



**Brindle
&Green**

Biodiversity Enhancement and Management Plan (BEMP)

Land at Kirkby Road, Desford, Leicestershire

Report Reference: BG22.140

REV2 April 2026



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Revision	Approved	Revision Details
REV1	KB	Revised layout and SUDs location
REV2	KB	Revised Suds location and target condition of scrub

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1 Summary

- 1.1.1 Brindle and Green Environmental Consultants Ltd were commissioned by Davidsons Developments Ltd to undertake a Biodiversity Enhancement and Management Plan (BEMP) for the site known as Land at Kirby Road, Desford, Leicestershire.
- 1.1.2 The purpose of this document is to set out the details for the establishment and enhancement of onsite habitats and their long-term management in order to enhance biodiversity on site and meet a 25% biodiversity net gain. It is understood that the proposal involves clearance of arable habitat and partial hedge removal. The design will see the creation of a large area of open space along the eastern, western and southern boundary. These areas will include a mixture of grassland tolerant of differing levels of disturbance and varying amounts of public access. There will also be a large Sustainable Urban Drainage feature (SUDs) which will be managed for biodiversity. Scrub and tree planting will also be planted within this area. The layout proposals can be found in Appendix 1. This report is to be read in conjunction with the supporting Ecological Impact assessment (EclA) (BG22.140, November 2022).

2 Introduction

2.1 Scope and aim of the appraisal

2.1.1 Brindle & Green Ecological Consultants Ltd were commissioned by Davidsons Developments Ltd to compile a Biodiversity Enhancement and Management Plan (BEMP), in relation to a planning application for proposed development of 120 new residential properties as well as associated access, gardens and open space on the site known as Land at Kirkby Road, Desford, Leicestershire.

2.1.2 This document has been prepared discharge a draft condition for the planning submission which states:

2.1.3 *“A Biodiversity Enhancement and Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The BEMP shall demonstrate measurable biodiversity net gain. The plan Shall include:*

- a) Description, evaluation and location of the ecological features and biodiversity enhancement measures to be created and managed.*
- b) Ecological trends and constraints on site that might influence management.*
- c) Aims and objectives of biodiversity enhancements and their management including protected species.*
- d) Appropriate management options for achieving aims and objectives of the project.*
- e) Prescriptions for management actions.*
- f) Preparation of a work schedule*
- g) Details of the body or organization responsible for implementation of the plan.*
- h) Ongoing monitoring and remedial measures (as a minimum this should include monitoring surveys in years 2,3,4,5,10, 15,25 and 30 following habitat creation and initial enhancement works)*

The development shall be implemented in accordance with the approved BEMP. The monitoring reports shall be submitted to the LPA for approval in years 2,3,4 ,5,10,15,25 and 30 following the habitat creation and initial enhancement works. The monitoring reports should detail monitoring results and any remedial actions required.

- 2.1.4 This document refers to the findings of the Ecological impact Assessment (EcIA) compiled by Brindle and Green Ltd (BG22.140, November 2022) to provide an indicative timescale for implementation of the mitigation and compensation measures to be undertaken prior to the commencement of works onsite (Table 1), during construction and ongoing post construction management relating to habitat management.
- 2.1.5 This document should inform the management of retained, enhanced and created habitats within the site ownership, inform supplementary planting within the site ownership and inform the planting plan for the soft landscaping scheme within the Red line boundary (Appendix 1). The planting proposals onsite will support areas of meadow mixtures sectioned off from public access, species rich grassland with reduced cutting within public open space as well as flowering lawn areas which would be accessible amenity use. Scattered trees and scrub planting will be native species to provide year-round interest by incorporating a mixture of leaf structures and foliage colours representative of the surrounding habitats and landscape.
- 2.1.6 Protected species undertaken in 2022 confirmed the absence of great crested newts or roosting bats on site or within the zone of influence. A small population of grass snake (*Natrix helvetica*) was recorded to the north-west of the site adjacent to the onsite pond. An updated badger walkover in 2025 did not find evidence of badger setts on site although the rural location suggests they may be present in the wider environment and could commute and forage through the site. The proposed habitats within this document will provide habitat enhancements for birds, bats, reptiles, badgers and other mammal species of principle importance. The integration of bat and bird boxes, as well as hedgehog highways and hibernacula have been included within the accompanying Ecological Constraints and Opportunities document BG22.140, Discharge of Condition 5 Letter – REV7, November 2025
- 2.1.7 Reasonable Avoidance Measures (RAMs) will be undertaken for breeding birds, bats, herptiles, badgers as well as mammal species of principal importance prior to site clearance and during construction which have been included within the accompanying Ecological Constraints and Opportunities document BG22.140, Discharge of Condition 5 Letter – REV7, November 2025.
- 2.1.8 Deviation from the design plans detailed within Appendix 1 may necessitate amendments to this document at a later stage. If construction has not commenced within one year of the date of this report, the document may require reviewing and/or updating.

