

Habitat Management and Monitoring Plan	
For:	JJL Design and Build
Site:	Caterpillar UK Ltd, Peckleton Lane, Desford, Leicestershire, LE9 9JT
Report Date:	15 th October 2025
Report Reference	SQ-3874

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Client:	JJL Design and BUild
Site Name:	Caterpillar UK Ltd, Peckleton Lane, Desford, Leicestershire, LE9 7RN
Grid Reference:	SK 48393 01690
Report:	Habitat Management and Monitoring Plan
Planning Authority:	Hinkley and Bosworth Borough Council
Planning reference:	24/00969/FUL
Condition:	07

Issue:	Revision:	Stage:	Date:	Prepared by:	Approved by:
1	-	Draft for review	15 th October 2025	Emily Southern Bsc (hons) – Estrada Ecology Ltd	Marie Brown MSc – Estrada Ecology Ltd
2	n/a	FINAL	17 th October 2025	Emily Southern BSc (hons)- Estrada Ecology Ltd	Daniel Noble LLB (hons) – Estrada Ecology Ltd



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1 Introduction

1.1 Background

1.1.1 The following Management and Monitoring Plan has been prepared by Estrada Ecology Ltd. This document sets out the habitat creation and management approaches for the proposed redevelopments at Caterpillar UK Ltd, Peckleton Lane, Desford, Leicester, LE9 9JT.

1.1.2 This document has been produced in conjunction with the following reports, plans and consultation responses:

- Preliminary Ecological Appraisal. Estrada Ecology Ltd, report reference: SQ-1634, dated March 2024.
- Biodiversity Net Gain Report. Estrada Ecology Ltd, report reference : SQ-2349, dated September 2024
- Biodiversity Net Gain Plan. Estrada Ecology Ltd, report reference SQ-3377, dated October 2024.
- Landscaping Plan, No reference, One-Environment, 2025.

1.1.3 This document has been prepared to discharge planning condition number 07 of planning application number 24/00969/FUL. This conditions state:

"Condition 07:

No development approved by this planning permission shall commence until a Biodiversity Enhancement Management Plan (BEMP) has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that biodiversity, ecological and geological interests are protected, enhanced and maintained in accordance with Policy DM6 of the adopted Site Allocations and Development 24/00969/FUL Page 3 of 9 PEFULZ Management Policies Development Plan Document (2016) and policies ENV2 and ENV3 of the Desford Neighbourhood Plan (2021)."

1.1.4 Due to the presence significant habitats recommended in the post development plan a Habitat Management and Monitoring Plan has been produced to ensure the effective management of these habitats.



1.2 Site Location, Setting and Proposals

- 1.2.1 The application site is located within the administrative area of Hinckley and Bosworth Borough Council. The site is located within the Desford area, approximately 10.7km southwest of Leicester city centre. The survey site's central OS grid reference is recorded to be SK 48393 01690.
- 1.2.2 The site consists of developed land; sealed surface, with modified grassland, with sections of scattered trees, and compartments of introduced shrub and mixed scrub.
- 1.2.3 The wider landscape is dominated by agricultural and recreational land. Industrial developments are also located to the immediate west of the site. Small pockets of woodland are also present within the immediate landscape.
- 1.2.4 The application 24/00969/FUL pertains to the extension of the existing carpark.

Figure 1: The Site Within the Wider Setting



Figure 2: Proposed Site Development Scheme



One-Environments (2025)

1.3 Legislation & Policy

- 1.3.1 The Environment Bill (2020) seeks to improve biodiversity through several means, including the introduction of a mandatory requirement for new developments to achieve a minimum of 10% biodiversity net gain, which will be managed as such for a minimum of 30 years after the development has been completed (Environment Bank, 2021). Key parts of the Environment Bill which relate to biodiversity net gain and its delivery are Part 6 Nature and Biodiversity and the supporting Schedule 14, particularly sections 9(3), 13(2), 14(2), and 15.
- 1.3.2 All relevant EU and UK nature conservation law will be adhered to in relation to the protection of ecological features and ecological enhancement. This includes the protection afforded to nesting birds under the Wildlife and Countryside Act 1981 (as amended).
- 1.3.3 Under the National Planning Policy Framework (2024), the presence of any protected species is a material planning consideration. The Framework states that impacts arising from development proposals must be avoided where possible, or mitigated / compensated for, and that opportunities for ecological enhancement should be sought.

