

Habitat Management and Monitoring Plan

Survey site: 39 Station Road, Desford, Leicester, LE9 9FN

Client: Invicta Universal

Date: 24/09/2025

Project:

This report is prepared to inform a planning application with **Hinckley and Bosworth Borough Council**. The proposal is described as:

Proposed erection of dwelling with detached garage, landscaping and associated works including the demolition of existing outbuildings

Planning Application Number:

25/00175/FUL.

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Guidelines

A Habitat Management and Monitoring Plan (HMMP) is a key document in the long-term stewardship of habitats created, enhanced, or restored as part of a development. It is essential in the context of Biodiversity Net Gain (BNG), a legal requirement under the Environment Act 2021, which mandates that developments must deliver a minimum 10% net gain in biodiversity and ensure its maintenance for at least 30 years. The HMMP outlines how newly created or enhanced habitats will be managed, monitored, and maintained to achieve their intended ecological value over time, ensuring compliance with BNG commitments.

The HMMP is designed to align with UK regulatory frameworks, including Natural England's guidance on habitat management, local planning authority policies, and the National Planning Policy Framework (NPPF) such as the 'British Standard 42020 (2013) 'Biodiversity – Code of Practice for Planning and Development'.

Proportionality

The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.

This approach is enshrined in Government planning guidance, for example, paragraph 174 of the National Planning Policy Framework for England.

The desk studies and field surveys undertaken to provide a preliminary ecological appraisal (PEA) might in some cases be all that is necessary.

(BS 42020, 2013)

In consequence of the scale and intensity of the proposed development, this plan-led report is considered adequate and proportionate. It communicates all relevant information necessary to determine a planning application or support the recommendations for further surveys.

Validity

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion

Version control			
Status	Issue	Name	Date
Final	1.0	Kat Aburrow BSc, Consultant ecologist	24/09/2025

1.0 Introduction and Context

1.1 Background

Arbtech Consulting Limited was commissioned to produce a Habitat Management and Monitoring Plan for a proposed development at 39 Station Road, Desford, Leicester, LE9 9FN (hereafter referred to as the site).

This report should be read in conjunction with the following documents:

- Statutory BNG Metric for 39 Station Road, Desford, Leicester, LE9 9FN (SMARTTECH Design, 2025)
- Biodiversity Gain Plan for 39 Station Road, Desford, Leicester, LE9 9FN (SMARTTECH Design, 2025)
- Existing and proposed habitat plan for 39 Station Road, Desford, Leicester, LE9 9FN (Three Shires Ltd, n.d.)
- Construction and Ecological Management Plan for 39 Station Road, Desford, Leicester, LE9 9FN (Arbtech Ltd, 2025)

1.2 Project Description

This report is prepared to inform a planning application with the Hinckley and Bosworth Borough Council. The proposal is for the '*proposed erection of dwelling with detached garage, landscaping and associated works including the demolition of existing outbuildings*'. A plan showing the proposed development is provided in **Appendix 1**.

1.3 Site Context

Site context is provided by the Preliminary Ecological Appraisal (PEA) prepared by Three Shires Ltd (2025):

'The 0.38ha Site is in the north of the village of Desford, Leicestershire at British National Grid Reference (NGR) SK48350373. The Site is approximately 11km west of the centre of the City of Leicester and approximately 3km north of the A47. The surrounding landscape is dominated to the south by the village of Desford. To the north is mainly arable farmland and modified grassland bordered by hedgerows and scattered trees'.

Further details about the site regarding habitats and protected species can be found within the PEA.

1.4 Scope of This Report

The aims of this HMMP are to provide habitat management and enhancement prescriptions to ensure the effective installation and long-term success of the proposed new habitats in accordance the associated BNG assessment. This, combined with the associated BNG assessment will therefore demonstrate an effective Biodiversity Net Gain in compliance with legislation (Environment Act 2021).

