

BLADE

ECOLOGICAL MITIGATION, COMPENSATION AND ENHANCEMENT STRATEGY

LAND EAST OF STOKE ROAD AND NORTH OF
NORMANDY WAY (A47)

HINCKLEY, LEICESTERSHIRE, NR LE10 1YA

ON BEHALF OF

VISTRY GROUP

FEBRUARY 2026

V1

BIODIVERSITY
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1.0 INTRODUCTION

Background to the Development

- 1.1 Zebra Ecology Ltd was commissioned by Vistry Group on behalf of Mr & Mrs Adcock to undertake a Preliminary Ecological Appraisal (including 2km data search) of the land east of Stoke Road and north of Normandy Way (A47), Hinckley, Leicestershire (centred on Ordnance Survey grid reference SP 420 956)
- 1.2 The site is 24.5 ha in area and comprises five separate fields subject to cattle grazing with a further parcel of land located to the West of Stoke Road surrounded by mixture of native species-rich and species-poor hedgerows. The application site boundary is shown in Figure 1.



Figure 1: Application Site Boundary

Ecological Baseline

- 1.3 An Ecological Appraisal was completed by Zebra Ecology Ltd. in February 2022. The site comprises species poor semi-improved grassland, a mixture of native species-rich and species poor hedgerows consisting primarily of hawthorn *Crataegus monogyna* and blackthorn *Prunus spinosa*.
- 1.4 The application site was confirmed to support a small assemblage of foraging/commuting bats, common and widespread bird species, a foraging badger population and a small population of common toad.

1.5 Further surveys confirmed that:

- Hedgerow 5 is 'important' under the hedgerow regulations, 1997. This is due to having existed for 30 years and supporting a Schedule 5 species (barn owl). No other hedgerows have been identified as important.
- Activity from at least five species of bat was recorded during transect surveys. The majority of activity recorded was from common pipistrelle (>79% from automated surveys).
- An active barn owl nest site has been identified within Tree 25 (T25).
- No great crested newts (GCN) are present within any of the ponds on the site.
- Thirty-two species of bird were identified on site during visits, 15 of which were considered 'notable' species. Despite this the breeding bird assemblage is considered typical of the on-site habitats, consisting primarily of common and widespread species. Thus, the site is deemed as holding 'local' importance in regard to birds.
- No riparian mammals (i.e. water vole, otter) or evidence was observed during any of the site visits.
- An active badger sett was identified under scrub in proximity to Pond 1 (P1) after being monitored with camera traps between 27 January 2022 and 24 February 2022, during which time a badger was seen entering one of the three entrance holes. There were also further mammal holes along H4, however no evidence of badger occupation was observed at the time of survey.

1.6 Given the site's location and the nature of the habitats within and immediately adjacent to the area of impact, it was considered that the likelihood of any protected and/or notable species being present on site and/or being negatively impacted by the development proposals was low, providing precautionary measures of working were implemented.

Description of Development Scheme

1.7 On 18 January 2024 Hinckley and Bosworth Borough Council granted full planning permission for "the erection of up to 475 dwellings, including public open space, land reserved for a primary school together with future expansion land (Use Class F1(a)), drainage, landscaping and associated infrastructure" (Number: Ref 22/00318/OUT). Relevant Conditions from this planning permission include:

- *24) No development (including vegetation clearance) shall take place until an ecological mitigation, compensation and enhancement strategy has been submitted to and approved in writing by the LPA. This should include details of how measurable Biodiversity Net Gain will be achieved. Any mitigation, compensation or enhancement measures need to be clearly shown on all relevant submitted plans/elevations, specifically a mitigation*

plan should be produced to indicate how specific enhancements for barn owls will be achieved. All works are to proceed strictly in accordance with the approved scheme.

Objectives

1.8 The objectives of this Ecological Mitigation and Enhancement Strategy are:

- to produce a concise strategy to direct a future scheme of development at the site in full compliance with wildlife law and recognised best practice.
- ensure all reasonable precautions have and will be undertaken to avoid killing or injuring wildlife during the development.
- provide details of sensitive construction working practices and methods to minimise impacts.
- design a scheme of enhancement to increase biodiversity post-development.

2.0 LEGISLATION

Legislation

Habitats and Species of Principal Importance

- 2.1 The NERC Act, 2006 requires the Secretary of State to publish lists of habitats and species which are of principal importance for the conservation of biodiversity in England, Wales and Scotland. The lists replace the UK Biodiversity Action Plans (UK BAP) and have been drawn up in consultation with Natural England, Natural Resources Wales and Scottish Natural Heritage as required by the Act. Section 7 of the Environment (Wales) Act, 2016 has now replaced the duty in section 41 of the NERC Act in relation to Wales, with a duty on public authorities to seek to maintain and enhance biodiversity. The lists are used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under section 41 of NERC Act and section 7 of the Environment (Wales) Act, 2016, to have regard to the conservation of biodiversity when carrying out their normal functions.
- 2.2 Habitats of principal importance (HPI) are included on the lists. These are all the habitats in England, Wales and Scotland that were identified as requiring action in the UK Biodiversity Action Plan (UK BAP) and continue to be regarded as conservation priorities in the subsequent UK Post-2010 Biodiversity Framework.
- 2.3 Species of principal importance (SPI) are included on the lists. These are the species found in England, Wales and Scotland which were identified as requiring action under the UK BAP and which continue to be regarded as conservation priorities under the UK Post-2010 Biodiversity Framework.

Biodiversity Action Plan (BAP) Habitats and Species

- 2.4 The UK Biodiversity Action Plan (HMSO 1995, 1998; UKBAP 2007) lists species and habitats which have undergone significant declines in recent years and for which conservation is a priority in order to preserve biodiversity in the UK. The BAPs provide a list of actions to be implemented to halt or reverse these declines. These species and habitats are identified as Habitats and Species of Principal Importance for the conservation of biological diversity in England under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. Section 40 of the NERC Act, planning policy and underpinning guidance (ODPM, 2005)

Great Crested Newt

- 2.5 The great crested newt is a 'European Protected Species' and is listed on both Annex II and IV of the EC Habitats Directive. The Directive is transposed into UK law through the Conservation of Habitats and Species Regulations 2017. They are also protected by the Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act 2000. These pieces of legislation combine to give substantial protection to great crested newts and their breeding ponds and terrestrial habitat, making it an offence to:

- Deliberately capture, injure or kill a great crested newt;

- Intentionally or recklessly disturb a great crested newt in a structure or place that they use for shelter or protection or deliberately disturb a group of a great crested newts;
- Damage or destroy a great crested newt resting place/shelter (even if they are not occupying it at the time);
- Possess or advertise/sell/exchange a great crested newt (dead or alive) or any part of a great crested newt (including eggs and all life-stages);
- Intentionally or recklessly obstruct access to a great crested newt resting place/shelter.

