

Landscape and Ecological Management Plan (LEMP) - 30 Years

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Land rear of Grove House, Burbage, Leicestershire (Hinckley & Bosworth)

Associated drawings: 1829.3 Planting Plan Rev 2 and 1829.2 Post Development Habitat Map Rev 2.

1. Purpose and scope

This LEMP sets out a concise 30-year management and monitoring framework for the landscape and ecological features within the development. It applies to all soft landscape areas and ecological enhancements shown on the approved plans, including other neutral grassland enhancement areas (BFS8), vegetated garden components, native hedge planting, new trees and retained boundary vegetation, together with the integrated swift and bat boxes.

1A. Biodiversity Net Gain target and policy context

This development has been prepared as a retrospective section 73A scheme and, on that basis, planning correspondence indicates that it is not subject to the statutory mandatory Biodiversity Net Gain regime. However, the planning permission still requires the delivery of measurable biodiversity enhancement on site through the approved BNG details and this Landscape and Ecological Management Plan. The biodiversity objective for the scheme is therefore to secure enhancement as close as possible to 10%, rather than to demonstrate compliance with a mandatory statutory 10% requirement. The submitted biodiversity metric currently demonstrates a 4.94% net habitat gain, to be delivered and maintained through the habitat creation, planting and long-term management measures set out in this LEMP and shown on the associated Post Development Habitat Map and Planting Plan.

2. Site overview and management units

The site is a former garden area with retained trees and hedges on the boundaries and new planting and soft landscape areas around the proposed dwellings. Soils are slightly acid loamy/clayey with impeded drainage; prescriptions therefore prioritise soil structure protection, avoidance of waterlogging and low-fertility management for wildflower areas. Retained boundary hedgerows comprise H2 (non-native hedge) and H3/H4 (native hedge), with new native hedge planting provided separately as shown on the associated Post Development Habitat Map and Planting Plan.

- MU1 - Retained boundary hedges and trees (biodiversity corridors)
- MU2 - New native hedge (96 m)
- MU3 - New trees (13 no.)
- MU4 - Other neutral grassland enhancement areas (BFS8)
- MU5 - Vegetated garden shrub beds and labiate pockets
- MU6 - Turf/amenity grass and general green space
- MU7 - Built-in ecology features (swift nest box and bat box)

3. 30-year objectives

- Establish and maintain structurally diverse green infrastructure, dominated by native species where specified.
- Maintain and enhance habitat connectivity along boundaries via retained vegetation and the new hedge.
- Create and sustain species-rich neutral grassland enhancement areas on low-fertility substrates, managed by cut-and-collect.
- Ensure long-term survival and good form/condition of new trees and hedge planting.
- Maintain functioning swift and bat features through appropriate access and safeguarding from disturbance.
- Prevent introduction/spread of invasive or non-native problem species and manage weeds without harming grassland biodiversity.
- Implement proportionate inspection, monitoring and adaptive management where targets are not met.

4. Establishment management (Years 0-2)

The first two years focus on successful establishment: watering, weed control, formative pruning, replacement of failures, and initial grassland cuts to control annual weeds. Soils must be protected from compaction and nutrient enrichment, especially in grassland enhancement areas.

- Water new trees, hedge and shrubs during dry periods; check stakes/ties and replace or adjust as required.
- Maintain weed-free basins/strips to trees, hedge and shrubs; keep mulch off stems to avoid rot.
- Replace failures in the next available planting season to maintain full stocking.
- Other neutral grassland enhancement areas: undertake control cuts as required, typically 2-4 cuts in Year 1, to suppress annual weeds; remove arisings.
- Prevent soil compaction: no trafficking or storage on soft landscape areas; reinstate any damaged soil structure.

5. Long-term management prescriptions (Years 3-30)

MU1 - Retained boundary hedges and trees

- Inspect retained boundaries twice yearly for damage, encroachment and continuity; repair promptly.
- Hedge trimming: 1× per year in late winter, or 1× every 2 years where greater fruit/flower retention is desired; avoid cutting during bird nesting season.
- Trees: annual visual inspection, and after severe storms; commission arboricultural advice where defects or decline are observed.
- Maintain boundary edges as rougher margins where feasible; avoid herbicide drift into grassland enhancement areas.

MU2 - New native hedge (96 m)

- Weed control and mulch: Years 3-5: 2× per year; Years 6-30: 1-2× per year as required.
- Trimming: annual late winter trim, or biennial trim, to maintain dense structure; avoid nesting season.
- Gapping-up: replace failed plants and fill gaps in the next dormant season to maintain a continuous hedge line.

MU3 - New trees (13 no.)

- Inspect annually for health, staking integrity and damage.
- Maintain a 1 m diameter weed-free mulch ring; top up mulch as required, keeping mulch off stem.
- Formative pruning annually in winter during Years 3-5 using light, selective cuts.
- Replace failed trees in the next planting season to maintain full stocking.

