

ADVISORY

Hinckley Investment LLP
Hammonds Way
Hinckley
Landscape Enhancement Management
and Monitoring Plan

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Landscape Enhancement Management and Monitoring Plan

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1. INTRODUCTION

Instruction

- 1.1 This Landscape Enhancement Management and Monitoring Plan (LEMMP) has been undertaken on behalf of Hinckley Investment LLP in respect of the Site at Hammonds Way, Hinckley.

Site Description

- 1.2 The Site is located at Hammonds Way, Hinckley, LE10 3EJ. The Site itself comprised an area of neutral grassland, scrub and trees and an adjacent commercial area primarily comprising of hardstanding. Surrounding the Site was a mixture of residential areas and commercial properties. The Ashby de la Zouch Canal flows approximately 130m north and east of the Site and an active rail line is present approximately 60m north. The Site is centred on grid reference SP 41052 92679. The location of the Site is shown in **Figure 1.1**.



Figure 1.1: Site Location Plan

The Project

- 1.3** The project comprises development of the site to provide an industrial / logistics unit flexible B2 / B8 Use Class (General Industrial / Storage and Distribution) alongside associated landscaping, yard, parking, access and other supporting infrastructure.

Objectives

- 1.4** The purpose of this Landscape Enhancement Mitigation and Management Plan (LEMMMP) is to:
- Provide details of the proposed species enhancement, mitigation and compensation:
 - Provide details of the locations of the Biodiversity Protection Zones:
 - Provide details of the creation and enhancement of habitats for biodiversity:

- Provide information pertaining to the management requirements and timetable for implementation: and,
- Provide information to outline the management requirements and monitoring schedule.

2. SPECIES ENHANCEMENT, MITIGATION AND COMPENSATION

Bats

- 2.1 Three bat boxes should be positioned on retained trees, approximately 5m from ground level. They should be positioned in locations sheltered from strong winds and away from direct sunlight for a significant proportion of the day, usually south to south-west. They should be positioned away from artificial lighting, with unobstructed flight paths into and out of the entrance.
- 2.2 A recommended location has been provided within **Appendix 2**.
- 2.3 The following bat boxes, or similar should be installed:
- Three 2F Schwegler Bat Box (General Purpose) which can be sourced from:
[https://www.nhbs.com/4?slug=bat-boxes&srsltid=AfmBOop4ZiFiqkxel_m2z-m_ddRNsgeFXbEN9iu3dZSgHA14gRZmhi8f&q=&fR\[hide\]\[0\]=false&fR\[live\]\[0\]=true&fR\[shops.id\]\[0\]=4&fR\[subsidaries\]\[0\]=1&hFR\[subjects_equipment.lvl1\]\[0\]=Bat%20Boxes&qview=158629](https://www.nhbs.com/4?slug=bat-boxes&srsltid=AfmBOop4ZiFiqkxel_m2z-m_ddRNsgeFXbEN9iu3dZSgHA14gRZmhi8f&q=&fR[hide][0]=false&fR[live][0]=true&fR[shops.id][0]=4&fR[subsidaries][0]=1&hFR[subjects_equipment.lvl1][0]=Bat%20Boxes&qview=158629)
- 2.4 Bat droppings do not typically accumulate within these types of boxes to a level likely to cause problems for future habitation, therefore, cleaning is not a necessity. As bats and their habitats receive legal protection, if maintenance of the boxes is required, this should not be undertaken without the presence of a suitably licensed bat ecologist.
- 2.5 Any lighting utilised during the construction phase of the development and any new lighting proposed as part of the final scheme for the Site should follow best practice guidelines outlined in Bats and Artificial Light at Night (2023) to maintain suitable foraging and commuting routes. The proposed final lighting scheme for the development should be submitted for review by an ecologist prior to implementation.

Birds

- 2.6 Two general purpose bird boxes, or similar for common and widespread species should be attached to the retained trees on-Site:
- One Woodstone Nest Box 32mm which can be sourced from:
<https://www.wildcare.co.uk/vivara-pro-woodstone-nest-box-11241-g.html>
 - One Woodstone Seville Nest Box 28mm which can be sourced from:
<https://www.wildcare.co.uk/woodstone-seville-nest-box-28mm-entrance.html>
- 2.7 Bird boxes should be installed two to four metres above ground on retained trees and should offer unobstructed fly-in access. The boxes should face between north and east, thus avoiding full sun and prevailing wind.

- 2.8 One swift nest box should be installed on the façade of the new building. As recommended in the Swift Conservation Guidelines (2024) the nest box should be placed 4.5m above ground level, placed under the eaves or gable end, away from disturbance caused by window cleaners or maintenance and away from predators such as magpies i.e. not positioned close to trees.
- 2.9 This box can be sourced from the link below:
- <https://www.nestbox.co.uk/products/swift-nest-box>
- 2.10 A recommended location has been provided within **Appendix 2**.
- 2.11 Cleaning/maintenance should be undertaken between October to January, outside of the nesting bird season. The old nesting material which accumulates after every breeding season needs to be cleaned out and the droppings from the earlier season removed. This can be undertaken without a specific licence, although in the unlikely event that active nests are located, these should remain unaffected until all chicks have fledged.
- 2.12 As all species receive legal protection during nesting, it is advised to conduct vegetation clearance outside of the breeding bird season of March to August (inclusive). Work outside of this period should still be preceded by a nesting bird survey carried out by contractors, as some species can nest all year round. If it is necessary to commence works within this period, it should be preceded by a nesting bird check conducted by an ecologist. Active nests found at any time must remain unaffected until all chicks have fledged.

