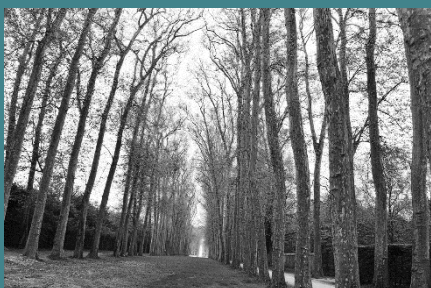


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& design



Landscape Enhancement & Management Plan (LEMP)

Client

Caddick Developments Limited

Project

**Land at Junction 22 of the M1,
Cliffe Hill Farm**

Date

September 2025

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Rev	Issue Status	Prepared/Date	Approved/Date
-	Final	KD/LFR / 25.08.25	LFR / 03.08.25
A	Final	LFR / 24.09.25	
B	Final	LFR / 25.09.25	

1.0 INTRODUCTION

- 1.1 The following Landscape Enhancement and Management Plan (LEMP) has been prepared by FPCR Environment & Design Ltd. (FPCR) on behalf of Caddick Developments Limited for a site located immediately east of Junction 22 of the M1 motorway (Central OS Grid Ref: SK 4819 1143), hereafter referred to as the 'Site'.
- 1.2 This plan sets out details of faunal and floral creation and enhancement measures which will be delivered through the development, as well as an appropriate management regime to ensure the long-term delivery of biodiversity benefits on Site.
- 1.3 This document should be read in conjunction with the following latest detailed landscaping proposals:
- 12507-FPCR-XX-XX-DR-L-0003 S3 Rev. P17 (Sheet 1/6)
 - 12507-FPCR-XX-XX-DR-L-0004 (S3 Rev. P17 Sheet 2/6)
 - 12507-FPCR-XX-XX-DR-L-0005 S3 Rev. P17 (Sheet 3/6)
 - 12507-FPCR-XX-XX-DR-L-0006 S3 Rev. P17 (Sheet 4/6)
 - 12507-FPCR-XX-XX-DR-L-0007 S3 Rev. P17 (Sheet 5/6)
 - 12507-FPCR-XX-XX-DR-L-0008 S3 Rev. P17 (Sheet 6/6)

Aims and Objectives

Long Term Landscape and Ecological Aims

- 1.4 The primary objectives are to maintain, protect, and enhance the conservation value of created and retained/enhanced habitats within the Site. These habitats will receive long-term, sympathetic management to promote natural wildlife dispersal, thereby improving habitat connectivity and ecological opportunities within the local landscape.
- 1.5 Created and enhanced habitats will provide resources for a wide variety of species including badgers, bats, birds, hedgehogs and reptiles. Further species-specific enhancements will also be provided through the scheme to provide additional opportunities for protected and otherwise notable species.

Objectives

- 1.6 This plan seeks to achieve the overarching aims of the Site through the following objectives.

Objective 1:

- 1.7 Retained features will be conserved and enhanced, with new habitats created to mitigate and compensate for losses arising from development, thereby supporting long-term Site level biodiversity.

Objective 2:

- 1.8 Enhancement features will be provided to support protected species and notable species, while maintaining habitat connectivity across the site to benefit wildlife.

Objective 3:

- 1.9 Newly created and enhanced habitats will be managed throughout the management period to improve Site level ecological diversity, secure long-term habitat value, and deliver sustained biodiversity benefits.

Objective 4:

- 1.10 Retained and newly created habitats will be monitored throughout the management period to ensure target conditions are achieved and maintained, with monitoring feedback used to refine the plan where appropriate and in line with the agreed objectives.
- 1.11 To achieve this, it will be important to monitor the efficacy of the Management Plan.

2.0 BASELINE SITE CONDITIONS

- 2.1 FPCR completed ecological survey work at the site in 2024 to support the planning application. Details of these can be found within¹ and include the following surveys:

- Desk Study
- Extended Phase 1 Habitat Survey & UKHab Survey
- Badger Survey
- Great-Crested Newt (GCN) eDNA Survey
- Ground-Based Tree Assessment (GBTA)
- Aerial-Based Tree Assessment
- Nocturnal Bat Activity Transect Survey
- Automated Static Detector Survey
- Reptile Survey

- 2.2 FPCR updated the badger survey in 2025 to provide current survey results to inform the planning application. A summary of all survey results is provided below.

Habitats

- 2.3 The Site supports the following habitats: modified grassland (poor condition), neutral grassland (good condition), ruderal vegetation (poor condition), blackthorn scrub (poor condition), mixed scrub (poor-moderate condition), Scots pine woodland (poor-moderate condition), broadleaved woodland (moderate condition), rural trees (good condition), developed land, and artificial unvegetated land.
- 2.4 Most of the Site supports species-poor improved/modified grassland dominated by common, widespread species. In contrast, neutral grassland in the east of the Site supports is a more diverse flora, though falling short of Local Wildlife Site (LWS) criteria for mesotrophic grassland.
- 2.5 Only hedgerows were identified as UK BAP Priority Habitats.

¹ Land North West of Markfield, Leicestershire: Ecological Appraisal). FPCR (August 2025).

Fauna**Badgers**

- 2.6 Confidential Information – Badger Report available to relevant consultees only.

BatsBuildings

- 2.7 Eleven buildings were identified during the initial preliminary roosting assessment. Four of the eleven buildings provided moderate potential for roosting bats, the rest were considered to provide negligible potential for roosting bats. All existing buildings are to be removed.

Trees

- 2.8 Based on GLTA, 46 mature trees on the Site provided potentially suitable roost features for bats. Retention of trees is maximised as much as is feasible in the proposed design.
- 2.9 Results of a range of bat surveys conducted during the 2024 season are presented in a separate Bat Report (FPCR, June 2025).
- 2.10 The recommended mitigation in respect to bats can be found within the Ecological Construction Environmental Management Plan (ECEMP)².

Birds

- 2.11 Due to the structure and management of the arable fields, the Site offers limited potential for ground-nesting birds. Hedgerows and scrub present on-site provide suitable breeding habitat. Where feasible hedgerows are to be retained.
- 2.12 Results of four breeding bird surveys conducted in 2024 are presented in a separate Bird Report (FPCR, May 2025).
- 2.13 The recommended mitigation in respect to bats can be found within the Ecological Construction Environmental Management Plan (ECEMP)².

Great Crested Newts

- 2.14 No records of GCN were returned in the desk study. No ponds are present within the Site. The only pond within 500m without dispersal barriers was subject to eDNA testing, which returned a negative result. This species is concluded to be likely absent.

Reptiles

- 2.15 No records of reptile were returned in the desk study. Completed survey work concluded that no reptile populations are utilising the Site.

Otter, Water vole and White Clawed Crayfish

- 2.16 No suitable habitat was present on Site therefore were assessed as unlikely to be present within the Site.

