



Darwin Group

Hinckley Day Case Unit, Hinckley And District General Hospital

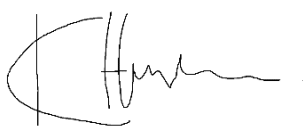
Soft Landscape
Implementation and HMMP
for Discharge of Condition 13
and 23

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Hinckley Day Case Unit – Soft Landscape Implementation and HMMP

Document and Quality Control

Report Title	Soft Landscape Implementation and Habitat Management and Monitoring Plan (HMMP)
Site Name & Location	Hinckley Day Case Unit, Hinckley and District General Hospital, Mount Road, Hinckley, Leicestershire LE10 1AE
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NON-TECHNICAL SUMMARY

Site Context	The Site is approximately 0.46 hectares (ha) and lies in the centre of Hinckley. It is surrounded by residential and commercial units with a line of mature trees adjacent to the site on the Northwestern border and a small area of open greenspace encompassed by the Site's Southern boundary. The permitted development is for the demolition of the former Cottage Hospital and development of new day case surgery building with associated landscaping and parking at Hinckley and District General Hospital, Mount Road, Hinckley. Planning application reference: 25/00461/FUL.
Roles and Responsibilities	The site occupier is NHS Property Services. During the construction period and until Practical Completion, Darwin Group will maintain and manage the areas of soft landscape. Post construction and following Post Practical Completion, areas of soft landscape will be managed by NHS Property Services.
Management aim and Objectives (Habitat creation and enhancement)	The aims for the HMMP are as follows; • To create a variety of new habitats and features within the landscape which reflect the aesthetic of the landscape character and strengthen ecological value and provide interest. • Retaining and enhancement of existing habitats to protect the local landscape character and increase ecological value. • To monitor and review the plan ensuring biodiversity enhancement are achieved. • To ensure the landscape and created habitats are maintained to an acceptable standard.
Implementation	It is anticipated that demolition of the existing structures and infrastructure is to commence November 2025 and the soft landscape works to commence July 2026. Should planting occur outside the planting season for trees and hedges, containerised stock shall be used. For the purposes of this document, summer 2026 is considered to be Year 0.
Management Measures to Establish Maintenance over 30 Years	Details on maintenance and aftercare including monitoring will be completed in accordance with the Maintenance and Aftercare Schedule in Appendix C and sections 6.0 and 7.0 of this HMMP. Please refer to Appendix B for Detailed Planting Plan and Schedule drawing no. PLANT168-ZZ-XX-DR-L-101, revision Po5 by Plantology Landscape Design.
Monitoring Methodology	Based on the layout and information shown: • Detailed Planting Plan and Schedule drawing no. PLANT168-ZZ-XX-DR-L-101, revision Po5 by Plantology Landscape Design. • Arboricultural Survey (ref: 8421,AR,ARB,TC,TA,KL,01-05-24,V1) by Geosphere Environmental. • Arboricultural Impact Assessment (ref: 9185,AR,AIA,TC,SJ,KL,25-04-25,V3) by Geosphere Environmental. • Preliminary Ecological Appraisal (ref: 9212,EC,FT,TC,KL,PEA,25-04-25,V4) by Geosphere Environmental.

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- Biodiversity Net Gain Planning Stage Report (ref: 8420, EC, BNGP, AS, AC, KL, 16-04-25, V1) by Geosphere Environmental.

Appendix D provides a plan of the post development target habitats. Their target conditions are found in Table 3, Section 7.1 of this document.

1.0 INTRODUCTION

1.1 Scope & Objectives

1.1.1 This document has been prepared by Red Kite Network Limited (Red Kite), Landscape Architecture, Ecology and Arboriculture Consultants for Darwin Group (hereon referred to as ‘the Client’). The aim of this document is to set out the planned establishment and aftercare of landscape and habitats for Hinckley Day Case Unit, Hinckley and District General Hospital, Mount Road, Hinckley, Leicestershire LE10 1AE (hereon referred to as ‘the Site’). It is in relation to the discharge of planning conditions for 13 and 23 of the permitted development for the demolition of the former Cottage Hospital and development of new day case surgery building with associated landscaping and parking, planning reference 25/00461/FUL.

1.1.2 Planning consent was granted by Hinckley and Bosworth Borough Council on 22nd July 2025. As part of this planning consent the following planning conditions were given:

“13: No development shall commence above foundation level until details of the landscaping implementation and maintenance have been submitted to, and approved in writing, by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details. The soft landscaping scheme shall be maintained for a minimum period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

Reason: To ensure a satisfactory form of development in accordance with Policies DM6 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).”

and

“23: Prior to commencement of the development a Habitat Management and Monitoring Plan (HMMP) for significant on-site enhancements, prepared in accordance with the approved Biodiversity Gain Plan, shall be submitted to, and approved in writing by the local authority, including:

- a) the roles and responsibilities of the people or organisation(s) delivering the HMMP;*
- b) the planned habitat creation and enhancement works to create or improve habitat to achieve the on-site significant enhancements in accordance with the approved Biodiversity Gain Plan;*
- c) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;*
- d) the monitoring methodology in respect of the created or enhanced habitat to be submitted to the local planning authority; and*
- e) details of the content of monitoring reports to be submitted to the LPA including details of adaptive management which will be undertaken to ensure the aims and objectives of the Biodiversity Gain Plan are achieved.*

Notice in writing shall be given to the Council when the:

- initial enhancements, as set in the HMMP, have been implemented; and*
- habitat creation and enhancement works, as set out in the HMMP, have been completed after 30 years.*

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Unless otherwise agreed in writing, monitoring reports shall be submitted in years 1, 2, 5, 10, 15, 20, 25, and 30 to the Council, in accordance with the methodology specified in the approved HMMP.

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Reason: To satisfy the requirement of Schedule 7A, Part 1, section 9(3) of the Town and Country Planning Act 1990 that significant on-site habitat is delivered, managed, and monitored for a period of at least 30 years from completion of development.

- 1.1.3 This Habitat Management and Monitoring Plan (HMMP) has been produced with the intention to discharge planning condition 13 and 23 and address the requirements for a HMMP within the mandatory Biodiversity Net Gain (BNG) planning condition.
- 1.1.4 This document combines the requirements the landscaping implementation and maintenance and a Habitat Management and Monitoring Plan (HMMP) for significant on-site enhancements, to provide an integrated approach. The purpose of the document is to address long-term management aims and objectives in conjunction with the design proposals to provide “joined up” management prescriptions for a 30 year period. The document’s focus is on; aftercare and implementation, management responsibilities and maintenance operations for all landscape and habitat areas, monitoring and reporting procedures and details of the parties/organisations responsible to manage and maintain the Site. The overarching aims are therefore to:
- Maximise opportunities for biodiversity within the context of the permitted scheme;
 - Ensure a viable landscape space for ongoing management and maintenance of the permitted scheme;
 - Create a visually appealing landscape and amenity within the context of the development; and
 - Ensure that landscape and ecological areas are established, maintained and monitored following the completion of the development for a 30 year period.
- 1.1.5 This document does not address the off-site BNG proposals to overcome the BNG deficit.
- 1.1.6 This document has been informed by previous work conducted prior to planning consent and should also be cross referenced with:
- Detailed Planting Plan and Schedule drawing no. PLANT168-ZZ-XX-DR-L-101, revision Po5 by Plantology Landscape Design;
 - Arboricultural Survey (ref: 8421,AR, ARB, TC, TA, KL,01-05-24, V1) by Geosphere Environmental;
 - Arboricultural Impact Assessment (ref: 9185,AR,AIA,TC,SJ,KL,25-04-25, V3) by Geosphere Environmental;
 - Preliminary Ecological Appraisal (ref: 9212,EC,FT,TC,KL,PEA,25-04-25,V4) by Geosphere Environmental; and
 - Biodiversity Net Gain Planning Stage Report (ref: 8420, EC, BNGP, AS, AC, KL, 16-04-25, V1) by Geosphere Environmental.
- 1.1.7 This document has been informed by relevant industry best practice and guidance set out in British Standard “Biodiversity Code of Practice for Planning and Development” (BS 42020) (2013) and the CIEEM guidance Biodiversity Net Gain: Good Practice Principles for Development. The period of this document is for 30 years.
- 1.1.8 The key audience for the document are the Local Planning Authority (LPA), the site operator/landowner and contractors employed to maintain the landscape. Note: the maintenance of hard landscaping is not included within the scope of the report.