Invertebrates

- 2.13 To provide for invertebrates, two invertebrate towers should be installed within the proposed species rich grassland on the western boundary, close to trees or the base of hedgerows. A recommended location has been provided in **Appendix 2**.
- Two invertebrate towers or similar should be installed, which can be sourced from:
https://www.roveruk.co.uk/products/bee-hotels-boxes-safe-places-for-bees?variant=55236799234429&country=GB¤cy=GBP&utm_medium=product_sync&utm_source=google&utm_content=sag_organic&utm_campaign=sag_organic&gad_source=1&gad_campaignid=19877239339&gbraid=0AAAAAD-3Xlv3OKlqqXXR02ssRXFwzCuHi&gclid=EAlaIQobChMI5PDQ3Pa1kQMVLpdQBh1iVzHrEAQYBCABEgITZfD_BwE
- 2.14 Invertebrate towers should be cleaned in October, when it is clear there are no invertebrates within.
- 2.15 A pipe cleaner can be used to clear away any old material, followed by brushing the areas around the cavities using a small, soft brush.

Other Species

- 2.16 To provide new habitats for hedgehogs and other species, it is recommended that a hedgehog friendly layout is achieved through the following provision:
- One brash and log pile could be created in landscaped/planted areas to provide refuge and hibernation habitats for hedgehogs and other species.
- 2.17 The brash and log pile can be created as below:
- Add brash from scrub removal, soil and add a layer of logs of different lengths and thicknesses;
 - Cover with leaf litter, leaving gaps for entry; and,
 - Position in a sunny location
- 2.18 The log and brash pile will not require any maintenance but should be checked on a yearly basis and 'topped up' when required.
- 2.19 A recommended location has been provided within **Appendix 2**.
- 2.20 Good working practices should be followed during development to ensure any trenches are left with a ramp or sloping end and any pipes are capped off at night to prevent badgers (and other mammals) from becoming trapped. Should a potential badger sett be recorded at any time works must stop and an ecologist contacted.
- 2.21 Any hedgehogs found should be left in situ, all works should cease within the vicinity of the area and either a suitability qualified ecologist or the hedgehog preservation society should be contacted for further advice. In most cases the hedgehog can be moved by hand to a nearby off-Site place of safety. However, dependant on the time of year, i.e. if temperatures are low (below 5°C) and the hedgehog was found within the hedgehog hibernation season (from November to March) then it may be necessary to take the hedgehog to a wildlife sanctuary. Moving a pregnant hedgehog or hedgehog with young can also result in mortality.
- 2.22 During Site clearance works no brash or log piles should be allowed to develop or be left overnight. If a pile is left, then this should be cleared by hand and the base of the pile checked for hedgehogs.
- 2.23 Wildlife friendly native species have been incorporated on-Site within the proposed planting scheme. Nectar and nut bearing species are recommended for the benefit of invertebrates, birds and small mammals.
- 2.24 Native shrub planting along the boundaries of the proposed development where possible, should be undertaken in order to provide connectivity for hedgehogs and other species through and around the Site to wider habitats.

3. BIODIVERSITY PROTECTION

Retained habitats

- 3.1 Retained hedgerows and trees should be protected during the construction phase by Tree Protection Fencing, which should be installed in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction for tree protection, and 10cm softwood stakes with a double row of round wire with protected habitat notices in front of the retained habitat at 100m intervals. See **Figure 3.1** below.