² Ecological Construction Environmental Management Plan, FPCR July 2025

3.0 ECOLOGICAL PROTECTION & MITIGATION MEASURES

Habitats

- 3.1 Most of the scheme footprint occupies habitats of lower ecological value, with retention of existing higher-value habitats wherever feasible.
- 3.2 The following habitats are to be retained within the development's green infrastructure:
- Retention of 0.2667ha of grassland;
 - Retention of 0.0086ha of blackthorn scrub;
 - Retention of 0.0549ha of mixed scrub (moderate condition);
 - Retention of 0.0517ha of mixed scrub (poor condition);
 - Retention of 0.2569ha of Scots pine woodland; and
 - Retention of rural trees where feasible.
 - Retention of 1.26km of hedgerow;
- 3.3 Retained habitats will be protected throughout the construction period using protective barriers (e.g., Heras fencing) installed prior to works. Tree protection barrier locations are shown in Arboricultural Implications Assessment (AIA)³, with standard root protection measures applied to hedgerows (BS 5837 2012). Fencing will be inspected regularly and repaired as needed, with no materials stored inside. Further habitat protection measures are detailed in the approved ECEMP² and AMS³.
- 3.4 The retained habitats will be subject to ecologically sensitive management in the long-term as set out in Section 5.
- 3.5 Further details about created and enhanced habitats are provided within Section 4.

Fauna

- 3.6 Precautionary methods for vegetation, habitat, and building removal, along with measures to protect fauna during construction, are set out in the approved ECEMP. The landscape design incorporates open space to maintain wildlife movement and provide commuting and foraging habitats within the Site.
- 3.7 Further enhancements for fauna relevant to the context of the site are detailed in Section 4.

4.0 ECOLOGICAL CREATION & ENHANCEMENT

- 4.1 The development will create the following new habitats, as detailed on 12507-FPCR-XX-XX-DR-L-0002 S3 Rev. P17 Detailed Landscape Plans (Sheets 1–6).
- Developed land, sealed surfaces
 - Modified / Amenity Grassland
 - Other Neutral / Meadow Grassland

³ Tree Survey & Arboricultural Implications Assessment Tree Retention & Removal Plan, Lightwoods Green Ltd, 25 May 2025

- Mixed Scrub
- Ponds (SuDS)
- Broadleaved woodland
- Urban Trees
- Single Species & Native Mixed Hedgerows

4.2 Retained habitats (as listed in Section 3) will be subject to long-term sensitive management to maintain their biodiversity value. Of the retained habitats, an area of modified grassland centrally within the site, next to the retained Scots Pine woodland will be retained and enhanced to achieve other neutral / meadow grassland. The existing Scots pine woodland that is currently in poor condition will be enhanced to moderate condition.

Biodiversity Net Gain

- 4.3 A habitat survey including UKHab habitat condition assessments was undertaken by FPCR, and a Biodiversity Impact Assessment completed using Statutory DEFRA Metric, informed by the current Detailed Landscape Plans.
- 4.4 The assessment demonstrates an on-site biodiversity net gain of 8.58 habitat units (8.18%) and 9.29 hedgerow units (29.04%).
- 4.5 Further details are provided in the Biodiversity Net Gain Assessment report⁴.

Faunal Species Enhancements and Opportunities

- 4.6 Newly created and enhanced habitats will offer increased opportunities and commuting and foraging resources for a range of wildlife, including badger, bats, birds and other priority species including hedgehog and reptiles. In order to further increase opportunities for notable fauna which are known to be present on site or could potentially utilise on-site habitats, additional species-specific enhancements will be provided, details of which are outlined below.

Badger

- 4.7 Badger Report available to relevant consultees only details the proposed mitigation and enhancements for this species.

Bats

Roosting Bats

- 4.8 To provide on-site enhancements for bats, it is recommended that suitable roosting opportunities are integrated within or externally mounted to the proposed industrial units, where possible. Where the building design does not allow the implementation of internal or external bat roost features, or available position is not suitable due to lighting requirements, a range of bat boxes should be implemented across the site of suitable retained mature trees or woodland areas.
- 4.9 The illumination of any bat boxes by security lighting or similar is to be avoided. It is advised that any lighting used as part of the development should follow the Bat Conservation Trust and

⁴ Biodiversity Net Gain Assessment, FPCR August 2025

Institute of Lighting Professionals guidance⁵ and is designed to reduce spill and be downwardly directional (where practicable).

- 4.10 The position of boxes should be at the gable apex, avoiding placement directly above windows or doors, or near lighting, and ensuring a clear flight path. South-west, south, and south-east aspects are favoured, avoid north-facing aspects. Boxes may be installed at any time of year.

Foraging Bats

- 4.11 Created habitats will include hedgerows, native species-rich hedgerows, native species rich scrub, meadow grassland, wet meadow grassland, pond, and flowering lawns. These will provide diverse new commuting and foraging habitats for a range of local bat species. Sections of existing hedgerows will be retained, with some sections enhanced, monitored, and managed to maintain established foraging areas. The varied native planting will include species that support a wide range of insects, including pollinating moths and other nocturnal species, thereby increasing prey availability for bats.
- 4.12 To ensure these retained and created habitats are suitable for a range commuting and foraging bats, including more light sensitive species, the approved lighting design will follow relevant industry guidance and best practice principles for bats. Light spill onto newly created and enhanced habitats will be avoided wherever possible, or otherwise minimised, creating darker habitat corridors through the site to ensure that foraging opportunities for bats on Site are maintained in the long term. Proposed darker corridors are shown at Figure 1.

Birds

- 4.13 The extensive structural landscape planting will establish in the long term to significantly enhance the nesting and foraging opportunities across the site for a range of urban edge bird species. In the shorter to mid term, a mixture of nest box types will be installed on trees in the retained woodland and trees and will comprise:
- A mixture of small hole (26mm and 32mm) boxes placed along the retained habitat around the proposed development area to provide nesting opportunities for a range of tit species. These boxes generally have a high uptake rate.
 - Small open fronted nest boxes placed throughout the Site especially on trees which support a climber such as ivy which provides a degree of concealment. These boxes typically attract robin and blackbird.
 - Stove dove boxes, also suitable to provide opportunities for jackdaw, located on retained trees, at least 3m from the ground level, with a clear flight path, or where in closer proximity to the urban edge, placed at 5m to encourage use.
 - Starling nest boxes designed with a 45mm entrance hole, placed 2.5m from the ground on the retained trees, as well as on buildings. Ideally including 3 or more boxes in close proximity to encourage a loose colony.
 - Sparrow terrace nest boxes with 32mm hole placed on buildings, ideally fitted under eaves as this is preferred by house sparrows.

⁵ Bat Conservation Trust & Institute of Lighting Professionals (ILP) 2018. Guidance Note 08/18: Bats and artificial lighting in the UK. Bats and the Built Environment Series.

- 4.14 The inclusion of swift boxes and artificial house martin nests on buildings within the development to encourage these species, which can take advantage of urban sites to breed. Both swift and house martin are gregarious, so several boxes in close proximity is beneficial. Swift boxes should be installed at a height of at least 5m, with an unobstructed flight path, with house martin nest boxes placed close under eaves at a height of no less than 2m

5.0 ECOLOGICAL MANAGEMENT

- 5.1 The objective for the Site is to maintain and enhance the ecological value of retained habitats, including commuting and foraging areas, in line with national, regional, and local biodiversity objectives.
- 5.2 Tables 1–3 set out the management regimes for planting and establishment, the first five years post-construction, and associated monitoring, including habitat condition criteria as success indicators. Long-term management (years 6–30) is outlined in Table 4, with long-term monitoring in Table 5.
- 5.3 Table 4 specifies the management schedule to ensure target habitat conditions are achieved between years 5 and 30 post-construction.
- 5.4 This Plan will be reviewed five years post-construction by a suitably qualified ecologist and updated as agreed with the LPA. Habitat management will continue for a minimum of 30 years to ensure retained and created habitats are maintained in the context of the housing development and maximise biodiversity value in line with national, regional, and local policy.