2.0 SITE CONTEXT

2.1 The Site

- 2.1.1 The Site is approximately 0.46 hectares (ha) and lies in the centre of Hinckley. It is surrounded by residential and commercial units with a line of mature trees adjacent to the site on the Northwestern border and a small area of open greenspace encompassed by the Site’s Southern boundary. Site location and red line boundary is presented in Appendix A.

2.2 Permitted Development

- 2.2.1 The permitted development is for the demolition of the former Cottage Hospital and development of new day case surgery building with associated landscaping and parking at Hinckley and District General Hospital, Mount Road, Hinckley. Planning application reference: 25/00461/FUL. It is anticipated the soft landscape works are to commence July 2026 with completion October 2026.

3.0 ROLES AND RESPONSIBILITIES

- 3.0.1 The soft landscape scheme found in Appendix B and this document will be implemented and established by Darwin Group. During the construction period and until Practical Completion, Darwin Homes will maintain and manage the areas of soft landscape. Post construction and following Post Practical Completion, areas of soft landscape will be managed by NHS Property Services. Refer to Appendix D which illustrates those areas with a sample point which are to be maintained as part of this HMMP.
- 3.0.2 The Site end user may from time to time alter maintenance arrangements during the course of the 30 years that this document describes. The Site end user will also appoint a competent company or person to monitor the successful implementation of the design proposals and plans.
- 3.0.3 Any amendments, revisions or alterations to this document will be discussed and agreed in advance between the Site owner, the Site end user Hinckley and Bosworth Borough Council. Following agreement, this document will be amended and updated and issued to respective parties.

3.1 Legal and Funding Mechanisms

- 3.1.1 The legal and funding mechanisms by which the long-term implementation of the plan will be secured by the development with the management bodies responsible for its delivery. An s106 agreement by Darwin Group on behalf of NHS Property Services and the Local Planning Authority is yet to be reached. There is a requirement for offsite biodiversity net gain but this will not be addressed within this HMMP.

4.0 MANAGEMENT AIMS AND OBJECTIVES (Habitat creation and enhancement)

- 4.1 The management aims and objectives for the permitted development is for the demolition of the former Cottage Hospital and development of new day case surgery building with associated landscaping and parking at Hinckley and District General Hospital are set out in Table 1 below.

Table 1. Landscape and habitat management aims and objectives

Aim	Objectives
To create a variety of new habitats and features within the landscape enhancement of biodiversity and provide aesthetic interest.	Creating landscape features to provide enhancement of biodiversity and geological interest and development & design in accordance with Policies DM6 and DM10 of the Local Plan 2006 -2026 Site Allocations and Development Management Policies DPD¹. Ensuring biodiversity gain is achieved and implemented in accordance with the consent development by Hinckley and Bosworth Borough Council (25/00461/FUL)

¹ Available at: https://www.hinckley-bosworth.gov.uk/downloads/file/5295/site_allocations_and_development_management_policies_dpd_-_adopted_july_2016

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To monitor and review the plan ensuring biodiversity enhancement is achieved.	- Ensuring the document is implemented. - Ensuring that the landscape and habitat proposals establish and thrive. - Completing periodic reviews and take remedial action where required to ensure successful establishment.
To ensure the landscape and created habitats are maintained to an acceptable standard.	- Implementing a regime of regular maintenance. - Ensuring sufficient resources are available to maintain the landscape. - Responding to complaints and issues in a timely and appropriate manner. - Undertaking periodic reviews and replacing dead or dying plant species during the lifetime of the plan.

4.2 The soft landscape design proposals will create a seasonally aesthetically interesting soft landscape for this permitted development and provide habitat creation. In broad terms this includes:

- Retention of existing trees and hedges;
- Proposed tree planting;
- Proposed hornbeam hedge planting;
- Proposed ornamental planting including climber species; and
- Wildflower meadow seeding.

5.0 IMPLEMENTATION

5.1 It is anticipated that demolition of the existing structures and infrastructure is to commence November 2025 and the soft landscape works to commence July 2026. Should planting occur outside the planting season for trees and hedges, containerised stock shall be used. For the purposes of this document, summer 2026 is considered to be Year 0.

Table 2. Timetable of implementation

Measure	Timeframe
Site and soil preparation for soft works including all planting and seeding.	Year 0 – summer 2026
Planting hornbeam hedgerow, ornamental planting beds and seeding of wildflower meadow mix.	Year 0 – summer 2026
Establishment of planting scheme and soft landscape works including replacement of severely damage/dead or removed trees or plants and reseeding within areas of soft landscape for the 30 years period as required for BNG.	Year 0 (summer 2026) to Year 30

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Implementation of maintenance and management as per annual prescriptions within areas of soft landscape.	Years 1-30
Monitoring habitats and soft works to ensure aims and objectives are achieved within areas of soft landscape.	Years 1-30

6.0 MANAGEMENT MEASURES TO ESTABLISH MAINTENANCE OVER 30 YEARS**6.1 General**

- 6.1.1 Details on maintenance and aftercare including monitoring will be completed in accordance with the Maintenance and Aftercare Schedule in Appendix C. Please refer to Appendix B for a schedule of specification. An overview of the planned establishment and maintenance is outlined below.
- 6.1.2 The establishment and maintenance of landscape and habitats shall be undertaken in accordance with UK and European Environmental Law and Habitat Regulations. An Ecological Clerk of Works (ECoW) has been employed to supervise proposed establishment works as required by condition 19, the details of this can be found in the discharge of condition information for condition 19.
- 6.1.3 All plants and planting must comply with current British Standard (BS) specifications including BS 3936: Part I 1992, Part II 1990, Part IV 1984 and, where applicable, BS 4428: 1989. All plants are to be supplied in accordance with the planting schedule.
- 6.1.4 All planting material to be British grown stock and fully hardened off. Working shall only be undertaken in suitable conditions. Cultivation should not occur within the root spread of retained trees and shrubs. All works and operations to comply with Health and Safety at Work Act and relevant guidelines.
- 6.1.5 Planting of proposed native hedgerow planting with tree planting shall be scheduled during dormant season (October – March). Otherwise, ensure bare roots or rootballed stock should be replaced with containerised stock and provision of irrigation as required. Wildflower seed mix is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture.
- 6.1.6 Soil shall be prepared in accordance with BS 8601, broken to 300mm depth prior to spreading topsoil to alleviate compaction and improve drainage, with roots, debris and stones over 50mm removed. Topsoil should be in accordance with BS 3882 and laboratory tested to BS 3882. During the growing season and two weeks prior to cultivation, spray with approved systemic non-residual herbicide and where rain is not expected for at least 6 hours. Allow for repeat cycles of treatment as required.
- 6.1.7 Soil for the wildflower meadow seeding mix is to be prepared as per the seed supplier's recommendations, found in Section 6.6 of this HMMP.
- 6.1.5 All planted areas shall be maintained in a weed and litter-free environment including irrigation, pruning, pest and disease control and re-mulching. Species which are severely damaged, dead or removed within 30 years of planting, should be replaced in accordance with approved plans.
- 6.1.6 For information for the planting of all plants and the laying of all turf within the scheme, refer to Plantology drawing PLANT168-ZZ-XX-DR-L-101 Detailed Planting Plan and Schedule, revision P05 which can be found in Appendix B.

6.2 Retained Trees and Hedges

- 6.2.1 The retained trees within the red line boundary are referred to as T10, and T6 and T7 which sit within G8 in the Arboricultural Impact Assessment (ref: 9185,AR,AIA,TC,SJ,KL,25-04-25, V3) by Geosphere Environmental and located

in drawings 7257,EC,AR/001-1/Revo and 001-2/Revo Tree Constraints Plan in Appendix 6. T10 is a memorial tree, a Red Maple and category B tree. Both T6 and T7 are pollarded large-leaved limes and category B. G8 is a group of holly that are category C. These trees are also identified as 'Individual tree' in drawing 8420,EC/001Rev1 Habitat Plan of Biodiversity Net Gain Planning Stage Report (ref: 8420, EC, BNGP, AS, AC, KL, 16-04-25, V1) by Geosphere Environmental.