2 Aims and Objectives

- 2.1 The aims of this Habitat Management and Monitoring Plan are as follows:
- 2.2 Maintain and enhance biodiversity value within the site:
- **Objective 1:** Protect and maintain retained habitats within the site.
 - **Objective 2:** Create new, ecological viable, and locally appropriate habitats suitable for native species.
- 2.3 Manage the site for biodiversity in the long-term.
- **Objective 3:** To ensure new and existing habitats establish and are suitably maintained to ensure long-term biodiversity gain (30 years).
- 2.4 Monitor the created habitats to ensure long-term success.
- **Objective 4:** Provide a framework of monitoring and outline review timeframes set for habitat condition targets.

- **Objective 5:** Provide roles and responsibilities those responsible for addressing the maintenance responsibilities outlined in the HMMP.

3 Biodiversity Net Gain (BNG):

- 3.1 The site pre-development has been valued to have a total of 0.23 area habitat units and 0.25 linear habitat units. To achieve the target 10% net gain and satisfy the Trading Summaries, the site post development would need to provide 0.25 area habitat units, and 0.27 linear habitat units, minimum.
- 3.2 The site post-development has been valued to have a total of 0.78 area habitat units (243.17% net gain), and 0.71 linear habitat units (183.62% net gain). The Trading Summaries have been satisfied.

Table 1: Post-development Habitats and Units

Creation Habitats UKHABS	Target Condition
Developed Land, Sealed Surface	N/A
Individual Trees	Moderate
Other Neutral Grassland	Moderate
Mixed Scrub	Moderate
Introduced Shrub	N/A
Individual Trees	Good
Individual Trees	Moderate
Introduced Shrub	N/A
Modified Grassland	Poor

4 Habitats to be Retained and Protected

- 4.1 For the proposed development scheme, individual trees scattered throughout the site, introduced shrubs and modified grassland are all scheduled to be retained. All other significant habitats are proposed to be removed.
- 4.2 During the development of the site, the retained trees within the site should be protected from damage using a root protection area (RPA). This root protection zone should be approximately 5 meters from the

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rootstock of the tree and be secured with a physical barrier. The above will further prevent soil compaction within the zone of influence.

- 4.3 Signs should be installed so that all contractors can identify habitat areas that are marked for retention.

5 Create New Ecological Viable and Locally Appropriate Habitats

- 5.1 The proposed landscaping scheme incorporates the creation of areas of introduced shrub, other neutral grassland, mixed scrub and multiple trees of native species.

- 5.2 The habitat creation and retention measures as outlined in the provided landscaping scheme have been designed to compensate for the loss of existing habitats within the site resulting from the development. The planting schedule, subject to appropriate management, will enhance the site for biodiversity in the long term.

- 5.3 The developer will be responsible for ensuring that the measures listed are incorporated into the development process to meet any planning conditions set by Hinckley and Bosworth Borough Council.

- 5.4 Management and monitoring regimes for the proposed new habitats are discussed in Section 7. The following outlines the specification and implementations of new plantings.

5.5 Introduced Shrubs

- 5.5.1 Multiple small areas of introduced shrubs are proposed within the site forming decorative planting areas around the building. This habitat type has no condition assessment and a set biodiversity value regardless of composition. The current landscaping plan outlines such areas to be planted with non-native species such as decorative lavender, mock orange 'Manteau d'Hermine', coneflowers, golden oats, among others. It is confirmed following the review of the planting schedule, no schedule 9 species as listed by the wildlife and countryside act 1981 (as amended) have been proposed.