Table 1: Management features, objectives, outline management & success indicators

Note: The Years mentioned in the final column are number of years from the creation or onset of enhancement work

FEATURE & LOCATION	OBJECTIVE & RATIONALE	OUTLINE MANAGEMENT TO ACHIEVE OBJECTIVE – CONSTRUCTION PHASE	OUTLINE MANAGEMENT TO ACHIEVE OBJECTIVE – POST CONSTRUCTION	INDICATOR THAT OBJECTIVE HAS BEEN ACHIEVED
Retained scrub, trees, hedgerows and RPAs Existing retained scrub, hedgerows and broadleaved trees, are present around the Site perimeter and throughout the Site.	Retain and protect existing trees and hedgerows on Site. These features hold intrinsic ecological value, providing habitat, connectivity, and biodiversity benefits.	Erect protective fencing.	- Remove litter. - Inspect and undertake pruning if required.	- Healthy mature tree stock. - Healthy hedgerow network. - No litter or non-native plants. - Maintaining their baseline condition by Yr 5.
Retained Scot's Pine Woodland Existing centrally on site.	Retain, protect and enhance existing woodland on Site. The woodland holds intrinsic ecological value, providing habitat, connectivity, and biodiversity benefits.	Erect protective fencing.	- Remove litter. - Inspect and undertake pruning if required. - Additional understory planting and log pile creation to enhance poor condition to moderate.	- Healthy mature woodland. - No litter or non-native plants. - Aspire to all be in Moderate condition by Yr15.
Retained Grassland Modified grassland enhanced centrally on site. Meadow grassland is south east to be managed and maintained.	Retain, protect and enhance existing woodland on Site. The woodland holds intrinsic ecological value, providing habitat, connectivity, and biodiversity benefits.	Erect protective fencing.	- Modified grassland to be harrow and overseed with prescribed seed mix. - Manage by mowing and removing arisings in accordance with prescribed mowing regime.	- Healthy self-sustaining grassland sward by Yr 5. - Aspire to all be in Meadow grassland in Moderate condition by Yr 10
Amenity Grassland Established within the streetscape and as buffer zones between the development footprint, GI/POA, and pathway.	Establish tidy grassland within formal streetscape and POS areas, while informal flowering grassland is created within GI. To create pleasant and usable spaces for future site users.	- Remove existing vegetation. - Prepare seedbed. - Sow prescribed seed mix.	- Manage by mowing and removing arisings in accordance with prescribed mowing regime. - Spot treat and reseed as required.	- Healthy self-sustaining grassland sward by Yr 5. - Streetscape grassland to be in Poor condition by Yr 1. - GI/POS areas subjected to increased footfall and management to be in Moderate condition by Yr 4. - Area of usable amenity grassland for recreational purposes.
Meadow Grassland Established within GI/POS throughout the site.	Create wildflower-rich grassland in less formal areas of open spaces. An small area of wildflower-rich grassland is retained in the southeast of the Site; creation of meadow grassland areas will therefore be prioritised to maximise wildlife benefit.	- Remove existing vegetation. - Prepare seedbed. - Sow prescribed seed mix.	- Manage by mowing and removing arisings in accordance with prescribed mowing regime. - Spot treat and reseed as required.	- Healthy self-sustaining grassland sward by Yr 5. - Aspire to be in Moderate condition by Yr 5 and edge areas away from public access aspire to be Good condition by Yr 10.
Planting Native Scrub Established around both broadleaved and pine woodland edges.	Expand the onsite scrub resource and increase foraging opportunities for local fauna. To complement and expand on the existing resource and increase biodiversity and ecotones to benefit local fauna. Woodland edge scrub provides valuable transitional habitat.	Plant and establish woody species planting.	- Remove litter. - Maintain good health of new planting. - Maintain free of non-native species.	- Healthy self-sustaining stock by Yr 5. - No dead / dying specimens. - No litter or non-native plants. - Native mixed scrub to be in Moderate condition by Yr 5. - At least 75% of original planting established successfully.
Ponds (SuDs) Total of seven ponds to be established throughout the Site.	Create non-priority habitats to enhance the sites biodiversity value. Establishment of new waterbodies provide benefit for wildlife which with appropriate management can be maximised to support amphibians and other wildlife.	Design and form drainage features with microhabitat diversity, able to retain permanent depth of water and install marginal planting / sow prescribed bankside seed mix.	- Manage by mowing bankside veg and removing arisings in accordance with prescribed mowing regime - Control any undesirable/over competitive species including algae and duckweed & remove litter	- Waterbody free of scrub and litter. - Supports a diverse array of aquatic flora, including egg laying species suitable for GCN. - Aspire to be in Moderate condition by Yr 3.
Broad-leaved Woodlands Established throughout the site, specifically close to Site boundary.	Enhance and expand the onsite woodland habitat and increase tree stock across the site – To complement and expand on the existing woodland resource and increase biodiversity and ecotones across the site to benefit local fauna.	Plant and establish woody species planting.	- Remove litter. - Maintain good health of new planting. - Thinning or coppice to encourage regeneration and structural variation - Wood pile creation	- Free of pests, weeds, and disease. - Established woodland. - No litter or non-native plants. - Aspire to be in Moderate condition by Yr 15.

FEATURE & LOCATION	OBJECTIVE & RATIONALE	OUTLINE MANAGEMENT TO ACHIEVE OBJECTIVE – CONSTRUCTION PHASE	OUTLINE MANAGEMENT TO ACHIEVE OBJECTIVE – POST CONSTRUCTION	INDICATOR THAT OBJECTIVE HAS BEEN ACHIEVED
			Maintain free of non-native species.	
Urban Trees Established throughout the site.	Establish new trees throughout the site and POSI. Creating scattered trees over amenity and meadow grassland will provide a replacement for current habitat of greater value.	Formative pruning to create healthy tree standard.	- Water regularly, particularly within the first two years. - Fertilise annually, - Keep free of pests, weeds, and disease. - Remove litter. - Mulch on planting and during establishment.	- Established trees. - Free of pests, weeds, and disease. - Litter free. - Aspire to be in Moderate condition by Yr 27.
Planting Single Species & Native Mixed Hedgerows Throughout GI/POS.	Promote early growth of new hedge plants to create well structured, dense hedgerows. To maximise habitat connectivity where possible and create nesting, foraging, and commuting habitat for species, including bats and birds.	Plant new hedgerows within development area.	- Water regularly, particularly within the first two years. - Re-plant failed plantings. - Keep free of pests, weeds, and disease. - Remove litter and non-native plants. - Formative pruning/cutting.	75% of original planting established successfully into dense, structured hedgerows. - Free of pests, weeds, and disease. - No litter or non-native plants. - Aspire to be in Moderate condition by Yr 5. - Aspire to be in Good condition by year 10.
Bat Boxes Installed onto gable walls. south-west, south and south-east aspects.	Create new suitable roosting habitat for bat species. To mitigate for potential roosting sites lost.	- Installed onto gable walls below the gable apex of dwellings or suitably retained trees. - Not directly above windows or within the immediate area of lighting. - A clear flight path for bats. - South-west, south and south-east aspects will be favoured, and north-facing aspects avoided. - Boxes can be installed anytime of the year.	- Inspect bat boxes on public land for the presence of roosting bats – undertaken by a qualified ecologist only. - Check each box entrance to make sure it is free of debris/obstructions, each box is intact or damaged. - Replace as necessary. - N/A – private ownership	Presence of bat boxes.
Bird Boxes Installed in sheltered positions close to the eaves of new buildings.	Create new suitable breeding habitat for bird species. To mitigate for the removal of breeding habitat and create new breeding habitat.	- Erected onto suitably retained trees or installed in sheltered positions close to the eaves of new buildings. - Favour locations where there is unimpeded access for birds. - Avoid south-facing aspects. - Boxes can be installed anytime of the year.	- Inspect bird boxes on public land for the presence of nesting birds – undertaken by qualified ecologist only. - Check each box entrance to make sure it is free of debris/obstructions, each box is intact or damaged. - Replace as necessary. - N/A – private ownership.	Presence of nest boxes.