MU4 - Other neutral grassland enhancement areas (BFS8)

- Main management: 1× cut-and-collect in late summer, Aug-Sep. Remove arisings within 7 days.
- If grass dominance or thatch develops, add an additional spring cut, Mar-Apr, and remove arisings.
- Spot manage injurious weeds or invasives by hand pulling or targeted treatment; avoid blanket spraying.
- Do not fertilise; avoid importing nutrient-rich topsoil or compost onto grassland enhancement areas.

MU5 - Vegetated garden shrub beds and labiate pockets

- Weed control: Years 3-5: 2× per year; Years 6-30: 2× per year, or as needed, to keep beds clean.
- Mulch maintenance: top up annually in spring as required; keep stems clear.
- Pruning: annually in late winter, or as appropriate for the species, to maintain structure and remove dead or damaged wood.
- Check labiate pockets for winter waterlogging; improve local drainage or soil structure if repeated losses occur; replant as needed.

MU6 - Turf/amenity grass and general green space

- Mow regularly in the growing season to maintain a 30-50 mm sward; avoid scalping in drought or frost.
- Edge maintenance 2-4× per year to prevent encroachment into beds and grassland areas.
- On heavy soils, aerate annually in autumn, or as required, to relieve compaction and improve infiltration.
- Avoid fertiliser unless required for establishment; prevent nutrient drift into grassland enhancement areas.

MU7 - Swift and bat boxes (built-in)

- Undertake annual visual checks, outside sensitive periods, to confirm boxes remain intact and unblocked.
- Avoid works that could disturb nesting birds, generally Mar-Aug, or roosting bats; seek ecologist advice if access or repair is required.
- Maintain lighting control: no direct lighting spill onto the bat box; adjust fittings if needed.

6. Monitoring, reporting and adaptive management

Monitoring is proportionate and focuses on grassland condition, hedge continuity and tree survival, plus retained boundary condition and ecology features. Keep a simple record, including photos and a checklist, and retain it for the duration of the LEMP; provide it to the LPA on request.

- Years 0-2: quarterly growing-season checks for watering needs, weeds, failures and grassland establishment.
- Years 3-5: annual walkover in late summer to confirm grassland quality, hedge structure and tree health; implement remedial works as needed.
- Years 6-30: annual walkover in late summer plus a more detailed review every 5 years to confirm objectives and refine management.
- Trigger actions: grassland becomes grass-dominant - add spring cut; hedge gaps - replant in dormant season; tree decline or defects - arboricultural input; invasive weeds - targeted control.

7. Responsibilities

The site owner or management company is responsible for implementing this LEMP for the full 30-year period using competent contractors. Specialist input, including ecologist and arboriculturist advice, should be sought where protected species are involved or where tree safety or health is in question.

8. Summary management schedule

- Annual: grassland cut-and-collect in late summer; tree inspections; boundary inspections; shrub pruning in late winter.
- Twice yearly: hedge and shrub-bed weed control and mulch checks, or as required.
- Regular during the growing season: amenity mowing; establishment watering as required in dry spells.

Every 5 years: formal review of objectives an

Planting Schedule & Abbreviations

hedge

Abb	Name	Age	Height	Form	Girth	ClrStm	Root	Cntr	Ctrs	Qty
Crtg mn	Crataegus monogyna		30–40cm	Seedling			B		0.250	121
Cryls av	Corylus avellana		40–60cm				B		0.250	26
Il aq	Ilex aquifolium		30–40cm				C	2L	0.250	8
Lgs vl	Ligustrum vulgare		40–60cm				B		0.250	8
Ra un	Rosa canina		40–60cm				B		0.250	8
										171

HEDGE

Abb	Name	Age	Height	Form	Girth	ClrStm	Root	Cntr	Ctrs	Qty
Il aq	Ilex aquifolium		80–100cm				C	5–7.5L	0.350	179
										179

Herbaceous

Abb	Name	Age	Height	Form	Girth	ClrStm	Root	Cntr	Ctrs	Qty
Npt rc	Nepeta racemosa						C	1L	0.500	4
Slv of P	Salvia officinalis 'Purpurescens'						C	3L	0.500	4
										8

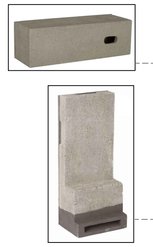
Shrub

Abb	Name	Age	Height	Form	Girth	ClrStm	Root	Cntr	Ctrs	Qty
Escl rb CS	Escallonia rubra 'Crimson Spire'		125–150cm				C	10–15L	0.300	50
Lnc nt M	Lonicera nitida 'Maigreen'		30–40cm				C	3L	0.450	33
Lvn an M	Lavandula angustifolia 'Munstead'		30–40cm				C	5–7.5L	0.500	4
Rem of MJU	Rosmarinus officinalis 'Miss Jessopp's Upright'		30–40cm				C	3L	0.500	4
Sk jp R	Skimmia japonica 'Rubella'		30–40cm(D)				C	3L	0.600	15
Sk jp V	Skimmia japonica 'Veitchii'		30–40cm	Bushy			C	3L	0.600	8
										114