3 Description and Evaluation of Features to be Managed

3.1 Existing Features on Site to be Considered

- 3.1.1 The application site can be found at SK 47148 02882 situated at the south western boundary of the village of Desford, Leicestershire. The site is bordered to the north and east by residential development, with the southern and western boundaries adjacent to agricultural land. An area of woodland associated with Peckleton Common was located approximately 350m to the south, however connectivity from the site to this woodland was limited.
- 3.1.2 The site was the subject of a preliminary ecological appraisal and further ecological surveys undertaken by Brindle and Green Ltd, the results of which are reported within the Ecological Impact Assessment (BG22.140, November 2022).
- 3.1.3 The baseline value of the site was calculated within the Biodiversity Metric 3.1 at 11.41 'Habitat Units' and 7.89 'Hedgerow Units'. The proposals were calculated using the biodiversity metric 3.1 to result in a net gain of 2.91 'Habitat Units' (25.53%) and 2.81 Hedgerow Units (35.66%).

3.2 Ecological Trends and Constraints on site that might influence management.

- 3.2.1 Further ecological survey work completed as part of the Ecological Impact Assessment (BG22.140, November 2022) found the presence of a small population (peak 2 individuals) of grass snake at the north-western corner of the site. Bat surveys confirmed likely absence of roosting bats within buildings on site. Great crested newt surveys confirmed likely absence on site or within the 500m zone on influence. An updated badger walkover undertaken in June 2025 found no evidence of any badgers setts on site.
- 3.2.2 To safeguard protected species from harm during the development RAMs will be followed during all site clearance and development phases of the development. These have been included within the accompanying Ecological Constraints and Opportunities document BG22.140, Discharge of Condition 5 Letter – REV7, November 2025

- 3.2.3 The habitats on site have been evaluated as having up to 'local Value' in relation to the immediate surroundings and a regional context, due to the presence of native species poor hedgerows on site as well as the presence of reptiles and suitability to support other protected species. The area to be cleared to facilitate development is primarily arable habitat, as well as one dwelling, associated garden and partial hedge removal to facilitate access. The onsite pond and immediate grassland surrounding the pond will be retained and enhanced as part of the scheme through deepening so it can hold water for more of the year and planted with species rich marginal vegetation.
- 3.2.4 The site is required to meet a 25% net gain target as such the landscape proposals have been devised to meet this target. The accompanying metric BG22.140.2 Kirkby Road, Desford Biodiversity Metric 3.1 – FINAL 28.11.2025 should be reviewed in conjunction with this document.
- Habitat Creation – Purpose and Objectives
- 3.2.5 The layout includes areas of open space, notably along the south-western boundary. There are also several amenity areas proposed in the south-western area of the site and on road verges. These areas although will be mown more frequently will be seeded with a species rich seed mix.
- 3.2.6 These areas will include a mixture of species rich meadow grassland, managed species rich grassland which is more accessible to the public and moderate species diversity areas tolerant of more regular disturbance. There will also be a large Sustainable Urban Drainage feature (SUDs) which will be planted with a species rich wetland mixed managed for biodiversity. Scrub and tree planting will also be planted within this area. The tree planting will be undertaken throughout the areas of open space to provide vertical structure and provide connectivity through the development and to the wider landscape.
- 3.2.7 The site was found to support 'Local Value' for protected species. Key management targets have been identified to enhance and maintain the ecological value of the site and are summarised within Table 1.