Table 2: Detailed management to achieve objectives

FEATURE	DETAILED MANAGEMENT TO ACHIEVE OBJECTIVE – CONSTRUCTION PHASE	DETAILED MANAGEMENT & REMEDIATION TO ACHIEVE OBJECTIVE – POST CONSTRUCTION
1. Retained scrub, trees, hedgerows and RPAs	- Erect 2.3m protective mesh fencing around retained trees and hedgerows as per BSS837, as advised by the Arboriculturalist. - Undertake any immediately necessary remedial works on retained trees, Management Company and Contractor to review Site-specific tree management requirements. - In publicly accessible areas, inspect trees annually and after major storms, carry out remedial works as advised by qualified arboriculturalist. - Use arisings from tree works to create small, deadwood piles within woodland planting where practical, otherwise, chip for mulch in amenity areas or remove from Site.	- Maintain areas free of litter and self-seeded non-native plants. - Inspect trees annually and after major storms in publicly accessible areas, particularly near footpaths and entrances, carry out remedial works as advised by a qualified arboriculturalist. - Use arisings from tree works to create deadwood piles within woodland planting, where practical, otherwise, chip for mulch or remove from Site. - Retain standing dead wood where safe, otherwise, create deadwood piles and recumbent logs to provide habitat for saproxylic invertebrates, fungi, plants, small mammals, reptiles, and amphibians. - Replace dead, dying, or diseased stock with suitable native whips/feathers. - Control hedge base vegetation by weeding or glyphosate to remove undesirable species (e.g., nettle, creeping thistle). - Cut retained hedges annually on a rotational basis during winter, avoiding bird breeding season (March-September) and heavy frost, remove cuttings from Site. - Maintain "A"-shaped hedge form with broad vegetated base and minimum 2m height.
2. Retained Scots Pine Woodland	- Erect protective timber fencing around woodland perimeter according to RPA as required by BS5837. - Plant understory species	- Maintain areas free of litter and self-seeded non-native plants. - Inspect trees annually and after major storms - Retain standing dead wood where safe, otherwise, create deadwood piles and recumbent logs to provide habitat for saproxylic invertebrates, fungi, plants, small mammals, reptiles, and amphibians. - Re-plant failed saplings. - Inspect stakes, ties, spacers, and tubes, adjust/replace as required. Remove once trees are well established, reinstating surfaces with topsoil.
3. Retained Grassland	- Erect 2.3m protective mesh fencing around retained - Oversow grassland with mixture as specified Landscape Proposals Plan, at manufacture's recommended rate, in autumn or spring. - Control annual weeds in first growing season by topping, cutting, or spot herbicide.	Manage as per Meadow Grassland below.
4. Amenity Grassland	- Remove existing vegetation by cutting and/or herbicide treatment. - Rake or harrow ground to a medium-fine, firm tilth. - Sow mixture as specified Landscape Proposals Plan, at manufacture's recommended rate, in autumn or spring. - Surface sow does not cover seed, but firm with roller or by treading for good soil contact. - Mow amenity areas 6-8 weeks after germination to a minimum 50mm, then regularly (e.g., fortnightly) or when grass reaches 60mm, avoid mowing in wet conditions. - Control annual weeds in first growing season by topping, cutting, or spot herbicide. - Water as required during establishment.	- Mow regularly (every 2-4 weeks) to maintain sward height ≤70mm for recreational use (Poor/Moderate condition). - In Good condition areas, reduce mowing intensity to increase height >75, between May-July to allow seed set and dispersal. Avoid mowing during wet, frosty, snowy, or waterlogged conditions, ideally avoid July-August. - Use machinery suitable for boundaries, fences, walks, kerbs, paths, and obstacles. - Leave uncut sward around trees (minimum 500mm radius). - Remove litter and debris prior to mowing. - Overseed areas failing within first 5 years at 20g/m². - Assess growing conditions each visit and adjust mowing regime, check for areas that have not established or have died. - Maintain species richness of 6-8 species/m² in Moderate and Good condition areas. - Allow scattered scrub <5% of total area (Good condition only). - Physical damage <5% of total area (Good condition only). - Bare ground cover 1-10%, including localised features (Good condition only). - Bracken cover <20%. - Ensure absence of invasive non-native species (Schedule 9, WCA 1981).
5. Meadow Grassland	- Remove existing vegetation by cutting and/or herbicide treatment. - Prepare seedbed to fine tilth. - Maintain fallow seedbed with regular non-selective herbicide until mid-September. - Sow seed mixture as specified in Landscape Proposals Plan, at manufacturer's recommended rate, in autumn or spring. - Control annual weeds in first growing season by topping, cutting, or spot herbicide. - Water as required during establishment.	- Cut grassland late August-early September to ~150mm, additional cuts in autumn or spring as required. Mow in appropriate weather, avoid prolonged wet periods. - Use machinery suitable for boundaries, fences, walls, kerbs, paths, and obstacles. - Inspect for invasive weeds at least twice annually, control via spot herbicide or hand removal. Maintain undesirable species and physical damage below 5% cover. - Leave uncut sward around trees (minimum 500mm radius). - Remove litter and debris prior to mowing. - Do not apply fertiliser. - Cut sward rotationally, leaving ~30% uncut each occasion. - Leave arisings in situ for ~48 hours before removing.

