

Habitat Management and Monitoring Plan

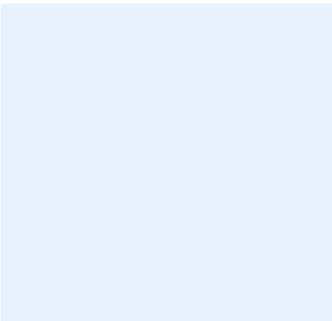
Site Name:	Cold Comfort Farm, Rogues Lane, Hinckley LE10 3DX
Date:	14/05/2026
Version:	V1.0



Author:



Client: Chris McManus



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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	First Issue	Melissa Bell/ 14.05.26	Anna Scott-Swift 14.05.26

Document Details

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Authorship Details
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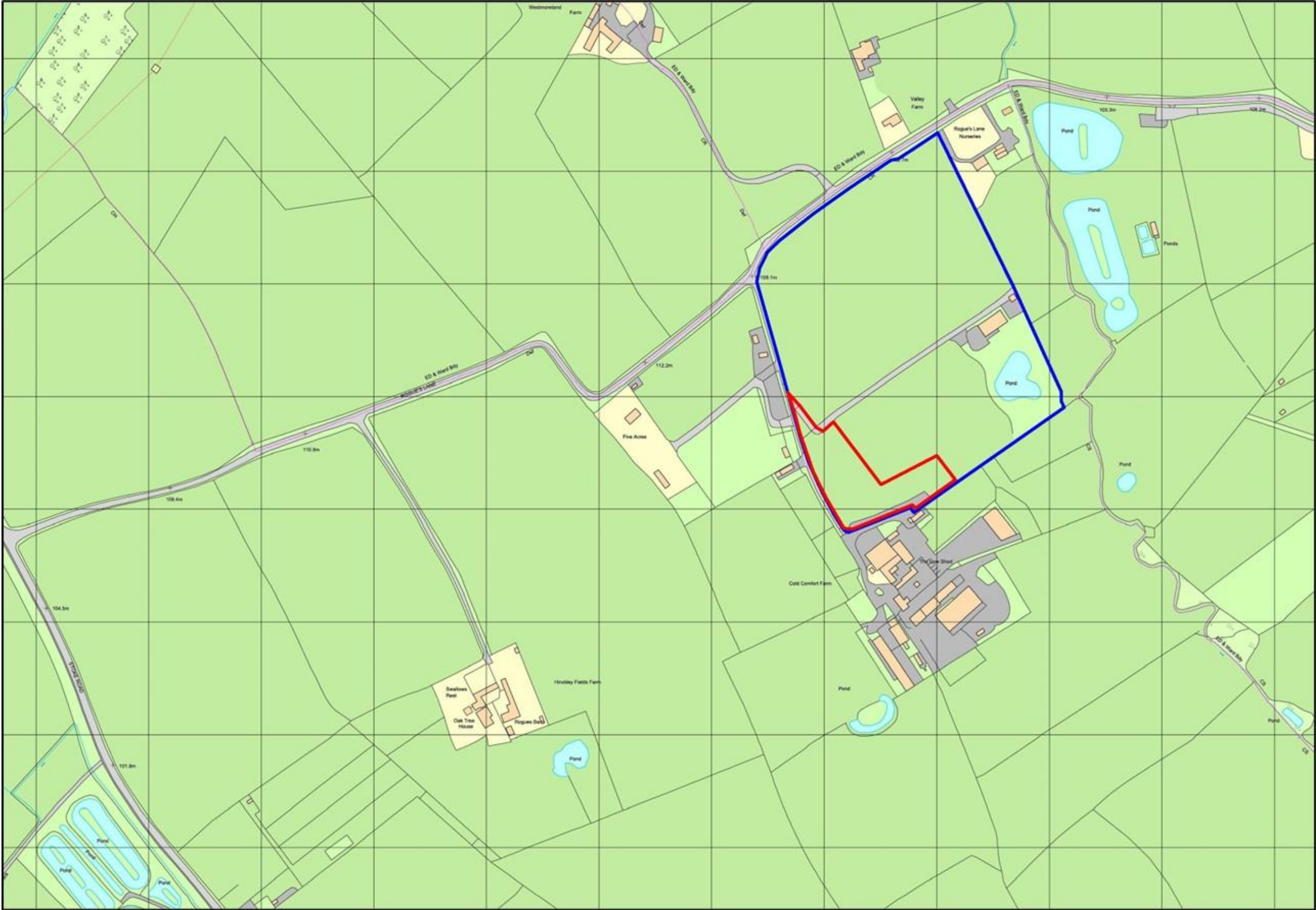
Project Background