Table 1: Ecological Receptors, the impact associated with the development and the proposed mitigation / enhancements.

Receptor	Source of Impact	Un-mitigated Impact	Proposed Working Method	Risk with Mitigation	Timing of Proposed Works
Habitats	Loss of low value arable habitat, removal of hedgerow (H1) and partial removal of hedgerow (H2).	Negative not significant impact at the local level	Enhancement of retained hedgerows on site through targeting the understorey. Enhancement of the retained pond on site by making permanently wet and planting aquatic marginal vegetation. Creation of large area of other neutral grassland – seeded with a meadow mixture and managed for biodiversity fenced from public access. Amenity spaces will be seeded with a species rich flowering lawn mix to improve species diversity. Planting of mixed scrub to south-western boundary Tree planting across the scheme.	Neutral (Not Significant)	Autumn 2025 - 2028
Breeding birds	Potential disturbance, loss, or harm to nesting birds, their nests, eggs and young	Negative not significant impact at the local level	Vegetation clearance and building demolition undertaken outside of nesting bird season. If this is not possible, a pre-works check of the habitat will be conducted to ensure no nesting individuals are present.	Neutral (Not Significant)	Autumn 2025 - 2028
	Loss of foraging resources				
	Loss of nesting habitat		Post construction enhancement through inclusion of bird boxes into the scheme as well as soft landscaping to include native tree planting.		

Receptor	Source of Impact	Un-mitigated Impact	Proposed Working Method	Risk with Mitigation	Timing of Proposed Works
Roosting Bats	Disturbance / loss of roosting habitat.	Negative not significant impact at the local level	Inclusion of additional roosting provisions through integrated bat boxes across the scheme.	Positive (Not significant)	Autumn 2025 - 2028
Foraging and commuting bats	Disturbance / loss of foraging and commuting habitat	Negative not significant impact at the local level	Sensitive lighting during construction with cowls if necessary.	Neutral (Not Significant)	Autumn 2025 - 2028
			Tree and scrub planting to provide vertical structure and foraging habitat in open space.		
Amphibians	Disturbance / Injury to individuals Habitat loss	Negative not significant impact at the local level	Reasonable avoidance measures during vegetation clearance and construction phase. Inclusion of large area of open space to provide suitable amphibian habitat post development. Enhancement of hedgerows which will provide a thick understorey for amphibians.	Neutral (Not Significant)	Autumn 2025 - 2028
Reptiles	Disturbance / Injury to individuals Habitat loss	Negative not significant impact at the local level	Reasonable avoidance measures during vegetation clearance and construction phase. Inclusion of large area of open space to provide suitable reptile habitat post development. Enhancement of hedgerows which will provide a thick understorey for reptiles.	Neutral (Not Significant)	Autumn 2025 - 2028

Receptor	Source of Impact	Un-mitigated Impact	Proposed Working Method	Risk with Mitigation	Timing of Proposed Works
Badger	Injury to individual/habitat loss	Negative not significant impact at the local level	Reasonable avoidance measures during vegetation clearance and construction phase. Inclusion of large area of open space to provide suitable foraging and commuting habitat post development	Neutral (Not Significant)	Autumn 2025 - 2028
MSPI Hedgehog and Brown Hare	Disturbance / injury to individuals	Negative not significant impact at the local level	Reasonable avoidance measures during vegetation clearance and construction phase. Inclusion of large area of open space to provide suitable foraging and commuting habitat post development	Neutral (Not Significant)	Autumn 2025 - 2028

4 Aims and Objectives of Management

- 4.1.1 The Biodiversity Enhancement and Management Plan (BEMP) seeks to secure long term enhancement prescriptions and their long-term management to conserve and enhance the ecological and landscape value of the site and adjacent habitat through safeguarding and enhancing the ecological and physical integrity of retained habitat.
- 4.1.2 The planning application is stipulated to achieve a minimum 25% biodiversity net gain. Therefore this document has been compiled and informed by the required habitat creation to meet the 25% net gain requirement. This BEMP will secure the inclusion of habitat enhancement to retained habitat, creation of higher quality habitat within open space to enhance value for biodiversity as well as the provision of faunal enhancements.

