

Habitat Management and Monitoring Plan

Site Name:	39 Station Road, Desford, Leicester, LE9 9FN
Date:	12/11/2025
Version:	V1.1



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Client: Invicta Universal



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Version Control

The version control is used for updates to the content. Record the initial version and further version control details in this table each time the management plan is altered throughout the management and monitoring period.

Version	Issue Status	Prepared by / Date	Approved by / Date
1.0	Completed	Kat Aburrow BSc, Consultant Ecologist 12/11/2025	Kat Aburrow BSc, Consultant Ecologist 12/11/2025
1.1	Completed	Kelly Clarke (Dip H.E), Senior Ecologist 12/01/2026	Kelly Clarke (Dip H.E), Senior Ecologist 12/01/2026

Document Details

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1. Project Background

Summarise the key aspects of your management plan in this section. Table PB-B01 can be extended to suit the specific needs of individual projects.

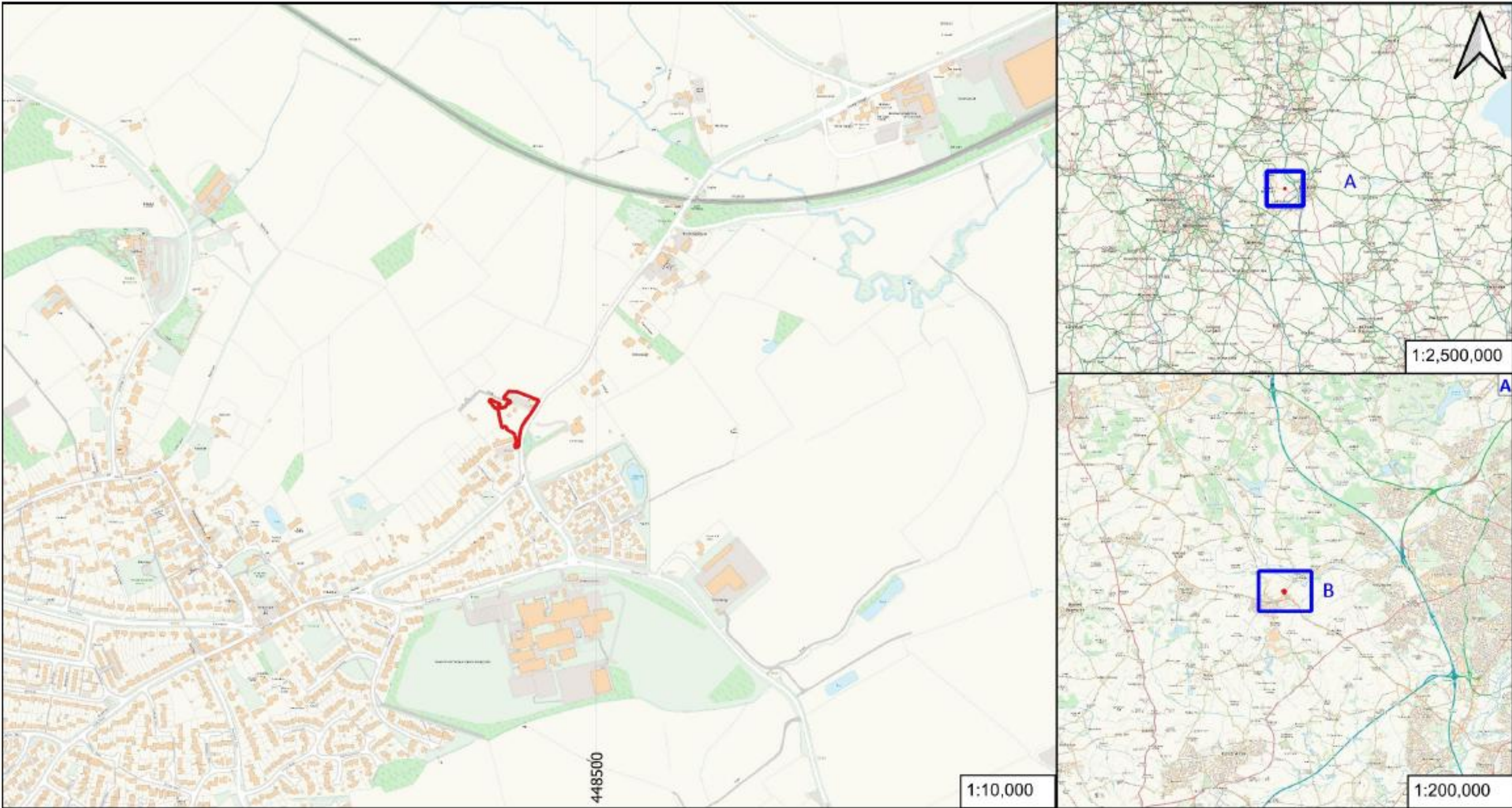
Site Overview PB-B01	
Project type	Onsite
Development Name and Address	39 Station Road, Desford, Leicester, LE9 9FN
BNG Project Name and Address	39 Station Road, Desford, Leicester, LE9 9FN
Author Organisation	Arbtech Consulting Ltd
Landowner	Invicta Universal Ltd
Land Manager	Invicta Universal Ltd
Responsible person/organisation for creating or enhancing the habitat	Invicta Universal Ltd
Period covered by this management plan	Establishment works, then 30 years including the option of phased 30-year periods of habitat creation
Planning authority	Hinckley and Bosworth Borough Council
Planning reference (if applicable)	For any application relating to or permission granted for the BNG enhancement land
BNG register reference (if applicable)	Applicable for off-site only – N/A if using for on-site
Central OS grid reference	British National Grid Reference (NGR) SK48350373
Metric revision/title	Statutory BNG Metric for 39 Station Road, Desford, Leicester, LE9 9FN (SMARTECH Design, 2025)
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02
This HMMP covers the retention, creation, and enhancement of a variety of habitats to achieve the stated Biodiversity Net Gain (BNG) objectives. Habitats to be Retained include individual trees and hedgerows which will be managed to maintain their current condition. Habitats to be Created include areas of other neutral grassland, individual trees, biodiverse green roof and native hedgerow.
Timescales for Actions PB-B03
Key habitat management and enhancement actions will follow the schedule below, after the occupation of any buildings or the completion of the development, whichever is the earliest. Year 1: Completion of ground preparation and planting of all new vegetation as described below. Initial monitoring surveys and photographic baselining. Years 1–5: Monitoring on years 3 and 5 and created habitats; replanting of failed vegetation as needed; rotational grassland cutting and weed control established. Years 6–30: Monitoring at years 10, 20 and 30 with continued habitat management based on monitoring feedback. Adaptive management actions will be implemented if targets are not met.
Monitoring Requirements PB-B04
Should monitoring identify any significant shortfalls in habitat condition or performance, additional monitoring visits may be scheduled to assess remedial measures and adaptive management practices as advised by a suitable qualified ecologist. Surveys will assess compliance with BNG metric condition criteria and habitat-specific targets, using botanical surveys, fixed-point photography, and condition assessments.
Required Consents and Licences PB-B05
As the current works do not involve activities requiring protected species handling or disturbance, no European Protected Species (EPS) licences are anticipated. However, standard planning permission covers most habitat creation activities. If unexpected ecological constraints arise (e.g. discovery of roosting bats or badger setts), appropriate consents under the Wildlife and Countryside Act 1981 or Protection of Badgers Act 1992 will be obtained before further work proceeds.
Funding PB-B06
The implementation and delivery of this HMMP will be funded by the developer and secured through the overall site development budget. All monitoring, reporting, replanting, and remedial actions required during the 30-year management period will be accounted for as part of long-term site maintenance contracts.