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	On Site
Development Name and Address	Cold Comfort Farm, Rogues Lane, Hinckley LE10 3DX
BNG Project Name and Address	As above
Author Organisation	Croft Ecology
Landowner	Chris McManus
Land Manager	Chris McManus
Responsible person/organisation for creating or enhancing the habitat	Chris McManus (ADI Midlands Ltd)
Period covered by this management plan	2026 - 2056
Planning authority	Hinckley and Bosworth Borough Council
Planning reference (if applicable)	25/00439/FUL
BNG register reference (if applicable)	
Central OS grid reference	SP 41835 96419
Metric revision/title	ColdComfortFarmGlamping BNG Metric v1.1
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02
Areas of modified grassland will be retained and some of it will be enhanced to other neutral grassland. Native shrubs will be planted near the glamping pods and 18 no. small trees will also be planted to achieve 10% biodiversity net gain.
Timescales for Actions PB-B03
The establishment period for tree planting will be 1-5 years. Initial sowing/planting of this habitat will take place and be finalised in 2026. Following this the habitats will be monitored for the next 30 years until 2056.
Monitoring Requirements PB-B04
Yearly monitoring visits will be undertaken between May and August for the first 5 years, then visits will be every 5-year period between years 5-30. Monitoring reports will be prepared after each visit
Required Consents and Licences PB-B05
Consent from Hinckley and Bosworth Borough Council will be required. No protected species licences will be needed from Natural England for the habitat management to take place.
Funding PB-B06
Funding is to be provided by ADI Midlands Ltd.
Legal Agreement PB-B07
N/A



Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08					Yes: ☐ No: ☒				
N/A									

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		Anna Scott-Swift		
Organisation		Croft Ecology		
Responsibility	Start Date:	May 26	End Date:	May 2056
The ecology survey and assessment used to inform this HMMP, and the review of this document, were undertaken by Anna Scott-Swift MCIEEM, Director of Ecology at Croft Ecology. The HMMP was prepared by Melissa Bell under the direction of Anna Scott-Swift. Croft Ecology will be responsible for undertaking the monitoring visits and reporting annually in years 1-5 and five-yearly between years 5-30.				
Statement of Competency				
Anna has over 20 years of experience working in the field of ecology and has undertaken and reviewed hundreds of ecological reports, including preliminary ecological appraisals, ecological impact assessments, biodiversity enhancement and management plans and HMMPs. Anna has also surveyed, advised and helped to establish a habitat bank site in North Warwickshire in the last two years. Melissa Bell (PhD) is an Assistant Ecologist at Croft Ecology. Melissa has prepared reports detailing the results of entomological survey work previously and, more recently, Preliminary Ecological Appraisals and Biodiversity Net Gain calculations and HMMPs.				

Landowner or Land Manager PB-B10				
Name or Initials		Chris McManus		
Organisation				
Responsibility	Start Date:	May 2026	End Date:	May 2056
Regarding the production of this HMMP: Chris McManus has entered into numerous discussions with Croft Ecology regarding the proposals for the created habitat onsite ensuring that what is being proposed fits with the use of the Site and the level of required maintenance. In terms of the implementation of the HMMP: Chris McManus will be responsible for habitat creation (rural trees) together with habitat maintenance and management (such as managing the trees). He will also be responsible for any remediation measures (such as adaptive management practices) to ensure that the habitat management plan is effectively implemented and the target conditions are achieved.				
Statement of Competency				
Chris McMcManus has owned and managed the Site for 20 years. This involves managing hedgerows and trees within the wider site. The proposed habitats are of a scale and type already experienced and understood by Chris, and with the benefit of the HMMP, it is considered that he should have no difficulty in implementing it. Chris is also supported by a local tree surgeon who is Arboriculturist Association Technician Certified who helps to maintain the area and advise Chris how to maintain healthy trees.				
Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		Chris McManus		
Organisation				
Responsibility	Start Date:	May 2026	End Date:	May 2056
Chris McManus has been involved in the production of the HMMP and will be responsible for undertaking the practical implementation of the HMMP in response to advice and guidance provided by Croft Ecology or the Local Planning Authority as informed by the results of the monitoring.				
Statement of Competency				
As above: Chris McMcManus has owned and managed the Site for 20 years. This involves managing hedgerows and trees within the wider site. The proposed habitats are of a scale and type already experienced and understood by Chris, and with the benefit of the HMMP, it is considered that they should have no difficulty in implementing it. Chris is also supported by a local				

tree surgeon who is Arboriculturist Association Technician Certified who helps to maintain the area and advise Chris how to maintain healthy trees.