4.2 Objective 1: Maintain and Protect Existing Conservation Value of Retained Features

- 4.2.1 Retained pond and hedgerows are to be appropriately fenced to protect the features during construction. A buffer on the south-western boundary has been required and included within an accompanying Ecological Constraints and Opportunities Plan (ECOP), BG22.140 Discharge of Condition 5 Letter – REV 6, November 2025. Appendix 2 shows the Ecological features to be retained and protected during works.
- 4.2.2 The retained pond will also be enhanced from moderate condition to good condition as part of the development with the enhancement prescriptions informed by target habitat within the accompanying Biodiversity Metric (BG22.140 - BG22.140.2 Kirkby Road, Desford Biodiversity Metric 3.1 – FINNAL 28.11.2025). This will provide continued habitat for reptiles, improved habitat for amphibians as well a water source for other terrestrial mammals such as badgers and hedgehogs.
- 4.2.3 The hedgerows (H2, H3 and H4) along the eastern, south-western and northern boundaries will be enhanced through establishing an undisturbed understorey which will provide an enhanced commuting feature for amphibians and reptiles as well as more shelter opportunities for hedgehogs and birds.

4.3 Objective 2: Creation of new habitats to safeguard local protected species populations

- 4.3.1 A large area of open space along the south-western boundary which extend around and along the northern boundary will comprise a mixture of habitats including a species rich grassland to be managed as a meadow, mixed native scrub, a SUDs feature, and areas of public open space which will be seeded with a species rich sward to attain a higher botanical diversity within these areas which will comprise a mixture of other neutral grassland and modified grassland. These habitats will provide a mixture of foraging, commuting and breeding opportunities for protected species.
- 4.3.2 Planting of native trees across the site to provide foraging and nesting opportunities for protected species and to increase vertical structure.
- 4.3.3 Inclusion of faunal enhancements across the scheme to provide additional habitat opportunities, hedgehog highways to be included in garden fences to provide connectivity across the site. These have been included in the accompanying ecological constraints and opportunities document BG22.140 Discharge of Condition 5 Letter – REV 4, November 2025.

4.4 Objective 3: Monitor and review the success of the implemented strategy

- 4.4.1 Maintain a flexible management approach which responds to the changing needs of the landscape and ecology of the site. The success of habitat management should be monitored annually for 5 years and at 5 year intervals after this point until year 30. The management of the site, including created and enhanced habitats will continue for the operational lifetime of the development.
- 4.4.2 Enhancement and management prescriptions are influenced by the results of the previous ecological reports and seeks post construction planting and management to safeguard the ecological function of habitats and protected species. Subsequent recommendations for the site are focused towards improving the biological diversity within the scheme footprint.

5 Appropriate Management Options for Achieving Aims and Objectives

5.1 Objective 1: Maintain and Protect Existing Conservation Value of Retained Features

Management Objectives and Target Species

Retained and Enhanced Hedgerow

- 5.1.1 Hedgerows 2, 3 and 4 located along the southern, western and northern boundaries of the site will be enhanced from 'Moderate' condition to 'Good' condition.