1.5 Relevant Planning Conditions

Condition 4 provided by Hinckley and Bosworth Borough Council (Ref: 25/00175/FUL):

“No development shall take place (including ground works or vegetation clearance) until a 30-year Habitat Monitoring and Management Plan (HMMP), prepared in accordance with an approved Biodiversity Gain Plan, has been submitted to, and approved in writing by, the Local Planning Authority. The approved HMMP shall contain, but shall not be limited to, the following:

- (a) Description and evaluation of the features to be managed; and*
- (b) Ecological trends and constraints on site that may influence management; and*
- (c) Aims, objectives and targets for management - links with local and national species and habitat action plans; and*
- (d) Description of the management operations necessary to achieving aims and objectives; and*
- (e) Preparation of a works schedule, including annual works schedule; and*
- (f) Details and a timetable of the monitoring needed to measure the effectiveness of management; and*
- (g) Details of the persons responsible for the implementation and monitoring; and*
- (h) mechanisms of adaptive management to account for necessary changes in work schedule to achieve the required targets; and*
- (i) Details of methodology and frequency of monitoring reports to be submitted to the Local Planning Authority to assess biodiversity gain*

The approved HMMP shall be strictly adhered to and implemented in full for its duration.”

2.0 Ecological Baseline Conditions Relevant to This Report

The baseline ecological conditions of relevance to this report were determined as a result of the previous ecological assessments undertaken at the site. Details of this can be found in the PEA conducted by Three Shires Ltd (2025).

2.1 Habitats recorded on Site

Habitats recorded comprise:

- Vegetated garden
- Artificial unvegetated, unsealed surface
- Modified grassland
- Native hedgerow
- Buildings
- Line of trees
- Individual trees

2.2 Habitat Retention, Enhancement and Creation

A net gain of >10% has been achieved for habitat units through the following design strategies:

Retention of:

- Vegetated garden
- Modified grassland
- Urban trees
- Native hedgerow
- Line of trees

Creation of:

- Biodiverse green roof – Good condition
- Other neutral grassland – Good condition
- Native hedgerows – Good condition
- Urban trees – Moderate condition

3.0 Habitat Management and Monitoring Plan

The responsibility for implementing the management regime described within this Habitat Monitoring and Management Plan (HMMP) lies with the applicant, Invicta Universal, or any successor in title. It is the responsibility of the applicant to ensure that all monitoring and reporting requirements are carried out by a suitably qualified and experienced professional. Hinckley and Bosworth Borough Council or any subsequently formed local authority under devolution is responsible for reviewing the monitoring reports submitted to the authority and assessing whether enforcement action is required if the management actions and objectives described in this gain plan are not met throughout the 30-year period.

3.1 Enhancement

Enhancement of the site and subsequent management prescriptions to ensure the ongoing biodiversity value post-construction are detailed in **Table 1** below.

Table 1. *Habitat Creation and Enhancement Prescriptions*

Ecological receptor	Specification
Retained Trees	Trees across the site will be retained as shown on the accompanying proposed landscape plans (Appendix 1) and the existing and proposed habitat plans provided by Three Shires Ltd (n.d.) It is considered necessary to install protective fencing in order to effectively delineate these boundaries during works to prevent indirect impacts through encroachment of activity such as excessive vehicular and pedestrian movement, and materials storage. Protective fencing will be required, in accordance with BS 5837:2012 - “Trees in relation to design, demolition and construction – Recommendations”. The fencing specification is included within Figure 1 overleaf. The fencing must be installed prior to any development works and be left in-situ until the development is complete. Further details are provided in the CEMP (Arbtech Ltd, 2025).

	Table 1.1. Retained tree management prescriptions over a minimum 30-year term.			
	Management	When	Rationale	BNG condition criteria compliance
	Protect root zones from compaction by avoiding heavy machinery, storage of materials, or pedestrian access. Use fencing or mulch rings where appropriate.	At all times	Prevents damage to fine feeder roots essential for water/nutrient uptake. Preserves long-term health and structural stability.	D, F
	Maintain grassland or low vegetation under canopy using light-touch methods	1–2 times annually	Reduces competition for moisture/nutrients while preserving habitat value and avoiding root disturbance.	F
	Retain all standing and fallen deadwood within safety limits. Hollow trunks and dead limbs should be retained where there is no risk to people or property.	Ongoing	Deadwood supports fungi, beetles, birds, and bats.	E
	Avoid crown lifting, pollarding, or heavy pruning unless required for safety or access. Retain natural form where possible.	As needed; outside bird nesting season (Sept–Feb)	Minimises stress to mature trees and avoids creation of large wounds.	B, C, D, E, F
	Do not use fertilisers or pesticides within the rooting zone.	At all times	Preserves soil damage and prevents chemical harm to roots.	F
Tree and Shrub Planting	Native trees will be planted, and native trees will be retained across the site as shown on the proposed landscape plans (Appendix 1) and the existing and proposed habitat plans provided by Three Shires Ltd (n.d.)			
	Proposed trees to be native Oak, Rowan and Birch standards, planted in accordance with supplier’s recommendations and BS 8545 and BS3936-1.			
	Objectives To plant a range of trees that will provide pollinating, foraging, commuting, and refuge opportunities for protected and/ or notable			