LPA or Responsible Body for Reviewing HMMP PB-B12

Name or Initials		TBC		
Organisation		Hinckley and Bosworth Borough Council		
Responsibility	Start Date:	2026	End Date:	2056

The LPA will be responsible for the review of the HMMP as well as the review and feedback on the subsequent monitoring reports.

Land Use Summary

Overview of Baseline Site Use PB-B13

The majority of the Site was modified grassland and comprised part of a large grassland field, which had hedgerows present along all of its boundaries. There was also a building, gravel track, sparsely vegetated land, and an area of mixed scrub. Cold Comfort Farm is located to the south of the Site.

Overview of Proposed Site Use PB-B14

The proposed development is for the construction of a new glamping site. This will result in the loss of modified grassland, sparsely vegetated land, and some of the artificial unvegetated; unsealed surface to facilitate the new development.

A parcel of onsite modified grassland will be enhanced to other neutral grassland

Another parcel of modified grassland will be retained in its current condition, as will an area of mixed scrub.

18 no. small native trees will be planted and managed to moderate condition

Native mixed scrub will be planted near the glamping pods

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: [Click or tap here to enter text.](#)



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	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 sites?	☐	Not included as no impacts are anticipated.
Protected and Notable Species	Does the presence or proximity of specific species on or near your site present any constraints or opportunities to project design or management?	☐	A search of the MAGIC website was undertaken for species and designated sites within 1km of the Site. There were no statutory sites within 1km of the Site, the closest non-statutory site was 200m to the north of the Site that was notified for its semi-improved grassland habitat but was too far away to be impacted by the development. There were no European Protected Species licences for great crested newt on the MAGIC website within 1km of the Site; the Class Survey Licence Returns dataset and Pond Surveys 2017-2019 dataset also returned no records for great crested newt. The nearby pond was below average for GCN. There are no records of great crested newt from within the Site boundary. The proposed habitat creation and management will enhance the Site for this species, as well as other amphibians, bats, birds, badger, and hedgehog, which may be present in the local area.
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?	☐	No invasive non-native species were recorded on Site.
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?	☐	No designated sites will be impacted and no protected species were found on the Site.
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☐	Baseline habitats are discussed in the relevant section in the HMMP and shown on the habitat retention plan. Condition Assessment Sheets are also provided.
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☐	The general public will not be able to access the site, therefore this section is not included.
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	No impacts anticipated; therefore, this section is not included.
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	No geological or topographical constraints or opportunities, therefore this section is not included.
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	None of the Site is currently used for agricultural purposes, therefore this section is not included.
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	Soil surveys have not been undertaken across the Site as the proposed enhancement is readily achievable with a suitable seed mix, ground preparation, sympathetic management and remedial measures if necessary. The aim is not a highly species rich grassland, as such the soil is not a constraint.
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	No contaminated land, therefore, this section is not included.
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	No site hydrology constraints or opportunities, therefore this section is not included.
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	The site is not within a flood risk zone; therefore, this section is not included.
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	This doesn't present any significant constraints or opportunities as the site is small and not visible from public highways.
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	No historic land use constraints or opportunities, therefore this section is not included.
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	No historic designations, therefore, this section is not included.

Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	N/A
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Baseline and Environmental Information

Biological Records

Protected and Notable Species (BI-T02)

Provide a concise summary of the notable species records within the zone of influence of the project and any potential impacts from the project.

Species	Dates	Legal Protection	Distance of Closest Record	Potential Impact from Project
Birds	2023	Wildlife and Countryside Act 1981 (as amended)	769m	Positive
Hedgehog	N/A	Section 41 of the NERC Act 2006	Unknown	Positive
Bats	2021	Habitat Regulations (1994) & Wildlife and Countryside Act 1981 (as amended)	32m	Positive
Grass snake	2012	Wildlife and Countryside Act 1981 (as amended)	227m	Positive
Badger	2015	Habitat Regulations (1994) & Wildlife and Countryside Act 1981 (as amended)	320m	Positive

Summary of Protected and Notable Species (BI-B03)

A data search was not carried out for the HMMP but was as part of the PEA by Croft Ecology (2025). However, a search of the MAGIC website was undertaken for updated records of licences within 1km of the Site and no European Protected Species Licences for bats or great crested newts were present within the search area.

Constraints and Opportunities for Project (BI-B04)

The planting of 18 no. trees on-site will provide opportunities for nesting and foraging birds and, in addition to the mixed scrub, for foraging and commuting bats, and sheltering amphibians, reptiles and hedgehogs in the long-term.

Constraints are presented by the fact that the majority of the Site will be accessed routinely so disturbance to planted trees and scrub is possible if not well maintained.