Establishment

- 5.1.2 This will be achieved by targeting improvements to the understorey whereby they will have an undisturbed margin and species indicative of improvement such as docks, common nettle and cleavers reduced to below the 20% threshold (condition criteria C1 and C2).
- 5.1.3 The establishment and management of the understorey has been included as part of the wider grassland management detailed in paragraphs 5.2.19 - 5.2.32. Retained hedgerows should be fenced off during clearance and construction works to prevent indirect impacts to these features.
- 5.1.4 Hedge 2 fails criterion B1. To remediate this the hedge base will be planted with new whips to promote the leafy structure of the hedgerow to below 0.5m. The specimens will be, as far as is reasonably possible, locally sourced and of appropriate local provenance (as defined by Forestry Commission Practice Note [1999] Using Local Stock for Planting Native Trees and Shrubs) [Local Provenance Regions 304 or 403 - regions ordered by preference, most preferable – least preferable].
- 5.1.5 Tree stakes should be used to support newly planted whips, boarded by bio-degradable tree guards to protect during establishment.

Management

- 5.1.6 In the first year of establishment (of the newly planted whips at the base of H2); from May until September establishing whips should be watered once per week. In periods of dry weather (No rain for a period of over 10 days) this effort should be increased to twice per week. Tie checks will be conducted once every 2 months to promote establishment until year 3.
- 5.1.7 Retained and enhanced hedgerows will be managed on a 2 year rotation and maintained to a height and width of at least 1.2m. hedges will be cut to maintain an A shape profile with cutting undertaken outside of the breeding bird season (March – September).

Retained and Enhanced Pond

- 5.1.8 The pond to the northern corner of the site will be enhanced for the benefit of amphibians from 'Moderate' condition to 'Good condition'. The pond was noted to dry towards the end of the amphibian breeding season. The pond will be enhanced to 'Good condition' through deepening the basin to allow to hold permanent water and planted with a mixture of submerged and emergent vegetation to provide breeding habitat for amphibians as well as a water source for other protected species.

Proposed implementation, Management and Enhancement

- 5.1.9 The pond will be dredged to increase the depth by 30cm and refilled with water the timing to be between July – October to avoid breeding and hibernation periods. A native submerged pond mix containing *Callitriche stagnalis* (water starwort), *Ceratophyllum demersum* (hornwort), *Fontinalis antipyretica* (water moss), *Hottonia palustris* (water violet), *Myriophyllum verticillatum* (whorled water milfoil) (available at crocus.co.uk) will be submerged in the pond between spring – autumn and left in situ. The margins of the pond will be seeded with Emorsgate EP1 pond edge mix.
- 5.1.10 Seed mixes are to be sown according to manufacturer's instructions in the autumn or spring and will be slow to germinate. Mow newly sown grass regularly throughout the first year of establishment to a height of 40-60mm to control annual weeds, spot treat perennial weeds as necessary.

- 5.1.11 To provide access and a means of escape for wildlife a mix of rocks and boulders will be positioned into the water and on the southern bank.

Management – pond and marginal planting

- 5.1.12 Long-term management must ensure that the area is kept clear of non-native invasive species and that the water level fluctuates naturally throughout the year. The area will be monitored to ensure that planting of emergent vegetation establishment is successful.
- 5.1.13 The pond will be cleared of leaf-fall and debris during the winter months (November – February). Any dredging or debris should be laid at the bank edges and left for a minimum of 48 hours to allow water, invertebrates and other fauna to escape and re-enter the pond. After 2 days, the arisings may be disposed of or retained at the banks to decompose naturally. Where considered necessary, a net may be used to control growth of undesirable species such as duckweed and blanket weed during March - April. Arisings from this method of control should be disposed of as above.
- 5.1.14 Any silt or debris build-up needs to be removed by hand as a matter of course. Mechanical removal of silt or debris is not permitted, in order to minimise damage to the soft landscape planting.
- 5.1.15 Any areas of marginal planting supporting dense stands of single species will be selectively thinned on an annual basis between September and November.

Management – Pond Banks

- 5.1.16 Pond banks supporting EP1 seed mixture will be maintained with rotational cutting every 2-3 years. Any areas supporting dense stands of single species such as reeds, meadowsweet (*Filipendula ulmaria*), hemp agrimony (*Eupatorium ulmaria*) or iris (*Iris pseudacorus*) will be selectively thinned on an annual basis between September and November.