- 5.5.2 Soil should be created to be well-draining and managed prior to eliminate all competing weeds which may arise. A planting time of Autumn to spring is ideal, avoiding the summer months unless irrigation is guaranteed.

5.6 Other Neutral Grassland

- 5.6.1 An area of other neutral grassland will be created on site. Moderate condition of the grassland will be achieved by seeding the area with an appropriate, species-rich wildflower and grass mixture and employing an adaptive management regime, creating areas of bare ground, and ensuring no invasive, non-native species are present.
- 5.6.2 The specification for the grass area is detailed on the provided landscaping plan. It can be sown with a wildflower grass seed mixture, such as EM1 Basic General Purpose Meadow Mixture by Emorsgate, or similar.
- 5.6.3 Any new grassland should be sown as per the instructions / recommendations listed by the seed mixture provider. Prepare the soil by cultivating it to a stable, medium-fine tilth, removing any weeds. Sow the grass seed mix at the manufacturer's recommended rate (g/m²). If conditions are dry, lightly water the area to maintain adequate moisture. After sowing, lightly rake the surface to settle the seed without burying it, then roll or tread the area to ensure firm contact between seed and soil.
- 5.6.4 To aid establishment, areas of new grassland should be fenced to prevent interference which could deter establishment. Any perennial weeds which colonise the area should be removed so they do not out compete the establishing grassland.
- 5.6.5 Most of the sown meadow species are perennial and are slow to establish. Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings, are great for bugs, and they will die before the year is out. So, resist cutting the annual weeds until mid to late summer, especially if the mixture contains Yellow Rattle, or has been sown with a nurse of cornfield annuals. Then cut, remove and compost. Early August is a good time. This will reveal the young meadow, which can then be kept short by grazing or mowing through to the end of March of the following year. Dig out any residual perennial weeds such as docks.
- 5.6.6 In the second and subsequent years EM1 sowings can be managed in a number of ways which, in association with soil fertility, will determine

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the character of the grassland. The best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing or grazing.

- 5.6.7 Meadow grassland is not cut or grazed from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol trimmer or tractor mower to c 50 mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed.

5.7 Tree Plantings

- 5.7.1 Multiple scattered trees are proposed for the post-development scheme both within the site and in the off-site planting areas. All trees are assessed to have a target condition of Moderate.
- 5.7.2 The specifications of the proposed tree plantings comprise native species including wild cherry (*Prunus avium*), Tibetan cherry (*Prunus serrula*), beech (*Fagus sylvatica*), holly (*Ilex aquifolium*), sycamore (*Acer pseudoplatanus*), silver birch (*Betula pendula*) and field maple (*Acer campestre*), amongst others.
- 5.7.3 These trees are a requirement as part of the development schemes' biodiversity net gain assessment. As such, if any tree dies or is lost during the thirty-year management period, it must be replaced promptly like-for-like and at a size still be able to achieve the target size classification by the end of the management period.
- 5.7.4 The proposed trees are all assessed as being of a 'small' size within the BNG guidelines (defined as any tree with a breast height diameter of 75 - 300 mm after the thirty-year post-planting period). Specification of the planting size has been detail on the provided landscaping plan. Whips at around 1.2 to 2.5 m height and a stem diameter 10 to 40 mm are considered suitable to achieve a small size class without significant risk. Any tree predicted to not achieve a 'small' size class at thirty-years post-planting should be replaced with a tree of a size which is expected to.
- 5.7.5 The proposed new tree plantings should be ideally conducted between October and March, avoiding periods of inundation or prolonged ground frost. Bare root species planting should not be carried out in waterlogged or frozen ground to prevent the plants failing.



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- 5.7.6 All new trees are recommended to be afforded some physical protection and support to reduce the risk of failed establishment. It is recommended that all trees are supported by stakes with adjustable rubber tree ties through establishment.