species groups including amphibians, bats, birds, hedgehogs, and reptiles.

- Ensure that good horticultural practice is employed to encourage the long-term health and vitality of all trees and shrubs.
- Ensure well-balanced crowns and/ or natural shape by preventing over-competition.

Creation Method

- **Ground preparation and planting**

Each tree will be planted within a hole three times as wide of the supplied pot and of a similar depth. Root balls will be soaked thoroughly in water before planting and root balls will be loosened to expose restricted roots before planting. The planted trees and shrubs will then be backfilled ensuring there are no air pockets around roots or any roots protruding out of the ground.

- **Timing**

It is best to prepare the land during the summer ready for planting between November and March. Planting trees and shrubs before the new year helps ensure better rooting and subsequent establishment including faster growth during the first growing season.

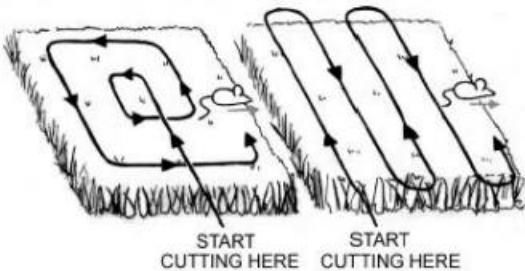
Table 1.2: Native tree management prescriptions over a minimum 30-year term.

Management	When	Rationale	BNG condition criteria compliance
At the end of each growing season all plant failures are to be 100% replaced	When required; checked annually in Autumn.	To maintain amenity and wildlife value.	A
If required, provision of stakes and guards. Guards to be left on for a minimum of 5 years	N/A	Protect from damage	D
Stakes will be checked and any broken or damaged stakes during this time would be removed (as above) and replaced with ties re-fixed	When required; checked annually in Autumn.	Maintain protection	D
Remove weeds	When required; checked twice annually in early spring and in Autumn.	Reduce competition for resources nutrients etc. by weeds	F

	Application of bark mulch at a depth of 50 mm	Immediately after planting and then when required; checked annually in Autumn.	Reduce competition for resources nutrients etc. by weeds	C, E, F
	Do not apply chemical fertilisers	At all times.	The use of chemical fertilisers will encourage vigorous grasses and weeds to grow	D
	Apply a light dressing of well-rotted manure	Annually in the winter	Note the overuse of manure fertilisers will encourage vigorous grasses and weeds to grow.	B, C
	Watering will be undertaken before and after planting out and as necessary for the continued thriving of all planting.	When required; provide more water during periods of draught and less water during times of prolonged rain.	Ensures plants do not dry out and subsequently fail.	B, C, D, F
Other Neutral Grassland <i>(wildflower meadow creation)</i>	An area of other neutral grassland will be created to the west of the site as shown on the proposed landscape plans (Appendix 1) and the existing and proposed habitat plans provided by Three Shires Ltd (n.d.). It is recommended that to achieve the “good condition” proposed in the BNG metric that this area is fenced off from the rest of the site to allow the meadow to establish with limited disturbance or damage. Enhancement Method: Ground preparation and planting A soft strip of the current vegetation present will be undertaken and removed from the area to provide a bare soil substrate for sowing the seed mix. The bare soil will be subject to light rolling or trampling to provide a firm base for seeding. Seeding: To be undertaken in the spring between April and May or in the Autumn between September and October. The following seed rates are recommended: 15kg/ha, 6kg/acre or 1.5g/m² Proposed seed mix:			

It is proposed to seed the meadow EM3F Special General Purpose Wild Flowers to incorporate a mix of forbs and grasses within the other neutral grassland. More details can be found here: <https://wildseed.co.uk/product/mixtures/wild-flower-only-mixtures/special-general-purpose-wild-flowers/>

Table 1.3. Other neutral grassland management prescriptions over a minimum 30-year term.