Common Reptiles

2.6 In Britain there are four relatively widespread native species of reptile: the adder; grass snake common lizard and slow worm. These species are protected via part of Section 9(1) of the Wildlife & Countryside Act 1981 (as amended) against:

- Intentional killing and injuring;
- Selling, offering or exposing for sale.

2.7 Two other species of reptile: the sand lizard and smooth snake are 'European Protected Species'. It is illegal to injure, kill, disturb, capture, keep or sell them, or to damage or destroy the habitats in which they live.

Nesting Birds

2.8 Wild birds within the UK are primarily protected by the Wildlife & Countryside Act (WCA) 1981 (as amended by the Countryside & Rights of Way Act 2000). The WCA is the UK's domestic legislation which incorporates the legislation outlined in the European Community Council Directive 79/409/EEC on the Conservation of Wild Birds, more commonly known as the 'Birds Directive' – the oldest EU legislation on the environment. The Birds Directive provides legal guidance for the management and conservation of wild birds within member states. This legislation states that all birds, their nests and eggs are protected by law, and it is illegal to (subject to exception) to recklessly or intentionally:

- Kill, injure or take any wild bird;
- Take, damage or destroy the nest of any wild bird while in use or being built;
- Take or destroy the egg of any wild bird.

2.9 A total of 193 species of bird are identified with Annex 1 of the Birds Directive. These species are:

- in danger of extinction;

- vulnerable to specific changes in their habitat;
 - considered rare because of small populations or restricted local distribution;
 - requiring particular attention for reasons of the specific nature of habitat.
- 2.10 Habitats and important sites for species found on Annex 1 of the Birds Directive are safeguarded by the designation of Special Protected Area (SPA) status. SPAs are protected through the implementation of the Conservation of Habitats and Species Regulations 2012 (The Conservation Regulations). Ramsar sites (wetlands of international importance designated under the Ramsar convention) are also protected by the Conservation Regulations, which was amended in 2012 to enhance provision for the preservation, maintenance and enhancements of habitats for wild birds in the UK.
- 2.11 Species listed on the Schedule 1 of the Wildlife & Countryside Act (as amended), are offered greater levels of protection, whereby it is an offence to intentionally disturb adult birds engaged in nest building and during nest occupation, as well as the intentional disturbance of dependent young.
- 2.12 A further 49 species of bird are also protected by Section 41 of the Natural Environment and Rural Communities Act 2006 (NERC S.41). These species have been identified due to their importance to nature conservation.

Bats

- 2.13 All species of bat in Britain are 'European Protected Species' and are protected under the Conservation of Habitats and Species Regulations 2017, and the Wildlife and Countryside Act 1981, as amended by the Countryside & Rights of Way Act 2000. These pieces of legislation combine to give substantial protection to bats and their habitats, making it an offence to:
- Deliberately capture, injure or kill a bat;
 - Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats;
 - Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time);
 - Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat;
 - Intentionally or recklessly obstruct access to a bat roost.

Badger

- 2.14 Badgers are protected in the UK under the Protection of Badgers Act (1992), making it an offence to:

- Kill, injure or take a badger;
- Intentionally or recklessly interfere with a badger sett. Sett interference includes damaging, destroying or obstructing access to a sett and disturbing badgers while they occupy a sett.

Hazel Dormouse

2.15 The hazel dormouse is a 'European Protected Species' and is fully protected under national and European legislation. It is listed on Annex IVa of the Habitats Directive and the Directive is transposed into UK law through the Conservation of Habitats and Species Regulations 2017. They are also protected by the Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act 2000. Dormice are also listed as a Species of Principal Importance under the Natural Environment and Rural Communities (NERC) Act (2006). These pieces of legislation combine to give substantial protection to dormice and their habitat, making it an offence to:

- Intentionally kill, injure or take a dormouse;
- Possess or control any live or dead specimen or anything derived from a dormouse (unless it can be shown to have been legally acquired);
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a dormouse;
- Intentionally or recklessly disturb a dormouse while it is occupying a structure or place which it uses for that purpose.

Otter

2.16 The European otter is the only native UK otter species. It is a European protected species (EPS) and is also fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). It is an offence to:

- Capture, kill, disturb or injure otters (on purpose or by not taking enough care).
- Damage or destroy a breeding or resting place (deliberately or by not taking enough care);
- Obstruct access to their resting or sheltering places (deliberately or by not taking enough care);
- Possess, sell, control or transport live or dead otters, or parts of otters.

Water Vole

2.17 Water voles are protected in the UK under the Conservation of Habitats and Species Regulations, 2017 and Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). This legislation makes it an offence to:

- Intentionally kill, take or injure a water vole;
- Possess or control any live or dead water vole, or any part or derivative (not including water voles bred in captivity under licence);
- Intentionally or recklessly damage, destroy or block access to a water voles place of shelter or protection (on purpose or by not taking enough care);

2.18 Intentionally or recklessly disturb a water vole whilst it is occupying a structure or place which it uses for shelter or protection (on purpose or by not taking enough care).

3.0 CONSTRUCTION PHASE MITIGATION

- 3.1 The Ecological Appraisal (BLADE Ecology Ltd., 2022) should be referred to for full details of the protected species on-site. The below working methods will be followed to ensure all reasonable precautions have and will be undertaken to avoid killing or injuring wildlife during development.

Pre-construction

- 3.2 A pre-commencement site check to identify any changes in conditions on site and evidence for the presence of protected, and ensure full compliance with wildlife legislation, will be undertaken. Please refer to the sections below for species-specific method statements. If any protected species are identified during the inspection, the works will be delayed until the relevant licence has been granted by Natural England.
- 3.3 A 'toolbox talk' will be provided to site-based personnel by the Ecological Clerk of Works to inform on agreed policies, recommendations and requirements to maintain environmental quality and minimise impacts during construction, generally avoiding unnecessary disturbance and pollution. Contractors will be made aware of how to identify field signs of protected species, particularly badgers, reptiles and nesting birds.