Legal Agreement PB-B07

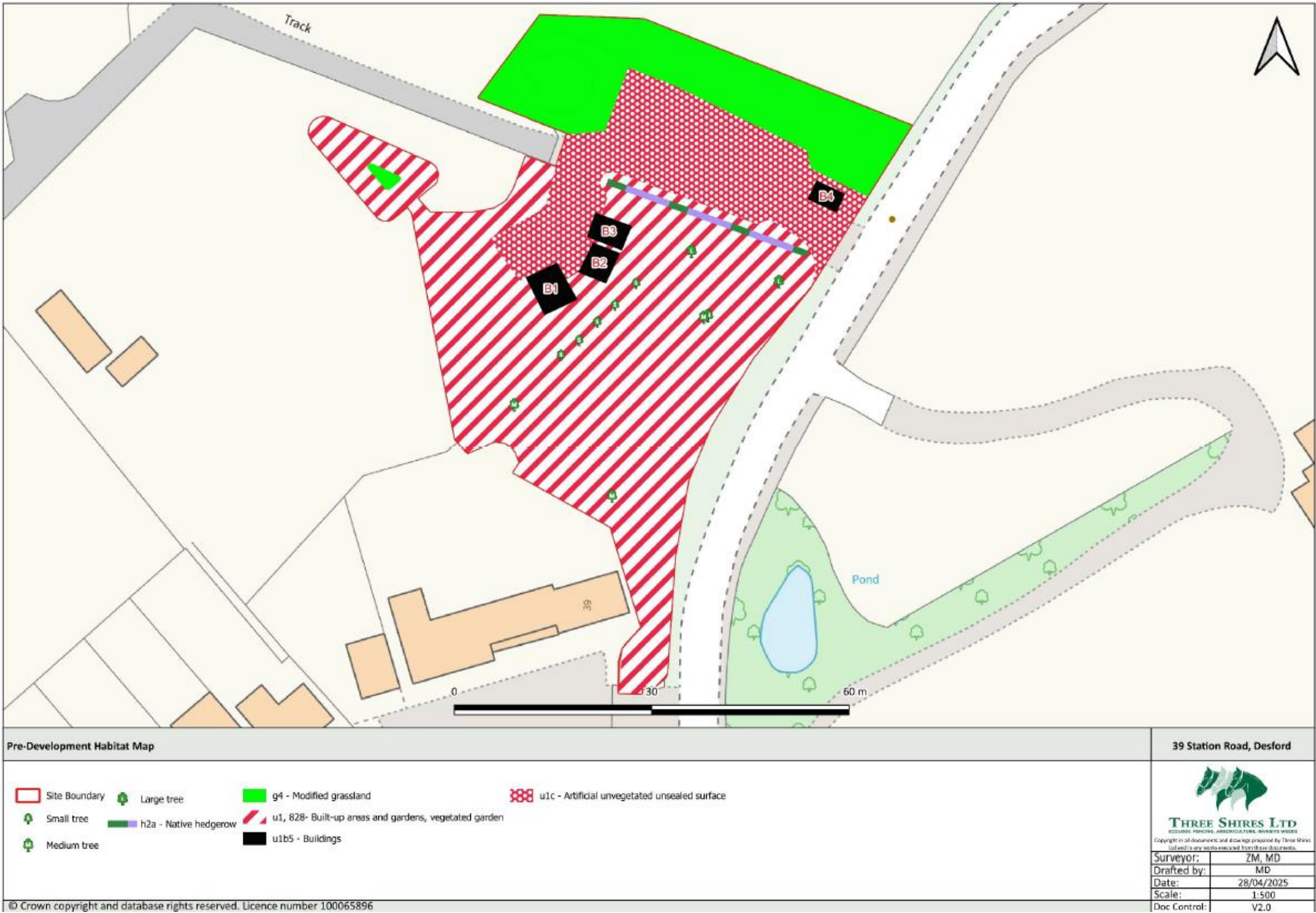
The long-term delivery of this HMMP is secured through a Section 106 agreement with the Local Planning Authority, which mandates the implementation of the biodiversity enhancement measures and the associated 30-year monitoring and management programme. The legal agreement ensures all actions are binding and enforceable and that funding remains available for the lifetime of the plan.



Site Location		39 Station Road, Desford	
Site Boundary		 THREE SHIRES LTD BIOLOGY, PERKINS, ARBORICULTURE, INVASIVE WEEDS Copyright in all documents and drawings prepared by Three Shires Ltd and in any works derived from those documents	
		Surveyor:	ZM, MD
		Drafted by:	MD
		Date:	28/04/2025
		Scale:	Individual map
© Crown copyright and database rights reserved. Licence number 100065896		Doc Control:	v2.0

Site Context Plan PB-F02

This plan should show the location of the site, including the LPA, boundary, national character area, and any relevant landscape scale policy or guidance information.



Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08Yes: ☐ No: ☒

This is a single dwelling and will not be delivered in phases.

Roles and Responsibilities

Provide details of the responsible persons and organisation(s) for delivering this management plan.

Ecologist or Other Professional Responsible for HMMP PB-B09

Name or Initials		Kat Aburrow BSc Consultant Ecologist		
Organisation		Arbtech Consulting		
Responsibility	Start Date:	The start of establishment works	End Date:	Completion of habitat creation and enhancement.

Arbtech Consulting Ltd is responsible for producing this HMMP and providing ecological advice for the creation, management, and monitoring of the habitats on site, as well as other constraints to achieving the site's aims, e.g., any protected species presence. Any other competent persons required are to be appointed by the landowner. This will ensure that the HMMP is implemented in full and that all created habitats are in a fit state to meet objectives.

Statement of Competency

Arbtech Consulting has provided ecological consultancy services since 2006 and have expertise with Biodiversity Net Gain, including the metric, BNG plans and management plans for habitat banks. The author of the HMMP is an ecologist of 9 years' experience

Landowner or Land Manager PB-B10

Name or Initials		Mr S Warren and Mr G Warren		
Organisation		Invicta Universal Ltd		
Responsibility	Start Date:	The start of establishment works	End Date:	Completion of habitat creation and enhancement.

Invicta Universal Ltd. will be responsible for following and realising the aims of the HMMP on site including arranging for the personnel and equipment for the creation and management steps.

Statement of Competency

Invicta Universal Ltd are an experienced construction company operating for over 20 years.

Management Organisation(s) Responsible for Implementing the HMMP PB-B11

Name or Initials		N/A		
Organisation				
Responsibility	Start Date:		End Date:	

Invicta Universal Ltd. will be responsible for following and realising the aims of the HMMP on site including arranging for the personnel and equipment for the creation and management steps.

Statement of Competency

See above.

LPA or Responsible Body for Reviewing HMMP PB-B12

Name or Initials		N/A		
Organisation		Hinckley and Bosworth Borough Council		
Responsibility	Start Date:	Commencement of works	End Date:	30 years following completion of the last establishment works

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.

Land Use Summary

Overview of Baseline Site Use PB-B13

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’.

The site is situated on a mosaic of slightly acid loamy and clayey soils with impeded drainage and slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils which overlays the Edwalton Member Formation (*‘mudstone and siltstone, red-brown and greenish grey, with beds of indurated, variably dolomitic siltstone and very fine-grained sandstone common in the lower half; finely disseminated gypsum common in upper half’* (British Geological Survey, 2025)).

The site is not covered by any other known designation e.g. battlefield, common land, greenbelt etc.

Overview of Proposed Site Use PB-B14

The proposals entail the erection of a dwelling with detached garage, landscaping and associated works and the demolition of existing outbuildings. The site with therefore be used in a residential context.

Proposed development and landscape plans result in a 15.40% gain in habitat units and a 48.56% gain in hedgerow units.

Specific habitat management and monitoring prescriptions are provided in later sections of this report.

Site Context Photos PB-F03

Please include two overview photographs of the site in its current form here. Include additional photographs in an appendix if needed. Tick if additional photographs are provided in the Appendices

☒ Reference: Additional photos in **Appendix 1**.



Site Baseline, Environmental Information and Associated Impacts Checklist PB-T01

Consider the Baseline and Environmental Information listed below. These are likely to be appropriate factors informing your proposals and project design. They can provide the reviewer with important contextual information for the management prescriptions provided later in this document. Use your professional judgement to determine which factors are relevant to your specific project.

Please use the check box to indicate which are included in your plan. For any not included, provide brief reasons why the factor is not relevant to your project using your professional judgement. Where this information is provided elsewhere, you can reference existing reports and, or, plans that have informed your decisions. For the templates for each heading see pages 3-20 of the Companion Document.

Baseline and Environmental Information	Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are required for your HMMP	Check box if included	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	Will your proposals lead to direct or indirect effects on designated	☒	Included in the Preliminary Ecological Appraisal by Three Shires Ltd (2025)
Protected and Notable Species	Does the presence or proximity of specific species on or near your	☒	Included in the Preliminary Ecological Appraisal by Three Shires Ltd (2025)
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?		Included in the Preliminary Ecological Appraisal by Three Shires Ltd (2025)
Biological Records Plan - Sites and Species	Does the presence of designated sites or specific species on or near the site present any constraints or opportunities to proposals?	☐	Included in the Preliminary Ecological Appraisal by Three Shires Ltd (2025)
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☐	Included in the Preliminary Ecological Appraisal by Three Shires Ltd (2025)
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☐	No
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	No foreseen constraints.
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	No foreseen constraints.
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	No
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	Local soil is not thought to present a significant obstacle.
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	No foreseen constraints.
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	No foreseen constraints.
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	No foreseen constraints.
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	No foreseen constraints.
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	No foreseen constraints.
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	N/A
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	N/A

Baseline Habitats Survey

Ecologist responsible for baseline surveys (BI-T03)	
Name or Initials	Three Shires Ltd.
Organisation	-
Survey Date	August 2024 and April 2025
Statement of Competency	
Please see Preliminary Ecological Appraisal (Three Shires, 2025).	
Survey conditions and limitations	
Please see Preliminary Ecological Appraisal (Three Shires, 2025) for survey conditions and the accompanying BNG metric for habitats conditions.	

Habitat Degradation

Are there any signs or evidence that the baseline habitats have been purposefully degraded since 30 th January 2020? (BI-B05)
No.
If habitats have been purposefully degraded, provide details of how this has been accounted for (BI-B06)
N/A

2. Planned Management Activities

Provide the site-wide aims and objectives. These should consider the Project Background information section outlined above as well as the outcomes of the Metric.

Management Plan Aims and Objectives PM-B01

The planned habitats and conditions for the habitats are outlined below:

Retained habitats:

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

Created habitats

Individual trees

Seven native trees are to be planted within the northern and western sections of the site. These will be considered “small” (The Statutory Biodiversity Metric User Guide; Tree Helper; 2025) at the time of planting and are anticipated to reach moderate condition.

Other neutral grassland

An area of other neutral grassland will be created to the east of the site, and it is anticipated to reach good condition.