Baseline Habitats Survey

Ecologist responsible for baseline surveys (BI-T03)	
Name or Initials	Anna Scott-Swift
Organisation	Croft Ecology Ltd
Survey Date	23.05.25
Statement of Competency	
Anna is the Director of Ecology at Croft Ecology Ltd. Anna has over 20 years of experience working in the field of ecology and has undertaken and reviewed dozens of walkover surveys/baseline habitat surveys and designed habitat management plans. Anna has been using UK Hab survey methodology for the last four years.	
Survey conditions and limitations	
Weather conditions at the time of the survey were dry with a light breeze, 40% cloud cover, and a temperature of 20°C. No limitations existed.	

Habitat Degradation

Are there any signs or evidence that the baseline habitats have been purposefully degraded since 30 th January 2020? (BI-B05)
One Glamping pod has been added to the Site since 2020. Aside from this, there is no evidence, that the habitat has been degraded since 30 th January 2020. The Site shows evidence of management/gardening of a small area of grassland around the glamping pod and along the track.
If habitats have been purposefully degraded, provide details of how this has been accounted for (BI-B06)
Not applicable.

Baseline Habitat Descriptions and Condition

Habitats (BI-T04)

Parcel Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Area (ha)
27893673	Mixed scrub	No	No	Area near the access track criteria A – Yes criteria B – No criteria C – Yes criteria D – No criteria E– No	Poor	0.006
27898193	Modified grassland	No	No	Area of rollback where a glamping pod has been placed – condition the same as the rest of the field criteria A – No criteria B – No criteria C – Yes criteria D – No criteria E– Yes criteria F – Yes criteria G – Yes	Poor	0.0148
27898243	Ruderal/ephemeral	No	No	Area near the access track that is 50% bare earth and 50% vegetation criteria A – No criteria B – No criteria C1 – Yes criteria C2 – Yes	Poor	0.0486
27898273	Modified grassland	No	No	Main field criteria A – No criteria B – No criteria C – Yes criteria D – No criteria E– Yes criteria F – Yes criteria G – Yes	Poor	0.4586
27893685	Native hedgerow	No	No	Along the access track in the North of the Site criteria A1 – Yes	Good	0.02km

				criteria A2 – Yes criteria B1 – Yes criteria B2 – Yes criteria C1 – Yes criteria C2 – Yes criteria D1 – Yes criteria D2 – Yes G		
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Baseline Habitats mapBaseline Habitats Plan (BI-F02)



Baseline Distinctiveness and Condition Plan (BI-F03)



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 Site will be used to create habitat units though tree planting, mixed scrub planting, creation of a section of hedgerow and enhancement of the existing grassland. This habitat creation will benefit bats, badgers, birds, grass snake and hedgehog, which may be present in the local area. It will also create relaxed, wildlife-friendly surroundings for the users of the glamping pods – an overall aim of the proposals.

Native broadleaf trees will be planted on-site within an area of modified grassland. Over time, and beyond the 30-year HMMP time period, these trees will develop into mature trees and provide important opportunities for wildlife, including nesting birds, potentially roosting bats over the long term, reptiles and hedgehogs and invertebrates.

Management of the other neutral grassland will aim to achieve a grassland of moderate species diversity with a varied sward height, low levels of bare ground, limited bracken and scrub encroachment, and limited species indicative of suboptimal condition. Other neutral grassland will attract a range of pollinating insects which in turn will provide foraging potential for birds and bats.

Management of the mixed scrub will aim to be predominantly native with no invasive species present. It will introduce a varied vegetation structure that which will also support a wide range of species and provide food sources throughout different seasons.

Management of the newly planted hedgerow will aim to create a hedgerow of at least 1.5m tall by 1.5m wide, with a dense structure, and an undisturbed buffer zone along its length. Additionally, there will be no INNS present and damage to the hedgerow will be avoided.

Further information on management targets is provided in the relevant sections below.

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

The ecology survey identified that the modified grassland is a widespread habitat and of limited ecological value, due to the low species diversity and management.

The survey information was shared with the project team and the habitat creation proposals have been developed accordingly. This survey information identified that the planting of native trees and shrubs and enhancement of the modified grassland on-site was feasible and appropriate for the nature of the Site and its proposed use as a glamping site.