General Construction Principles

- 3.4 To reduce impacts from construction activities, working hours will be limited to the following unless prior written approval is granted by the Local Planning Authority:
- Monday to Friday – 07:30 to 18:00
 - Saturdays – 07:30 to 13:00
 - Sundays and Public Holidays – no working.
- 3.5 If feasible, the use of equipment powered entirely by fossil fuels will be avoided in favour of lower carbon options (e.g. battery powered equipment; low emission vehicles).
- 3.6 Where feasible, sustainable travel options for workers will be encouraged.
- 3.7 No unauthorised fires will be permitted on-site.

Development Site Layout

- 3.8 Temporary site infrastructure, haul roads, materials and machinery stores will be located as far from sensitive features as feasible (e.g. the brook and ponds), in order to limit impacts to these features.
- 3.9 External lighting will be minimised as much as possible, with the only lighting installed being that required for health and safety and security purposes. Any lighting will be localised to the areas they are needed and located as far from sensitive features as

possible. Where feasible lights will be fitted with sensors so that they are only activated when there is activity within the site and will also be fitted with devices (e.g. shields, cowls, hoods etc.) to ensure light is directed into the site as much as possible.

- 3.10 If the schedule of works needs to be amended to include the use of lighting that is not in line with the recommendations above, then an ecologist will be consulted prior to lighting being installed on-site.

Site Management

- 3.11 Heavy vehicles/machinery must stay within areas of hardstanding or bare ground to avoid killing/injuring any vulnerable fauna.
- 3.12 When not in use for significant periods of time, all vehicles and equipment will be shut down, made safe and stored in designated areas.
- 3.13 All machinery will be routinely serviced and maintained to ensure they remain in a good condition and any emissions and noise they produce are minimised.
- 3.14 Refuelling will only be undertaken on areas of hardstanding, as far from sensitive features as is feasible. Where appropriate, drip trays will be placed under static machinery to reduce the risk of leaks.
- 3.15 An area of hardstanding for vehicles will be provided to ensure that they can be easily cleaned, including a wet sweeping method for the surface. Regular vehicle movement routes within the site will be consolidated and kept in good repair.
- 3.16 Wheel wash facilities are to be provided as near to the site exit as possible (without causing an obstruction to vehicle movement) to prevent the carrying of dust particles off-site. Access roads are to be regularly inspected and cleaned using a wet sweeping method when necessary.
- 3.17 All materials and waste products will be stored in a designated area of the site as far from sensitive features as possible. Materials will only be moved from this area when needed. All waste materials will be moved to the appropriate waste storage container as soon as possible. Regular checks will be undertaken to ensure that all materials and waste products are adequately secured and contained. In particular, materials likely to generate dust will be contained as far as reasonably possible.
- 3.18 A waste management system will be in place throughout the development to ensure that all waste materials are transferred and disposed of appropriately.
- 3.19 Where feasible, materials will be ordered on an as needed basis to ensure that they are not stored unused within the site for long periods of time.
- 3.20 Materials must not be left undisturbed for long periods of time, particularly mounds of loose material, such as soil, as fauna may be tempted to use them for shelter. Building materials such as bricks, stone etc. will be stored on raised pallets (at least 30cm above

ground) to discourage vulnerable fauna from using them as shelter. Any demolition materials will be stored in skips or similar containers rather than piled on the ground.

- 3.21 A secure building or compound must be used to store contaminating substances to ensure that they cannot seep into the brook or any other nearby water body or groundwater. Empty containers will be immediately removed from the site and disposed of via an appropriately licensed waste contractor. All containers will be regularly checked for leaks, and any leaking containers will be appropriately disposed of. Appropriate spill kits will be kept nearby at all times to ensure that any leaked material can quickly be contained. In the event of a spillage, the Site Manager will be immediately informed, and if necessary work halted until the spill is contained.
- 3.22 Vehicles carrying any materials which could produce dusty emissions will be securely covered at all times.
- 3.23 Any activities likely to generate dust will be monitored and if required dust suppression measures will be implemented, for example water suppression systems or dust filter machinery attachments. These activities will be located as far from the site boundaries and sensitive features as possible. If appropriate, materials will be damped down before any activity commences.
- 3.24 Fixed sources of noise (e.g. generators) must be located away from sensitive features to reduce disturbance to wildlife. 'Silenced' plant and equipment will be used wherever feasible, such as electric / hydraulic powered equipment instead of combustion or pneumatic powered equipment and wheeled plant instead of tracked.
- 3.25 Any excavations will either be backfilled before nightfall or, if they need to be left open, be provided with a ramp no more than 45 degrees in angle to prevent fauna from becoming trapped. Any excavations that have been left open will be checked for any trapped fauna before filling commences.
- 3.26 Any temporarily exposed open pipe system or duct (diameter greater than 200mm) will be capped at the end of each working day in such a way as to prevent wildlife gaining access.
- 3.27 In the event that any protected species (e.g. great crested newts) or any mammal holes are found that could potentially belong to badger (D-shaped entrance holes greater than 25cm in diameter) are found during the works, all works must immediately cease and the Ecological Clerk of Works contacted for advice. Consultation must also be held with Natural England to determine any licensing requirements necessary to allow lawful completion of the works.
- 3.28 Any other animals encountered during the works should either be allowed to safely disperse or transferred by hand to a nearby safe location in a similar habitat. Any injured animals should be taken to the nearest wildlife hospital.

Nesting Birds

- 3.29 Where areas of potential bird nesting habitat, such as tussocky grassland, mature trees, hedgerows and bramble and mixed scrub, require removal, site clearance will be undertaken outside of the bird nesting season (March – September inclusive).
- 3.30 If avoiding the bird nesting season is not possible, then a pre-commencement survey for nesting birds should be undertaken by a qualified ecologist.
- 3.31 If no nesting birds are present, then works can proceed unsupervised providing clearance occurs within 48 hours of the survey.
- 3.32 If active nests are recorded, then protection measures must be implemented to ensure the nest is left undisturbed until young have fully and naturally fledged in line with wildlife legislation. A nest becomes protected from offence once adults have started gathering nesting material, up until the last dependent young bird has stopped returning to the nest. Activity that could indicate nesting includes (but is not limited to):
- Adult birds being observed carrying nesting material.
 - Eggs being observed within the nest.
 - Adults carrying food towards the nest site.
 - Young birds being observed and/or heard at the nest site.
- 3.33 The ECoW will advise on appropriate safe working distances and construction exclusion zones as necessary.