- 6.2.2 In addition to these, all trees outside the red line boundary and included within the survey are to be retained. These trees are identified in drawing 9185,AR/001-1Revo and 001-2Revo Tree Removals / Protection Plan (Appendix 6 of that report) and should be protected in accordance with British Standard BS 5837: Trees in relation to design, demolition and construction – Recommendations. Measures should include adequate Root Protection Areas (RPA), and appropriate buffer zones implement prior to commencement of work and maintained throughout the construction work. No digging or cultivation should occur within the root spread of retained trees and hedgerows. Refer to in the Arboricultural Impact Assessment by Geosphere Environmental for prescriptions to protect these retained trees.
- 6.2.3 As per condition 6, a Project Arboriculturist has been employed to supervise proposed establishment works as required by condition 6, the details of this can be found in the discharge of condition information for condition 6.
- 6.2.4 Retained hedges are identified within Plantology drawing PLANT168-ZZ-XX-DR-L-101 Detailed Planting Plan and Schedule, revision Po5 and as 'Other native hedgerow' in drawing 8420,EC/001Rev1 Habitat Plan. These are to be retained with the same prescriptions to protect the retained trees.
- 6.2.5 No digging or cultivation should occur within the root spread of retained trees and hedgerows.

6.3 Proposed Tree Planting

- 6.3.1 This section should be read in conjunction with the drawing found in Appendix B, which lists tree species and planting schedules of each species to be planted. Planted to provide 'Individual tree' as identified in section 5.4.3 of Biodiversity Net Gain Planning Stage Report (ref: 8420, EC, BNGP, AS, AC, KL, 16-04-25, V1) by Geosphere Environmental. Any species substitutions should be agreed with the contract administrator/Project Landscape Architect.
- 6.3.2 Tree planting should be carried out between October to March, during the dormant season. Otherwise, ensure rootballed stock be replaced with containerised stock and provision of irrigation as required.
- 6.3.3 All trees must be planted in accordance with BS 4428 in prepared pits, triple-staked and attached with soft ties. Root balls to be encircled with irrigation pipe. Pits should be backfilled with previously prepared topsoil mix.
- 6.3.4 Do not dig or cultivate within the root spread of trees and shrubs to be retained. Tree planting should avoid services. Where this is not possible, tree root protection barriers should be incorporated if in close proximity to underground services and building foundations.
- 6.3.5 The following specification is to be followed:

Sizes: The tree pits are to be at least one and half times the width of the root ball and 5-10cm shallower than the height of the root ball.

Sloping ground: Maintain horizontal bases and vertical sides with no less than minimum depth throughout.

Excavated material: Separate topsoil and subsoil material and stockpile for backfilling.

Pit bottoms: The topsoil in the pit must be dug over well to allow deeper root development and encourage capillary rise of groundwater. The dug-over layer should then be pressed down again to prevent too much subsidence of the ground, and therefore the tree. Note that soil should not be dug over below the highest groundwater level. Stay at least 15cm above this. If soil improvement through adding fertilisers or other material is required, this should not occur at the bottom of the tree pit but in the top 30cm of soil of the tree pit to replicate the growing conditions of a forest /

woodland floor. Fertilisers add organic materials to the tree pit which remove oxygen from the soil that is linked to root rot and dieback.

Pit sides: Ensure that the sides of the pit are not smoothed down, especially if the pit is dug with machinery. Note that when working with wet soil and clay or loamy soils in particular, the sides can quickly become smoothed and sealed, so that new roots are unable to penetrate. In this case, the sides of the planting hole should be loosened.

Backfilling material: The trees should be placed in each pit with the top of the root ball around 5-10cm above ground level. This is because the soil in the pit will sink a little, particularly in the case of heavy trees and the tree will end up standing lower than the planting height. It's better to plant a tree too high than too low. Trees that are planted too low have a high chance of being deprived of oxygen, which in turn is linked to root rot and dieback. Since the roots of a tree grow to just below ground level, planting too high is not desirable either. Trees that are planted too high dry out easily, since the roots end up sticking out above ground.

The tree pit should first be filled a third of the way up and this soil is pressed down. Make sure that no organic materials, such as sods, end up in the pit as these materials remove oxygen. Then fill the pit three quarters of the way up and ensure the wire attached to the root ball is detached at the top around the tree trunk. If there is a wire close to the trunk there is a risk that the tree will be pinched at this point when it begins to grow and get thicker.

After this the tree pit can then be filled completely and pressed down again.

Add a little mound of extra soil (approximately 10cm) to cover the root ball.

Additional information: Provide tree pit irrigation and ventilation accessories; Lay in loop above root ball with slight fall away from inlet pipe. Trim length to ensure a close fit in the tree pit. Connect both ends of pipe securely into plastics tee junction on inlet. Cut the turf in a circular area to extend to the diameter of the root ball width below, this would be approximately a 500 mm radius measured from the tree stem.

Watering: It is the responsibility of the Contractor to water these trees sufficiently for healthy establishment and for the weather conditions at the time until Handover. Immediately after planting, water thoroughly and without damaging or displacing soil until the water penetrates the topsoil to at least 5cm depth and achieves field capacity. Frequency of watering to be determined by the Contractor's programme, weather conditions, soil conditions and underlying geology but a minimum of every other day is expected. The tree pits are to be watered to ensure soil is consistently moist to ensure successful establishment. For individual trees a minimum of 50 litres per tree is to be given and achieving soil saturation to the full depth of the root ball.

- 6.3.6 Mulching of tree pits should be carried out using bark mulch free of pests, disease, fungus and weeds. This should be carried out across the planted area to a depth of 75mm to a metre diameter.
- 6.3.7 As per paragraph 6.3.5, trees should be watered well prior to and after planting and provision made for regular irrigation for at least two years after planting. Water in dry periods from April to September inclusive until established. Frequency of water to be determined by weather conditions, soil conditions and underlying geology. It is recommended that 20 watering visits per year are carried out.
- 6.3.8 Inspect trees annually between October and March for signs of damage, disease and poor health. Take appropriate remedial actions such as replacement of plant material, loosening of ties etc. Any trees which are damaged or defective should be replaced with others of similar species, size and number at the end of the first available growing season. Remove invasive or undesirable self-seeded plants.
- 6.3.9 Pruning should be undertaken in the first five years to promote growth and good shape, timed to avoid bird breeding season. After 5 years, growing stakes and ties should be removed.
- 6.3.10 To be in line with Table 6: Individual Tree Management Recommendations within the Biodiversity Net Gain Planning Stage Report the hedgerow is to be:

- Maintained and managed to have a continuous canopy;
- Provide intervention measures for the trees that develop pests or disease;
- Grafting, pollarding or coppicing are not permitted; and
- The base of the tree will be maintained as an area of semi-natural habitat / grassland.

6.4 Proposed Hedge Planting

- 6.4.1 This section should be read in conjunction with the drawing found in Appendix B, which gives the hedge species and planting schedules which will be planted. All new hedgerow sections should be planted with native planting to enhance the ecological value of the Site, to provide 'Native Hedgerow' as identified in section 5.4.1 of Biodiversity Net Gain Planning Stage Report (ref: 8420, EC, BNGP, AS, AC, KL, 16-04-25, V1) by Geosphere Environmental. Any species substitutions should be agreed with the contract administrator/Project Landscape Architect.
- 6.4.2 Hedge planting should be carried out between October to March, during the dormant season. Otherwise, ensure bare roots is replaced with containerised stock and provision of irrigation as required.
- 6.4.3 Do not dig or cultivate within the root spread of trees and shrubs to be retained.
- 6.4.4 Plant as bare root whips at the 90-120cm height given in Plantology drawing PLANT168-ZZ-XX-DR-L-101 Detailed Planting Plan and Schedule, revision Po5, in double staggered rows. Protect with securely staked individual rabbit mesh guards where necessary.
- 6.4.5 Prepare soil in the following way.
- Dig or rotovate to a minimum depth of 100mm, depending on the level of soil compaction, to ensure that existing plants or weeds are cleared from the area;
 - Imported topsoil to be free of weeds, roots, stones over 30mm diameter, debris and detritus. Loosen, aerate, and break up soil into particles of 2-8mm to a depth of 300mm to ensure no compaction. Carry out within a few days before planting when the weather and ground conditions are suitably dry;
 - When topsoil is reasonably dry and workable it shall be graded to smooth, flowing contours with falls for adequate drainage, removing all minor hollows and ridges. Edge up planted areas to maintain soil level at 25 mm below adjacent surfaces; and
 - Rake off any clods, root material and large stones to leave the area level, and to a reasonably fine tilth. Check that the ground is free draining before planting.
- 6.4.6 Ensure planting beds are profiled with central area gently raised and edges lower. Adjacent grassland areas should sit 100mm above planted bed surface.
- 6.4.7 The following specification is to be followed when planting:
- Planting:** In trenches large enough to take full spread of roots. Set out plants evenly - planted in double staggered row @5/m (linear), 0.3m apart: Individual species to spaced evenly throughout the hedge planting.
- Fencing support for new hedges:** Timber post and general pattern wire mesh in the centre of the planting trench.
- Guards:** Install rabbit mesh guards to each plant.
- 6.4.8 Hedgerow shrubs should be watered well prior to and after planting and provision made for regular irrigation for at least three years after planting. Water in dry periods from April to September inclusive until established. Frequency of water to be determined by weather conditions, soil conditions and underlying geology. For example, during dry, warm conditions, watering should take place every 4 to 7 days.