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
Modified grassland	Rural tree	RTs	Poor	Moderate	27	Moderate condition will be targeted by achieving a pass in criteria A, B and F. Criteria C, D and E will not be targeted.	18 no. small, native trees
Modified grassland	Mixed scrub	MSc	Poor	Poor	1	Poor condition will be targeted by achieving a pass in criteria A and C. Criterion B, D and E will not be targeted-	Native shrubs planted near glamping pods
Modified grassland	Other neutral grassland	ONG	Poor	Moderate	10	Moderate condition will be targeted by achieving a pass in criteria A, B, C, D. Criterion E and F will not be targeted-	Grassland area enhanced to meadow (other neutral) grassland
Modified grassland	Native hedgerow	NH	Poor	Moderate	5	Moderate condition will be targeted by achieving a pass in criteria A1, A2, B1, B2, C1, D1, D2. Criterion C2 and B1 will not be targeted-	Created native hedgerow along northwest boundary

Habitat and Condition Targets Further Comments

Use this section to provide further details relevant to achieving the habitat and condition targets set out above. Also, include any additional objectives that are relevant to the proposals but outside of the scope of the statutory biodiversity metric calculations.

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

The modified grassland will be in the majority of the field and will be enhanced to other neutral grassland. This area will be protected from any heavy machinery that will pass down the track. Heavy machinery will stay at least 1m from the outer edges to retain an undisturbed grass margin.

Specification of Protective Measures to be Used PM-04

The retained tree and hedgerow on the eastern boundaries of the Site will be protected from accidental damage and compaction within their root protection areas in accordance with BS 5837: 2012.

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.](#)



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 trees (18 no. small rural trees)				
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).	Yes	RTs	All planted trees will be native species, suitable for the location, including horse chestnut, rowan, field maple, silver birch and wild cherry.	N/A	N/A
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).	Yes	RTs	All individual trees automatically pass this criterion.	N/A	N/A
C	The tree is mature (or more than 50% within the block are mature).	No	N/A	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.	No	N/A	N/A	N/A	N/A
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	N/A	N/A	N/A	N/A
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	RTs	The trees will be planted in areas of the retained modified grassland	N/A	N/A

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
Plant 18 no. small trees	RTs	November to February	Follow the tree supplier instructions, but in summary this is likely to include: • Apply foliar applied translocated herbicide to manufacturer’s instructions to eliminate weeds prior to planting. • Plant individually in winter, with mycorrhizal fungi and planting compost added to stimulate growth. Add compost and backfill to the existing nursery root collar level. • Support trees with wooden stakes. • Avoid frosty ground conditions, and water in well.
Water and remove weeds	RTs	As necessary, most likely required during the growing season	Monitor the trees throughout their establishment and water / remove weeds as required.
Replace any failed specimens	RTs	As necessary	Monitor the trees throughout their establishment and replace any like for like that fail to establish.

Individual Trees Species Lists (UT-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
Rowan	<i>Sorbus aucuparia</i>	4	Mixed planting by the access track and between the glamping pods
Horse chestnut	<i>Aesculus hippocastanum</i>	2	Mixed planting by the access track and between the glamping pods
Field maple	<i>Acer campestre</i>	4	Mixed planting by the access track and between the glamping pods
Silver birch	<i>Betula pendula</i>	4	Mixed planting by the access track and between the glamping pods
Wild cherry	<i>Prunus avium</i>	4	Mixed planting by the access track and between the glamping pods

Other Supporting Information

Supporting Information (UT-B02)
N/A



Scrub

Creation, Enhancement and Management Summary (SC-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 19. Scrub.

Target Habitat:		Mixed Scrub				
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation approach	Enhancement Approach	Management Approach
A	The parcel represents a good example of its habitat type – the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprising more than 75% of the cover (except hazel <i>Corylus avellana</i>, common juniper <i>Juniperus communis</i>, sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i>, which can be up to 100% cover).	Yes	MSc	Select a range of native species from the suggested species list below and ensure that there is a mixed distribution of species throughout.	N/A	N/A
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	No	N/A	N/A	N/A	N/A
C	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	Yes	MSc	N/A	N/A	Invasive species will be monitored and controlled as necessary.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	No	N/A	N/A	N/A	N/A
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	N/A	N/A	N/A	N/A