5.8 Mixed Scrub

- 5.8.1 An area of the site is proposed to be planted with mixed scrub to provide onsite biodiversity value. This area of planting is a requirement as part of the development schemes' biodiversity net gain assessment. This area was assessed to have a target condition of Moderate: passing criteria A, C, and D.
- 5.8.2 This habitat is a requirement as part of the development schemes' biodiversity net gain assessment.
- 5.8.3 This biodiversity area is comprised of a mix of native species including pussy willow (*Salix caprea*), common dogwood (*Cornus sanguinea*), European hazel (*Corylus avellana*), and European spindle (*Euonymus europaeus*), among others. It is confirmed following the review of the planting schedule, no schedule 9 species as listed by the wildlife and countryside act 1981 (as amended) have been proposed.
- 5.8.4 The soil should be prepared to be recompacted and well-draining. Any weeds or undesirable species should be removed during the establishment period. It is recommended that the planting of the scrub species is conducted during the dormant season (late autumn to early spring), avoiding the summer months unless irrigation is guaranteed. Plants should be well-watered initially. Consider adding mulch around the ground away from the plant stems to better retain moisture and suppress weeds.
- 5.8.5 Species should be mixed with no one species dominating the composition. Avoid planting in too tight a cluster to allow for air circulation and future growth.

6 Timings for Creation of BNG Assets

- 6.1 The landscaping, comprising the planting of trees and scrub and sowing of grassland, should aim to be completed at or after the time of the completion of the proposed building. There should be no significant time between the completion of the main development of the site and the installation of the landscaping features, if feasible.

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- 6.2 Once all the landscaping is completed and installed then the thirty-year management / monitoring period for these habitats will commence.

7 Manage the Site for Biodiversity in the Long-term

- 7.1 The following section outlines the works programme and management regime, outlining the specification and implementation over a thirty-year period.

Table 2: 30-Year Management and Maintenance Programme

Prescriptions	Years with Priority						
	1	2	3	5	6-10	11-20	21-30
Other Neutral Grassland – Target condition of Moderate							
During establishment (first 12-16 months after creation), restrict any foot traffic to a minimum level during the first year to allow the ground cover to knit together as a joined seed. Remove any perennial weeds which establish. Ensure seed is suitably watered. Most of the sown meadow species are perennial and are slow to establish. Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings, are great for bugs, and they will die before the year is out. So resist cutting the annual weeds until mid to late summer.	√						
In mid to late summer, cut, remove and compost. Early August is a good time. This will reveal the young meadow, which can then be kept short by grazing or mowing through to the end of March of the following year. Dig out any residual perennial weeds such as docks.	√						
In the second and subsequent years EM1 sowings can be managed in a number of ways which, in association with soil fertility, will determine the character of the grassland. The best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing or grazing. Meadow grassland is not cut or grazed from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol strimmer or tractor mower to c 50 mm. Leave the 'hay' to dry and		√	√	√	√	√	√

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Prescriptions	Years with Priority						
	1	2	3	5	6-10	11-20	21-30
shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed. Modified grassland areas can be mown as and when required depending on aesthetic requirements.							
No mechanical tools should be used around the base of the trees; grass should be hand cut to avoid any potential damage to the base of tree trunks.	√	√	√	√	√	√	√
Areas of grassland should subject to no significant wear. This includes the standing or storing of materials on the habitat for an extended period of time which may reduce the habitat to bare ground. Re-seed as necessary to cover any patches that show bare ground to maintain full cover across the site.	As and when required.						
Spot treat weeds, grubs or fungal patches as and when detected. Grassland should be surveyed for the presence of persistent weeds which should be removed appropriately. Use of weed killer to be avoided where practical.	√	√	√	√	√	√	√
New Introduced Shrub Plantings							
To aid the establishment of planting areas, it is recommended that new shrub beds are protected from public, such as with simple fencing. Measures to avoid damage or degradation by public to such areas until successful establishment.	√						
Introduced shrub planting subject to periodic inspections for perennial weeds which could out compete ornamental species. Weeds should be removed by hand. Use of weed killer to be avoided where practical.	√	√	√	√	√	√	√
New Tree Plantings – Target condition of Moderate							

