hybrid planning application reference – 038340

A Landscape and Ecological Management Plan (LEMP) and a Biodiversity Enhancement Management Plan (BEMP) relating to the phase/s of the development which include the area of the application site located within Nuneaton and Bedworth Borough Council's administrative boundary shall be submitted to, and be approved in writing by, the Local Authority prior to any of the development within that phase/s first brought into use. The content of the LEMP and BEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implantation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP and BEMP shall also include details of the legal and funding mechanism(s) by which long-term implementation of the plans will be secured by the developer with the management body(ies) responsible for their delivery.

APPENDIX B – BIODIVERSITY IMPACT ASSESSMENT SUMMARY

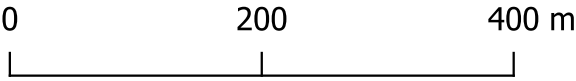


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Key

-  **Site Boundary**
-  **Land Under Client Ownership**
- Local Planning Authorities**
 -  **Bosworth & Hinckley Borough Council**
 -  **Nuneaton and Bedworth Borough Council**
 -  **Rugby Borough Council**





client
Mountpark
project
Hinkley
drawing title
**LOCAL PLANNING AUTHORITY
AREAS PLAN**
scale @ A3
1:6000
drawing / figure number
Figure 1

drawn
LG / HEH
issue date
14/4/2024
rev
-



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Key

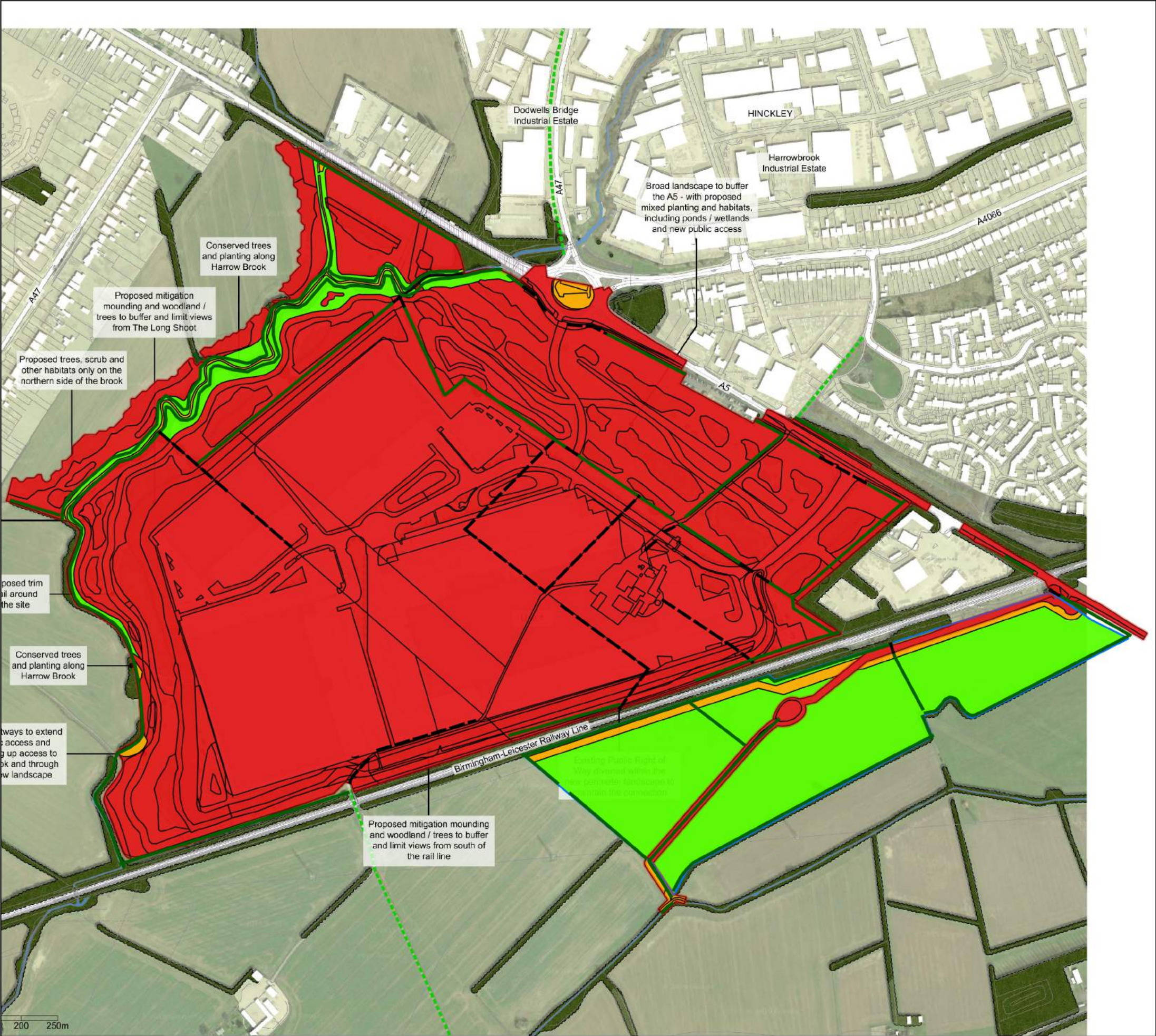
- Site Boundary
- Land Under Client Ownership

Bat Boxes

- Schwegler 2F (or similar)
- Schwegler 2FN(or similar)
- Schwegler 3FN (or similar)
- Schwegler 1FF or similar)
- Schwegler 1FD or similar)

Bird Boxes

- Schwegler Brick Nest Box Type 24 - 32mm (or similar)
- Bird Block - 27mm (or similar)
- Vivara Pro Built-in Half Open Nest Box (or similar)
- Vivara Pro Woostone Starling Nest Box (or similar)



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Key

- Site Boundary
- Offsite Additional Areas

Habitats

- Lost
- Retained
- Enhanced

Hedgerow/Treelines

- Lost
- Retained

client
Agrarian Development
Holdings Ltd
Padge Hall Farm, Hinckley

drawing title
HABITAT RETENTION PLAN

scale @ A3
1:5,500

drawing / figure number
Figure 3

drawn
HEH / RG

issue date
9/5/2024



rev
F

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masterplanning ■ environmental assessment ■ landscape design ■ urban design ■ ecology ■ architecture ■ arboriculture

K:\8800\8815\QGIS\Plans\8815-E-02 Habitat Retention Plan Rev F.qgs



Key

 Site Boundary

 Offsite Additional Area

Habitats

 Hardstanding

 Amenity Grassland

 Meadow Grassland

 Wet Wildflower

 Scattered trees

 Retained and enhanced poor semi-improved grassland

 Retained scrub

 Scattered scrub planting

 Retained and enhanced woodland

 Structural woodland planting

 Ponds

 SUDS

 Reed Bed

 Running Water

 Retained coniferous plantation

 Orchard

 Retained tall ruderal

 Retained arable

 Retained poor semi-improved grassland

 Retained access track

Hedgerows/Treelines

 New Native Species-Rich Hedgerow

 Retained Hedgerow

 Retained Treeline

 New Native Hedgerow

client
Agrarian Development Holdings Ltd

project
Padge Hall Farm, Hinckley

drawing title
HABITAT CREATION PLAN

scale @ A3
1:5,500

drawn
HEH / RG

issue date
9/5/2024



drawing / figure number
Figure 4

rev
F