Management	When	Rationale	BNG condition criteria compliance
Cut neutral grassland once annually in late summer (August–September), with arisings left for 3–5 days to allow seed drop before removal. A secondary early spring cut (April) may be introduced if needed to control excessive growth. At least 10–20% of the area should be left uncut on rotation each year to provide habitat refuge.	Late summer (main cut), optional early spring cut	Encourages species-rich grassland by allowing flowering plants to set seed and reducing nutrient build-up. More regular cutting maintains a tidy appearance suitable for residential settings while supporting biodiversity. Rotational uncut areas provide refuge for invertebrates and small mammals. Cutting will also follow a routine as demonstrated below- to prevent entrapping and killing any wildlife within the meadow.	A, B, D, E
			
Cut grass as to provide a heterogeneous habitat structure aiming to maintain at least 20% of grass <7cm and 20% >7cm. As such,	Late March / early April and– late August/ early Sept	To retain a diverse sward whilst limiting impacts to protected species potentially present at ground level and ensuring the natural	B

	each cutting phase must cut 20% of the area to ground level, 60% of the area to 15cm, and the remainder to 30cm. These areas must be rotated each year to maintain a diverse sward.			germination of seeds.
	Remove weeds, bracken and sprouting scrub	twice annually in early spring and in Autumn.	Reduce competition for resources nutrients etc.	A, C, D, E, F
	Turn and dry the cut grass over 3-5 days before removing arisings off Site	Post cut .	This allows the seeds to drop encouraging species diversity and invertebrates to relocate unharmed. Cuttings will have to be removed to prevent nutrient enrichment of the soil which will affect meadow quality	A, E, F
	Do not apply chemical fertilisers	At all times.	The use of chemical fertilisers will encourage vigorous grasses and weeds to grow or cause large areas of bare ground due to inhospitable growing conditions	C
Native hedgerow	Overview: It is proposed to retain and create native hedgerow on site as shown on the proposed landscape plans (Appendix 1) and the existing and proposed habitat plans provided by Three Shires Ltd (n.d.). Approximately 77m of native hedgerow will be planted to the south of at the site, as shown on the proposed landscape plans and post development BNG habitat plan. Objectives: - To create native hedgerows of moderate condition. - To create dense hedgerows that will provide foraging, commuting, and refugia opportunities for notable species groups including bats, birds, badgers, and hedgehogs. - To ensure native species only are planted. - Ensure cultural techniques are employed which use a variety of mulches and organic fertilisers and which minimise the use of chemicals and peat wherever possible. Creation Method: - Ground preparation			

Prepare the ground by digging over a strip approximately 60-90cm (2-3ft) wide and one spit (or spade blade) deep. Soils that become waterlogged in winter may require a permanent drainage system. Alternatively, form the soil into a ridge about 15-20cm (6-8in) high and 50-70cm (20-28in) across to plant into.

- **Planting**

Plants will be positioned set back from hardscaped boundaries to allow space for the hedgerow to develop and mature prior to requiring any significant management/ cutting back. Plant density will focus on achieving a hedgerow width >1m; as such, plants will be planted in a staggered double row approximately 45-60cm apart, where individual plants are planted 90cm apart within each row. Proposed species include hawthorn and blackthorn.

- **Timing**

It is best to prepare the land during the summer ready for planting between November and March. Planting before the new year helps ensure better rooting and subsequent establishment including faster growth.

Table 1.5. Native hedgerow management prescriptions over a minimum 30-year term.