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Prescriptions	Years with Priority						
	1	2	3	5	6-10	11-20	21-30
New tree plantings to be supported with stakes and ties until established. All stakes and ties to be inspected and where required, replaced or adjusted. Tree supports and ties can be removed once trees have become established. If trees are yet to establish, stakes and ties should be adjusted to enable growth.	√	√	√	√			
New tree plantings should be watered in during establishment. In periods of prolonged drought additional watering should be undertaken to prevent the specimens from failing.	√	√	√	√			
Newly planted trees will be treated with mulch around stem to aid establishment and prevent growth of weeds. Mulch to be re-applied every spring for the first five growing seasons or until trees are suitably established.	√	√	√	√			
No regular pruning of the trees should occur in years 1 to 5 to allow establishment.	√	√	√	√			
Following establishment, all proposed trees can be managed as desired within reason. Given a target condition of Moderate with targeted criteria A, B and F no specific management practices are required. Any management should be conducted outside of the breeding bird seasons (April to September inclusive) if able.				√	√	√	√
Periodic inspections to check for pests, disease or damage should be conducted routinely outside the breeding bird season. Any defects should be addressed immediately, and any treatments required to rectify the issues applied.	√	√	√	√	√	√	√
Any trees lost should be removed immediately and disposed of accordingly. These must be replaced at the current expected girth in-line with the progress scheduled to achieve the target size by the completion of the thirty-year management period.							
New Mixed Scrub Planting – Target Condition of Moderate							



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Prescriptions	Years with Priority						
	1	2	3	5	6-10	11-20	21-30
Water in plants during period of droughts or extended dry periods, especially during the establishment of the habitat.	√	√	√	√	√	√	√
For at least the first 2–3 growing seasons, clear competing vegetation around each plant to reduce stress and improve growth. This is recommended to be done manually.	√	√	√				
Monitor the habitat during the establishment period and replace any dead / failing species like-for-like as needed (preferably done in dormant season)	√	√	√				
Scrub habitat should not be subject to regular or habitual management such as pruning during the first 2–3 growing seasons to encourage a natural composition and structure.	√	√	√				
Periodic inspections to check for pests or disease should be conducted routinely outside the breeding bird season which is April to September inclusive. Any defects should be addressed immediately, and any treatments required to rectify the issues applied. Any deceased specimens should be removed immediately and disposed of accordingly.	√	√	√	√	√	√	√
Periodic inspections to check for any aggressively dominant species (such as bramble) are affecting or modifying the composition of the habitat.	√	√	√	√	√	√	√
To maintain rides and sheltered edges, any scrub vegetation which encroaches into the maintenance grass planted paths which extend through the habitat should be cut back. Grass paths within scrub area not to be regularly cut and should maintain a tall sward height.	√	√	√	√	√	√	√
Do not fertilize. Scrub habitats generally establish better on nutrient-poor soils; enrichment promotes weedy growth and undesirable species dominance.	√	√	√	√	√	√	√
General Site Measures							



Prescriptions	Years with Priority						
	1	2	3	5	6-10	11-20	21-30
Any habitat retained or created within the development boundary which is lost, destroyed, or otherwise degraded should be replaced / reinstated like-for-like in accordance with the proposed landscaping plan and BNG post-development assessment.	√	√	√	√	√	√	√
An annual inspection for the presence of non-native invasive flora across the whole site should be undertaken and action taken should colonisation be recorded.	√	√	√	√	√	√	√
Litter should be removed from the site as part of the general day to day site management.	√	√	√	√	√	√	√
Monitoring							
Ecological BNG monitoring surveys undertaken by a suitably qualified ecologist and monitoring reports produced. Surveys and reports to be undertaken in years 1, 2, 5, 10, 20 and 30.	1	2	-	5	10	20	30
Relating to the above surveys, updates and amendments of method statement based on results of monitoring reports, where deemed applicable.	√	√	-	√	√	√	√