Tree

Abb	Name	Age	Height	Form	Girth	ClrStm	Root	Cntr	Ctrs	Qty
Acr cm	Acer compestre		350–425cm	Standard (Standard)			BR			1
Cryns bt F	Carpinus betulus 'Fastigiata'	3x	400–450cm	Standard (Heavy)	12–14cm	175–200cm	RB			5
Crtg mn	Crataegus monogyna	1u1	60–80cm				BR		0.350	7
Crtg mn S	Crataegus monogyna 'Stricta'	2x	250–300cm	Standard	8–10cm	175–200cm	B			3
Srbs ac CR	Sorbus aucuparia 'Cardinal Royal'	2x	250–300cm	Standard	8–10cm	175–200cm	B			1
Srbs ar	Sorbus aria	2x	250–300cm	Standard	8–10cm	175–200cm	B			2
Ti cr	Tilia cordata	2x	250–300cm	Standard	8–10cm	175–200cm	B			1
										20
										492

NEST BOX AND BIRD BOX TYPES



VIVARO PRO WOODSTONE BUILD-IN SWIFT NEST BOX

VIVARO INTEGRATED BAT BOX PLACED >4m ABOVE GROUND AND AWAY FROM LIGHT SOURCES

BRITISH FLORA BFS8 GENERAL MEADOW MIX FOR NEUTRAL GRASSLAND AND ORCHARD AREAS

BFS8 contains 24 species of UK native wildflowers to provide a diverse, rich species of meadow mix. This generalist mix is highly adaptable and suitable for all types of soil and site conditions. The mix boasts a wide range of colours, from pinks and purples to yellows and whites. This naturally attracts a diverse array of wildlife from butterflies and beetles to grasshoppers and bees.

Sowing Rate: 2-3g/m²

This mixture contains the following species:

Wildflower	%
Achillea millefolium – (Yarrow)	0.5
Betonica officinalis – (Betony)	0.5
Centaurea nigra – (Common Knapweed)	1.5
Centaurea scabiosa – (Greater Knapweed)	0.8
Daucus carota – (Wild Carrot)	0.7
Filipendula ulmaria – (Meadowsweet)	0.4
Galium verum – (Lady's Bedstraw)	1.4
Knautia arvensis – (Field Scabious)	1.3
Leontodon autumnalis – (Autumn Hawkbit)	0.2
Leucanthemum vulgare – (Oxeye Daisy)	0.8
Lotus corniculatus – (Bird's-foot Trefoil)	0.5
Malva moschata – (Musk Mallow)	0.5
Medicago lupulina – (Black Medick)	0.5
Plantago lanceolata – (Ribwort Plantain)	1
Primula veris – (Cowslip)	0.4
Prunella vulgaris – (Selfheal)	1.3
Ranunculus acris – (Meadow Buttercup)	1.2
Rhinanthus minor – (Yellow Rattle)	2
Sanguisorba minor – (Salad Burnet)	1.3
Silene alba – (White Campion)	1
Silene flos-cuculi – (Ragged Robin)	0.3
Silene vulgaris – (Bladder Campion)	0.4
Trifolium pratense – (Red Clover)	0.4
Vicia sativa – (Common Vetch)	1.1
TOTAL	20
Grasses	%
Agrostis capillaris – (Common Bent)	4
Cynosurus cristatus – (Crested Dogstail)	12
Festuca rubra ssp. commutata – (Chewings Fescue)	20
Festuca rubra ssp. litoralis – (Slender Fescue)	20
Fetsuca ovina – (Sheeps Fescue)	24
TOTAL	80

Notes:

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PLANTING KEY

PROPOSED DEVELOPMENT SITE AREA 2725m²

BUILDINGS 580m²
u1b5

HARD SURFACE 1305m²
u1b6

VEGETATED GARDEN 570m² u1d.828 consisting of:

AMENITY GRASS

AMENITY SHRUB

SHARED SPACE ENHANCEMENT: 270m²

OTHER NEUTRAL GRASSLAND
g3c moderate condition

NEW TREES 13no
u1d.201

NEW NATIVE HEDGE 96m
h2a6 poor condition

EXISTING HEDGE RETAINED
H2 - h2b poor condition 11m
H3+H4 h2a6 poor condition 55m

REV:	DESCRIPTION:	BY:	DATE:
2	Revisions	RB	28.04.26
1	Revised planting	RB	10.03.26

STATUS: PLANNING ISSUE

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SITE: Grove House, Burbage

TITLE: Landscape and Ecological Management Plan

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:250	27/01/26	CJ	DJ

PROJECT NO:	DRAWING NO:	REVISION:
1829	5	2