Barn owl

Historic Survey Data

- 3.34 During the breeding bird survey effort undertaken in May 2022, barn owl *Tyto alba* was observed once, leaving a potential nesting site. Juvenile barn owl begging calls were then heard (by the same surveyor who conducted the BBS) during a bat transect survey undertaken by Zebra Ecology on the 27 July 2022 (Zebra Ecology, 2022). A reasonably fresh barn owl pellet (indicated by dark colouration) covered in downy feathers was also discovered during a separate bat transect survey undertaken by Zebra Ecology on 20 September 2022. Given that the individual(s) were not visible upon closer inspection, it is assumed that barn owls are present in a potential nesting site and therefore are a 'probable breeder' on-site. A nest verification survey by a suitably licensed tree climbing ecologist was recommended to determine the status of this potential nest-site, as per the guidance found in the Leicester, Leicestershire, and Rutland Barn Owl Survey Protocol (2021). Barn owls are a scarce breeder within the locality, as well as being identified within the local BAP. Therefore, just one breeding pair is considered sufficient to be a significant population of this species found within the Leicestershire & Rutland Red Data Book (LCC, 2011).

3.35 On 5 October 2022, a licensed barn owl surveyor (NE licence ref: CL29-00338) undertook a nest verification survey assessment of the tree which included ground-based inspection and a climb of the lower limbs. The findings of this survey were as follows:

- The tree had evidence of barn owl, comprising whitewash splashing in the below vegetation.
- Ground-level visual inspection identified a minimum of three potential nest site entrances within the tree cavity.
- The tree was subject to ash dieback and therefore only safe lines were gained to the lower limbs to enable access to the c.2m from ground central section of the tree. Beyond this point, the branches were considered unsafe to climb due to the weak structural integrity of the tree.
- When stationed within the tree the climbing surveyor noticed an ammonia-rich smell highly indicative of a nest site (Barn Owl Trust, 2021).
- At approximately 30 minutes into the survey, a single barn owl was flushed from a cavity within the tree and flew north-east.

3.36 Given the findings of this survey, and the evidence gathered during previous survey efforts, the tree was confirmed as an active barn owl roost site, with it being extremely likely that an active barn owl nest site was present at the time of survey. The evidence in support of this includes:

- Two observations of adult barn owl flying out of the tree, once on 4 July 2022 during visit 5 of the breeding bird survey effort and a second on 5 October 2022 during the further survey work.
- The juvenile barn owl begging calls heard coming from the tree on a bat transect survey on 27 July 2022.
- The reasonably fresh down-covered barn owl pellet discovered at the base of the tree on a bat transect survey completed on 20 September 2022.
- The whitewash splashing on the vegetation beneath the canopy of the tree noted on 5 October 2022.
- The ammonia-rich smell noted by the climbing surveyor on 5 October, indicating the presence of nesting owls as the nest material soaks up the faeces produced by owlets after they have hatched and before they have fledged (Barn Owl Trust, 2021).

Update Surveys (2026)

- 3.37 An update barn owl verification survey was undertaken by surveyor F. Henderson (BTO Schedule 1 permit holder for barn owls) on 11 February 2026. No signs of barn owl occupation were recorded from ground-level. A trail camera was left in-situ to monitor T25 for a period of a week. A barn owl was recorded on a branch calling within proximity to one of the cavities within T25.
- 3.38 The tree was subsequently climbed on 11 March 2026 by B. Wells (LANTRA qualified tree-climber) with F. Henderson in attendance. The tree was confirmed to be a nesting site due to the presence of a layer of compacted pellets / debris forming a concave nesting surface. An accumulation of pellets on a branch below and whitewash were also recorded.
- 3.39 Barn owls are included in Schedule 1 of the Wildlife & Countryside Act 1981 which affords them protection against disturbance whilst nesting in addition to the basic level of protection of barn owls afforded to most wild birds.
- 3.40 Specifically, under Part 1, Section 1 (5) it is an offence punishable with imprisonment for a period of up to 6 months to intentionally or recklessly:
- Disturb a Barn Owl while it is building a nest or is in, on or near (c.30m from) a nest containing eggs or young.
 - Disturb dependent young of a barn owl.

The '*Three Golden Rules*' in barn owl mitigation as outlined by the Barn Owl Trust (Barn Owl Trust, 2026) are;

- Maintain continuity of occupation by creating alternative provision at least 30 days before development begins.
- Maintain the legality of the development by carrying out development works outside of the breeding season.
- Establish permanence by creating a permanent accessible nest/roost site space within (i.e. inside) the finished development.

Maintain continuity of occupation

- 3.41 Retention of T25 (where the active barn owl nest has been recorded) with an appropriate vegetated buffer is to be implemented.
- 3.42 An alternative nest site in the form of a suitable barn owl nest box is to be placed 200m of T25, (and preferably 100m from the edge of the proposed development to reduce future disturbance from anthropogenic activities). This should be placed in a tree (if a suitable tree can be found, N.B. avoid ash trees due to likely structural weakness); if a suitable tree is absent, then a barn owl pole box erected on a pole would suffice.

Installation height should be at least 3m above ground, with clear flight access in and out of the entrance to the box.

Maintain legality of the development

- 3.43 Loud machinery works should be restricted to the off-season for breeding barn owls (November-February inclusive) where feasible. Should works be proposed to commence during the breeding season (March-October inclusive), strict protection zones will be put in place (and clearly marked on-site) and on-site works restricted to beyond these areas until the chicks have fledged. This delay would usually not exceed four months, to allow for a full breeding cycle to have occurred. Suspected completion of the cycle should be followed by a nest inspection by a suitably licensed ecologist, prior to works continuing.
- 3.44 Suitable barn owl disturbance and protection zones are shown below (Shawyer et al, 2011):

Activity Type	Example	Disturbance Risk (displacement from the nest)	Protection Zone min.	Disturbance Risk (displacement from the nest)	Protection Zone min.
		Continuous activity		Occasional activity	
Pedestrian movement	Construction workers walking near nest	Low/Medium	20 m	Low	10 m
Artificial lighting	Arc lights illuminating works but (not directed toward the nest)	Low/Medium	30 m	Low	20 m
Vehicular movement	Vehicles or heavy plant moving past the nest	Medium	40 m	Low	30 m
General building and landscape works	Laying of concrete, bricks, roofing using mechanised plant	Medium/High	60 m	Medium	40 m
Heavy construction works	Ground levelling, pile-driving, concrete crushing etc. using heavy plant	High	175 m	High	150 m

- 3.45 General measures in terms of hours of work, restricted lighting, etc. are also to be implemented on site during construction. Please see General Construction Principles (3.5) above and Lighting (3.62) below for further details.