- 6.4.9 Hand pull any weeds until established.
- 6.4.10 Inspect hedgerow plants annually between October and March for signs of damage, disease and poor health. Take appropriate action to remedial such as replacement of plants, loosening of ties etc. Any plants, which are damaged or defective should be replaced with others of similar species, size and number at the end of the first available growing season. Remove invasive or undesirable self-seeded plants.
- 6.4.11 After three years, rabbit mesh guards should be removed. Hedge should be remained at 1.2m high within the development. Maintenance of hedgerows should be timed to avoid bird breeding season.
- 6.4.12 To be in line with Table 4: Hedgerow Management Recommendations within the Biodiversity Net Gain Planning Stage Report the hedgerow is to be:
- Maintained at a minimum width of 1.5m;
 - Pruned to avoid a gap at the base, and where gaps develop these are to be interplanted with native species;
 - Continuous with minimal gaps in the canopy;
 - Monitored to be sure that species indicative of over-enrichment are identified and removed through spot-treatment, cutting, etc. should these species spread to cover more than 20% of the undisturbed ground; and
 - Monitored for invasive species with any requiring removal done so through the appropriate method to the species.
- 6.4.13 Avoid the use of fertilisers and / or pesticides and avoid disturbance of the ground around the hedgerow that may encourage the colonisation of undesirable species.

6.5 Proposed Ornamental Planting Beds (including climber species)

- 6.5.1 This section should be read in conjunction with the drawing found Appendix B, which lists suggested shrub, herbaceous and climber species and planting schedules of the species to be planted. This is described as 'Introduced shrub' habitat. Any species substitutions should be agreed with the contract administrator/Project Landscape Architect.
- 6.5.2 Prepare soil in the following way.
- Dig or rotovate to a minimum depth of 100mm, depending on the level of soil compaction, to ensure that existing plants or weeds are cleared from the area;
 - Imported topsoil to be free of weeds, roots, stones over 30mm diameter, debris and detritus. Loosen, aerate, and break up soil into particles of 2-8mm to a depth of 300mm to ensure no compaction. Carry out within a few days before planting when the weather and ground conditions are suitably dry. Allowance should also be made for a once only application of 30g/m² of slow-release fertiliser with composition NPK 11+22+9 to manufacturer's guidelines in the top 30cm of topsoil;
 - When topsoil is reasonably dry and workable it shall be graded to smooth, flowing contours with falls for adequate drainage, removing all minor hollows and ridges. Edge up planted areas to maintain soil level at 25 mm below adjacent surfaces; and
 - Rake off any clods, root material and large stones to leave the area level, and to a reasonably fine tilth. Check that the ground is free draining before planting.
- 6.5.3 Ensure planting beds are profiled with central area gently raised and edges lower. Adjacent grassland areas should sit 100mm above planted bed surface.

Hinckley Day Case Unit – Soft Landscape Implementation and HMMP

- 6.5.4 Plant at any time if ground and weather conditions are favourable as long as stock is containerised. Plant evenly over the planting areas defined on the plan with at least 300mm between plant position and adjacent grassland areas. Remove nursery tags and canes. With climbing plants, lightly secured branches to climbing support.
- 6.5.5 Mulching of ornamental beds should be carried out using amenity grade bark mulch free of pests, disease, fungus and weeds. This should be carried out across the planted area to a depth of 75mm with irrigation carried out prior to application of mulch.
- 6.5.6 All plants should be watered well prior to and after planting. Ornamental planting beds are to be managed in the following way;
- All plants should have a provision made for regular irrigation for at least two years after planting. It is recommended that 20 watering visits per year are carried out. Water in dry periods from April to September inclusive until established. Frequency of water to be determined by weather conditions, soil conditions and underlying geology. For example, during dry, warm conditions, watering of planted beds should take place every 4 to 7 days;
 - Inspect all plants annually between October and March for signs of damage, disease and poor health. Take appropriate action to remedial such as replacement of shrub etc. Any plants which are damaged or defective should be replaced with others of similar species, size and number at the end of the first available growing season. Remove invasive or undesirable self-seeded plants; and
 - General pruning shall be undertaken annually, avoiding bird breeding season.

6.6 Proposed Wildflower Meadow

- 6.6.1 This section should be read in conjunction with the drawing found in Appendix B and is to provide an 'Other neutral grassland' habitat as identified in section 5.4.2 of Biodiversity Net Gain Planning Stage Report (ref: 8420, EC, BNGP, AS, AC, KL, 16-04-25, V1) by Geosphere Environmental. Any species substitutions should be agreed with the contract administrator/Project Landscape Architect.
- 6.6.2 Seeding should be sown in either August-September or March-April during calm weather and not when the ground is frost bound or waterlogged.
- 6.6.3 Seed beds should be prepared to through removal of any weeds, debris and stones over 25mm diameter using herbicide where necessary. Plough or dig to bury the surface vegetation, harrow or rake to produce a medium tilth, and roll, or tread, to produce a firm levelled surface. Do not apply fertiliser.
- 6.6.4 Grass seed shall be sown in April during calm weather and not when the ground is frost bound or waterlogged. Seed mix is to be EM3 – Special General Purpose Meadow by Emorsgate Seeds for all areas.

EM3 - Special General Purpose Meadow

- 6.6.5 EM3 meadow mixture contains a very wide range of species. It may be used to create a very diverse sward where conditions vary across a site. It is also useful in situations where precise soil and site characteristics have not been established before sowing.

Ground Preparation

- 6.6.6 Endeavour to select ground that is not highly fertile and does not have a problem with perennial weeds, for more information on the requirements for soil characteristics, the Contractor is to contact Emorsgate Seeds directly to ensure that correct soil composition; pH, fertility, etc. is achieved for EM3. Good preparation is essential to success so aim to control weeds and produce a good quality seed bed before sowing.

- 6.6.7 To prepare a seed bed first remove weeds using repeated cultivation. Then plough or dig to bury the surface vegetation, harrow or rake to produce a medium tilth, and roll, or tread, to produce a firm surface.

Sowing

- 6.6.8 Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact.

First Year Management

- 6.6.9 Most of the sown meadow species are perennial and are slow to establish. Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings, are great for bugs, and they will die before the year is out. Resist cutting the annual weeds until mid to late summer, especially if the mixture contains Yellow Rattle, or has been sown with a nurse crop of cornfield annuals. Then cut, remove and compost. Early August is a good time. This will reveal the young meadow, which can then be kept short by grazing or mowing through to the end of March of the following year. Dig out any residual perennial weeds such as docks.

Management Once Established

- 6.6.10 In the second and subsequent years EM3 sowings can be managed in a number of ways which, in association with soil fertility, will determine the character of the grassland. The best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing.
- 6.6.11 Meadow grassland is not cut from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol trimmer or tractor mower to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site.
- 6.6.12 Mow the re-growth through to late autumn/winter to c 50mm and again in spring if needed.
- 6.6.13 A 900mm (90cm) wide strip framing of the wildflower meadow at the edges against hard landscape should be mown into each area. This is to be maintained above 7cm and cuttings removed. It should be managed as a lawn through regular mowing regime (14-day cycle between April and October). During warm dry periods water every 4 to 7 days or as required.
- 6.6.14 It is recommended that appropriate signage or interpretation board(s) are placed at the edges of the EM3 areas to explain the biodiversity value, the seasonal changes and maintenance of wildflower meadows to the visitors and building users of Hinckley Day Case Unit.
- 6.6.15 To be in line with Table 5: Other Neutral Grassland Management Recommendations within the Biodiversity Net Gain Planning Stage Report the EM3 areas are to be:
- Cut with a cutting regime that will maximise flower-production;
 - The use of herbicides and pesticides are prohibited;
 - Monitor and manage to ensure cover of the bare ground remains between 1% and 5%. Provide overseeding as required to meet the minimum bare ground requirements and promote recovery of a continuous sward; and
 - Removal of invasive species such as dock, bracken or scrub where necessary.