Management	When	Rationale	BNG condition criteria compliance
If required, provision of stakes and guards. Guards to be left on for a minimum of 5 years	N/A	Protect from damage	A1 & A2
Stakes will be checked and any broken or damaged stakes during this time would be removed (as above) and replaced with ties re-fixed	When required; checked annually in Autumn.	Maintain protection	D2
Remove weeds	When required; checked twice annually in early spring and in Autumn.	Reduce competition for resources nutrients etc.by weeds	D1
Application of bark mulch at a depth of 50 mm	Immediately after planting and then when required; checked annually in Autumn.	Reduce competition for resources nutrients etc.by weeds	D1
Apply a light dressing of well-rotted manure	Annually in the winter	Note the overuse of manure fertilisers will encourage vigorous grasses and weeds to grow.	A1 & A2

	Watering will be undertaken before and after planting out and as necessary for the continued thriving of all planting.	When required; provide more water during periods of draught and less water during times of prolonged rain.	Ensures plants do not dry out and subsequently fail.	A1, A2, B1, & B2
	Check and replace any plant failures once a year	For the first 5 years	To ensure no gaps form.	A1, A2, B1, & B2
	Once the hedgerow reaches an average height of 1.5m or above along the hedgerow length, this height or above must be retained.	To be checked annually once hedgerow reaches 1.5m in height.	To ensure the hedgerow is not maintained at a low level of worse value to biodiversity.	A1
	Once the hedgerow reaches an average width of 1.5m or above along the hedgerow length, this width or above must be retained.	To be checked annually once hedgerow reaches 1.5m in width.	To ensure the hedgerow is not maintained at a thin density of worse value to biodiversity.	A2
	Flailing to be avoided- due to increase risk of disease entering individuals. Management to include a mixture of pruning, live head and dead hedge layering once at a suitable size.	Once hedge has reach desired size, to be undertaken in winter months after any berry producing plants have finished. No cutting between 1 st March and 31 st September. Laying recommended every 5-10 years	To increase hedge density and to prevent high volumes of damage which will reduce hedgerow health and quality over time.	

3.2 Timing/Monitoring

Monitoring Term

Monitoring will take place for at least 30 years post-development to ensure that the net gain is maintained for at least the minimum legal term.

Creation period

Habitat enhancement and creation works will be scheduled to take place following the completion of major development works to ensure newly created habitats are not damaged during construction activities. On-site biodiversity gain works will be implemented within 6 months of the completion of construction, and the 30-year management period will commence from the date of completion of all biodiversity enhancement works. The proposed timeline is as follows:

1. Pre-Development (Prior to Construction)

- Identify and protect any existing ecological features that must be retained in line with the guidance set out in the CEMP (Arbtech Ltd, 2025).
- Implement measures and avoid damage to areas designated for habitat creation to prevent soil compaction or contamination.

2. Post-Development (After Major Construction Works)

- *Soil Preparation*
 - Remove any construction debris and de-compact soil as necessary.
 - Introduce appropriate soil treatments to optimize conditions for target grassland species.
- *Seed Sowing and Planting (in autumn or spring)*
 - Sow seed mix suited to the local conditions.
 - Introduce plug plants of key forbs to accelerate species establishment.
- *Initial Establishment and Maintenance (First 1–2 Years)*
 - Implement a sensitive cutting regime as to not destroy the habitats.
 - Control competitive species such as dominant grasses to encourage plant diversity.
 - Avoid the use of herbicides and artificial fertilisers to maintain habitat integrity.
- *Long-Term Management*
 - Continue appropriate management strategies outlines in table 1.

- Adjust management practices if required having discussed this with the monitoring individual.

This phased approach ensures that the habitat establishment aligns with best practices and maximises biodiversity benefits while avoiding damage from construction activities.

New Habitats

Monitoring and reporting will take place on years 2, 5, 10, 15, 20, 25 and 30 following the year that major development works are completed and the 30-year BNG period begins.

Monitoring reports as referenced above shall be sent to the local authority by November 1st of each year in which monitoring is undertaken. As a minimum these reports shall contain:

- A summary of management actions taken over the previous monitoring period and their timing
- A summary of problems encountered in meeting management objectives and any mediation actions taken or planned to address problems
- A current UK habitat condition assessment for each post-development habitat accompanied by the following supporting evidence:
 - Species composition and % cover quadrat data for grassland habitats following sampling methods of the National Vegetation Classification
 - Species composition and whole feature assessment of hedgerow habitat and trees
 - Photographs of each habitat parcel.
 - Conditions will be compared to previous monitoring reports to highlight the direction of travel for each attribute target.