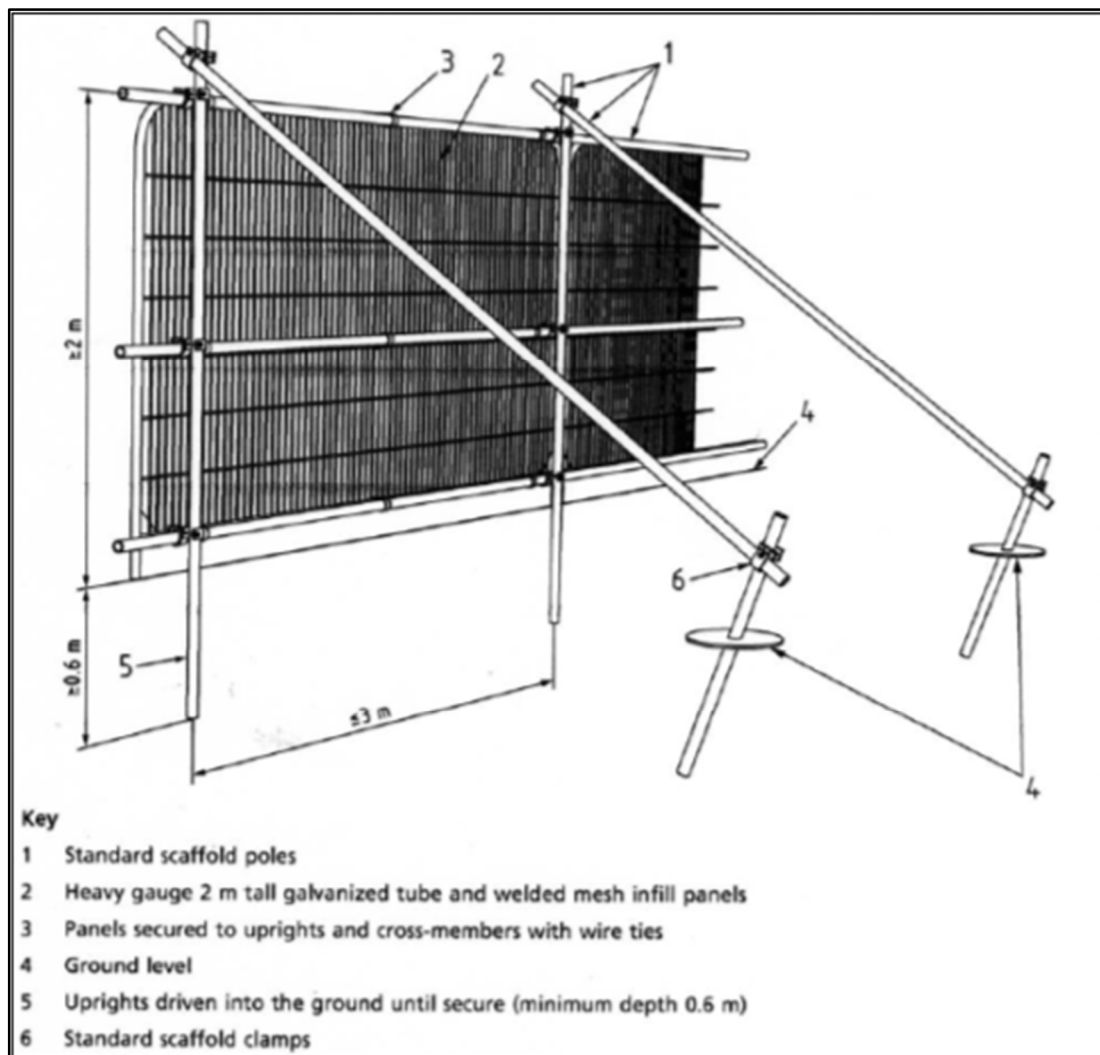


Figure 3.1: Example Protection Fencing

- 3.2 These areas will be known as the Biodiversity Protection Zones with the locations of the protective fencing shown on **Figure 3.2** below.

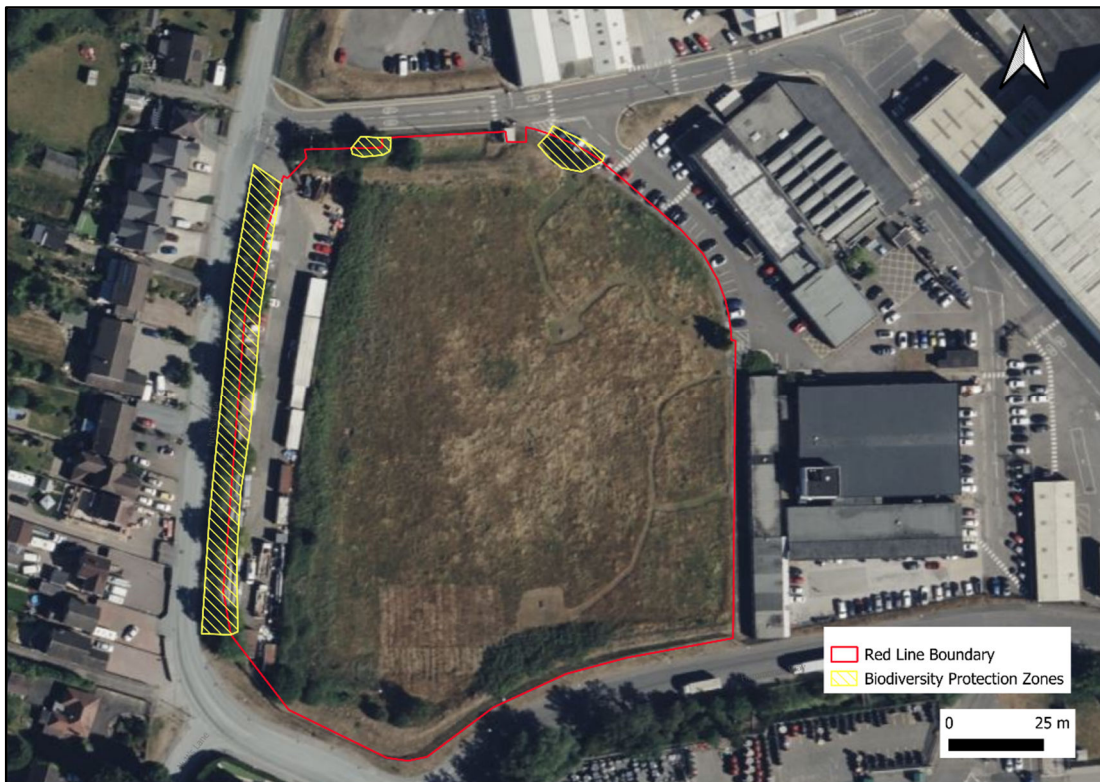


Figure 3.2: Locations of the Biodiversity Protection Zones

Designated Sites

- 3.3 Impacts to Designated sites are generally considered unlikely due to the nature of the works and the distance of the Site from any wildlife designations. However, it cannot be ruled out that construction phase pollutants such as dust could impact upon the Ashby Canal Candidate Local Wildlife Site located c.130m from the Site.
- 3.4 A Construction Environmental Management Plan should be developed to ensure that there is no construction phase pollution to the Ashby Canal Candidate Local Wildlife Site. This should include suitable dust suppression, refuelling processes, access and egress routes and up to date generic pollution prevention guidance.

4. CREATION AND ENHANCEMENT OF HABITATS FOR BIODIVERSITY

Habitats

Hedgerow Creation

- 4.1 Any new hedgerows should comprise of the following species, which are likely to have benefits for wildlife and be appropriate for this type of habitat:

- Field maple *Acer campestre*;
- Common hawthorn *Crataegus monogyna*;
- Holly *Ilex aquifolium*;
- Grey willow *Salix caprea*
- Dog rose *Rosa canina*;
- Hornbeam *Carpinus betula*; and,
- Guelder rose *Viburnum opulus*

Establishment of New Hedgerow Sections

- 4.2 Any new hedgerow plants should be planted between November and March, although they should not be planted into waterlogged or frozen ground. Specimens should be planted 45cm apart, in a double staggered row, 50cm apart and benefit wildlife, in particular invertebrate species and create habitats for mammals.
- 4.3 If bare rooted plants are to be used, care must be taken to ensure the roots are not exposed for long periods during planting.
- 4.4 The base of hedgerows should be kept free from weeds until the hedgerow is established. This can be achieved with the use of a thick mulch or matting.

Hedgerow Management

- 4.5 The hedgerows should be maintained to give the best benefits for wildlife. Ideally, trimming should be conducted every other year in early February to allow some bushy growth to develop.
- 4.6 The base of hedgerows should be kept free from weeds until the hedgerow is established. This can be achieved with the use of a thick mulch or matting.