Biodiverse green roof

A biodiverse green roof will be installed on the new dwelling. It is anticipated to reach good condition.

Native hedgerow

A length of new native hedgerow will be planted along the western boundary. It is anticipated to reach good condition.

Principles Informed by Design Stage

The project's BNG target(s) should be set and documented early in the design process. Outline how background and baseline information influenced key design principles for the project from an early stage. This can provide useful context for the proposed retention, creation and enhancement measures.

Design Principles Informed by Baseline Information PM-B02

Design

The placement of the dwelling was situated in accordance with the arborist report, and all tree/hedges were retained as per the ecological report.

Soils

The neutral grass may tend slightly calcareous due to the soil pH, but this is not anticipated to affect the habitat or species richness targeted.

Habitat and Condition Targets PM-T01

This table presents a summary record of what you have agreed to deliver based on the biodiversity metric. These habitat condition targets form the basis of what the management plan is setting out to achieve. Include the relevant ‘Area’, ‘Hedgerow’, and ‘Watercourse’ types to be implemented and managed throughout the period of 30 years or more.

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Individual tree	Urban tree	-	Moderate	Moderate	30	Moderate condition will be targeted be achieving a pass in criteria A, B, and F.	-
Grassland	Other neutral grassland	-	N/A	Good	30	Good condition will be targeted be achieving a pass in criteria A, B, C, D, E and F.	-
Urban	Biodiverse green roof	-	N/A	Good	30	Good condition will be targeted be achieving a pass in criteria A, B, C and G.	-
Hedgerow	Native hedgerow	-	N/A	Good	30	Good condition will be targeted by achieving a score of 3.	-

Habitat and Condition Targets Further Comments

Habitat and condition targets informed by the BNG metric completed by Miss Sarah Mickowski (Director & Chartered Architectural Technologist) on the 28th May 2025.

Habitat Retention

Provide a concise description of the habitats that are to be retained in their baseline condition. Habitats being retained may still require ongoing measures to maintain their baseline condition.

Measures to be Implemented to Protect Retained Habitats PM-03

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 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).

Any areas of retained vegetation or bare soil accessed by vehicles and pedestrians is likely to become compacted by heavy machinery and repetitive footfall, which will negatively impact ecological functioning.

- Clearance of turf and topsoil will be limited to the minimum required to facilitate the development.
- Retained turf will be protected during construction to maintain its ecological function.
- Post construction the entire soil profile must remain in a condition that promotes aeration, drainage and root growth.

Further measures can be found in the accompanying Construction Ecological Management Plan (Arbtech, 2025).

Specification of Protective Measures to be Used PM-04

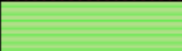
A buffer from retained trees and woodland will be established and protected throughout the duration of construction activity in line with the sites Tree Protection Plan and the site access plan agreed with Invicta Universal Ltd and the nominated contractor. Where possible, no trenches or ground works will be completed within 10m of any retained trees or the line of trees. Trees will be appropriately protected in accordance with BS 5837:2012 - “Trees in relation to design, demolition and construction – Recommendations”. As such, it is recommended that the trees are separated from construction works by protective fencing throughout the duration of the construction phase of the development. A fencing specification is available in the accompanying CEMP (Arbtech, 2025).

Habitat Retention Plan PM-F01

Provide a plan with the locations of habitats to be retained (including whether to be protected and, or, enhanced) and those to be created under this HMMP. Include parcel references if needed. Tick box if any additional plans are provided in the Appendices ☐. Reference: [Click or tap here to enter text.](#)

Onsite Habitat Plan | Symbology

All symbology based on UKHAB recommendations.

Colour Code	Habitat Description
	Artificial unvegetated, unsealed surface
	Modified grassland
	Vegetated garden
	Developed land; sealed surface
	Urban rural tree
	Biodiverse green roof
	Unvegetated garden
	Other neutral grassland
	Native hedgerow
	Line of trees



Creation, Enhancement and Management Targets and Prescriptions

Individual Trees

Creation, Enhancement and Management Summary (UT-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 9. Individual Trees

Target Habitat:		Individual Urban Tree				
Condition Assessment Criteria		Targeted	Relevant Features	Creation Approach	Enhancement Approach	Management Approach
A	The tree is a native species (or more than 70% within the block are native species).	Y	-	Select native tree species for all planting.	N/A	Replace failed trees annually to maintain native species ratio.
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	-	Use correct spacing for species to support natural crown development. Watering should be undertaken before and after planting out.	N/A	Apply manure annually and water during drought to support healthy canopy growth
C	The tree is mature (or more than 50% within the block are mature).	N	-	N/A	N/A	N/A
D	There is 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.	Y	-	Standard trees will be staked and tied using a 75mm diameter stake with the bark removed. The stakes will be long enough to allow for 600mm of the stake to be driven into each pit. Stakes will be fitted prior to tree planting to prevent root damage. Do not apply chemical fertilisers.	N/A	Ensure the stakes and ties are not restricting growth and are not damaged. Replace where necessary. Remove during the spring year 5 post-development. Do not apply chemical fertilisers.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	-	N/A	N/A	N/A
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	-	Landscaping designed with trees planted within grassland to ensure oversailing canopy.	N/A	Appropriate management of the surrounding vegetation as outlined within the grassland section of this report.

Additional Management Prescriptions (UT-B01)

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 roosts 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.

Species

1x Silver birch *Betula pendula* - adjacent to the balancing pond
1x Common rowan *Sorbus aucuparia*, 2x Silver birch, 1x Common hawthorn *Crataegus monogyna*, 2x Common Alder *Alnus glutinosa* and 1x Common Oak *Quercus robur* - within the proposed modified grassland.

Individual Trees

Creation, Enhancement and Management Detailed Methods (UT-T02)

Provide detailed prescriptions for the creation and management of the habitat.