7.0 MONITORING METHODOLOGY

7.1 Target Habitat Condition

7.1.1 Based on the drawing Detailed Planting Plan and Schedule drawing no. PLANT168-ZZ-XX-DR-L-101, revision P05 by Plantology Landscape Design (Appendix B), post development target habitat condition assessment was made during April 2025 in the Biodiversity Net Gain Planning Stage Report (ref: 8420, EC, BNGP, AS, AC, KL, 16-04-25, V1) by Geosphere Environmental as part of the required Biodiversity Net Gain (BNG) Design Assessment. Below is a table of the post development target habitats; their target conditions; summarising the planned target conditions to be achieved in relation to the 30 year lifespan of this document.

Table 3. Post Development Target Habitat Condition

Habitat Typology	Target Condition	Target Distinctiveness	Target Strategic Significance	Summary of Target Condition Assessment at Year 30
Individual trees (urban)	Moderate	Medium	Low	The trees should fulfil the following criteria: • Native species; • 50% allowed to mature; • Little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height; • Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark; and • More than 20% of the tree canopy area is oversailing vegetation beneath.
Native hedgerow	Moderate	Medium	Medium	The hedgerow should comprise the following: • Average more than 1.5m in height and 1.5m in width along its length; • Minimal gaps in canopy and hedge base (less than 10%); • At least over 1m undisturbed ground with perennial herbaceous vegetation for up to 90% along its length and at least present on one side of the hedgerow; and • Less than 20% evidence of nutrient enrichment.
Introduced shrub	N/A	N/A	N/A	To be managed to optimized condition.

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Other neutral grassland	Moderate	Medium	Low	To receive an Annual Autumn maintenance cut annually. The grassland is a good representative of habitat type and passes 3-5 criteria with combined cover of species greater than 10 vascular species per m ² including forbs that are characteristic of the habitat type.
Developed land; sealed surface	N/A	V. low	Low	N/A

7.2 Implementation

7.2.1 The Appointed Organisation to oversee the implementation of the monitoring is:

NHS Property Services

10 South Colonnade

Canary Wharf

E14 4PU

Contact: Anna McComb; anna.mccomb@property.nhs.uk

7.2.2 The Named Ecologist to provide monitoring surveys and reports is:

Red Kite Network Limited

The Old Church

Park Avenue

Madeley, Telford

TF7 5AB

Tel: 01952 582111

Email: info@redkitenetwork.co.uk

7.3 MethodsGeneral

7.3.1 The condition of post development habitats should be undertaken using the Condition Assessments for the Statutory Metric Biodiversity Net Gain. This is the metric used to determine pre and post development habitats and should be used to ensure consistent repeatable methods for ongoing monitoring. Reference should be made to the following documents:

- DEFRA (February 2024). The Statutory Biodiversity Metric User Guide. Last updated July 2024;
- DEFRA (February 2024). The Statutory Biodiversity Metric Tool v1.0.3. Last updated July 2024; and
- DEFRA (February 2024). The Statutory Biodiversity Metric- Technical Annex 1: Condition Assessment Sheets and Methodology v1.0.2. Last updated July 2024.

The following guidance and references should also be used when assessing habitat condition:

- Baker, J. et al (2016). Biodiversity Net Gain: Good Practice Principles for Development. CIRIA & CIEEM. London;
- Baker, J. Hoskins, R & Butterworth, T. (2019). Biodiversity Net Gain: Good Practice Principles for Development. Part A: A Practical Guide. CIRIA, London;
- Baker, J. Hoskins, R & Butterworth, T. (2019). Biodiversity Net Gain: Good Practice Principles for Development. Part B: Case Studies. CIRIA, London;
- British Standards Institute (2013) BS 42020:2013 Biodiversity Code of Practice for Planning and Development. BSI Standards Limited;
- Defra (2007) Hedgerow Survey Handbook. A standard procedure for local surveys in the UK. Defra, London;
- Durkin, F and Baker, J. (2024). Mandatory Biodiversity Net Gain in England: A Guide. CIRIA, CIEEM & IEMA. London;
- Forestry Commission, Natural England, Woodland Trust, Forest Research, and England Woodland Biodiversity Group. (unknown) Woodland Condition Assessment for Biodiversity Metric (WCA6);
- Hill, D et al. (2005). Handbook of Biodiversity Methods: Survey, Evaluation and Monitoring. RPS Group PLC & Scottish Natural Heritage. Cambridge University Press, Cambridge;
- JNCC. (2004) Common Standards: Monitoring Guidance for Habitats. Joint Nature Conservation Committee, Peterborough; and
- UKHab Ltd (2023). UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>).

7.3.2 In relation to the Site, the following repeatable survey methods will be used to assess each habitat condition over a period of 30 years. It should be noted that where there is no recognised industry standard for monitoring, methods have been adapted to reflect the descriptions outlined within the conditions assessment criteria and the size/nature of the permitted development. Appendix D contains Habitat Survey Transacts and Sample Points and illustrates the habitat survey points for each habitat type and the transact routes to be taken to ensure consistent repeatable methods for ongoing monitoring.

Grassland-low distinctiveness

7.3.3 A survey of each low distinctiveness grassland parcel will be undertaken along a predetermined transect by a competent Ecologist during May, June or July. Predetermined sample points along the transect will be surveyed using a 1m x 1m quadrat and the results aggregated to create an average for numbers of species and sward height. At each sample point, to a maximum 20m radius, criteria for scrub, physical damage, bare ground, bracken cover and invasive species will be estimated. The condition assessment will be based on the following pass or fail criteria:

- There are at least 6-8 vascular species per m² include at least two forbs on average within the quadrat samples;
- Sward height is varied with at least 20% <7cm and 20% > 7cm on average within the quadrat sample;
- Scattered scrub accounts for < 20% of the grassland parcel;
- Physical damage is <5% of the grassland parcel;
- Bare ground within the grassland parcel is between 1%-10%;
- Cover of bracken is < 20%; and
- There is an absence of invasive species or non-native plants.

Grassland- medium or high distinctiveness

- 7.3.4 A survey of each medium or high distinctiveness grassland parcel will be undertaken along a predetermined transect by a competent Ecologist during May, June or July. Predetermined sample points along the transect will be surveyed using a 1m x 1m quadrat and the results aggregated to create an average for numbers of species and sward height. At each sample point, to a maximum 20m radius, criteria for scrub, physical damage, bare ground, bracken cover and invasive species will be estimated. The condition assessment will be based on the following pass or fail criteria:
- The species surveyed within the quadrat samples are representative of the grassland habitat with indicator species listed by UK Habs consistently present;
 - There are 10 or more vascular species per m² include characteristic forbs on average within the quadrat samples;
 - Sward height is varied with at least 20% <7cm and 20% > 7cm on average within the quadrat samples;
 - Cover of bracken accounts for <20% and scrub < 5% of the grassland parcel;
 - Physical damage is <5% of the grassland parcel;
 - Cover of sub optimal species and bare ground within the grassland parcel is <5%; and
 - Presence of invasive species or non-native plants is an automatic fail.

Hedgerows

- 7.3.5 A survey of the predetermined sample points will be undertaken by a competent Ecologist during June or July. Each sample point will be surveyed to a distance of 10m either side (20m in total) based on the following condition assessment pass or fail criteria:
- Height- >1.5m average along 20m length;
 - Width >1.5m average along 20m length;
 - Gap hedge base- <0.5m for > 90% of 20m length;
 - Gap hedge canopy- continuity <10% of 20m length and no canopy gap <5m
 - Undisturbed ground and perennial vegetation-> 1m width of undisturbed ground with perennial herbaceous vegetation >90% of 20m length;
 - Nutrient enriched perennial vegetation- plant species indicative of nutrient enriched soils dominate <20% cover of area of undisturbed ground;
 - Invasive and neophyte species- >90% of 20m section of hedgerow and undisturbed ground free of non native plant species; and
 - Current damage- >90% of the hedgerow or undisturbed ground is free of damage caused by human activity.

Where trees are present within hedgerows, the following additional pass or fail criteria will apply:

- Tree class- There is more than one age class of tree present including and at least one mature, ancient or veteran tree within the 20m length; and
- Tree health- At least 95% of trees are in a healthy condition (excluding ancient or veteran trees).