Scrub

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

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

Action	Relevant parcels	Timing	Prescriptions
Plant shrub species	MSc	November to February	Follow the supplier instructions, but in summary this will include: • Layout agreed with Chris McManus and the ecologist with the objective to achieve species diversity and create shelter habitat adjoining grassland. • Wood chip mulch will be applied in a layer, 2-4 inches deep, to eliminate weeds prior to planting. • Pit plant individually in winter, with mycorrhizal fungi and planting compost added to stimulate growth. Add compost and backfill to the existing nursery root collar level. • Each shrub will be protected with a biodegradable spiral guard measuring 75cm in height and a support cane 90cm length Avoid frosty ground conditions, and water in well.
Water and remove weeds	MSc	As necessary, most likely required during the growing season	Monitor the shrubs throughout their establishment and water / remove weeds as required. Weeds will be removed by hand in spring/early summer and again in autumn to prevent establishment over winter.
Replace any failed specimens	MSc	As necessary	Monitor the shrubs throughout their establishment and replace any like-for-like that fail to establish.
Cut back scrub	MSc	As necessary	Once established, the will need to be cut back on rotation, 1/3 every 3 years, to avoid it encroaching into the adjacent grassland habitat. Ensure that each cutting rotation always leaves a minimum 50% of the scrub edge uncut so that there is always a well-developed edge present. If a low-level grazing option is chosen for the adjacent grassland habitat, this could also help to manage scrub encroachment.
Control INNS	MSc	As necessary	The scrub will need to be monitored and any INNS removed as necessary.

Scrub Species Lists (SC-T03)

Provide a detailed species list for the habitat to be created.

Common Name	Scientific Name	Abundance / %	Comments
Blackthorn	<i>Prunus spinosa</i>	40%	
Common Holly	<i>Ilex aquifolium</i>	20%	
Rowan	<i>Sorbus aucuparia</i>	20%	
Hazel	<i>Corylus avellana</i>	15%	
Dogwood	<i>Cornus sanguinea</i>	5%	

Other Supporting Information

Supporting Information (SC-B02)

What Does Success Look Like? (SC-F01)



Source: [Flora of East Anglia - an Identification Guide](#)

Grassland (Medium, High, and Very High Distinctiveness)

Creation, Enhancement and Management Summary (GH-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 6. Grassland Med High and V. High.

Target Habitat				Other neutral grassland		
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	ONG	Use a complete grass and wildflower mix suitable for a range of traditional meadows across a wide range of soil types i.e. Emorsgate EM2 Standard General Purpose Meadow Mixture to achieve the desired species per m ² .	To enhance the existing grassland, overseeding can be undertaken, following scarification, to increase the species diversity.	All parcels will have a relaxed mowing regime to allow species to flower and set seed during each growing season.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Yes	ONG	N/A	N/A	Mowing will be relaxed during the growing season but a short area i.e., 20% under 7cm will always be retained.
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Yes	ONG	N/A	N/A	
D	Cover of bracken <i>Pteridium aquilinum</i> less than 20% and cover of scrub (including bramble) less than 5%.	Yes	ONG	N/A	N/A	Management will involve removing any bracken or scrub that is encroaching into the grassland.
E	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging activities) accounts for less than 5% of total area. If any invasive non-native species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	No	N/A	N/A	N/A	N/A

F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type. Note – this criterion is essential for achieving Good condition for non-acid grassland types only.	No	N/A	N/A	N/A	N/A
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Additional Management Prescriptions (GH-B01)						
N/A						

Grassland (Medium, High, and Very High Distinctiveness)

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

Action	Relevant Parcels	Timing	Prescriptions
Seed EM2 Standard General Purpose Meadow Mixture (or similar)	ONG	Autumn or spring	Follow the seed supplier instructions, but in summary, this will include: - Create a sowing area that is not highly fertile and is unlikely to have a problem with perennial weeds. - Harrow or rake the soil to produce a medium tilth. - Roll or tread the soil to produce a level firm surface. - Sow the seed by machine or broadcast by hand; the seed must be surface sown at the density recommended by the seed supplier. Firm in with a roll, or by treading, to give good soil/seed contact
Overseed EM2 Standard General Purpose Meadow Mixture (or similar)	ONG	Autumn or spring	The site should be cut hard before vigorously harrowing the existing sward. Open up approximately 40-50% new space within the existing sward and then broadcast the seed by machine or by hand. The seed must be surface sown and then rolled in to increase soil contact. This will suppress competitive grasses and undesirable species.
Mow grassland every 7-10 days	ONG	During the growing season (March to October) for the first year of establishment	Mow regularly to 40-60mm to help develop a good sward structure and enable slower growing species to establish well and not be outcompeted by fast growing grasses. This will help control annual weeds also. Checks for ground nesting birds will take place before every cut.
Implement no mowing regime	ONG	Between March – July after establishment	Mowing will not take place between March and July to allow species to flower and set seed.
Take a ‘hay cut’	ONG	End July-early August & August-October	After flowering, take a ‘hay cut’, which involves cutting or grazing the grassland to c.50mm. Ensure that 20% of the grassland area is left tall to achieve a varied sward height; this could be located around the field edges adjacent to the scrub. If the cutting option is chosen, leave the ‘hay’ to dry and shed seed for 3-7 days then remove all the arisings from the site. Mow any regrowth to maintain a sward height of at least 50mm (leaving 20% tall at the field edges) through to late autumn and again in spring if necessary.
Control scrub, bracken, suboptimal species and INNS	ONG	As necessary	The mowing regime will help to naturally achieve this action; however, the grassland will need to be monitored during the relaxed mowing period and any scrub, bracken, suboptimal species, or INNS removed as necessary.