Action	Relevant Features	Timing	Prescriptions
Ground preparation and planting	All newly planted trees	Summer prep; planting Nov–Mar (ideally before Jan)	The locations for tree planting will be cleared and reduced to compacted, permeable bare ground in preparation for planting. Planting substrate must comprise site-won material with any deficiencies made up of imported topsoil compliant with BS 3883:2015. Each tree will be pit planted upright within the centre in accordance with BS 4428:1989, within a hole at least 500mm greater than the root system when fully spread and at a depth of 250mm greater than the root system. Root balls will be soaked thoroughly in water and loosened to expose restricted roots before planting. The planted trees will then be backfilled, ensuring there are no air pockets around roots or any roots protruding out of the ground.
Annual replacement of failed trees	All newly planted trees	Check in Autumn each year	100% replacement of failed trees to maintain ecological and visual integrity.
Install and check tree guards and stakes	All newly planted trees	Install post-planting; inspect annually	Standard trees will be staked and tied using a 75mm diameter stake with the bark removed. The stakes will be long enough to allow for 600mm of the stake to be driven into each pit. Stakes will be fitted prior to tree planting to prevent root damage. Ensure the stakes and ties are not restricting growth and are not damaged. Replace where necessary. Remove steaks and ties in Spring or year 5 post development.
Watering	All trees	During dry spells and the establishment phase	Water thoroughly after planting and as needed during dry conditions to ensure survival.
Apply bark mulch	All trees	Immediately after planting and annually	Application of bark mulch at a depth of 50 mm to reduce weeds, retain moisture, and support healthy soil.

Weed control	All trees	Twice per year – early spring and autumn	Manual or mechanical weed removal around the tree base to reduce competition for water and nutrients. Care should be taken to avoid root damage and soil compaction around the tree base.
Apply light manure dressing	All trees	Annually in winter	Apply well-rotted manure sparingly to support healthy growth without encouraging weeds.
Avoid chemical fertilisers	All trees	At all times	Prevent the use of chemical inputs to avoid soil degradation and protect biodiversity.
Monitor and review habitat condition	Trees	Years 1, 2, 5 10, 20 and 30	Reassess condition criteria and adapt management as needed to meet BNG targets

Grassland (Medium, High, and Very High Distinctiveness) – Other Neutral Grassland

Creation, Enhancement and Management Detailed Methods (GH-T02)

Provide detailed prescriptions for the creation and management of the habitat.

Action	Relevant Parcels	Timing	Prescriptions
Install protective fencing around retained habitats	Newly created grassland	Pre-construction	Heras fencing to be installed with signage; Tree RPAs protected per BS5837:2012.
Ground preparation and seeding	Newly created grassland	Spring (Apr–May) or Autumn (Sept–Oct)	It is recommended that a soft strip of the current vegetation present 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	Newly created grassland	Establishment works (Year 0)	The seeding will follow the manufacturer's guidelines (EM3F Special General Purpose Wild Flowers), with sowing occurring in either autumn or spring. The seed mix can be evenly spread by hand and tread in or distributed by machinery if feasible. During the first growing season, a cut in mid to late summer is recommended to help seeds establish and to remove weed species from the seed bank. All arisings should be removed and composted to prevent soil enrichment. Post-sowing rolling is crucial to compress the soil, retain moisture in the seedbed, and enhance seed-to-soil contact for successful germination. The chosen seed mix should include yellow rattle to reduce the competitiveness of dominant grasses and promote a varied sward structure, fostering a species-rich grassland.
Cutting	Newly created grassland	Year 1	Begin long-term management using a low-density hay-cutting regime, as guided by adaptive management monitoring. Harvest the spring hay crop before allowing the sward to establish over the summer. After this, take a late summer hay crop (in late July or August), ensuring the weather and ground conditions are suitable.
Top-up seeding	Newly created grassland	Year 1	In response to poor establishment, ‘top-up’ seeding can be carried out using methods like broadcasting, plug planting, or spreading green hay from a nearby species-rich meadow on similar soils. Sowing should be done in still wind conditions and when the soil is saturated but not flooded or frozen.

Long term management	Newly created grassland	Years 5+	From years 5 to 30, continue to manage the grassland through annual hay cutting. This management should be maintained indefinitely unless a review suggests changing practices to meet the grassland condition requirements. If pernicious weeds or invasive species establish despite these efforts, manage these areas through strimming and/or hand pulling, typically in late summer. If these methods are ineffective, spot treatment with herbicide, such as glyphosate spray, may be used as needed.
Prohibit fertiliser use	Newly created grassland	At all times	No chemical fertilisers to prevent dominance by competitive species and to maintain bare ground ratio.
Monitor and review habitat condition	Newly created grassland	Years 1, 3, 5 10, 20 and 30	Reassess condition criteria and adapt management as needed to meet BNG targets.

Grassland (Medium, High, and Very High Distinctiveness) Species Lists (GH-T03)

Provide a detailed species list for the habitat to be created

Common Name	Abundance / %
Achillea millefolium – Yarrow	2%
Agrimonia eupatoria – Agrimony	1%
Betonica officinalis – Betony	6%
Centaurea nigra– Common Knapweed	10%
Daucus carota – Wild Carrot	5%
Echium vulgare – Viper’s-bugloss	3%
Filipendula ulmaria – Meadowsweet	1%
Galium album – Hedge Bedstraw	4%
Galium verum – Lady’s Bedstraw	2%
Geranium pratense – Meadow Crane’s-bill	2%
Leucanthemum vulgare – Oxeye Daisy	5%
Malva moschata – Musk Mallow	5%
Medicago lupulina – Black Medick	2%
Onobrychis viciifolia – Sainfoin	1%

<i>Pastinaca sativa</i> – Wild Parsnip	1%
<i>Plantago lanceolata</i> – Ribwort Plantain	7%
<i>Poterium sanguisorba ssp sanguisorba</i> – Salad Burnet	3%
<i>Primula veris</i> – Cowslip	5%
<i>Prunella vulgaris</i> – Selfheal	8%
<i>Ranunculus acris</i> – Meadow Buttercup	8%
<i>Ranunculus bulbosus</i> – Bulbous Buttercup	3%
<i>Rhinanthus minor</i> – Yellow Rattle	2%
<i>Rumex acetosa</i> – Common Sorrel	2%
<i>Scabiosa columbaria</i> – Small Scabious	1%
<i>Silene dioica</i> – Red Champion	4%
<i>Silene vulgaris</i> – Bladder Champion	5%
<i>Taraxacum officinale</i> – Dandelion	1%
<i>Vicia cracca</i> – Tufted Vetch	1%

Other Supporting Information

Supporting Information (GH-B02)

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/>

Urban

Creation, Enhancement and Management Summary (UR-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 22. Urban