Trees- individual urban

- 7.3.6 Each individual tree with a diameter over 7.5cm at breast height (DBH) without canopies touching will be assessed by a competent Ecologist between spring and summer based on the following pass or fail condition assessment criteria:

- The tree is native;
- The tree is mature;
- There is little or no evidence of adverse impact on health by human activities and there is no current regular pruning, so the tree retains > 75% of expected for their age range and height;
- Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities and ivy; and
- More than 20% of tree canopy is oversailing vegetation beneath.

7.4 Timing and Frequency

- 7.4.1 Monitoring of each habitat should be conducted during May, June or July in years, 5, 10, 15, 20, 25 and 30.

7.5 Data Management, Storage and Reporting

- 7.5.1 Survey data will be recorded by the Named Ecologist using the BNG Condition Assessment. The data will be stored in accordance with the Named Ecologist's Data Protection Policy and Procedure Ref. RK-PP-007 dated October 2023.
- 7.5.2 Data will be stored on a secure Cloud-based system and files shared with the Appointed Organisation following each survey season.
- 7.5.3 On completion of each relevant survey season; data and a summary progress report will be issued to the Appointed Organisation by the Named Ecologist. The scope of the progress report will include:
- Date, time and personnel undertaking the survey;
 - Summary of habitat condition recorded during the survey;
 - Diagrams or charts to show progress over time in relation to target habitat condition;
 - R.A.G assessment to determine the trajectory of target condition assessments and likely risks associated with not achieving desired outcomes; and
 - Recommendations for any corrective management/maintenance required to achieve target habitat conditions in forthcoming years.
- 7.5.4 On completion of the 30 year lifespan of this document, a final report will be produced to summarise achievements and final habitat condition outcomes.

7.6 Risk Management and Review

- 7.6.1 During the lifespan of this document there may be a requirement for periodic habitat management interventions to ensure that the anticipated target habitat conditions are achieved during the 30 year period. Risks of not achieving target conditions will be identified by the Named Ecologist and outlined in progress reports set out in the survey frequency intervals above. If it is deemed that significant corrective action is required, then the following protocol will apply:
- The Named Ecologist will conduct a site visit with the Appointed Organisation (and/or their contractor) to audit the habitats and identify issues relating to progress with achieving desired habitat conditions;
 - Following the site visit, the Named Ecologist will provide a guidance note to the Appointed Organisation to set out recommendations for required management interventions or corrective action;

- Management intervention recommendations could potentially relate to issues such as soil fertility tests to inform any overseeding etc., replacement of damaged trees/shrubs, changes in cyclical maintenance regimes or one-off habitat works to arrest natural succession e.g. pond or scrub clearance;
- Revisions to this document reflecting any agreed management/maintenance changes will also be made; and
- Subject to any revised habitat interventions, the frequency of Habitat Condition Assessments will be amended as necessary.

8.0 REFERENCES

BS 3882:2007 – Specification for topsoil and requirements for use: The British Standards Institution.

BS 4043:1989 – Recommendations for transplanting root-balled trees: The British Standards Institution.

BS 42020:2013 – Biodiversity – Code of practice for planning and development 2013: The British Standards Institution.

BS 4428:1989 - Code of practice for general landscape operations (excluding hard surfaces) : The British Standards Institution.

BS 7370-1:1991 - Grounds maintenance. Recommendations for establishing and managing grounds maintenance organizations and for design considerations related to maintenance: The British Standards Institution.

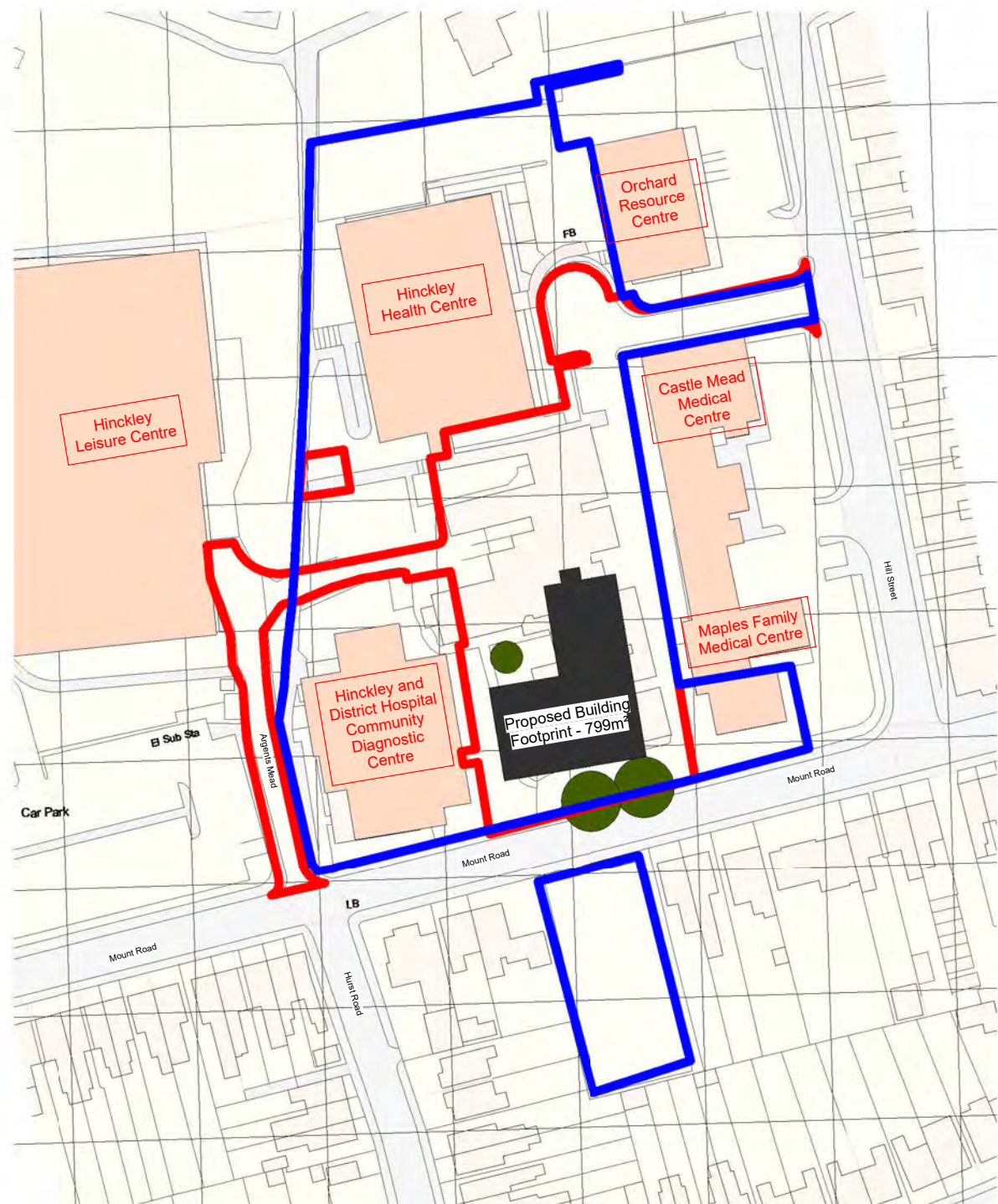
BS 7370-4:1993 – Grounds maintenance. Recommendations for maintenance of soft landscape (other than amenity turf): The British Standards Institution.

Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2021). The UK Habitat Classification User Manual Version 2.0 available online at <http://www.ukhab.org/>.

Department of Communities & Local Government, (2021). National Planning Policy Framework, London: DCLG.

UKHabs Ltd., (2023). UK Habitat Classification Version 2.0. (Available at <https://www.ukhab.org>).