FEATURE	DETAILED MANAGEMENT TO ACHIEVE OBJECTIVE – CONSTRUCTION PHASE	DETAILED MANAGEMENT & REMEDIATION TO ACHIEVE OBJECTIVE – POST CONSTRUCTION
		• Maintain vegetation appearance and composition consistent with specific grassland habitat type, wildflowers, sedges, and indicator species clearly visible. • Maintain 1-5% bare ground cover, including localised features (e.g., rabbit warrens). • Ensure absence of invasive non-native species (Schedule 9, WCA 1981). • Combined cover of sub-optimal species and physical damage <5% of total area.
6. Planting Native Scrub	• Plant between late October and March, avoiding inundation and prolonged ground frost. • Protect plants with rabbit guards, fencing, or shelters until established, remove guards once established. • Water as required during establishment. • Plant species as specified Landscape Proposals Plan.	• Check and firm all plants as necessary. • Water newly planted trees during prolonged dry periods in the growing season (April-September). • Maintain a weed-free area of ≥1m diameter around each tree/plant for first three years, remove weeds during summer visits (April-August) using suitable translocated herbicide according to manufacturer instructions and Pesticides Acts (1998). • Lift tree/shrub shelters as needed for weed control, re-firm shelters and remove dead weed material at next visit. • Check and tighten tree support, remove stakes, ties, spacers, and tubes once trees are established, reinstating disturbed surfaces with topsoil. • Replace dead or dying specimens within first five years with same or similar species to avoid disease issues. • Prune diseased or rotten wood to sound wood, carried out by a qualified arboriculturist. • Top-up mulch as necessary. • Maintain at least three woody species, with no single species >75% cover. • Ensure good age structure, seedlings, young shrubs, and mature shrubs present (Good condition) • Maintain absence of invasive non-native species (Schedule 9, WCA 1981), sub-optimal species <5% ground cover. • Maintain well-developed scrub edge with scattered scrub, tall grassland, and herbs between scrub and adjacent habitats. • Provide clearings, glades, or rides within scrub to create sheltered edges (Good condition).
7. Ponds (SuDs)	• Formation of features to be created to have a variety of bank gradients, unshaded margins and differing aspects to maximise microhabitat diversity. • Once formed, ground raked or harrowed to produce a medium fine, firm tilth. • Within permanently or predominantly wet areas of the features, shallow margins to be sown in spring or late summer with Germinal Seeds WFG9 Pond Edge Mix or similar.	• Cut back vegetation on a 3 year rotation, with no more than one third cut each year. • If dense stands of yellow iris <i>Iris pseudacorus</i> or other monocultures develop, selectively thin. • Remove vegetation in September – November. • Control any species such as blanket weed if required, maintaining at least 50% open water. • If emergent flora assemblage develops, manage through pulling or dredging vegetation as required. • Maintain free of litter and self-seeded non-native plants.
8. Broadleaved Woodland	• Planting between late October and March, avoiding periods of inundation or prolonged ground. • Suitable rabbit guards, fencing, or shelters will be used to protect plants from damage until established. Tree guards will be removed once the trees and shrubs are established. • Water as necessary during establishment. • Plant species as specified by Landscape Proposals Plan.	• Maintenance visits, monthly (April-September), twice during dormant season. • Water weekly in dry weather, as needed in other periods. • Apply mulch during establishment and first year to reduce water loss. • Apply annual slow-release fertiliser (e.g. Osmocote) in April, Years 1-3. • Re-plant failed saplings. • Inspect stakes, ties, spacers, and tubes, adjust/replace as required. Remove once trees are well established, reinstating surfaces with topsoil. • Remove weeds/grass within 100mm of trunks by hand, manage weeds during establishment to reduce competition. • Monitor and control weeds, pests, and diseases, remove and replace severely affected trees. • Keep areas litter-free.
9. Urban Trees	• Planting between late October and March, avoiding periods of inundation or prolonged ground. • Suitable rabbit guards, fencing, or shelters will be used to protect plants from damage until established. Tree guards will be removed once the trees and shrubs are established. • Water as necessary during establishment. • Plant species as specified by Landscape Proposals Plan.	• Maintenance visits, monthly (April-September), twice during dormant season. • Water weekly in dry weather, as needed in other periods. • Apply mulch during establishment and first year to reduce water loss. • Apply annual slow-release fertiliser (e.g. Osmocote) in April, Years 1-3. • Re-plant failed saplings. • Inspect stakes, ties, spacers, and tubes, adjust/replace as required. Remove once trees are well established, reinstating surfaces with topsoil. • Remove weeds/grass within 100mm of trunks by hand, manage weeds during establishment to reduce competition. • Monitor and control weeds, pests, and diseases, remove and replace severely affected trees. • Keep areas litter-free.

FEATURE	DETAILED MANAGEMENT TO ACHIEVE OBJECTIVE – CONSTRUCTION PHASE	DETAILED MANAGEMENT & REMEDIATION TO ACHIEVE OBJECTIVE – POST CONSTRUCTION
10. Planting Single Species & Native Mixed Hedgerows	- Planting scheduled between late October and March, avoiding inundation or prolonged ground frost. - Prepare ground by strimming and spraying planting strip with glyphosate ≥3 weeks before planting. - Plant species as specified in Infrastructure Landscape Proposals Plan. - Undertake formative pruning annually to maintain hedgerow structure, weed around plant bases three times per year by hand or with glyphosate. - Protect plants with rabbit guards, fencing, or shelters until establishment. - Water as required during establishment.	- Conduct two annual visits, growing season (April-September) and dormant season (October-March). - Water during prolonged dry periods in the growing season. - Review and remove tree guards and stakes as required after 3-5 years. - Replace all dead or dying trees and hedgerow plants within first five years with same or similar species to avoid disease issues. - Urban trees adjacent to hedgerows left uncut unless removal is necessary for health, safety, or disease management. - Prune diseased or rotten wood to sound wood, carried out by a qualified arboriculturist. - Trim/cut hedgerows October-February to avoid bird nesting season, remove all cut material from Site (no on-Site burning). - Maintain hedgerow height and width >1.5m along length. - Ensure gaps <10% of total length, no canopy gaps >5m. - Maintain >90% of hedgerow and surrounding ground free of invasive non-native species (Moderate condition). - Ensure >90% of hedgerow and surrounding ground free from human-caused damage (Moderate condition).
11. Bat Boxes	- Bat boxes installed on suitable retained tress and / or gable walls, positioned below gable apex. - Avoid placement above windows or near artificial lighting. - Ensure clear flight paths for bat access. - Favour south-west, south, and south-east aspects, avoid north-facing orientations. - Installation suitable at any time of year.	- On public land, a qualified ecologist to inspect box entrances for obstructions and assess condition. - Replace boxes if damaged, ensuring no roosting bats are present. - Not applicable to boxes installed on private dwellings.
12. Bird Boxes	- Nest boxes installed on suitably retained trees in sheltered positions. - Ensure unimpeded access for birds. - Favour north-east, north, and north-west aspects, avoid south-facing orientations. - Installation suitable at any time of year.	- On public land, a qualified ecologist to inspect entrances for obstructions and assess condition. - Replace boxes if damaged, outside bird breeding season. - Not applicable to boxes installed on private dwellings.