Target Habitat:		Biodiverse green roof				
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Yes		- The method of installation will be agreed with the chosen contractor, as this will differ depending upon the building's structural capacities and properties in terms of load bearing, and is beyond the qualifications of the author and the scope of this report. - It is important to ensure drainage is well designed to prevent future issues with pooling water. The green roof substrate should provide effective water irrigation to limit maintenance requirements and any related disturbance and to prevent waterlogging and associated plant deaths.		- Vegetation will be maintained to promote a varying structure, with no specific niche forming over 80% of its area. Targeted pulling will be carried out to maintain this. - Maintenance is required twice a year to ensure drainage is cleared, plants are watered if required, and dead plants are replaced. Maintenance needs can be reduced by selecting species which self-seed prolifically and are adapted to dry environments. Acid grassland species are tolerant of drought stress and should thrive. - Access to the green roof will be prevented other than for maintenance only.
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Yes		- A diverse range of native flowering plant species characteristic of the surrounding grassland will be planted. Targeted pulling will take place should one species become over dominant. - It is important to ensure drainage is well designed to prevent future issues with pooling water. The green roof substrate should		Maintenance is required twice a year to ensure drainage is cleared, plants are watered if required, and dead plants are replaced. Maintenance needs can be reduced by selecting species which self-seed prolifically and are adapted to dry environments. Acid grassland species are tolerant of drought stress and should thrive.

				provide effective water irrigation to limit maintenance requirements and any related disturbance and to prevent waterlogging and associated plant deaths.		Access to the green roof will be prevented other than for maintenance only.
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of total vegetated area. Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Yes		A diverse range of native flowering plant species characteristic of the surrounding grassland will be planted. <u>There will be no ornamental or invasive species.</u> Targeted pulling will take place should one species become over dominant.		- Remove any non-native invasive species that appear. - Access to the green roof will be prevented other than for maintenance only.
G	The roof has a varied depth of 80-150mm; at least 50% is at 150mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present. (only applicable to Biodiverse green roofs habitat types)	Yes		- Planting density will be at a minimum of 12 plants per m2. This will ensure a suitable coverage to provide micro-climatic conditions suitable to support increased numbers of invertebrates. - A waterproofing layer and a supporting frame will need to be constructed to enclose a layer of biodiverse substrate. This substrate will contain a mixture of gravels. Waste materials from the development can be added to this, as can rocks and logs to create enhanced structural heterogeneity.		- A base substrate depth between 100mm and 150mm will be maintained. - Access to the green roof will be prevented other than for maintenance only.

Additional Management Prescriptions (UR-B01)

Installation and management prescriptions vary depending on the intensive roof product selected and the supplying company. Installation and management prescriptions pertaining to the selected roof product will be provided by the supplying company, and this HMMP presumes full compliance. However, the following key principles should be adhered to as to ensure the biodiversity value of the intense green roofs is maximised and achieves the anticipated moderate condition as per the BNG Assessment:

- A base substrate depth of no less than 80mm will be maintained.
- Planting density will be at a minimum of 12 plants per m2. This will ensure a suitable coverage to provide micro-climatic conditions suitable to support increased numbers of invertebrates.
- Access to the green roofs will be prevented, other than for maintenance only. This will prevent unnecessary damage and disturbance of plants and any faunal species utilising the habitat.

- Ensure each green roof substrate provides effective water irrigation to limit maintenance requirements and any related disturbance and to prevent waterlogging and associated plant deaths.
- Maintenance visits will include weeding twice annually in early spring and late August to ensure no non-native, invasive species colonise the green roof.
- Provide photographic report on completion of works

Irrigation is essential immediately after installing the green roof, with automated, temporary systems strongly recommended during the establishment period (especially between May and September). Biodiverse roofs require regular watering during dry spells to support germination and stop plants from drying out. A BIB tap with at least 3.6 bar pressure should be installed at roof level (one per 400m² for larger roofs), with timers set for two hours of nightly watering if automated. Manual watering should be done early morning (before 8am) or evening to reduce evaporation.

Species

The green roof will comprise native Leicestershire species including *Sedum acre*, *Sedum album*, *Sedum rupestre*, *Sedum anglicum* and *Hylotelephium telephium*, together with a native UK wildflower and meadow grass seed mix (approximately 80% grass and 20% wildflowers), including *Ranunculus acris*, *Lotus corniculatus*, *Trifolium pratense*, *Leucanthemum vulgare*, and grasses such as *Agrostis capillaris* and *Festuca spp.*

Hedgerow

Creation, Enhancement and Management Summary (HD-T01)

Provide details of the approach to delivering each of the targeted condition criteria and hedgerow type. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 8. Hedgerow

Target Hedgerow Type:		Native hedgerow				
Condition Assessment Criteria		Targeted?	Relevant Features	Creation Approach	Enhancement Approach	Management Approach
A1	Height >1.5m average along length.	Yes	Newly created hedgerow	Prepare the ground by digging over a strip approximately 60-90cm (2-3ft) wide and one spit (or spade blade) deep.	- If required, provision of stakes and guards. Guards to be left on for a minimum of 5 years. - Apply a light dressing of well-rotted manure in the winter.	- Once the hedgerow reaches an average height of 1.5m or above along the hedgerow length, this height or above must be retained. - 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.
A2	Width >1.5m average along length	Yes	Newly created hedgerow	- Prepare the ground by digging over a strip approximately 60-90cm (2-3ft) wide and one spit (or spade blade) deep. - 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.	- If required, provision of stakes and guards. Guards to be left on for a minimum of 5 years. - Apply a light dressing of well-rotted manure in the winter.	- Once the hedgerow reaches an average width of 1.5m or above along the hedgerow length, this width or above must be retained. - 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.
B3	Gap – hedge base Gap between ground and base of canopy <0.5m for >90% of length.	Yes	Newly created hedgerow	Check and replace any plant failures once a year.	- If required, provision of stakes and guards. Guards to be left on for a minimum of 5 years. - Apply a light dressing of well-rotted manure in the winter.	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.
B2	Gap – hedgerow canopy continuity Gaps make up <10% of total length; and no canopy gaps >5m.	Yes	Newly created hedgerow	Check and replace any plant failures once a year.	- If required, provision of stakes and guards. Guards to be left on for a minimum of 5 years. - Apply a light dressing of well-rotted manure in the winter.	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.