5.2 Objective 2: Creation of New Habitat

Management Objectives and Target Species

- 5.2.1 A large area of open space along the southern, western and northern extent of the site will support a mixture of grassland types including modified and other neutral grassland ranging

from moderate to good condition. This area will also see the planting of native trees and scrub habitat. The grassland, trees and scrub will provide foraging and/or breeding resources for birds, bats, herpetofauna as well as terrestrial mammals such as badgers and hedgehogs.

Sustainable urban Drainage (SUDs) Feature

- 5.2.2 A large SUDs feature is proposed within the northern and western areas of open space along the southern boundary and to the north-east of the site. These areas will be planted with suitable species rich wet tolerant seed mixtures which will provide foraging resources for invertebrates which in turn will provide a food resources for bats and birds. The SUDs feature is targeted to achieve 'Good' condition within the accompanying metric (BG22.140 – 28.11.2025, November 2025)

Establishment

- 5.2.3 Upon creation of the suds features, the basins will be sown with Emorsgate EM8 (or similar approved) wet meadow seed mix. This seed mixes have been selected as it tolerates seasonally wet soil conditions while providing a species rich sward supporting flowering species.
- 5.2.4 Seed should be applied following the manufacturer's guidelines (Wildseed.co.uk) is best sown in the autumn or spring. Spread by hand with an even distribution and tread in. Soon after sowing there will be a flush of annual weeds, these will be left in situ as they provide shelter to the newly sown seedling.

Management

- 5.2.5 A first stage cut should be conducted in early to mid-August, cuttings should be removed offsite. The sward will be regularly managed throughout the winter to control dominant grass species. Dig out any residual perennial weeds such as docks.
- 5.2.6 Once established (year 2 onwards), the area is to be minimally managed. The sward will follow traditional 'meadow management', not to be mown between spring and late August, at which point a single hay cut will be conducted with cuttings left in situ for 1-7 days before being removed off site. Mow or graze from late Autumn to Winter and again in Spring if necessary.

- 5.2.7 The established grassland should be spot treated for unwanted perennial weeds (docks, thistles etc). The areas sown as meadow should be monitored annually to determine success of seeded areas. If the herb to grass ratio is less than 20%, or wildflower seeding has not been successful (less than 50% of expected germination), reseeding with an appropriate 100% flower mixture should be undertaken.
- 5.2.8 There must be no application of fertiliser or herbicide in this area, to protect adjacent offsite habitats. Should the management result in changes to the structure of the sward, and it begins to depreciate be overwhelmed by rank grass species, the area should be sown with yellow rattle (*Rhinanthus minor*) to increase species diversity and structure and limit dominance of grasses.

Native Scrub

- 5.2.9 An area of species rich native scrub is proposed along the south-western boundary. this will include but not limited to dogwood (*Cornus sanguinea*), hazel (*Coryllus avellana*), spindle (*Euonymus europaeus*), holly (*Ilex aquifolium*) and dogrose (*Rosa canina*), as detailed within the accompanying soft landscaping plan (Appendix 1).

Proposed implementation, Establishment and Management

- 5.2.10 Planting should be conducted in early spring, planting approximately 1m apart in mixed scrub groups. Prune annually to prevent woodiness, remove dead branches and promote a dense bushy structure. Shrubs such as hazel, hawthorn and dogwood proposed for coppicing should be cut back annually to prevent them becoming dominant.
- 5.2.11 Vegetation is to be strimmed from around the base of the plants until the point it is determined that the trees and shrubs are tall enough to tolerate weed competition.
- 5.2.12 Prune annually to prevent woodiness, remove dead branches and promote a dense bushy structure. Shrubs such as hazel, hawthorn and dogwood proposed for coppicing should be cut back on rotational basis to prevent them becoming dominant while allowing fruiting between years.