Table 3: Annual 30 Year Work Schedule for Habitat Establishment and Management

Description of Works	Active Month												Active Year					
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	1	2	3	4	5	6-30
Native Scrub / Amenity Shrubs / Trees / Hedgerows/Woods	To be sown in the first growing season after the implementation in accordance with the construction programme																	
Erect any protective fencing to retained habitat.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓						
Woody species planting between October and March with bone meal and a slow-release fertiliser.	✓	✓	✓							✓	✓	✓						
Water during dry weather.				✓	✓	✓	✓	✓	✓									
Inspect new tree, scrub and hedgerow planting twice annually.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓						
Replace dead or dying woody species specimens	✓	✓										✓						
Replace shelters and guards as necessary, firm plants as required.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓						
Top up mulch, as necessary.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓						
Check stakes, ties, spiral guards and protective fencing monthly.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓						
Weed control/removal of weeds at hedgerow base via pulling for undesirable and persistent weed growth.				✓	✓	✓	✓	✓										
Lightly trim new hedgerows and shrubs to encourage new growth.	✓	✓								✓	✓	✓						
Annual cut of established hedgerows with an 'A' shaped profile, no more than ½ of the resource should be cut to maintain a continuous supply of flowers and fruits.	✓	✓	Avoid breeding bird season							✓	✓	✓			1 st 1/2		2 nd 1/2	etc.
Retained trees to be inspected every 2 years/ after storm events and any recommended works undertaken.	✓	✓																etc.
Formative pruning regime of broadleaved and Scot's pine woodland trees and control scrub establishment.	✓	✓										✓						
Remove shelters/stakes/ties from established plants	Approximately 4-5 years after planting																	
Meadow Grassland	To be sown in the first growing season after the implementation in accordance with the construction programme.																	
Remove weeds using repeated cultivation. Then plough or dig to bury the surface vegetation.			✓	✓	✓	✓	✓	✓	✓									
Meadow grassland sown in autumn or spring			✓	✓	✓				✓	✓								
Control weed growth by topping or mowing and remove arisings. Avoid cutting in the spring and early summer if the mixture is autumn sown the previous year. In this first year a mid-summer cut is vital to remove annuals before they seed.							✓			✓								
During initial establishment the grassland will be mown when it reaches approximately 100mm in length for the first year.							✓			✓								
Cut / trim twice annually on rotational basis to 150mm and remove the cuttings from site in early spring and late July - August.			✓	✓			✓	✓										
Inspections for invasive weeds twice annually					✓	✓		✓	✓									
Weed control/removal of weeds.				✓	✓	✓	✓	✓										
Amenity Grassland																		
Sow seed mix.			✓	✓	✓				✓	✓								

Description of Works	Active Month												Active Year					
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	1	2	3	4	5	6-30
During initial establishment amenity areas will be mown to a minimum height of 50mm six to eight weeks after germination and regularly (suggest fortnightly).				✓	✓	✓	✓	✓	✓	✓								
Mow regularly (e.g. every 2-4 weeks throughout growing season), ensuring sward height does not exceed 70mm (Poor and Moderate condition only).			✓	✓	✓	✓			✓	✓								
Control/remove weeds.				✓	✓	✓	✓	✓	✓									
Water during periods of extreme drought.				✓	✓	✓	✓	✓	✓									
Repair worn areas.				✓	✓	✓	✓	✓	✓									
Pond/SuDS/ Aquatic Planting	To be sown in the first growing season after the implementation in accordance with the construction programme.																	
Areas of marginal vegetation are to be managed annually, 1/3 cleared during January / February on a 3 year rotational basis.	✓	✓																
Remove weeds using repeated cultivation. Then plough or dig to bury the surface vegetation.			✓	✓	✓	✓	✓	✓	✓									
Pond Edge Mix - Best sown/planted in late summer or in spring, when the pond basin water levels are reduced but ahead of wetter conditions.				✓	✓			✓	✓									
Aquatic planting to take place once substrates have stabilised.				✓	✓			✓	✓									
Cutting / strimming on three-year rotational basis during late autumn/winter.	✓	✓	Avoid amphibian breeding season							✓	✓	✓			1 st 1/3			etc.
Annual monitoring to prevent spread of edge planting throughout basin.										✓	✓							
Replace failed or poorly performing species, as required.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓						
Control vegetation in areas of open water, such as blanket weed, as necessary.			Avoid amphibian breeding season					✓	✓	✓								
Fauna - Bat Boxes / Bird Boxes																		
Install bat boxes and bird boxes into dwellings and trees.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓						
Annual Inspection of each bat box entrance to make sure it is free of debris/obstructions, each box is intact or damaged (trees only)					✓													
Annual Inspection of each bird box entrance to make sure it is free of debris/obstructions, each box is intact or damaged (trees only)	✓	✓								✓	✓	✓						
Replace damaged bat boxes					✓	✓	✓	✓	✓									
Replace damaged bird boxes	✓	✓								✓	✓	✓						

Table 4: Monitoring programme - construction phase

FEATURE & LOCATION	OUTLINE MANAGEMENT TO ACHIEVE OBJECTIVE – CONSTRUCTION PHASE	SUPERVISION BY ECOLOGIST/LANDSCAPE	COMMENT
1. Retained scrub, trees, hedgerows and RPAs Existing in-field trees, along with retained hedgerows and broadleaved trees, are present around the Site perimeter and throughout the Site.	Erect protective fencing	Partial	Check with arboriculturists and consult with submitted AIA.
2. Retained Scots Pine Woodland	Erect Protective fencing	Partial	Check with arboriculturists and consult with submitted AIA.
3. Retained Grassland	Erect protective fencing	Partial	Check against Habitat Retention Plan
4. Amenity Grassland Established within the streetscape and as buffer zones between the development footprint, GI/POA, and pathway.	- Remove existing vegetation or prepare existing grassland for enhancement. - Prepare seedbed. - Sow prescribed seed mix.	- Not required - Not required - Partial	Check with ecologist/landscape architect before ordering seed mix.
5. Meadow Grassland Established within GI/POS throughout the site.	- Remove existing vegetation or prepare existing grassland for enhancement. - Prepare seedbed. - Sow prescribed seed mix.	- Not required - Not required - Partial	Check with ecologist/landscape architect before ordering seed mix.
6. Planting Native Scrub Established around both broadleaved and pine woodland edges.	Plant and establish woody species planting.	Partial	Check with ecologist/landscape architect before ordering plants.
7. Ponds (SuDs) Total of seven ponds to be established throughout the Site.	Form as per engineers drawing and plant as per Landscape Proposal	Partial	Check with ecologist/landscape architect before ordering plants.
8. Broadleaved Woodland Established throughout the site, specifically close to Site boundary.	Plant and establish woodland species planting.	Partial	Check with ecologist/landscape architect before ordering plants.
9. Retained Scot's Pine Woodland Existing centrally on site.	Erect protective fencing,	Not required	Check with arboriculturists and consult with submitted AIA.
10. Urban Trees Established throughout the site.	Plant and establish trees as per Landscape Proposals.	Partial	Check with arboriculturists and consult with submitted Infrastructure Landscape Proposals Plan.
11. Planting Single Species & Native Mixed Hedgerows Throughout GI/POS.	Plant and establish hedgerows as per Landscape Proposals.	Partial	Check with ecologist/landscape architect before ordering plants.
12. Bat Boxes Installed onto gable walls. south-west, south and south-east aspects.	- Install bat boxes into buildings. - Install bat boxes onto suitable retained trees.	- Not required - Required	Check with ecologist regarding specifications and locations.
13. Bird Boxes	- Install bird boxes into buildings. - Install bird boxes onto suitable retained trees.	- Not required - Required	Check with ecologist regarding specifications and locations.

FEATURE & LOCATION	OUTLINE MANAGEMENT TO ACHIEVE OBJECTIVE – CONSTRUCTION PHASE	SUPERVISION BY ECOLOGIST/LANDSCAPE	COMMENT
Installed in sheltered positions close to the eaves of new buildings.			
14. Review of Management Plan	Not applicable at construction phase but required at end of 5th Year.	Required	Will require ecologist to determine whether 5-year objectives have been met.