Tree and Shrub Planting

- 4.7 Tree planting including native tree and shrub species will be planted across the Site. These trees and shrubs will comprise native species such as field maple, silver birch *Betula pendula*, goat willow *Salix caprea*, hornbeam and common beech *Fagus sylvatica*, (species list derived from the Woodland Trust's British Native Trees, 2021).

- 4.8 Ash and elm species should not be used due to their susceptibility to diseases such as ash dieback and Dutch elm disease.
- 4.9 Native shrub species should include hawthorn, common dogwood *Cornus sanguinea*, common privet *Ligustrum vulgare*, dog rose, holly, guelder rose, and common blackthorn *Prunus spinosa*.

Tree and Shrub Management

- 4.10 The shrubs should be managed through strimming back areas annually on a rotational basis, so areas are left for a minimum of two years prior to any management activities. This strimming should avoid any young trees. This will allow a range of age and structures of the shrubs which will maximise benefits for wildlife.

Ornamental Planting

- 4.11 Any planting of an ornamental nature should include species which provide resources for wildlife, such as nectar for invertebrates and fruit/nut bearing species for birds and mammals. Species such as those listed above for hedgerow, native shrub and tree planting should be used as well as other species which provide pollen and nectar resources.
- 4.12 Any ornamental planting should be maintained as required, as different species will require different management techniques.

Species Rich Grassland Establishment

- 4.13 Appropriate machinery such as 360 excavators and dumper trucks should be used to strip the soil from the proposed areas in which grasslands are to be established. Topsoil should be stripped to a depth of approximately 30cm and either removed from the Site or used in other areas on-Site.
- 4.14 Sowing of the species rich grassland seeds should be undertaken in Spring (March/April), as warm and damp conditions will maximise germination. The seed must be surface sown and can be applied by machine or broadcast by hand. The seed should then be firmed in with a roll, or by treading, to give good soil/seed contact.
- 4.15 The following seed mixes should be utilised with the manufacturers recommended sowing rate:
- Emorsgate EH1 Hedgerow Meadow Mixture (shade tolerant) 4g/m²
 - Emorsgate EM2-Standard General-Purpose Meadow Mixture 4g/m²;

Species Rich Grassland Management – Year 1

- 4.16 Most sown species rich grassland species are perennial; they will be slow to germinate and grow and will not usually flower in their first growing season. There will often be a flush of annual weeds from the soil in the first growing season which may grow up and

obscure the meadow seedlings beneath. This annual weed should be controlled by topping or mowing.

- 4.17 The newly sown meadows should be regularly mown throughout the first year of establishment to a height of 40-60mm, removing cuttings. This will control annual weeds and help maintain balance between faster growing grasses and slower developing wildflowers.
- 4.18 Any informal pathways to be created within the areas of grassland for public access should be mown to a length of 5-10cm during the first year and at a maximum of 1.5m wide to reduce the impact to the wider grassland. Furthermore, to reduce risk of impacts to fauna during maintenance it is advised that pathway sward is kept short via regular mowing.
- 4.19 Residual perennial weeds such as docks should be carefully dug out.

Species Rich Grassland Management - Years 2+

- 4.20 After flowering in July or August the grassland should be mown once to 50mm with the arisings left in-situ for circa 1 week to allow seeds to shed, then removed from Site.
- 4.21 Pernicious weed species such as nettles, thistles, ragwort and docks are a sign of high nutrient levels, and these species can out-compete desirable wildflower species. However, the need for ongoing weed control is considered unlikely to be required as the topsoil stripping will significantly deplete soil nutrient levels. It is however something that should be reviewed yearly and if necessary remedial action should be taken by manual removal.

Amenity Grassland Establishment

- 4.22 Appropriate machinery such as 360 excavators and dumper trucks should be used to strip the soil from the proposed areas in which grasslands are to be established. Topsoil should be stripped to a depth of approximately 15cm and either removed from the Site or used in other areas on-Site.
- 4.23 Seed sowing should be undertaken in Spring (March/April), as warm and damp conditions will maximise germination. The seed must be surface sown and can be applied by machine or broadcast by hand. The seed should then be firmed in with a roll, or by treading, to give good soil/seed contact.
- 4.24 The following seed mixes will be utilised with the manufacturers recommended sowing rate:
 - DLF Trifolium Pro Master 120 Slowgrowth, sown at 35-50g/m²

Amenity Grassland Management -Year 1

- 4.25 Cut with a mower set on a high setting (50mm+) and trim the grass to approximately one third of its original height, cutting back any weeds. Mowing should take place throughout the growing season (March to October),

Amenity Grassland Management - Years 2+

- 4.26 Mowing should take place March to October, with the removal of residual weeds.
Native Scrub (Thicket) Planting

Establishment of New Scrub

- 4.27 New scrub (thicket) planting around the Site feature should include a range of native 'hedgerow' species which provide nuts, berries, fruits and flowers which will attract a range of different species including invertebrates, birds and mammals. Those species listed above under **Hedgerow Creation** should be utilised for such planting.
- 4.28 Any new scrub plants should be planted between November and March, although they should not be planted into waterlogged or frozen ground. If bare rooted plants are to be used, care must be taken to ensure the roots are not exposed for long during planting. A trampling/grazing guard associated with newly planted specimens would be highly advantageous.

Scrub Management

- 4.29 The new scrub should be maintained as thick and bushy as reasonably practical to give the best benefits for wildlife. Cutting should be conducted every other year in early February allowing gradual growth and development in size. This should be ongoing over the 30-year life of this Site's management. Where scrub is lost over time it should be replaced in accordance with the steps outlined above.

5. MANAGEMENT REQUIREMENTS AND TIMETABLE FOR IMPLEMENTATION

- 5.1 Initial habitat creation and installation of features for faunal species will be the responsibility of the developer. The building operator group, who will undertake long-term management of the habitats, should receive a copy of this document prior to them taking over the management.
- 5.2 **Table 5.1** below lists the management requirements including the long-term management and initial 5-year work programme to establish the created habitats and biodiversity features and ongoing management thereafter.