Establish permanence

- 3.46 Box replacement- An annual external check of the nest box will be implemented by the ECoW to check for any signs of decay or damage. The inspection will be carried out between November and January to avoid the breeding season.
- 3.47 If it is suspected by the workforce and/or management team that the box has been removed and/or damaged, advice should be sought from the ECoW /qualified ecologist.

- 3.48 Cleaning- The barn owl box will need to be cleaned once every two to three years to prevent the build-up of nesting material, and risk owlets falling from the box. This is to be undertaken between November and January to avoid breeding season.
- 3.49 The use of rodenticides must be avoided within the site as barn owls (and other raptors) may become poisoned through the consumption of any infected rodents.

Bats

Works to Trees

- 3.50 A consistent tree marking scheme will be agreed with the contractors to ensure that it is clear to everyone which trees have been cleared for felling and which trees have not.
- 3.51 Within 12 months of the start date of the works, an update ground level assessment of all trees proposed for removal will be undertaken to ensure that no new features have developed. This will be in line with current guidance, which has been amended since the previous surveys were undertaken (Collins, 2023).
- 3.52 Trees that have been confirmed as not supporting any potential roost features will be cleared for felling. These trees must be felled within 12 months of the of the update assessment.
- 3.53 If any new features are identified, any further survey work necessary to identify their level of suitability for roosting bats and confirm the presence/absence of roosting bats will be undertaken prior to works commencing. Further survey work required includes:
- A single tree-climbing inspection for bats (not time constrained) to be undertaken by a qualified and licensed tree climber / ecologist.
 - If the results of the inspection find that the tree has PRF-M suitability then further work will be required (see below). Trees classified as None or PRF-I suitability and for which no evidence of bat roosting has been confirmed will not require further survey effort.
 - trees classified as PRF-M suitability will require further survey effort. At least three tree-climbing inspections must be undertaken between May and September, with at least two surveys undertaken between May and August. Surveys should be spaced a minimum of three weeks apart in line with current guidance. The initial tree-climbing survey can count as one of the three required surveys if it is undertaken between May and September.
 - NOTE: If bats are confirmed as roosting, further surveys may be required to characterise the roost(s) (species, population, roost type etc.) and to provide guidance on licensing/mitigation requirements for the progression of the development.
 - NOTE: If a maternity roost is identified during one of the inspections, a less invasive survey method will be used to gather any other required information.

- NOTE: if any trees cannot be inspected due to health and safety reasons or the results of the inspection are inconclusive (e.g. inaccessible potential roosting features), further nocturnal survey work will be required.
- If required, nocturnal emergence surveys will be undertaken between May-August/September. Three surveys will be required to determine the presence/absence of roosting bats for trees in which the PRF inspection survey was inconclusive. Roost characterisation surveys will require anywhere between one to three surveys. Surveys should be spaced a minimum of three weeks apart in line with current guidance.

3.54 Providing no evidence of roosting bats is recorded during any of the above surveys, works to trees with confirmed potential roost features will be undertaken under the following precautionary manner:

- A pre-start inspection will be undertaken to confirm the presence/absence of roosting bats. If bats are confirmed as absent the tree will either be immediately felled or features immediately blocked until the tree is felled.
- The type of material used to block the feature will depend on the exact nature of the feature but will not be harmful to wildlife and will be resistant to corvid and squirrel damage. Options include fine-gauge metal mesh, rags or foam blocks. Expanding foam in particular will not be used as it is difficult to apply safely, may not last long enough and adversely affects climbing equipment.
- Blocking material must remain fully in place until the tree is felled, and if they are dislodged the feature will need to be re-inspected before felling can occur.
- A consistent tree marking scheme will be agreed with the contractors to ensure that it is clear to everyone which trees have been cleared for felling and which trees have not.
- All trees will be felled in a precautionary manner, with section felling the most widely used method for felling. Arboriculturists be familiar with all relevant guides on section felling. Arboriculturists must avoid cutting into any potential roost features, removing them whole (including a buffer either side) and then carefully lowering the section to the ground and leaving overnight to allow any bats that are present but have not been discovered to disperse.

3.55 In the event that a roosting bat(s) or evidence of an active bat roost is uncovered at any stage of the development, works must cease immediately, and consultation held with the ECoW and Natural England to determine any licensing requirements necessary to allow lawful completion of the works.

Lighting

3.56 Construction activities will be restricted to daylight hours between April and September, with the only lighting permitted on-site being any necessary security lighting. Outside of these months some lighting may be necessary to allow work to be undertaken safely for the full working hours set out in Section 3.5.

- 3.57 Any necessary lighting will be located as far from sensitive receptors as possible. Lighting will be kept to a minimum and switched off when not needed, with lighting requirements regularly reviewed.
- 3.58 This lighting will be directed into the site, with diffusers, shields, hoods and/or cowls and/or PIR sensors used as necessary to ensure light spillage is kept to a minimum. Lighting along the boundaries will be kept to a maximum Lux level of 0.5 at 1.5m above ground level, with any features of particular importance (e.g. boundary hedgerows and the brook), where lighting will be kept to a maximum Lux level of 0.2lux. The lighting should be kept to these levels to ensure wildlife commuting corridors are not severed.

Badgers

- 3.59 Within 6 months of the proposed start date of construction, a pre-commencement check for any newly established badger setts within 30m of proposed groundworks will be undertaken by the ECoW.
- 3.60 Should a potential sett be discovered and impacts not avoidable, a monitoring survey to determine the presence/absence of badger and, if present, the level of activity, will be undertaken. This will involve the deployment of camera traps for at least 21 days, with the traps and potential setts checked every seven days for signs of activity.
- 3.61 If the monitoring survey identifies an active sett that will be impacted by proposals, a Natural England development licence will be sought. The licence application will be accompanied by a mitigation strategy, the exact details of which will depend on the type of sett (i.e. main, annexe, subsidiary, outlier) that is identified. The mitigation strategy will be appended to this report.