Table 5: Monitoring programme - post construction

FEATURE & LOCATION	MONITORING	YR2	YR5	YR10	YR15	YR20	YR30	INDICATOR THAT OBJECTIVE HAS BEEN ACHIEVED BY YEAR 5	REMEDIAL ACTION IF INDICATOR NOT ACHIEVED (if required)
1. Retained scrub, trees, hedgerows and RPAs	- Have trees been inspected? - Has any required pruning or felling been conducted by an AA approved specialist? - Trees are free of litter and self-seeded non-native plants. - Have trees and hedgerows been monitored by an ECoW? - Are they maintaining their baseline condition?	✓ ✓	✓					- Trees and hedgerows are safe and in good health; - No litter or non-native plants - Trees and hedgerows maintaining their baseline condition	- Increase frequency of litter picking - Instigate appropriate remedial action regarding any invasive species
2. Retained Scots Pine Woodland	- Has the wood been inspected? - Has understory planting been implemented? - Has long-term management been implemented? - Has woods been monitored by an ECoW? - Is it maintaining its baseline condition?	✓ ✓ ✓ ✓ ✓						- Healthy self-sustaining wood by Yr 5; - Understory planting established and healthy.	- Replanting understory. - Investigate appropriate remedial action regarding invasive species.
3. Retained Grassland	- Has grassland been oversown with specified mix?? - Has post sowing management been implemented? - Has long-term management been implemented? - Have meadow grassland areas been monitored by an ECoW? - Are meadow grassland areas meeting targeted condition and associated criteria?	✓ ✓ ✓						- Healthy self-sustaining grassland sward by Yr 5; - The appearance and composition of the vegetation closely matches characteristics of the specific grassland habitat type (see UKHab definition). Wildflowers, sedges and indicator species for the specific grassland habitat type are very clearly and easily visible throughout the sward - Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens. - Cover of bracken less than 20% and cover of scrub (including bramble) less than 5%. - There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981). Combined cover of species indicative of sub-optimal conditions and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.	- Reseeding - Herbicide spot treatment of bracken / bramble - Consult ecologist regarding adaptive management. - Instigate appropriate remedial action regarding any invasive species
9. Amenity Grassland	- Have amenity grassland been created? - Has post sowing management been implemented? - Has long-term management been implemented? - Have amenity grassland areas been monitored by an ECoW? - Are amenity grassland areas meeting targeted condition and associated criteria?	✓ ✓ ✓	✓ ✓ ✓	✓ ✓ ✓	✓ ✓ ✓	✓ ✓ ✓	✓ ✓ ✓	- Aesthetically pleasing, closed sward amenity grassland areas by Yr 5; - There must be 6-8 species per m2 (Moderate) - Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. - Physical damage evident in less than 5% of total grassland area, such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities - Cover of bracken less than 20% - There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981). - Areas located within GI/POS which will be subjected to increased footfall and management to be in 'Moderate' condition by Yr 4.	- Reseeding - Herbicide spot treatment of bracken / bramble - Instigate appropriate remedial action regarding any invasive species
11. Meadow Grassland	- Have flowering grassland been created? - Has post sowing management been implemented? - Has long-term management been implemented? - Have meadow grassland areas been monitored by an ECoW?	✓ ✓ ✓	✓ ✓ ✓	✓ ✓ ✓	✓ ✓ ✓	✓ ✓ ✓	✓ ✓ ✓	- Healthy self-sustaining grassland sward by Yr 5; - The grassland represents a good example with a consistently high proportion of its characteristics of the specific grassland habitat type (see UKHab definition). Wildflowers, sedges and indicator species for the specific	- Reseeding - Herbicide spot treatment of bracken / bramble - Consult ecologist regarding adaptive management. - Instigate appropriate remedial action regarding any invasive species

FEATURE & LOCATION	MONITORING	YR2	YR5	YR10	YR15	YR20	YR30	INDICATOR THAT OBJECTIVE HAS BEEN ACHIEVED BY YEAR 5	REMEDIAL ACTION IF INDICATOR NOT ACHIEVED (if required)
	Are meadow grassland areas meeting targeted condition and associated criteria?		✓	✓	✓	✓	✓	grassland habitat type are very clearly and easily visible throughout the sward - There is sufficient variation of sward height to create microclimates which provide opportunities for insects, birds and small mammals to live and breed. - Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens. - Cover of bracken less than 20% and cover of scrub (including bramble) less than 5%. - There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981). Combined cover of species indicative of sub-optimal conditions and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.	
5. Native Scrub Mix	- Has initial management and planting taken place - Have plants been replaced if failing or diseased? - Is shrub planting free of litter and self-seeded non-native plants. - Has scrub been monitored by an EcoW? - Is scrub meeting targeted condition and associated criteria?	✓ ✓ ✓	✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓	- Healthy self-sustaining scrub stock by Yr 5; - No dead / dying specimens; - No litter or non-native plants; - There are at least three woody species, with no one species comprising more than 75% of the cover - There is a good age range – all of the following are present: seedlings, young shrubs and mature shrubs (Good condition only) - There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981) and species indicative of sub-optimal condition make up less than 5% of ground cover - The scrub has a well-developed edge with scattered scrub and tall grassland and/or herbs present between the scrub and adjacent habitat(s) - Smaller areas to be in 'Moderate' condition by Yr 5.	- Increase frequency of litter picking - Instigate appropriate remedial action regarding any invasive species - Instigate additional scrub protection measures / additional tree planting. - Consider removal of rabbit guards - Consult ecologist regarding adaptive management at scrub edge.
13. Pond/Marginal Aquatic Vegetation	- Has marginal aquatic vegetation been created? - Has post planting management been implemented? - Has long-term management been implemented? - Have pond/marginal areas been monitored by an ECoW? - Are habitats meeting targeted condition and associated criteria?	✓ ✓ ✓	✓ ✓ ✓ ✓	✓ ✓ ✓ ✓	✓ ✓ ✓ ✓	✓ ✓ ✓ ✓	✓ ✓ ✓ ✓	- Healthy self-sustaining pond/marginal plants by Yr 3; - No litter or non-native plants; - The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock. - There is semi-natural habitat (i.e. moderate distinctiveness or above) for at least 10 m from the pond edge - Less than 10% of the pond is covered with duckweed or filamentous algae - Pond water levels should be able to fluctuate naturally throughout the year. No obvious dams, pumps or pipework - There is an absence of non-native plant and animal species and is not stocked with fish - The pond is no more than 50% shaded by trees or scrub - Aspire to be in 'Moderate' condition by Yr 3.	- Reseeding/replanting - Herbicide spot treatment of bracken / bramble - Consult ecologist regarding adaptive management. - Instigate appropriate remedial action regarding any invasive species