Table 5.1: Timetable for Implementation

Item	Date	Notes
Hedgerows/Scrub (Thicket)		
Hedgerow/Scrub Planting	Nov-March (Year 1 - 2023)	Individual specimens planted in two parallel rows in current hedgerow gaps. Each specimen should be 45cm apart,, in a double staggered row, 50cm apart
Hedgerow/Scrub Cut	Feb	Every other year, allowing some trees to develop in hedgerows.
Hedgerow/Scrub Management	Year 2+	Monitor success, any losses should be replaced with new planting following methods outlined earlier in this document.
Species Rich Grassland		
Grassland Establishment	Mar-Apr (Year 1)	Seed sowing should be undertaken in Spring (March/April). Seed must be surface sown and can be applied by machine or broadcast by hand. Seed should then be firmed in with a roll, or by treading, to give good soil/seed contact
Mowing	Frequent (Year 1 - 2023)	Frequent mowing to of 40-60mmAny informal paths should be mown to their appropriate length and maintained at this length permanently.
Mowing	Annual (Year 2- 5+)	After plants, including grasses, have flowered ideally late summer.
Weed Control	As required	If considered necessary weeds can be treated by spot-spraying with herbicide, or by topping (cutting weeds when they are in flower).
Amenity Grassland		
Grassland Establishment	Mar-Apr (Year 1)	Seed sowing to be implemented as Species Rich Grassland above.

Mowing/Weeding	Frequent (Year 1+)	Cut with a mower, on a high setting and trim the grass to approximately one third of its original height, cutting back any weeds. Mow frequently during the growing season (March-October). If considered necessary weeds can be treated by spot spraying with herbicide, or by 'topping' (cutting weeds when they are in flower).
Tree and Shrub Planting		
Tree and Shrub Planting	Annual (Year 1 and Year 3 October-February)	Strimming of areas of the buffer planting should be undertaken outside nesting bird season and only selected areas on a rotational basis should be strimmed, to allow an age range of structure. Strimming should commence in Year 1 and then again in Year 3 and continue on an annual basis.
Management	Annual (Year 2 and 4+)	The shrubs should be managed through strimming back areas annually on a rotational basis, so areas are left for a minimum of two years, prior to any management activities. This strimming should avoid young trees.
Ornamental Planting		
Ornamental Planting	As required	Any planting should be maintained as required.
Bat/Bird Boxes		
Installation	From Year 1+	Integral boxes to be installed after construction from Year 1. All boxes will be installed by construction completion.
Bat/Bird Boxes	Annual October – February (Year 2+)	The bird boxes can only be cleaned outside of nesting bird season from October to February. Bat boxes are self-cleaning.
Invertebrate Towers		
Installation	From Year 1 +	Invertebrate towers to be installed after construction.
Invertebrate Tower Maintenance	Annual	To be leaned in October, when it is clear there are no invertebrates within.
Brash and Log Pile		
Brash and log pile	As required Year 1+ (2023+)	The brash and log pile should be checked annually and topped up with brash and logs when required.

6. MANAGEMENT REQUIREMENTS AND MONITORING SCHEDULE FOR THE CREATED HABITATS FOR A 30-YEAR PERIOD.

- 6.1 This section sets out a monitoring schedule for the created habitats for a 30-year period, including timings and requirements of monitoring (by a suitably qualified ecologist or landscape professional).
- 6.2 As previously stated, initial habitat creation and installation of features for faunal species will be the responsibility of the developer. The Site management group, who will undertake long-term management of the habitats, should receive a copy of this document prior to them taking over the management.

Species Rich Grassland

Monitoring of Other Neutral Grassland

- 6.3 After the grassland areas are established (from year 1) a five-yearly monitoring survey will be undertaken by Suitably Qualified Ecologist between 1st June and 31st August each year before the grassland areas are mown. This monitoring should identify the following:
- An overview of plant species present with abundance/distribution;
 - An overview of the structural condition and details of any scrub encroachment, weed issues or adverse management issues; and
 - Details of any remedial actions required.

Indicators of Success

- 6.4 The following are considered to be indicators of the meadow grassland establishment and include:
- High plant species diversity;
 - Absence or low abundance of ruderal species or pernicious weeds (thistles, nettles, docks and ragwort); and
 - Presence of fine grass.

Remedial Actions

- 6.5 The management company responsible for the upkeep of the development should be informed of the requirement for remedial actions, so that these works can be undertaken within a timely manner. This may include re-seeding areas, removal of weed/scrub encroachment, weed control, litter picking, and any other management requirements identified during the monitoring survey.

Amenity Grassland

Monitoring of Modified Grassland

- 6.6 After the grassland areas are established (from year 1) a five-yearly monitoring survey will be undertaken by Suitably Qualified Ecologist between 1st June and 31st August each year before the grassland areas are mown. This monitoring should identify the following:
- An overview of plant species present with abundance/distribution;
 - An overview of the structural condition and details of any scrub encroachment, weed issues or adverse management issues; and
 - Details of any remedial actions required.

Indicators of Success

- 6.7 The following are considered to be indicators of the meadow grassland establishment and include:
- Absence or low abundance of ruderal species or pernicious weeds (thistles, nettles, docks and ragwort); and
 - Presence of fine grass

Remedial Actions

- 6.8 The management company responsible for the upkeep of the development should be informed of the requirement for remedial actions, so that these works can be undertaken within a timely manner. This may include re-seeding areas, removal of weed/scrub encroachment, weed control, litter picking, and any other management requirements identified during the monitoring survey.