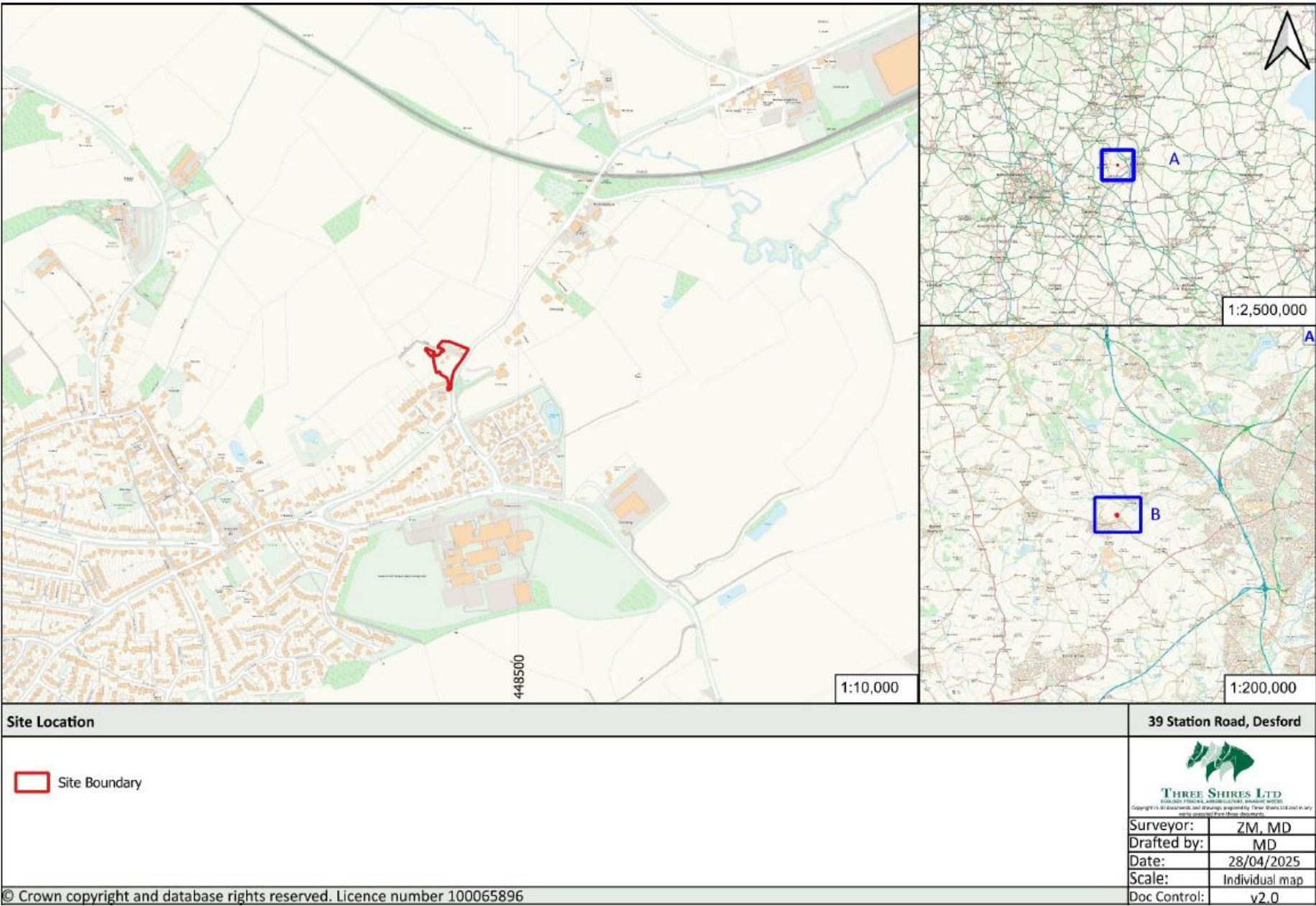
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Appendix 1: Proposed Development Plan



Appendix 2: Site Location Plan (Three Shires Ltd, 2025)



Appendix 3: Baseline Habitat Plan