Appendix A: Site Plan Location

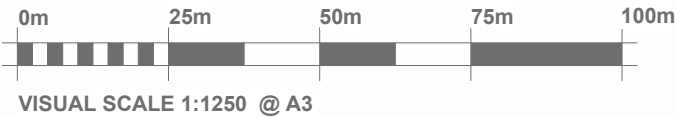


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Site Location Plan - Planning

1 : 1250

KEY	
	NHSPS ownership
	Application Site Area - 4608m² / 0.4608HA
	Proposed Building Footprint - 799m²
	Existing Buildings



DarwinGroup

www.darwingroup.co.uk - tel: 0333 188 5113

CLIENT TITLE
NHS Property Services
PROJECT TITLE
Hinckley Day Case
PROJECT ADDRESS
Hinckley District Hospital, Mount Road, Hinckley
DRAWING TITLE
Site Plan Location - Planning

DRAWING REFERENCE						
180769 — DG — 01 — XX — DR — A — 1210						
PROJECT	ORIGINATOR	FUNCTIONAL BREAKDOWN	SPATIAL BREAKDOWN	FORM	DISCIPLINE	NUMBER
06/03/2025		TTN		RB		925 m²
ISSUE DATE		INITIAL ISSUE BY		INITIAL CHECKED BY		GIFA
SUITABILITY						
S2		Information		As indicated		A3
						P4
STATUS CODE		STATUS DESCRIPTION		SCALE		SHEET SIZE
						REVISION

REV	DESCRIPTION	BY	CHK	DATE
P1	Footprint dimension updated	TTN	RB	10/03/25
P2	OS Map updated	RB		14/04/25
P3	Blue Line Boundary Updated	RB		22/04/25
P4	Blue Line Description Amended.	RB		24/04/25

Appendix B: Detailed Planting Plan and Schedule drawing no. PLANT168-ZZ-XX-DR-L-101, revision Po5 by Plantology
Landscape Design

Plant Schedule						
Climbers						
Name	Height	Girth	Root	Cntr	Ctrs	Qty
Hydrangea petiolaris	100-120cm		C	7L		4
Hedges						
Name	Height	Girth	Root	Cntr	Ctrs	Qty
Carpinus betulus - 90cm (Double Staggered Row)	90-120cm		RB		500	55
Herbaceous						
Name	Height	Girth	Root	Cntr	Ctrs	Qty
Carex oshimensis 'Evergold'			C	3L	400	29
Shrubs						
Name	Height	Girth	Root	Cntr	Ctrs	Qty
Choisya ternata 'Sundance'	40-60cm		C	10L	700	10
Euonymus fortunei 'Emerald Gaiety'	40-60cm		C	10L	700	29
Hebe rakaiensis	40-60cm		C	10L	600	29
Hydrangea arborescens 'Annabelle'	60-80cm		C	10L	700	10
Pittosporum tenuifolium 'Golf Ball'	110-125cm		C	10L	800	10
Sarcococca hookeriana var. digyna 'Purple Stem'	60-80cm		C	10L	700	19
Skimmia confusa 'Kew Green'	60-80cm		C	10L	700	10
Trees						
Name	Height	Girth	Root	Cntr	Ctrs	Qty
Prunus maackii Amber Beauty	400-450cm	14-16cm	RB			2
Sorbus aria 'Lutescens'	400-450cm	14-16cm	RB			4
Sorbus rosea	400-450cm	14-16cm	RB			3
Tilia cordata	550-600cm	18-20cm	RB			2



Landscape General Arrangement Plan 1:200 @ A1

LEGEND

- Soft Landscaping:
- Existing surveyed trees and groups to be retained. Refer to Arboricultural report for tree survey information.
 - Proposed tree
 - Existing Hedge to be retained
 - Proposed Ornamental Planting
 - Proposed Hedge
 - Proposed Climbing Planting
 - Proposed Special General Purpose Meadow Mixture - 335.3m²
Supplier: Emorsgate Seeds
Product: EMG Special General Purpose Meadow Mixture
Sowing Rate: 4g/m²
 - Proposed Special General Purpose Meadow Mixture
Areas sward length to be maintained above 7cm.
Maintain a 900mm wide mown edge to all grassed areas

P05	27/06/2025	Existing hedge along Mount Road shown as retained	SP
P04	10/04/2025	Additional Planting to car park omitted	SP
P03	10/04/2025	Red Line Boundary Updated	SP

Rev	Date	Revision Details	Author
S0		Purpose for Issue FOR INFORMATION	

PLANTOLOGY Landscape Design			
Client:	Darwin Group		
Job:	Hinckley Day Case		
Draw Title:	Detailed Planting Plan and Schedule		
Scale:	1:200	Size:	A1
Drawn:	SP	Date:	Mar 25
Drawing Number:	PLANT168-ZZ-XX-DR-L-101		
Revision:	P05		

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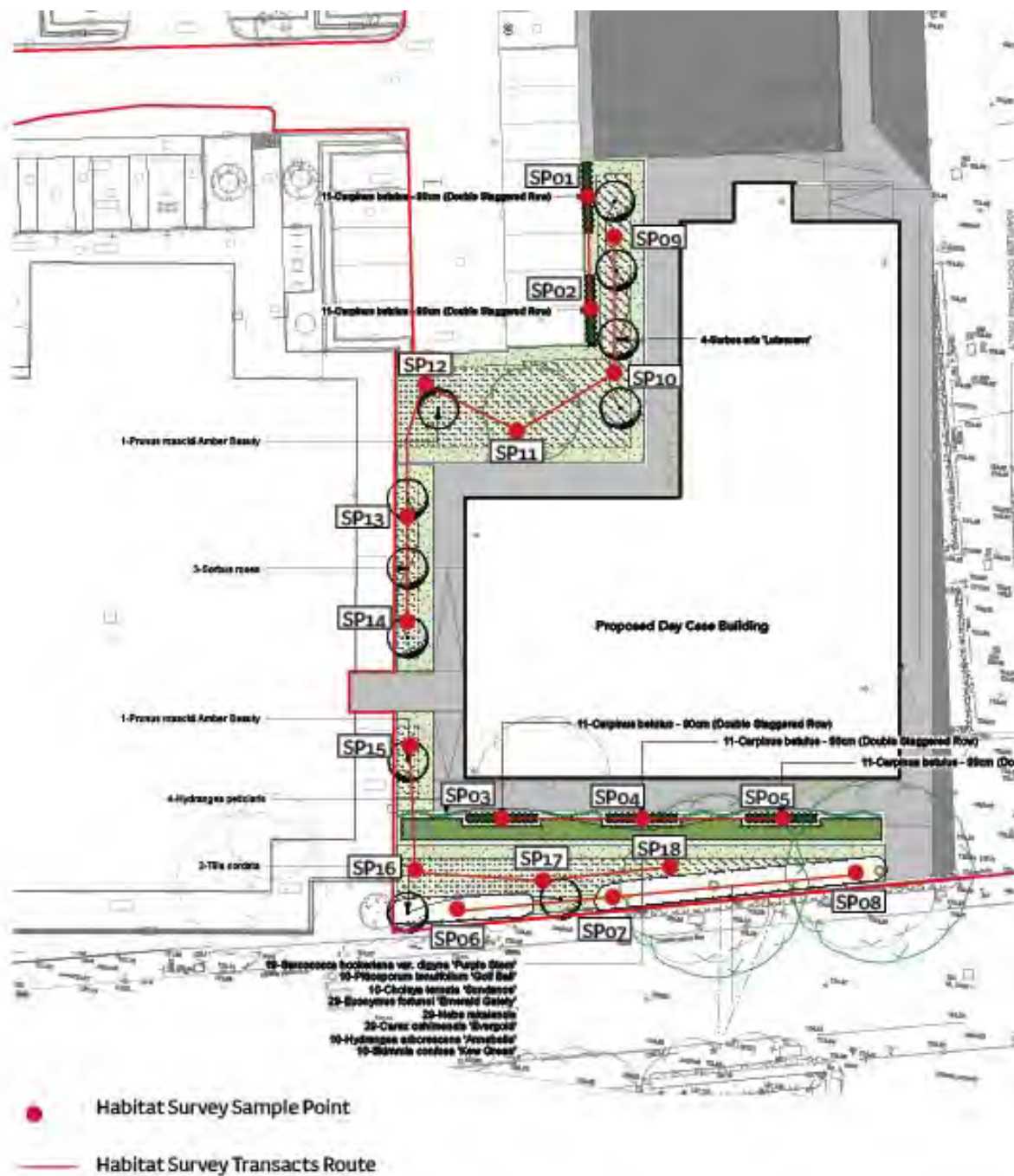
Appendix C: Maintenance and Aftercare Schedule