Tree and Hedgerow Protection

- 3.62 Any specified tree surgery works will be carried out in accordance with BS 3998:2010 '*Tree Works Recommendations*', Health and Safety legislation and latest relevant best practice. Prior to commencement of any works the contractor must provide valid proof of required Public Liability Insurance and a full working method statement and risk assessment. Any works will also be undertaken with regards to the method statements in Section 4.
- 3.63 The contractor should be satisfied that tree preservation orders have not been notified for the site since the previous survey work was undertaken. If TPOs are applicable the contractor must comply with the provisions of the Town and Country Planning (Trees) Regulations (Amendment) 2008.
- 3.64 BS 5837: 2012 '*Trees in relation to design, demolition and construction*' will be implemented on site in order to ensure that retained trees and hedgerows are protected adequately from construction-related damage. Protective fencing will be installed around trees and hedgerows as in line with BS 5837: 2012 '*Trees in relation to design, demolition and construction*' to form exclusion zones during construction. No access within the exclusion zones will be permitted with the exception of operations

that have been agreed with the arboriculturist and LPA. All-weather, durable signs will be attached to the fencing.

- 3.65 All tree works will be completed and protective fencing erected before construction commences. The fencing will remain in place until construction has been completed. Any signage that is removed or becomes illegible will be replaced as soon as possible.
- 3.66 During site operations, contractors will ensure that machinery does not come into contact with any of the trees within / adjacent to the site. They will be especially vigilant around tall machinery. All operators will be briefed as necessary and operations adjacent to trees will be supervised.
- 3.67 Ongoing arboricultural supervision will form part of the construction phase mitigation as shown within Table 1.

Table 1: Arboricultural supervision requirements¹

Supervision Details	Timing	Details	Sign-off
Pre-commencement site meeting.	Prior to any site activity.	Pre-commencement meeting with key personnel responsible for the implementation of tree works and the development as a whole. Induction form to be signed by all attendees. The meeting will ensure contractors and tree workers are briefed and understand the Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP). A site supervisor will be appointed to oversee tree protection and the reporting of any damage to trees or deviation from the AMS to the project arboriculturist / LPA.	Details of meeting to be sent to LPA within 5 days.
Marking of trees / tree groups for removal.	Prior to any site activity.	Spray marking of trees / groups for removal by the project arboriculturist in accordance with approved plans.	No follow up required.
Protective measures check.	Prior to any site activity.	Project arboriculturist to check that all protective measures are fit-for-purpose and correctly positioned. Results of the visit, including any recommendation for remedial work, to be recorded by the project arboriculturist.	Details to be sent to the site manager and LPA within 5 days.

¹ Table taken and adapted from Trevor Heaps, 2021

Ongoing supervision.	During construction	Project arboriculturist to regularly visit the site to check the protective measures have not been moved and continue to be fit-for-purpose and discuss progress of the development and any incidents and queries. Project arboriculturist to supervise any works being undertaken within an RPA. Results of the visit, including any recommendation for remedial work, to be recorded by the project arboriculturist.	Records to be issued to the site manager and provided to the LPA as required.
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Waterbody Protection

3.68 In order to avoid disturbance to the on-site ponds and nearby brook, a minimum 10m buffer will be maintained between the edge of the worked development footprint and the bank top, with measures put in place to prevent any pollution and run-off reaching waterbody. A full scheme is beyond the scope of this report but may include:

- Minimising the area of soil disturbed, with works phased if feasible.
- Storing of loose materials as far from the brook as is feasibly possible.
- Covering of all loose materials to prevent wind pick-up and run-off during both transport and storage.
- Establishing new vegetation as soon as possible to stabilise the soil or, where necessary, use of temporary soil stabilisers.
- The construction site layout will be designed to minimise the area of soil compaction as much as feasibly possible. Movements of large vehicles will be restricted to designated pathways as much as feasibly possible, and materials storage will be restricted to designated areas.
- The designated wheel washing area will be located as far from the ponds and brook as feasibly possible and appropriately secured to ensure that wastewater does not leak into the rest of the site. The wastewater will be collected in a simple sump facility then removed from the site.
- Dust will be controlled as above, with potential dust generating materials stored as far from the existing ponds and brook as feasibly possible. Activities with the potential to generate dust that occur within proximity to the pond will be closely monitored.
- All operatives involved in the storage and handling of materials, particularly hazardous materials, and maintenance activities will be suitably trained in and have sufficient knowledge of these tasks. Particular care will be taken with hazardous materials, with these stored as far from the pond as possible and use limited in areas in close proximity to the pond.

- Catch / settlement pits, temporary ditches, bunds and/or barriers will be used as appropriate to control run-off.

4.0 BIODIVERSITY ENHANCEMENTS

- 4.1 The following wildlife features will be installed within the post-development site, in order to provide compensation and enhancements for wildlife in line with Government Policy. Locations of the proposed features can be seen in Appendix A.

Barn Owls

- 4.2 A barn owl nest box to be placed within 200m of T25, and 100m from the edge of the development to reduce disturbance from any future anthropogenic activity. The box is likely to need to be replaced every twelve years.
- 4.3 Species-rich wildflower strips are to be created to encourage small mammals onto the site to act as a food source for the owls.

Wild / Breeding Birds

- 4.4 A total of 957 trees will be planted on site.
- 4.5 A total of 4.25ha Species-rich (minimum 10 species per m2) wildflower meadow areas (i.e. Emorsgate EM3 species-rich grassland) / strips to be created across the site to improves the site value for invertebrates which will act as a food source.
- 4.6 A total of 0.775ha of mixed will be planted around perimeters of the site.
- 4.7 Existing hedgerows on the site will be bolstered with new planting to improve species integrity and nesting opportunities, alongside this an additional 4.7km of native species-rich hedgerow with trees will be planted.
- 4.8 A minimum of 20% of the dwellings will support bird nesting features e.g. Schwegler Sparrow Terrace, No. 17 Schwegler Swift Nest Box, ACO Polymer Build-in Bird Box.

Bats

- 4.9 In addition to the above, four new attenuation basins proposed to be planted with a wet tolerant grassland mix to attract invertebrates to serve as a food source.
- 4.10 A minimum of 20% of the dwellings will support bat roosting features e.g. Ibstock Enclosed Bat Box, Habibat Box, Schwegler 2FE Wall-Mounted Bat Shelter.

5.0 HABITAT CREATION, MANAGEMENT AND ENHANCEMENT

- 5.1 The detailed landscape plan (BLADE Landscapes Ltd, 2026) should be viewed in conjunction with the below planting regime and the BNG Assessment (BLADE Ecology, 2026).