FEATURE & LOCATION	MONITORING	YR2	YR5	YR10	YR15	YR20	YR30	INDICATOR THAT OBJECTIVE HAS BEEN ACHIEVED BY YEAR 5	REMEDIAL ACTION IF INDICATOR NOT ACHIEVED (if required)
3. Broadleaf Woodland	- Have trees been inspected? - Has any required pruning or felling been conducted by an AA approved specialist? - Trees are free of litter and self-seeded non-native plants. - Have trees been monitored by an EcOW? - Are trees meeting targeted condition and associated criteria?	✓	✓	✓	✓	✓	✓	- Healthy self-sustaining tree stock by Yr 5; - Trees are safe and in good health; - No evidence of nutrient enrichment or damaged ground evident - There are deadwood such as log piles throughout the woodland habitat. >80% canopy and understory is native and non native invasive species are absent - By Yr 15, indicators of regeneration becoming evident such as saplings, seedlings or coppice. - Woodland established to be in 'Moderate' condition by Yr 15.	- Increase frequency of litter picking - Instigate appropriate remedial action regarding any invasive species - Instigate additional tree protection measures / additional tree planting.
3. Broadleaf Trees	- Have trees been inspected? - Has any required pruning or felling been conducted by an AA approved specialist? - Trees are free of litter and self-seeded non-native plants. - Have trees been monitored by an EcOW? - Are trees meeting targeted condition and associated criteria?	✓	✓	✓	✓	✓	✓	- Healthy self-sustaining tree stock by Yr 5; - Trees are safe and in good health; - 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). - There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime so the trees retain >75% of expected canopy for their age range and height (Moderate condition only) >20% of tree canopy is oversailing vegetation beneath. - Trees established within streetscape to be in 'Poor' condition by Yr 10. - Trees established within GI/POS to be in 'Moderate' condition by Yr 27.	- Increase frequency of litter picking - Instigate appropriate remedial action regarding any invasive species - Instigate additional tree protection measures / additional tree planting.
6. Single Species & Native Mixed Hedgerow	- Has initial management and planting taken place - Have plants been replaced if failing or diseased? - Is hedgerow planting free of litter and self-seeded non-native plants. - Have hedgerows been monitored by an EcoW? - Is scrub meeting targeted condition and associated criteria?	✓	✓	✓	✓	✓	✓	- Healthy self-sustaining hedge stock by Yr 5; - No dead / dying specimens; - No litter or non-native plants; - Height >1.5m average along length - Width >1.5m average along length - Gaps make up <10% of total length and no canopy gaps >5 m >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species >90% of the hedgerow or undisturbed ground is free of damage caused by human activities - Some native Species Rich hedgerows to be in 'Moderate' condition by Yr 5. - Some native Species Rich hedgerows to be in 'Moderate' condition by Yr 10.	- Increase frequency of litter picking - Instigate appropriate remedial action regarding any invasive species - Instigate additional hedge protection measures / additional tree planting. - Consider removal of rabbit guards
16. Bat Boxes and Tubes	- Have bat boxes and bat tubes been erected? - Have bat boxes been inspected and/or remediated?	✓	✓	✓	✓	✓	✓	Bat boxes and bat tubes installed at agreed locations	- Install - Assess any damage on trees - Replace damaged boxes on trees
17. Bird Boxes	- Have bird boxes been erected? - Have bird boxes been inspected and/or remediated?	✓	✓	✓	✓	✓	✓	Bird boxes installed at agreed locations	- Install - Assess any damage on trees - Replace damaged boxes on trees

FEATURE & LOCATION	MONITORING	YR2	YR5	YR10	YR15	YR20	YR30	INDICATOR THAT OBJECTIVE HAS BEEN ACHIEVED BY YEAR 5	REMEDIAL ACTION IF INDICATOR NOT ACHIEVED (if required)
20. Review of Management Plan	- Has Management Plan been reviewed at end of 5th Year? - Have monitoring visit reports been provided to the LPA within two weeks of each site visit by an ECoW?	✓	✓	✓	✓	✓	✓	Management Plan has been reviewed and revised plan for next 5 years has been produced.	Management Plan has been reviewed and revised plan for next 5 years has been produced

6.0 MONITORING AND REVIEW

- 6.1 This LEMP sets out the long-term design objectives and management tasks over a 30-year period and includes an initial 5-year maintenance schedule (Tables 1 – 5).
- 6.2 The management plan should run in perpetuity but for a minimum of 30 years, with the work programme fully reviewed at the end of the initial five-year period and then subsequently reviewed in year 10, 15, 20, 25 and 30 by a suitably qualified and experienced ecologist and arboriculturist.
- 6.3 This Plan needs to be adaptive in response to what happens when management is implemented, and that response has to be informed by monitoring of the habitats and a regular review of this Management Plan with appropriate thresholds and targets set to inform ongoing management. These elements therefore form an important part of the plan.
- 6.4 The Local Authority will be the Monitoring Authority for the scheme. A suitably qualified ecologist will be employed to monitor the progress of the scheme against the objectives in this management plan and report to the landowner at agreed intervals.
- 6.5 The results of these reviews will be used to inform any changes made to the management plan and work programme in order to ensure the landscaping and associated habitats establish and maintain the aims and objectives as described above.
- 6.6 As such the management and monitoring prescriptions provided here are to be regarded as a flexible strategy that will respond as necessary to ensure that on-site habitats reach and maintain their target condition in the long term. Should the need arise, the consultant ecologist will be contacted for further advice with regard to habitat management.
- 6.7 Retained and newly created habitats will be managed and monitored throughout the period of this Plan (minimum of 30 years) to ensure their ecological diversity is maintained in the long term in tandem with their safety and use. Feedback from site monitoring should be applied to appropriate refinement and / or revision of the plan, so long as the modifications that are agreed are in accordance with the objectives set out at Table 1.
- 6.8 The results of each monitoring visit undertaken by an ECoW will be reported to those members of staff involved with site management, and a monitoring visit summary report will be provided to the LPA at years 5, 10, 15, 20, 25 and 30 within two weeks of the visit and will include dated photographs obtained by the ECoW.

7.0 ROLES, RESPONSIBILITIES AND FUNDING

Habitat Creation and Ecological Enhancements

- 7.1 Caddick Developments Limited are responsible for ensuring that all agreed habitat creation and ecological enhancements are provided as specified within the agreed LEMP.
- 7.2 Initial habitat creation and enhancements works will be undertaken by a suitable landscaping firm, as appointed by the principal developer, who have relevant experience of habitat creation and restoration.
- 7.3 Following successful completion of habitat works, documented evidence will be submitted to the Local Planning Authority (LPA) confirming that creation and enhancements measures

as detailed within the LEMP have been achieved, this will include dated photographs obtained by the ECoW.

Management Responsibilities

- 7.4 Caddick Developments Limited are overall responsible for ensuring that all management and maintenance operations are undertaken as specified within the agreed LEMP.
- 7.5 The Site Manager of the appointed construction firm phase, as appointed by the principal developer, has the responsibility of ensuring the management of retained habitats and those created during the construction phase.
- 7.6 Once the development is operational, the responsibility for long term management will be passed to a management company who will be appointed by the principal developer.
- 7.7 The management set out within this document will run for five years following the completion of the development before being reviewed to ensure the practicality and appropriateness of management across the site in the long term.

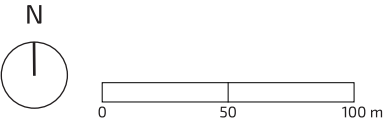
Funding

- 7.8 Habitat management during the construction phase will be funded by the management company which will be appointed by Caddick Developments Limited. Furthermore, the appointed management company will ensure the provision of the necessary funds to ensure the 30-year management plan and work programme is undertaken in an appropriate manner by the appointed management company.



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Key

-  Red Line Boundary
-  Darker Habitat Corridor

date
25/09/25

drwn/chkd
CB / LFR

client
Caddick Land

project

Land North West of Markfield

title
**DARKER HABITAT CORRIDOR
PLAN**

scale
1:3,000 @ A3

number

rev
-

FPCR | environment
& design