C1	Undisturbed ground and perennial vegetation >1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: - measured from outer edge of hedgerow, and - is present on one side of the hedge (at least)	Yes	Newly created hedgerow	Immediately after planting an application of bark mulch at a depth of 50 mm will be undertaken around the base of the whips		
C2	Nutrient-enriched perennial vegetation Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	No	Newly created hedgerow	Immediately after planting an application of bark mulch at a depth of 50 mm will be undertaken around the base of the whips.		Remove weeds (checked twice annually in early spring and in Autumn).
D1	Invasive and neophyte species >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.	Yes	Newly created hedgerow	Newly planted whips will be locally sourced and of native province. <u>No ornamental or invasive species will be planted.</u>		Remove weeds (checked twice annually in early spring and in Autumn).
D2	Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Yes	Newly created hedgerow		If required, provision of stakes and guards. Guards to be left on for a minimum of 5 years.	Stakes will be checked and any broken or damaged stakes during this time would be removed (as above) and replaced with ties re-fixed.

Hedgerow

Creation, Enhancement and Management Methods (HD-T02)

Provide detailed prescriptions for the creation and management of the habitat.

Action	Relevant Features	Timing	Prescriptions
Ground preparation	All newly planted whips	It is best to prepare the land during the summer June-August, suboptimal times are during September and October	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	All newly planted whips	November to March	Planting before the new year helps ensure better rooting and subsequent establishment including faster growth.
Weed control	All newly planted whips	When required; checked twice annually in early spring and in Autumn.	Manual or mechanical weed removal around the whip base to reduce competition for water and nutrients. Care should be taken to avoid root damage and soil compaction around the base.
Annual replacement of failed whips	All newly planted whips	Check in Autumn each year	100% replacement of failed plants/whips to maintain ecological and visual integrity.
Install and check guards and stakes	All newly planted whips	Install post-planting; inspect annually	Standard whips will be staked and tied using a 75mm diameter stake with the bark removed. The stakes will be long enough to allow for 600mm of the stake to be driven into each pit. Stakes will be fitted prior to tree planting to prevent root damage. Ensure the stakes and ties are not restricting growth and are not damaged. Replace where necessary. Remove steaks and ties in Spring or year 5 post development.
Watering	All newly planted whips	During dry spells and the establishment phase	Water thoroughly after planting and as needed during dry conditions to ensure survival.

Hedgerow Species Lists (HD-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
Hawthorn	<i>Crataegus monogyna</i>	40%	Common structural species; fast-growing, dense, and thorny. Provides early nectar and late berries.
Blackthorn	<i>Prunus spinosa</i>	15%	Dense barrier. Provides very early spring blossom and autumnal fruit. Suckers readily, helping to thicken the base.
Field Maple	<i>Acer campestre</i>	15%	Provides height and a variety of leaf shapes; one of the few native climbing plants can use to support themselves.
Hazel	<i>Corylus avellana</i>	10%	Helps to increase thickness of the hedge and reduce gaps.
Holly	<i>Ilex aquifolium</i>	5%	Provides dense, evergreen shelter and structure, especially good for winter nesting and shelter. Berries are vital winter food for birds.
Dog-rose	<i>Rosa canina</i>	5%	Scrambler species that contributes to the 'plashing' or laying structure.

Guelder rose	<i>Viburnum opulus</i>	5%	Provides food sources for biodiversity.
Common spindle	<i>Euonymus europaeus</i>	5%	Provides food sources for biodiversity.

Habitat Creation and Management – Risk Register and Remedial Measures PM-T02

Provide a site-wide risk register associated with creating, enhancing and, or, managing each habitat type. Consider your approach to delivering the BNG targets in case the management prescriptions do not deliver as expected.

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
14/11/2025	Individual urban trees	Newly planted trees failing to establish	10% of targeted number of newly planted trees found to be dead during years 1-10.	Plant a larger number of trees initially as contingency against some losses in the early years. Undertake a second round of planting, replacing failed specimens on a like-for-like basis. Provide consistent watering, especially in the first 2-3 years.
14/11/2025	Individual urban trees	Disease and stress damaging or resulting in tree mortality	Signs of pathogens or dieback	Select locally sourced, resilient species appropriate for the soil type and climate. Avoid planting Common Ash.
14/11/2025	Native hedgerow	Newly planted whips failing to establish.	10% of targeted number of newly planted whips found to be dead during years 1-10.	Plant a slightly higher number of whips initially as contingency against some losses in the early years. Undertake a second round of planting, replacing failed specimens on a like-for-like basis. Provide consistent watering, especially in the first 2-3 years.
14/11/2025	Native hedgerow	Appearance of gaps and thinning at base and/or canopy	Appearance of gaps in the canopy that are >5m and gaps in the hedgerow that account for >10% of the entire length	Management prescription: 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.
14/11/2025	Native hedgerow	Soil compaction around the base of the hedgerow	Bare ground; obvious signs of damage (i.e. tyre marks, poached ground)	Maintain a >2m buffer around the hedgerow to reduce compaction and damage from machinery, grazing and any cultivation.
14/11/2025	Native hedgerow	Introduction of invasive species	Invasive species or aggressive climbers are observed	Regularly check and clear aggressive climbers from young plants until the hedge is established.
14/11/2025	Native hedgerow and individual urban trees	Damage from rabbits, deers and other mammals.	Loss of newly planted whips and/or obvious damage (gnawing etc) to specimens.	Tree guards (spiral or mesh) and/or a perimeter fencing. Keep base clear of weeds.