Existing Trees and Hedgerows Management

- 5.2 Existing trees and hedgerows will be subject to regular inspection. Any damaged, diseased or dangerous timber shall be reported, and a schedule of appropriate operations agreed with a qualified arboriculturist.
- 5.3 Boundary hedgerows will be allowed to grow in excess of 4m. The main objective for management is to maintain a varied age, condition and size of hedgerow in order to support a variety of wildlife. The basic principles for appropriate hedgerow trimming are as follows (RSPB, 2008):
- 5.4 All cutting regimes will be carried out on a two- or three-year rotation. This ensures that thick nesting cover is available annually for birds and also to boost the berry crop that often develops on second year growth.
- 5.5 Trimming will be undertaken during the months of January or February to prevent disturbance to nesting birds. Cutting at this time of the year also allows the berry crop to be used by over-wintering birds which is a vital part of their diet when food is scarce.
- 5.6 Trees will be allowed to develop within the hedgerows at spacing of approximately one tree every 20m.
- 5.7 The margins will be left unmanaged to encourage the development of tall grasses and ground-flora.

Tree Planting and Management

- 5.8 Trees are valuable ecological features which can provide feeding and nesting habitats for a range of fauna. 528 new trees will be planted across the post-developed site.
- 5.9 All planting is to be in accordance with BS4428:1989 Code of practice for general landscape operations. All new planting will take place over the winter period (October – March), with newly planted specimens protected from animal damage by the use of rabbit-proof fencing, netting or individual tree guards as necessary.
- 5.10 New tree planting will be monitored to ensure successful establishment. During the establishment period, watering will be undertaken as necessary to ensure moisture levels appropriate for optimum growth are maintained. All plants will be assessed for pests / diseases. Natural methods of pest control will be undertaken. Where specimens fail, they will be replaced with the same species during the soonest available planting season. Mulch will be topped up as required in spring around the trees to retain

moisture and inhibit weed growth. Stakes and ties will be checked during visits and subject to removal once self-supporting.

- 5.11 Pruning will be undertaken as necessary to remove suckers and dead, dying or diseased wood and to achieve natural shape, healthy growth and favour a single leader (except for multi-stem trees, where several leaders will be favoured).
- 5.12 Fruit trees will be pruned to their species requirements (apples and pears are traditionally pruned in autumn/ winter; stone fruit species such as cherries, plums and damsons are traditionally pruned in spring/summer). Overly congested areas will be thinned out, with any diseased, damaged, rubbing and inward facing branches removed, to achieve the ideal structure and shape. If they will not pose a health and safety risk, some deadwood should be left as a wildlife habitat.

Hedgerow Planting and Management

- 5.13 Hedgerows are valuable ecological features, which will maintain the connectivity of the site by providing feeding and nesting habitats and dispersal routes for a range of fauna.
- 5.14 New species-rich hedgerows with trees will be planted within the central area of the site around the various blocks of development and adjacent to existing hedgerows.
- 5.15 All planting is to be in accordance with BS4428:1989 Code of practice for general landscape operations.
- 5.16 The hedgerows are to be planted in double staggered rows at 300mm centres. All new planting will take place over the winter period (October – March), with newly planted specimens protected from animal damage by the use of rabbit-proof fencing, netting or individual tree guards. Species planted to include those found locally to the site including hawthorn, blackthorn, yew, field maple, holly, hazel and dogwood. The hedgerows are to be under sewn with Emorsgate EH1 Hedgerow Mixture.
- 5.17 Note: EH1 contains wildflowers and grasses that are tolerant of semi-shade and is suitable for sowing beneath newly planted or established hedges and on woodland edges, rides and glades. EH1 (or a suitable alternative with local provenance) is a complete mix composed of 20% native wildflowers and 80% slow growing grasses.
- 5.18 New hedgerow planting will be monitored to ensure successful establishment. During the establishment period, watering will be undertaken as necessary to ensure moisture levels appropriate for optimum growth are maintained. All plants will be assessed for pests / diseases. Natural methods of pest control will be undertaken, with mulched areas to be topped up in Spring. Where specimens fail, they will be replaced with the same species during the soonest available planting season.
- 5.19 Boundary hedgerows will be allowed to grow in excess of 4m in height and managed on a 2-3-year rotation with work undertaken to only one side at any time. The margins will be left unmanaged to encourage development of tall grasses and ground-flora.

Trees will be allowed to develop within the new boundary hedgerows at spacing of approximately one tree every 20m. Mulched areas will be topped up in spring.

- 5.20 Ornamental hedgerows will be pruned as per their species requirements to promote good growth and compact form and remove dead/dying wood. They will be allowed to attain a planned height of 1.2m by trimming lateral growth once annually in mid-late summer.

Native Scrub Planting and Management

- 5.21 A total of 0.775ha of native scrub will be created along the western, northern and south-eastern boundaries of the site.
- 5.22 The scrub will be managed to maintain a varied age and condition and provide multiple micro-climates for biodiversity. The scrub will be coppiced in a fifteen-year rotation, with either 1/15 cut every year or 3/15 cut every three years, with cutting undertaken during the months of January or February to prevent disturbance to nesting birds and ensure that the berry crop is available for over-wintering animals. If any areas become overcrowded or overly dense, they will be selectively thinned to create more dappled light conditions.
- 5.23 Edges of the scrub will be scalloped and managed so that there is a gradual transition from short herbaceous vegetation through to tall herbaceous vegetation through to scrub.
- 5.24 Cutting will be undertaken with hand-tools where feasible and entirely avoided around the habitat piles to prevent disturbance/injury to any hibernating reptiles and amphibians. Arisings will be removed to prevent a build-up of nutrients. These will either be used to create brash piles in undisturbed areas of the site or removed from the site. For further information see The Scrub Management Handbook by English Nature (2003).

Existing Water Feature Management

- 5.25 The existing brook and ponds will be subject to regular inspection, in order to ensure it continues to receive flow of water in its natural state, without undue interference in quantity or quality. The following maintenance operations will be adhered to:
- 5.26 The feature will be inspected for debris, litter and other obstructions regularly and any rubbish removed and disposed of correctly.
- 5.27 The bed and banks will be maintained to ensure they are clear of any other matter that could cause an obstruction, either on the development land or by being washed away by high flow to obstruct a structure downstream.
- 5.28 The feature will not be used for the disposal of any arisings from maintenance operations or other waste.