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

Provide a detailed species list for the habitat to be created: [EM2 Standard General Purpose Meadow Mixture - Emorsgate Seeds](#)

Common Name	Scientific Name	Abundance / %	Comments
Yarrow	<i>Achillea millefolium</i>	0.75%	
Common Knapweed	<i>Centurea nigra</i>	2.25%	
Wild Carrot	<i>Daucus carota</i>	1.20%	
Lady's Bedstraw	<i>Galium verum</i>	0.30%	
Field Scabious	<i>Knautia arvensis</i>	0.60%	
Oxeye Daisy	<i>Leucanthemum vulgare</i>	1.95%	
Musk Mallow	<i>Malva moschata</i>	0.75%	
Ribwort Plantain	<i>Plantago lanceolata</i>	2.25%	
Salad Burnet	<i>Poterium sanguisorba ssp sanguisorba</i>	1.50%	
Cowslip	<i>Primula veris</i>	0.45%	
Meadow Buttercup	<i>Ranunculus acris</i>	1.50%	
Yellow Rattle	<i>Rhinanthus minor</i>	0.75%	
Bladder Campion	<i>Silene vulgaris</i>	0.75%	
Common Bent	<i>Agrostis capillaris</i>	8.50%	
Crested Dogtail	<i>Cynosurus cristatus</i>	29.75%	
Red Fescue	<i>Festuca rubra</i>	25.50%	
Smaller Cat's-tail	<i>Phleum bertolonii</i>	4.25%	
Smooth-stalked Meadow-grass	<i>Poa pratensis</i>	17.00%	

Other Supporting Information

What Does Success Look Like? (GH-F01)



Source: [How to create a wildflower meadow – Natural England](#)

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:			Species-rich native hedgerow			
Condition Assessment Criteria		Targeted?	Relevant Features	Creation Approach	Enhancement Approach	Management Approach
A1	Height >1.5m average along length.	Yes	NH	N/A	N/A	Management will cut the hedgerow to achieve 1.5m in height in later years.
A2	Width >1.5m average along length.	Yes	NH	N/A	N/A	Management will cut the hedgerow to at least 1.5m in width in later years.
B1	Gap – hedge base Gap between ground and base of canopy <0.5m for >90% of length.	Yes	NH	N/A	N/A	A regular cutting regime will maintain a dense hedgerow structure without gaps in later years.
B2	Gap – hedgerow canopy continuity Gaps make up <10% of total length; and no canopy gaps >5m.	Yes	NH	N/A	N/A	A regular cutting regime will maintain a dense hedgerow structure without gaps.
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	NH	N/A	N/A	Management of the adjacent grassland will leave the field margins uncut and therefore keep an undisturbed buffer along the hedgerow.
C2	Nutrient-enriched perennial vegetation Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	No	N/A	N/A	N/A	This should naturally occur alongside the management of the adjacent grassland, which will reduce nutrient levels over time.
D1	Invasive and neophyte species >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on	Yes	NH	N/A	N/A	Invasive and neophyte species will be monitored and controlled as necessary.

	Schedule 9 of WCA) and recently N/A introduced species.					
D2	N/A Current damage >90 N/A % of the hedgerow or undisturbed ground is free of damage caused by human activities.	Yes	NH		N/A	As the site will be managed for biodiversity it is considered unlikely that any damage will occur.
E1	Tree class (applicable to hedgerows with trees only) There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and there is on average at least one mature, ancient or veteran tree present per 20 – 50m of hedgerow.	No	N/A	N/A	N/A	N/A
E2	E2. Tree health (applicable to hedgerows with trees only) At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	No	N/A	N/A	N/A	N/A

Additional Management Prescriptions (HD-B01)

Hedgerow

Creation, Enhancement and Management Methods (HD-T02)