14/11/2025	Native hedgerow and individual urban trees	Competition from weeds	Dominant grasses and weeds outcompete newly planted whips for resources.	Regular weeding within >1m diameter or newly planted whip for the first 2/3 years. Use biodegradable mulch or woodchips to protect the base/
14/11/2025	Biodiverse green roof	Substrate becomes dry or waterlogged	Dead plants are observed or signs of waterlogging.	• Use a tested drainage layer and an appropriate substrate depth (typically 100-150mm for biodiverse roofs) with good water retention properties. • Install a temporary or permanent irrigation system for initial establishment and drought periods.
14/11/2025	Biodiverse green roof	Wind scour and erosion	Areas of thin or removed substrate; heavy damage to plants or uprooting.	• Use gravel or heavier materials around the perimeter • Select low-growing, mat-forming plants adapted to windy conditions (e.g., sedums, native grasses).
14/11/2025	Biodiverse green roof	Plant die-off and dominant/invasive species introduction	Dominant/invasive species become abundant or are introduced, or low-diversity species die out due to harsh conditions.	• Use a low-nutrient substrate to favour native wildflowers and suppress aggressive weeds. • Remove weeds during maintenance checks.
14/11/2025	Other neutral grassland	Dominant grasses outcompete wildflowers	Low species abundance observed.	Maintain a strict cutting regime—usually a late summer cut (July/August)—and always remove all cuttings to gradually reduce soil nutrients.
14/11/2025	Other neutral grassland	Lengthily establishment time	Meadows may take 3-4 years to establish	Follow a consistent, low-input management plan for several years following management prescriptions for wildlife meadows.

3. Monitoring Schedule

To deliver BNG, a robust strategy is critical to monitor successes and challenges. Routine monitoring informs progress and facilitates the required management plan updates at set intervals.

Monitoring Strategy

Provide details of the monitoring strategy to encourage successful implementation of the management plan (MS-B01)

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the earlier, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Habitat monitoring will commence as soon as the planting/creation and enhancement of each habitat has been completed. Annual walkovers will be conducted to evaluate the success of grassland, native hedgerow, urban trees and green roof creation and management activities to identify any necessary remedial actions up to Year 5. For years 5 and beyond, quadrat data will be collected to calculate the average species per square meter within grassland and woodland, where applicable, and each habitat will be subject to a walkover survey will include a species list and photographs. Additionally, habitats will be assessed to determine if they meet the target criteria or are in progress to within the time to target condition required and to identify any necessary measures. The progress towards habitat and condition measures tables from the companion document for each habitat type will be used to inform the monitoring.

After Year 5, the checks will consist of a full habitat type and condition assessment with botanical surveys where required. A monitoring report, summarising the progress on-site, will be submitted to the Local Planning Authority (LPA) in November of the monitoring year for the duration of the monitoring period. This will include an update to the Habitat Creation and Management – Risk Register and Remedial Measures PM-T02 table from the companion document, with any remedial measures.

Monitoring Methods and Intervals MS-T01

Provide details of the methods you will use to adequately monitor the progress towards the targets stated in the management plan and as agreed with the Local Planning Authority.

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Individual trees	To be undertaken on site individual trees. Assess the habitat against its specific BNG condition criteria with a habitat survey. Long-term Monitoring (Years 10–30): From years 10 to 30, the following factors will be reviewed: - Continuity of tree canopy - Tree maturity - Tree health and mortality - Presence of ecological niches To ensure that the target criteria are being met, tree assessments will be conducted from April to September.	Monitoring Interval and Timing Years 1, 2, 3, 4, 5, 10, 15, 20, 25, 30 Surveys to be completed between April and September
Native hedgerow	Establish whip failure and plant die off rates Estimate gappiness in length and width of hedgerow through measurement checks Establish whether invasive species or dominant species have been introduced through physical checks.	Annually from years 1-5 and then every 5 years. Reporting will take place in previously mentioned years.

	Assess maintenance and management activities (has flailing occurred? Has there been heavy cutting during the bird nesting season?)	
Biodiverse green roof	To be undertaken on site. Assess the habitat against its specific BNG condition criteria with a habitat survey. Long-term Monitoring (Years 10–30): From years 10 to 30, the following factors will be reviewed: • Vegetation structure • DAFOR abundances of vegetation • Presence of non-native and invasive species • Depth of substrate To ensure that the target criteria are being met, green roof assessments will be conducted from May to August.	Monitoring Interval and Timing Years 1, 2, 3, 4, 5, 10, 15, 20, 25, 30 Surveys to be completed between May and August
Other neutral grassland	To be undertaken on site other neutral grassland. Assess the habitat against its specific BNG condition criteria with a habitat survey using quadrats. Establishment Phase: During the initial establishment phase of the grassland, monitoring efforts will concentrate on assessing the relative abundances of species throughout the sward using the DAFOR or DOMIN scales. This will involve determining if an adequate number of species from the seed mixes have successfully established and recording the percentage cover of palatable grasses. Long-term Monitoring (Years 10–30): From years 10 to 30, the following factors will be reviewed: • Species diversity per square meter • Percentage cover of bare ground • Percentage cover of scrub/bracken • Percentage cover of species indicative of sub-optimal conditions • Presence of non-native invasive species • DAFOR abundances of wildflowers, sedges, and rushes • Sward height diversity • Levels of poaching or trampling damage To ensure that the target criteria are being met, grassland assessments will be conducted from May to August.	Monitoring Interval and Timing Years 1, 2, 3, 4, 5, 10, 15, 20, 25, 30 Surveys to be completed between May and August

Monitoring Reports

Following completion of habitat creation and initial enhancement works, prepare for your monitoring report for the Local Planning Authority or Responsible Body. You should monitor each habitat type comprising the BNG project. Provide sufficient detail for the reviewing authority to assess the progress. The ‘Monitoring Report Template’ can help you do this. The requirements and regularity with which the monitoring reports are required are at the discretion of the LPA or Responsible Body. Prepare the monitoring requirements below.

Monitoring Report Schedule MS-T02

Provide details of the person or organisation that will be responsible for submitting the monitoring reports. Also state the responsible organisation for receiving and reviewing the reports.

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
Invicta Universal Ltd	Hinckley and Bosworth Borough Council

Provide details of when the monitoring surveys and reports will be undertaken and submitted. You can extend the table and adjust according to your required schedule.

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y1	September	September or October	A site walkover will be conducted, accompanied by a progress report for all retained, created and enhanced habitats. Report on results of initial grassland, tree, hedgerow and biodiverse green roof condition. Report on the progress of all habitat retention, creation and enhancement, and provide remedial measures required to meet the required condition. Update PM-T02
Y2	September	September or October	
Y3	September	September or October	
Y4	September	September or October	
Y5	September	September or October	
Y10	September	September or October	
Y15	September	September or October	
Y20	September	September or October	
Y25	September	September or October	

Y30	September	September or October	Final report. Update PM-T02
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Appendix 1 – Additional Photos