Habitat and Prescription	Month												Years	Comments/Notes/Prerequisites	Ongoing/ Monitoring/Remedial		
	J	F	M	A	M	J	J	A	S	O	N	D					
Retained Trees and Hedgerows																	
Installation of Heras fencing to establish protective barriers around root protection areas in accordance with BS 3998.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		o	To be installed prior to commencement of phased development. Removal upon completion of all works.	Ongoing	
Tree inspection in accordance with BS 3998.										✓	✓	✓		o-30	Inspection of fencing and tree health annually at autumn throughout construction process and after completion of development.	Ongoing	
Trees																	
Planting	✓	✓	✓								✓	✓	✓	o	Tree and shrub planting should be carried out between October to March, during the dormant season. Otherwise, ensure bare roots or rootballed stock should be replaced with containerised stock and provision of irrigation as required. Refer to Appendix B, which lists tree and shrub species, planting schedules of each species, notes on species selection and details for tree and ornamental shrub planting. Section 2.o of Appendix B details implementation and maintenance guidelines. Treat planted area with herbicide as required.	Ongoing	
Watering				✓	✓	✓	✓	✓	✓					o-2 (3)	Saplings and shrubs should be watered well prior to and after planting and provision made for regular irrigation for at least two years after planting. Water in dry periods from April to September inclusive until established. Frequency of water to be determined by weather conditions, soil conditions and underlying geology. It is recommended that 2o watering visits per year are carried out.	Ongoing	
Mulching			✓			✓			✓				✓	o-3	Mulching of planted areas should be carried out using bark mulch free of pests, disease, fungus and weeds. This should be carried out across the planted area to a depth of 75mm with irrigation carried out prior to application of mulch. Protect newly planted areas from grazers through guards or mesh. Re-mulching should be carried out until trees have become established and any weeds which have become established should be pulled.	Ongoing	
Inspection	✓	✓										✓	✓	o-30	Inspect annually at Autumn for signs of damage, disease and poor vigour. Take appropriate action. Check stakes and replace if necessary. Loosen ties. Any trees which are damaged or defective should be replaced with others of similar species, size and number at the end of the first available growing season. Remove invasive or undesirable self-seeded plants.	Monitoring	
Pruning	✓	✓											✓	o-5	General pruning and removal of lower laterals to be undertaken as required in the first five years to promote vigour and good shape.	Ongoing	
Replacement	✓	✓	✓									✓	✓	✓	o-30	Trees and shrubs that have become damaged or defective are to be replaced with others of similar species, size and number at the end of the first available growing season.	Remedial
Removal of stakes	✓	✓											✓	6	Remove stakes and ties as trees establish.	Remedial	
Remove any litter from base of trees	✓		✓		✓		✓		✓		✓			o-30	Dispose of litter appropriately.	Ongoing	
Ornamental planting beds																	
Planting	✓	✓	✓								✓	✓	✓	o	Prepare soils. Ensure planting pedes are profiled with central area gently raised and edges lower. Adjacent grassland areas should sit 100mm above planted bed surface. Plant evenly over the planting areas defined on the plan with at least 300mm between plant position and adjacent grassland areas. Remove nursery tags and canes.	Ongoing	
Watering				✓	✓	✓	✓	✓	✓					o-2 (3)	Shrubs should be watered well prior to and after planting and provision made for regular irrigation for at least two years after planting. It is recommended that 2o watering visits per year are carried out. Water in dry periods from April to September inclusive until established. Frequency of water to be determined by weather conditions, soil conditions and underlying geology. For example, during dry, warm conditions, watering of planted beds should take place every 4 to 7 days.	Ongoing	
Mulching			✓			✓			✓				✓	o-30	Mulching of planted areas should be carried out using bark mulch free of pests, disease, fungus and weeds. This should be carried out across the planted area to a depth of 75mm with irrigation carried out prior to application of mulch. Protect newly planted areas from grazers through guards or mesh. Re-mulching should be carried out until shrubs have become established and any weeds which have become established should be pulled.	Ongoing	
Inspection	✓	✓										✓	✓	o-30	Inspect annually between October and March for signs of damage, disease and poor vigour. Any shrubs which are damaged or defective should be replaced with others of similar species, size and number at the end of the first available growing season. Remove invasive or undesirable self-seeded plants.	Monitoring	

Pruning	✓	✓										✓	1-30	General pruning should be undertaken annually, avoiding the bird breeding season.	Ongoing	
Replacement	✓	✓	✓							✓	✓	✓	0-30	Shrubs that have become damaged or defective are to be replaced with others of similar species, size and number at the end of the first available growing season.	Remedial	
Remove any litter from base of shrubs	✓		✓		✓		✓		✓		✓		0-30	Dispose of litter appropriately.	Ongoing	
Native hedgerow																
Planting	✓	✓	✓								✓	✓	✓	0	Plant as bare root whips between October to March, in double staggered rows 250mm apart at 300mm centres, with species evenly distributed through hedge length. Protect with securely staked individual rabbit mesh guards. Refer to Appendix B, which lists hedge species; planting schedules of each species to be planted; notes on species selection; and details for planting. Section 4.o of Appendix B details implementation and maintenance guidelines.	Ongoing
Watering				✓	✓	✓	✓	✓	✓					0-2(3)	Hedgerow shrubs should be watered well prior to and after planting and provision made for regular irrigation for at least two years after planting. It is recommended that 20 watering visits per year are carried out. Water in dry periods from April to September inclusive until established. Frequency of water to be determined by weather conditions, soil conditions and underlying geology. For example, during dry, warm conditions, watering of planted beds should take place every 4 to 7 days.	Ongoing
Hand pull weeds			✓			✓			✓			✓		0-30	Only until habitats are established.	Remedial
Inspection	✓	✓										✓	✓	0-30	Inspect annually in Autumn for signs of damage, disease and poor vigour. Take appropriate action. Check stakes and replace if necessary. Loosen ties. Any shrubs which are damaged or defective should be replaced with others of similar species, size and number at the end of the first available growing season. Remove invasive or undesirable self-seeded plants.	Monitoring
Removal of rabbit mesh guards	✓	✓											✓	3	Remove rabbit mesh guards as shrubs establish.	Remedial
Cut new hedgerow when reaches a height of 1.5 metres		✓												5, 8, 10, 12,14,16,18,20,22,24,26,28,30	Required every 2-3 years. (Continues in perpetuity). Avoid bird nesting season and berry producing period.	Ongoing
Cut hedgerow sides only		✓												5, 8, 10, 12,14,16,18,20,22,24,26,28,30	Alternate sides each year. Avoid bird nesting season and berry producing period.	Ongoing
Remove any litter from base of hedgerow	✓		✓		✓		✓		✓		✓			0-30	Dispose of litter appropriately.	Ongoing
Wildflower Meadow																
Seeding (EM3 – Special General Purpose Meadow Emorsgate			✓	✓	✓			✓	✓	✓				0	Refer to Appendix B, Section 7.o. Grassland should be sown in either August-September or March-April during calm weather and not when the ground is frost bound or waterlogged. Seed beds should be prepared to through removal of any weeds, debris and stones over 25mm diameter using herbicide where necessary. Plough or dig to bury the surface vegetation, harrow or rake to produce a medium tilth, and roll, or tread, to produce a firm levelled surface. Do not apply fertiliser.	Ongoing
Cut back annual weed growth, mow regularly for first year	✓	✓	✓				✓	✓	✓	✓	✓	✓		0	In the first year after sowing, perennial weeds may initially dominate the sward but will offer natural shelter to germinating wildflowers and biodiversity. Mow regularly during establishment toe encourage basal growth and reduce weed competition. Remove arisings.	Ongoing
Relaxed mowing regime – once annually							✓	✓	✓					1-30	In subsequent years, undertake a single cut in Autumn (September or October) after setting seed. Arisings should be left to dry a minimum of 24 hours and maximum of 7 days to allow seeds to shed then must be removed from Site to prevent over fertilisation of the soil.	Ongoing
Watering					✓	✓	✓	✓	✓					0-3	During warm dry periods water every 4 to 7 days or as required. Saturate soil to the full depth. Make provision for 20 waterings per year for the first three years.	Ongoing

Inspection	✓	✓									✓	✓	0-30	Inspect annually for signs of damage, disease and poor vigour. Re-seed or overseeding if necessary or re-lay damaged turf sections. Remove invasive or undesirable self-seeded plants.	Monitoring
Maintenance Review															
Management plan to be reviewed and updated/revised as appropriate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	5, 10, 15, 20, 25, 30	Plan to be reviewed or updated as appropriate by an appropriately qualified competent person.	Monitoring /Remedial

Appendix D: Habitat Survey Transacts and Sample Points



SP01 to SP08 – Native Hedgerow Habitat

SP09 to SP18 – Other Neutral Grassland Habitat

*In addition, each individual trees, proposed and existing, is a sample point that is to be monitored for Individual tree habitat

End of Report.



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