Proposed Specimen Trees

- 5.2.13 Tree planting of 100 trees is proposed across the scheme (with 92 targeting small and 8 targeting medium size) to enhance structural diversity, connectivity and resources for protected species.
- 5.2.14 Scattered native trees of differing ages and sizes will be planted following the areas indicated within proposed layout. Species should be native and provide nectar, fruit and seed resources at varying times of the year. Species should include but not limited to silver birch (*Betula pendula*), crab apple (*Malus sylvestris*), rowan (*Sorbus acuparia*), field maple (*Acer campestre*), wild cherry (*Prunus avium*) and hazel (*Corylus avellana*). Where space allows, larger native species which provide long-term ecological importance should be planted, such as oak (*Quercus robur*).

Establishment and Management

- 5.2.15 Tree stakes will be used to support newly planted whips, boarded by biodegradable tree guards to protect during establishment. Sufficient manual watering and tie checks will be conducted at regular intervals to promote establishment.
- 5.2.16 In the first year of establishment, from May until September young trees will be watered with 5-10L of water, supplied once per week.
- 5.2.17 In periods of dry weather (No rain for a period of over 10 days) this effort should be increased to twice per week. Tie checks will be conducted once every 2 months to promote establishment until year 3 (Table 12). Any dead or dying plants will be removed and replaced during the next available planting season.
- 5.2.18 Formative prune during winter where necessary to establish a strong central leader on trees. Trees will be assessed annually during years 3 – 5 removing and reducing side shoots. This work should be ongoing until the tree is established.

Grassland habitats

- 5.2.19 A large area along the southern, western and northern periphery of the site will be established with a mixture of modified grassland targeting moderate-good condition in the publicly

accessible areas. These areas will hold amenity value but will be seeded with suitable mix to have a minimum 6 species per metre squared. An area of neutral grassland targeting moderate condition will also be introduced in publicly accessible areas. This will be seeded with a higher value meadow mix however will be subject to a mowing regime, this area aims to have a higher cover of forb species within the sward. A large section of proposed grassland along the western boundary will be fenced off from public access and seeded with a meadow mix. Managed solely for biodiversity targeting a species diversity of 10 species per metre square.

Modified Grassland with Public Access

- 5.2.20 To be seeded with Emorsgate EL1 flowering Lawn Mix targeting moderate condition within the Biodiversity Metric 3.1 (FINAL 28.11.2025, November 2025)

Other Neutral Grassland Moderate condition Areas.

- 5.2.21 To be seeded with Emorsgate EM1 basic meadow seed mix within the Biodiversity Metric 3.1 (FINAL 28.11.2025, November 2025)

Modified Grassland and Other Neutral Grassland – Moderate condition Establishment and Management

- 5.2.22 Areas will be seeded following the manufacturer's guidelines (Emorsgate Seeds) by sowing in either autumn or spring. The seed mix can either be spread by hand with an even distribution and tread in or be distributed by machinery where feasible. Soon after sowing there will be a flush of annual weeds, these will be left in situ as they provide shelter to the newly sown seedlings.
- 5.2.23 The first growing season should incorporate a mid to late summer cut to allow seeds to establish. All arisings should be removed from the area and composted to prevent enrichment.
- 5.2.24 The grassland once established will be mown on a regular basis in line with the modified grassland areas. The grassland should also be cut regularly through winter. The established grassland should be spot treated for unwanted perennial weeds (docks, thistles etc).
- 5.2.25 Grass cutting will be undertaken fortnightly during the growing season (March to October). Grass to be cut to a medium sward length of 35-50mm and all arisings to be raked off and

removed from site; Undertake hand-weeding to seeded areas in order to remove and control any undesirable species or invasive weeds. Weed management to be undertaken during the five-year establishment period. The seeded areas need to be inspected annually and any worn areas are to be re-seeded using a seed mix which replicates as closely as possible that which was originally specified

Other neutral Grassland Good Condition

- 5.2.26 EM2 Standard General-Purpose Meadow Mixture. Targeting good condition within the Biodiversity Metric 3.1 (FINAL 28.11.2025, November2025)