7.2 General Maintenance

- 7.2.1 Planting and maintenance of retained and newly created habitats are recommended to be undertaken by a competent landscape contractor such as a member of The British Association of Landscape Industries (BALI).
- 7.2.2 All plantings should be carried out following specifications outlined in this report or as provide by manufacturer's / provider's recommendations. The landscaping should strictly adhere to the accepted landscaping scheme relevant to the BNG report and managed in accordance with measures outlined herein to achieve target conditions.
- 7.2.3 Any works affecting protected species (if required), should be undertaken by a suitable qualified ecologist and said ecologist should be on call during the onset of site works to ensure any protected

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species issues that may arise are dealt with in a competent manner and act as an ecological clerk of works

- 7.2.4 Pesticide and herbicide applications should be avoided where practical. Where the need outweighs the risk, applications should be applied by a suitably qualified contractor.
- 7.2.5 Newly created habitats should be managed to avoid impact and damage to aid their establishment.

8 Maintenance / Management Responsibilities

- 8.1 This HMMP has been produced by Assistant Ecologist Emily Southern of Estrada Ecology Ltd. Emily Southern is a suitably qualified ecologist with experience of UK Habitat classification surveys and biodiversity net gain surveys and calculations. Emily has had experience producing and adapting HMMP documents.
- 8.2 It is understood that the company operating at the site post-construction during the thirty-year management period will be Caterpillar inc, who will act as the named land manager. The land manager will be responsible for the implementation of this HMMP, and the prescriptions included herein. The appointed land manager will also have the responsibility to enact the included prescriptions over the 30-year management plan, which may result in an adaptation to the HMMP. If the named land manager is required to change, this HMMP shall be updated to reflect this.
- 8.2 It is the responsibility of the appointed land manager to uphold the implemented management / maintenance programme as outlined within this report. Any third parties must be informed of the details of this management / maintenance programme as to fully comply with the details outlined in this report. Likewise, it is the applicant's responsibility to inform any construction / development companies involved in the development of the site such that they can inform their workers to comply with the outlined requirements for development-stage responsibilities regarding habitats and protected species.
- 8.3 The named land manager may choose to outsource the management / maintenance responsibility to suitably qualified landscapers (etc.). No such management organisation has been appointed at this stage. This HMMP should be amended to include reference to the acting



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management organisation(s) responsible for implementing the prescriptions outlined herein if other organisations are employed.

8.4 The LPA or Responsible Body for Reviewing HMMP is the Hinckley and Bosworth Borough Council. This LPA / organisation will be contactable within the 30-year management period regarding approval of any significant changes to this HMMP document.

8.5 The management and maintenance schedule outlined in this HMMP will last thirty-years and commence on the finalisation of the site development works and the proposed landscaping. This HMMP should be seen as a fluid document over its thirty-year period and subject to change dependent on the success or otherwise of the planting and management regime.

9 Monitor the Site and Review the Management Plan

9.1 The condition / state of the proposed habitats on site post-development will be monitored with scheduled site surveys conducted by a suitably qualified ecologist. These monitoring surveys aim to establish the success or otherwise of the scheme with respects of the relevant BNG assessments. The monitoring of the site should be undertaken in **years 1, 2, 5, 10, 20 and 30** following habitat creation and submitted to the Local Planning Authority in the appropriate format specified.

9.3 The reports should be based on a robust ecological assessment of the site and condition of the habitats and species using the Statutory Metric habitat condition assessments. Where problems with establishment and growth of habitats is identified, measures should be implemented to remediate any failure and the management strategy, and the management plan be adapted.

9.4 Results of the monitoring will inform the management strategy. The strategy should be seen as a fluid document over its thirty-year period and subject to change dependent on the success or otherwise of the planting and management regime.

9.5 Monitoring reports shall be submitted to the LPA on the 1st of November of each monitoring year after habitat creation. Any DEFRA Metric produced for this site after the habitat creation which is referenced within a monitoring report should be supplied along with the report. GIS files will also accompany each monitoring report. The data recorded

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shall be provided in standardised format to allow use of data in district-wide biodiversity network database, if applicable.



References and Bibliography

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