Mixed Scrub (Thicket)

Monitoring

- 6.9 After the Mixed scrub is established (from year 2) a five-yearly monitoring survey will be undertaken by Suitably Qualified Ecologist between 1st June and 31st August each year before the mixed scrub areas are mown. This monitoring should identify the following:
- A good age range of species present; and
 - Absence or low abundance of ruderal species or pernicious weeds (thistles, nettles, docks and ragwort).

Indicators of Success

- 6.10 The following are considered to be indicators of the mixed scrub establishment and include:

- High plant species diversity;
- Lack of signs of disease; and
- Absence or low abundance of ruderal species or pernicious weeds (thistles, nettles, docks and ragwort).

Remedial Actions

- 6.11 The management company responsible for the upkeep of the development should be informed of works necessary including removal of weeds and weed control, cutting back of the scrub, litter picking and the replacement of any diseased or damaged scrub.

Trees and Shrubs

Monitoring

- 6.12 After the tree and shrubs are established (from year 2) a five-yearly monitoring survey will be undertaken by Suitably Qualified Ecologist between 1st June and 31st August each year.

Indicators of Success

- 6.13 The following are considered to be indicators of the mixed scrub establishment and include:
- High tree species diversity with more than 70% native tree/shrub species; and,
 - Lack of symptoms of disease, vandalism or herbicide use.

Remedial Actions

- 6.14 The management company responsible for the upkeep of the development should be informed of works necessary.

Hedgerows

Monitoring

- 6.15 A five-yearly monitoring survey should be undertaken by a Suitably Qualified Ecologist between 1st June and 31st August each year before the hedgerows are trimmed back. This monitoring should identify the following:
- An overview of the structural condition and details of any scrub encroachment, weed issues or adverse management issues;
 - The hedgerow, as a whole, or associated undisturbed ground is free of damage caused by human activities;
 - An overview of plant species present with abundance/distribution; and,
 - Details of any remedial actions required.

Indicators of Success

6.16 The following are considered to be indicators of the hedgerow establishment and include:

- High plant species diversity;
- Few gaps in the base of the hedgerow;
- Beginning to thicken and become bushy; and
- Signs of blossom and fruiting.

Remedial Actions

6.17 The management company responsible for the upkeep of the development should be informed of works necessary.

7. REFERENCES

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APPENDICES

Appendix 1: Relevant Legislation

The following text provides information on the key legislation, which is applicable to this survey.

The main wildlife legislation relevant in the UK is as follows:

UK Legislation

The sections of UK legislation considered to be of relevance include:

- The Environment Act 2021

This legislation was revised in response to the Levelling-up and Regeneration Bill: reforms to national planning policy consultation on 19 December 2023 and sets out the government's planning policies for England and how these are expected to be applied. The Act mandates the requirement of 10% net gains for biodiversity and as such should be the aim of all new developments.

- The Conservation (Natural Habitats, and c.) Regulations 2017 (as amended)

This transposes the Habitats Directive into national law. The Regulations provide for the designation and protection of 'European sites', and the protection of 'European protected species'.

- The Wildlife and Countryside Act 1981 (as amended) (WCA)

This consolidates and amends existing national legislation to implement the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the Conservation of Wild Birds (Birds Directive) in Great Britain.

- The Countryside and Rights of Way Act 2000 (CRoW)

This act strengthens wildlife enforcement legislation.

- Natural Environment and Rural Communities Act 2006 (NERC Act)

This act formed Natural England which places a duty on all public authorities, including local planning authorities to consider biodiversity. This Act also requires a list of species of habitats composed by the Secretary of State to help provide specific conservation targets. These species are known as Priority Species or Species of Principal Importance (SPI). These habitats are known as Priority habitats or Habitats of Principal Importance (HPI). Both SPI and HPI are listed under Section 41 of this Act. The NPPF also affords protection to these HPI's and SPIs.

- The Protection of Badgers Act 1992

This act affords protection to badgers and their setts including the destruction or obstructing access to a sett.

- Wild Mammals Protection Act 1996

This act provides protection to all wild species of mammal in the UK and is more related to mammal welfare but is directly applicable during any site clearance or other works to a site which could harm mammals.

- The Hedgerow Regulations 1997

The regulations require landowners to notify local planning authorities if they want to remove a hedgerow that is over 20 metres long or that joins another hedgerow. The authorities can prohibit the removal of a hedgerow if it is important from archaeological, historical, landscape or wildlife perspectives.

Species-Specific Legislation

Species specific legislation is provided in the following Table:

Species Groups	Legislation	Restrictions
Amphibians, including Great Crested Newt (GCN)	Sch. 5 and Sch. 9 Wildlife and Countryside Act 1981 (as amended). Conservation of Habitats and Species Regulations 2017 (as amended). Countryside and Rights of Way Act 2000.	It is an offence to: • Sell; • Transport; • Advertise for sale. For GCN, as above but includes: • Kill; • Injure; • Disturb; • Destroy or obstruct access to any place used for rest or shelter.
Badgers	The Protection of Badgers Act 1992.	It is an offence to: • Wilfully kill, injure, take, or cruelly ill-treat a badger, or attempt to do so; • Possess any dead badger or any part of, or anything derived from, a dead badger; • Intentionally interfere with a sett by disturbing badgers whilst they are occupying a sett, damaging or destroying a sett, causing a dog to enter a sett, or obstructing access to it. A badger sett is defined in the legislation as "any structure or place, which displays signs indicating current use by a badger".
Bats	Sch. 5 Wildlife and Countryside Act 1981 (as amended). Conservation of Habitats and Species Regulations 2017 (as amended).	It is an offence to: • Intentionally or deliberately kill, injure or capture (or take) bats; • Deliberately disturb bats (whether in a roost or not); • Disturb roosting bats or obstruct access to their roosts; • Damage or destroy bat roosts.