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

Action	Relevant Features	Timing	Prescriptions
Plant shrub species	NH	November to February	Follow the supplier instructions, but in summary, this will include: • Wood chip mulch will be applied in a layer, 2-4 inches deep, to eliminate weeds prior to planting. • Pit-plant individually in winter, with mycorrhizal fungi and planting compost added to stimulate growth. Add compost and backfill to the existing nursery root collar level. • Planted in a double, zig zag row with at least 5 species/30m and 5-7 plants/m • Each shrub will be protected with a biodegradable spiral guard measuring 75cm in height and a support cane 90cm length. Avoid frosty ground conditions, and water in well.
Water and remove weeds	NH	As necessary, most likely required during the growing season	Monitor the shrubs throughout their establishment and water / remove weeds as required. Weeds will be removed by hand in spring/early summer and again in autumn to prevent establishment over winter.
Replace any failed specimens	NH	As necessary	Monitor the shrubs throughout their establishment and replace any like-for-like that fail to establish.
Manage hedgerow through cutting	NH	Late autumn	Once established, the hedgerow can be cut on a two-year rotational cycle, ensuring that only 50% of the hedgerow is cut at any one time. This will allow the uncut hedgerow species to fruit in the autumn and provide a food source for birds and other wildlife throughout the autumn and winter. A 1m undisturbed margin will be maintained along the hedgerow length. This hedgerow is along a track that is not used by livestock, heavy machinery or footpaths allowing the base to support a wide variety of species.
Control INNS	NH	As necessary	The scrub will need to be monitored and any INNS removed as necessary.

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>	20%	
Hornbeam	<i>Carpinus betulus</i>	20%	
Common Beech	<i>Fagus Sylvatica</i>	20%	
Dogwood	<i>Cornus sanguinea</i>	20%	
Hazel	<i>Corylus avellana</i>	20%	

Other Supporting Information

Supporting Information (HD-B02)

What Does Success Look Like? (HD-F01)



Source: [National Hedgerow Week - The Tree Council](#)

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
23.04.26	Individual trees	Newly planted trees failing to establish	10% of targeted number of newly planted trees found to be dead during years 1-10.	Undertake a second round of planting, replacing failed specimens on a like-for-like basis
23.04.26	Other neutral grassland	Newly sown grassland failing to establish	Grassland fails to establish during establishment years 1-2	Oversow any areas of bare soil where the grassland has not established.
23.04.26	Other neutral grassland	High soil fertility and nutrient pollution	Competitive grasses smother wildflowers	Take silage, haylage or hay cuts
23.04.26	Scrub	Newly planted shrubs failing to establish	Any shrub is found to be dead during establishment years 1-5	Replace any failed specimen like for like during the following winter period.
23.04.26	Hedgerow	Newly planted shrubs failing to establish	Any shrub is found to be dead during establishment years 1-5	Replace any failed specimen like for like during the following winter period.
23.04.26	Hedgerow	Hedgerow over or under managed	Hedgerow lacks structure, flowers and berries or becomes leggy	Rotating the cutting cycle allowing for a mosaic of structure, ages and growth

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)

Yearly monitoring visits will be undertaken between May and August for the first 5 years, then visits will be every 5-year period between years 5-30. The information detailed in the table below (MS-T01) will be recorded during each monitoring visit and compared against the prescriptions listed above against the targeted BNG criteria for each habitat type. Photos will also be taken during each site visit as evidence and to inform the monitoring reports.

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 parcel RTs Monitor the successful establishment of trees. Record any failed specimens that need to be replaced and record any watering / weeding requirements. Record the presence of natural ecological niches, such as presence of deadwood, cavities, ivy or loose bark. Record any damage caused by human activities and the percentage of canopy that is oversailing vegetation beneath.	Annually from years 1-5, then every 5 years. Surveys to be completed between May and August
Scrub	To be undertaken on parcels MSc Record the composition of seedlings, saplings, young shrubs, and mature shrubs. Identify the presence of invasive non-native species.	Annually from years 1-5, then every 5 years. Surveys to be completed between May and August
Other neutral grassland	To be undertaken on parcels ONG Undertake quadrat sampling to identify the habitat type that is establishing, species present, and then number of species per m ² . Record information regarding the sward height variation. Estimate percentage cover of scrub and bracken cover. Identify the presence of invasive non-native species.	Annually from years 1-5, then every 5 years. Surveys to be completed between May and August
Hedgerow	To be undertaken on NH	Annually from years 1-5, then every 5 years. Surveys to be completed between May and August

	Record the height and width of the hedgerow, the height of any gap along the base or the percentage gaps within the canopy. Record whether there is an undisturbed buffer along the hedgerow's length and the percentage cover of species indicative of nutrient enrichment. Identify the presence of invasive non-native species or damage along the hedgerow's length.	
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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
Croft Ecology 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	
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	

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

Following each monitoring survey the results will be communicated to the organisation responsible for the management of the Site. This will allow them to prepare for any adaptations to the management well in advance of the next planting / growing season. A monitoring report will also be prepared for submission to the local planning authority that details the results and recommendations of each monitoring visit. The HMMP will be adapted and management prescriptions changed as necessary during the course of the HMMP lifespan.