- 5.29 Regular inspections will be carried out to check for non-native invasive species
- 5.30 A useful field guide for watercourse management can be found here:

Proposed Water Feature Creation and Management

- 5.31 Four attenuation basins are to be sown with a mixture of wetland grassland seed mixes (see wildflower section below).
- 5.32 Vegetation around the SuDs will be managed to ensure that no more than 60% of the pond is shaded, with vegetation along the southern edge preferentially cleared to ensure the pond can receive a sufficient amount of sun.
- 5.33 Vegetation will be cleared with hand-tools only, with the use of chemicals strictly avoided. No more than one third of the pond will be cleared at any one time, and works will only be carried out in autumn or early winter (September – November) before the first frost to avoid disturbing breeding or hibernating amphibians. For further information please refer to Gent & Gibson (1998) and Oldham *et al.* (2000).
- 5.34 All aquatic features on-site will be monitored annually for the presence of invasive species. If invasive species are recorded, this management plan will be amended accordingly in line with specialist advice to prevent spread and facilitate eradication.

Proposed Wildflower Establishment and Management

- 5.35 Areas of species-rich wildflower grassland (4.25ha) will be created throughout the site. The proposed areas will be sown with a mix of Emorsgate EM3 – Special Purpose Meadow Mixture and Emorsgate EH1 – Hedgerow Mixture depending on the level of shade. The attenuation basin will be sown with a mixture of Emorsgate EP1 – Pond Edge Mixture and Emorsgate EM8 – Meadow Mixture for Wetlands depending on the water table level. The planting of non-native species, particularly invasive species, will be strictly avoided in these areas.

Preparation (Year 0)

- 5.36 The proposed areas of species-rich grassland will be sown and enhanced with the above seed mixes in September or Spring (March-May). Prior to seeding, the area will be cleared of all debris, litter, undesirable plant species (e.g. *Rumex* sp.) and dead plant material, with any grass cut and harrowed to achieve at least 50% bare soil in order to allow the seeds good contact with the soil. The seed mixtures will then be sown as per the manufactures prescribed sowing rate.
- 5.37 The areas will be fully watered to ensure healthy establishment. It is especially important that the wetland meadow is fully watered and kept moist during prolonged dry periods.
- 5.38 Undesirable plant growth will be controlled through hand-pulling. No fertiliser will be used within the meadow grassland at any point during preparation, seeding, establishment or maintenance.

Establishment (Year 1)

- 5.39 Most sown wildflowers will not flower during the first growing seasons, with annual plants from the soil seed bank usually dominating at first. This, however, offers shelter to the wildflower seedlings and so can help the wildflowers fully establish.
- 5.40 Cutting will be avoided in spring and early summer, with the first cut occurring in mid-summer (ideally early-August), with a second cut in early October.
- 5.41 Arisings will be removed to prevent a build-up of nutrients. These will either be used to create compost heaps in undisturbed areas of the site or removed from the site.

Maintenance (Year 2 onwards)

- 5.42 The species-rich grassland will be managed as long grass. The management will follow that of traditional meadows. An annual late cut will be undertaken in late summer (September) to a height of 120-150mm to allow plants to flower and set seed prior to cutting. Arisings will remain in-situ for 1-5 days to release seeds prior to being collected. The grassland will then be maintained to 50mm by mowing through late autumn, early winter and early Spring, as required.
- 5.43 The grassland immediately around the attenuation basin will be allowed to develop into tussock grassland. Once established, tussock grassland requires little maintenance. A single cut will be undertaken every two to three years between October and February, with cutting carried out on a rotational basis so that no more than half of the tussock grassland is cut in any one year.
- 5.44 As before, arisings will be collected and added to the compost heap / removed.
- 5.45 Worn or damaged areas are to be repaired by over seeding into a prepared seed bed at the next maintenance visit, dependant on seasonal limitations and subject to suitable weather and ground conditions in accordance with best practice.

Flowering Lawn Establishment and Management

- 5.46 Areas of flowering lawn will be created along the verges. The proposed areas will be sown with Emorsgate EL1 – Flowering Lawn Mixture.

Preparation (Year 0)

- 5.47 Prior to seeding, the area to be seeded will be cleared of all debris, litter and weeds and ploughed or dug. The area will then be harrowed or raked to produce a medium tilth and rolled or trod to produce a level firm surface.
- 5.48 Seeding will take place during autumn or spring months with average climatic conditions for the time of year and when the ground is not waterlogged, or frost bound. The seed must be surface sown and firmed in with a roll, or by treading or raking, to give good soil/seed contact. The areas will be fully watered to ensure healthy establishment.

Establishment (Year 1)

- 5.49 The wildflower content of the mix is perennial and will not flower during the first growing season. Any annual weeds to be controlled by regular mowing or topping.
- 5.50 Newly sown flowering lawns will be mown regularly (every 7 -10 days during growing season) throughout the first year of establishment to a height of 40-60mm. Cuttings will either be used to create compost heaps within undisturbed areas of the site or removed. Any weeds (e.g., Rumex sp.) will be hand-pulled.

Maintenance (Year 2 onwards)

- 5.51 From Year 2, the lawn should be mown regularly to 25-40mm, with mowing relaxed to every 4-8 weeks from late Spring to late Summer to permit flowering. Alternately, if cowslips are present, mowing should be suspended earlier in the year to allow their flowering. As before, arisings will be collected and added to the compost heap / removed.
- 5.52 Worn or damaged areas are to be repaired by over seeding into a prepared seed bed at the next maintenance visit, dependant on seasonal limitations and subject to suitable weather and ground conditions in accordance with best practice.

5.0 BIODIVERSITY UNIT CALCULATIONS

- 5.1 The Biodiversity Net Gain has been updated based on the following plans produced by BLADE Landscape Architects (ref 1896-L-D-PL-201/2/3-V1) dated October 2025. An area has been designated as a school safeguarding area (2ha) and removed from the redline. The area of grassland within the site has also been reduced.
- 5.2 All assumptions have been taken from the Biodiversity Metric 3.1 guidance at the time in combination with the original approved approach at outline for consistency in comparison e.g. targeted habitats, condition assessment targets, tree sizes etc.

Table 2: Habitat Biodiversity Impact

Factor	Units
Baseline units	50.10
Post-intervention biodiversity units	61.34
Total net unit change	11.24
Total net % change	25.28%
Trading Rule Satisfied	Yes

Table 3: Hedgerow Biodiversity Impact

Factor	Units
Baseline units	61.34
Post-intervention biodiversity units	82.78
Total net unit change	21.44
Total net % change	34.96 %
Trading Rule Satisfied	Yes

- 5.3 Based on the above, achieving +25% net gain in habitat and hedgerow units will be feasible on-site.
- 5.4 The Biodiversity Net Gain Report (BLADE Ecology, 2026) should be referred to for full details.

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