Birds	Wildlife and Countryside Act 1981 (as amended). Sch. 1 Wildlife and Countryside Act 1981 (as amended).	It is an offence to: • Kill; • Injure; • Take any wild bird, their eggs or nest (with the exception of those on Sch. 2). As above but includes: • Disturbing birds at their nest, or their dependent young.
Reptiles	Sch. 5 Wildlife and Countryside Act 1981 (as amended). Countryside and Rights of Way Act 2000.	It is an offence to: • Kill; • Injure; • Sell. For Smooth Snake and Sand Lizard, as above but includes: • Disturb; • Damage; • Destroy or obstruct access to any place used for rest or shelter.
Hedgehogs and Other Mammals	SPI – Section 41 NERC Act. Wild Mammals Protection Act 1996.	Protection from harm, injury intent to harm.
Otter	Sch. 5 Wildlife and Countryside Act 1981 (as amended). Conservation of Habitats and Species Regulations 2017 (as amended).	It is an offence to: • Intentionally or deliberately kill, injure or capture (or take); • Deliberately disturb; • Disturb or obstruct access to their place of rest or shelter; • Damage or destroy place of rest or shelter; • Possess, control or transport alive or dead.
Water Vole	Sch. 5 Wildlife and Countryside Act 1981 (as amended).	It is an offence to: • Kill; • Injure; • Take; • Possess or control alive or dead; • Disturb or obstruct access to their place of rest or shelter; • Damage or destroy place of rest or shelter.
Plants	Sch. 8 Wildlife and Countryside Act 1981 (as amended). Some species are SPI - Section 41 NERC Act.	It is an offence to: • Pick; • Uproot; • Trade; • Possess (for trade) any wild plant listed.

Invasive Species (Animal and Plant)	Sch. 9 Wildlife and Countryside Act 1981 (as amended).	It is an offence to: • Release of any animal, plant or microorganism not native to the UK; • Sell; • Cause or allow to spread.
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Protected Sites

A network of protected sites, at varying levels, have been put in place across the UK. Further details are provided below;

International Importance

- Natura 2000

Natura 2000 is the name of the European Union-wide network of nature conservation-sites established under the EC Habitats and Birds Directives. This network will comprise Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

- Special Areas of Conservation (SAC)

SACs are designated under the EC Habitats Directive. The Directive applies to the UK and the overseas territory of Gibraltar. SACs are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs in terrestrial areas and territorial marine waters out to 12 nautical miles are designated under the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended).

New and/or amended Habitats Regulations are shortly to be introduced to provide a mechanism for the designation of SACs and SPAs in UK offshore waters (from 12-200 nm).

National Importance

- Sites of Special Scientific Interest (SSSI)

The SSSI series has developed since 1949 as the national suite of sites providing statutory protection for the best examples of the UK's flora, fauna, or geological or physiographical features. Most SSSIs are privately-owned or managed; others are owned or managed by public bodies or non-government organisations. The SSSIs designation may extend into intertidal areas out to the jurisdictional limit of local authorities, generally Mean Low Water in England and Northern Ireland; Mean Low Water of Spring tides in Scotland. In Wales, the limit is Mean Low Water for SSSIs notified before 2002, and, for more recent notifications, the limit of Lowest Astronomical Tides, where the features of interest extend down to LAT. There is no provision for marine SSSIs beyond low water mark. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs have been renotified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and the Nature Conservation (Scotland) Act 2004.

Regional/Local Importance

- Wildlife Sites

Local authorities for any given area may designate certain areas as being of local conservation interest. The criteria for inclusion, and the level of protection provided, if any, may vary between areas. Most individual counties have a similar scheme, although they do vary.

These sites, which may be given various titles such as 'Listed Wildlife Sites' (LWS), 'County Wildlife Sites' (CWS), 'Local Nature Conservation-sites' (LNCS), 'Sites of Importance for Nature Conservation' (SINCs), or Sites of Nature Conservation Importance' (SNCIs), together with statutory designations, are defined in local and structure plans under the Town and Country Planning system and are a material consideration when planning applications are being determined.

Appendix 2: Bird and Bat Box Location Plan

Appendix 3: Landscape Plan



KEY

EXISTING HEDGEROW AND TREES
TO BE RETAINED AND PROTECTED
(Refer to BCA drawing 2445/25-03)

EXISTING HEDGEROW AND TREES
TO BE REMOVED
(Refer to BCA drawing 2445/25-04)

EXTRA HEAVY STANDARD TREES
(Tree pit size: 1500x1500x900mm)
18-20cm stem girth
4.5-6.5m height
1.8-2.1m clear stem
Rootballed

Bp Betula pendula
FsP Fagus sylvatica 'Purpurea'
Pa Platanus x acerifolia
PcC Pyrus calleryana 'Chanticleer'
TpR Tilia platyphyllos 'Rubra'

HEAVY STANDARD TREES
(Tree pit size: 1000x1000x750mm)
12-14cm stem girth
3.5-4.25m height
1.8-2.1m clear stem
Root wrapped

Bp Betula pendula

MULTI-STEM TREES
(Tree pit size: 1000x1000x750mm)
3.0-3.5m height
3x transplanted
Rootballed

AdGF Acer davidii 'George Forrest'
Pp Prunus 'Pandora'

FEATHERED TREES
1.75-2.0m height
2x transplanted
Well furnished with lateral shoots to base
Root wrapped

Ac Acer campestre
Cb Carpinus betulus
Sc Salix caprea

PROPOSED SPECIMEN SHRUBS
(300mm depth of topsoil)

Species	Supply Size	Size
Amelanchier canadensis	900-1200mm	15L
Calamagrostis x acutiflora 'Karl Foerster'	Clump	10L

PROPOSED THICKET MIX PLANTING
(300mm depth of topsoil)

Where woodland or thicket is planted next to a hard surface/kerb/fence, it should be positioned 1m from the edge.

Transplants planted in groups of 7-15 of the same species on a 1.0m grid.

%	Species	Common Name	Size	Age	Root/Pot Size
10%	Acer campestre	Field Maple	600-800mm	1+1	OG
15%	Cornus sanguinea	Dogwood	600-800mm	1+1	OG
15%	Corylus avellana	Hazel	600-800mm	1+1	OG
20%	Crataegus monogyna	Hawthorn	600-800mm	1+1	OG
5%	Ilex aquifolium	Holly	600-800mm	2L	OG
10%	Ligustrum vulgare	Privet	600-800mm	1+1	OG
10%	Prunus spinosa	Blackthorn	600-800mm	1+1	OG
5%	Rosa canina	Dog rose	600-800mm	1+1	OG
5%	Salix caprea	Goat willow	600-800mm	1+0	OG
15%	Viburnum opulus	Gelder Rose	600-800mm	1+1	OG

PROPOSED INDIGENOUS HEDGEROW
(300mm depth of topsoil onto 600mm depth subsoil)

Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.

%	Species	Common Name	Size	Age	Root
10%	Acer campestre	Field Maple	400-600mm	1+1	OG
50%	Crataegus monogyna	Hawthorn	600-800mm	1+1	OG
5%	Ilex aquifolium	Holly	400-600mm	2L	OG
10%	Rhamnus cathartica	Buckthorn	400-600mm	1+1	OG
5%	Rosa canina	Dog Rose	400-600mm	1+0	OG
5%	Salix cinerea	Grey Willow	600-800mm	0+1	OG
10%	Salix viminalis	Osier Willow	600-800mm	0+1	OG
5%	Viburnum opulus	Gelder-rose	400-600mm	1+1	OG

PROPOSED TALL ORNAMENTAL SHRUB PLANTING
(300mm depth of topsoil onto 300mm depth subsoil)
Ultimate plant height is above 1m.

Species	Supply Size	Pot/Size	Spacing
Berberis thunbergii	400-600mm	3L	500mm c/s
Calamagrostis x acutiflora 'Karl Foerster'	Clump	3L	750mm c/s
Cornus alba 'Sibirica'	400-600mm	3L	600mm c/s
Cornus stolonifera 'Flaviramea'	600-800mm	3L	600mm c/s
Corylus maxima 'Purpurea'	400-600mm	3L	750mm c/s
Ilex aquifolium	400-600mm	2L	750mm c/s
Miscanthus sinensis 'Gracillimus'	Clump	2L	600mm c/s
Prunus lusitanica	600-800mm	3L	750mm c/s
Viburnum tinus 'Eve Price'	200-300mm	3L	750mm c/s

PROPOSED LOW GROUND COVER PLANTING
(300mm depth of topsoil onto 300mm depth subsoil)
Ultimate plant height is below 1m.

Species	Supply Size	Pot	Spacing
Brachyglottis 'Sunshine'	300-400mm	3L	500mm c/s
Chaenomeles x Superba 'Jet Trail'	300-400mm	3L	500mm c/s
Choisya x dewitteana 'Aztec Pearl'	300-500mm	5L	600mm c/s
Escallonia 'Apple Blossom'	400-600mm	3L	500mm c/s
Euonymus fortunei 'Emerald Gaiety'	200-300mm	3L	450mm c/s
Geranium 'Johnsons Blue'	Clump	2L	400mm c/s
Hebe albicans 'Red Edge'	200-300mm	3L	500mm c/s
Hebe pinguifolia 'Sutherlandii'	200-300mm	3L	500mm c/s
Hedera helix 'Hibernica'	400-600mm	2L	400mm c/s
Lonicera nitida 'Maygreen'	300-400mm	2L	500mm c/s
Luzula sylvatica	Clump	2L	400mm c/s
Persicaria affine 'Darjeeling Red'	Clump	2L	450mm c/s
Prunus laurocerasus 'Otto Luyken'	300-400mm	3L	500mm c/s
Rosa 'Kenil'	300-400mm	3L	450mm c/s
Rosa 'Suffolk'	300-400mm	3L	450mm c/s
Spiraea japonica 'Goldmound'	200-300mm	3L	500mm c/s
Viburnum davidii	200-300mm	3L	450mm c/s
Weigelia florida 'Folios Purpureis'	400-600mm	3L	600mm c/s

PROPOSED SPECIES RICH GRASSLAND AREAS
(Cultivated subsoil to a depth of 300mm)
EM2 - Standard general purpose meadow mixture
Supplied by Emorsgate Seeds
Sown at a rate of 4 g/m²

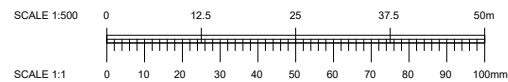
PROPOSED AMENITY GRASS AREAS
(150mm depth of topsoil)
Grass seed (DLF Trifolium Pro Master 120
Slowgrowth), sown at 35-50g/m².

PROPOSED PROPOSED SPECIES RICH GRASSLAND AREAS (SHADE TOLERANT)
(Cultivated subsoil to a depth of 300mm)
EH1 - Hedgerow meadow mixture
Supplied by Emorsgate Seeds
Sown at a rate of 4 g/m²

PROPOSED FORMAL NATIVE HEDGE
(300mm depth of topsoil)
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart

%	Species	Common Name	Supply Size
	Carpinus betulus #	Hornbeam	1000-1250mm 1+2 B

SITE BOUNDARY



01	Updated due to below ground constraints	MB		29-10-25
REV	DESCRIPTION	BY	CKD	DATE



CLIENT
GRAFTONGATE

PROJECT
HAMMONDS WAY, HINCKLEY

DRAWING TITLE
LANDSCAPE CONCEPT PLAN

CONTRACT NUMBER:		2445/25		DATE:		27/10/2025		
DRAWING STATUS:		PLANNING		CAD REFERENCE:		2445/25/03		
DRAWN BY:		JF		CHECKED BY:		MB		
SCALE:		1:500		ORIGINAL SHEET:		A1		
PROJECT	ORIGINATOR	VOLUME	LEVEL	TYPE	ROLE	NUMBER	STATUS	REV
2445	BCA	ELS	XX	DR	L	2445-25-05	-	01