Proposed implementation, Establishment and Management

- 5.2.27 Areas of higher value grassland will be established and fenced off from public access managed solely for biodiversity. The soft landscape proposals (Appendix 1) show Emorsgate EM2 is to be used. Soil testing will initially be undertaken to ascertain the existing nutrient properties of the soil within this area which may alter the required seed mix at the time of establishment.
- 5.2.28 Ground preparation in the area must align with the following: plough, cultivate or dig the area to bring up clean soil and reduce compaction, which must then be harrowed or raked to produce a medium tilth, followed by rolling or treading to produce a firm surface. The ground preparation must seek to produce a firm, weed free medium tilth seed bed prior to sowing the new species rich seed mix. Seed should be applied following the manufacturer's guidelines (Wildseed.co.uk) and is best sown in the autumn or spring. Spread by hand with an even distribution and tread in.
- 5.2.29 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 and will die before the year is out. A first stage cut should be conducted in early to mid-August, cuttings should be removed offsite. The sward will be regularly managed throughout the winter to control dominant grass species. Dig out any residual perennial weeds such as docks.
- 5.2.30 Once established (year 2 onwards), the area is to be minimally managed. The sward will follow traditional 'meadow management', not to be mown between spring and late August, at which

point a single hay cut will be conducted with cuttings left in situ for 1-7 days before being removed off site. Mow or graze from late Autumn to Winter and again in Spring if necessary.

- 5.2.31 The established grassland should be spot treated for unwanted perennial weeds (docks, thistles etc). The areas sown as meadow should be monitored annually to determine success of seeded areas. If the herb to grass ratio is less than 20%, or wildflower seeding has not been successful (less than 50% of expected germination), reseeding with an appropriate 100% flower mixture should be undertaken.
- 5.2.32 There must be no application of fertiliser or herbicide in this area, to protect adjacent offsite habitats. Should the management result in changes to the structure of the sward, and it begins to depreciate be overwhelmed by rank grass species, the area should be sown with yellow rattle (*Rhinanthus minor*) to increase species diversity and structure and limit dominance of grasses.

Native Hedgerow

- 5.2.33 Native species-rich hedgerows are proposed along the edge of the open space to the south as well as to the north open space. These are targeted to achieve 'Moderate' condition within the accompanying biodiversity metric (FINAL 28.11.2025, November2025). The species rich hedgerow will support hazel, spindle, holly, wild privet (*Ligustrum vulgare*), dog rose and guelder rose (*Viburnum opulus*). They will be managed to a height and width of a minimum 1.2m, with no gaps along hedge length and within the understorey.

Proposed implementation, Establishment and Management

- 5.2.34 A staggered double row of whips will be planted, with 0.3m centres and a 0.3m offset. These shall consist of 40-80cm transplants.
- 5.2.35 The specimens will be, as far as is reasonably possible, locally sourced and of appropriate local provenance (as defined by Forestry Commission Practice Note [1999] Using Local Stock for Planting Native Trees and Shrubs) [Local Provenance Regions 304 or 403 - regions ordered by preference, most preferable – least preferable].
- 5.2.36 Tree stakes should be used to support newly planted whips, boarded by bio-degradable tree guards to protect during establishment.

Protection Measures

- 5.2.37 Feathered whips will be protected by a mulch mat, e.g. c.1m² Hemcore Biomats (or similar). Biomats are fully biodegradable and will reduce the need for post restoration watering and weed control.
- 5.2.38 Tubex (or equivalent) tree shelters will be used to protect trees from rodent and rabbit damage and held in place by a bamboo stake. Tree guards and stakes will require loosening and removal once established as outlined in Table 2.
- 5.2.39 In the first year of establishment, from May until September establishing hedgerows should be watered with 5-10L of water per metre, supplied once per week. In periods of dry weather (No rain for a period of over 10 days) this effort should be increased to twice per week. Tie checks will be conducted once every 2 months to promote establishment until year 3.
- 5.2.40 Newly planted hedgerows will be inspected annually in late summer for the first 5 years of establishment. Specimens which have died or become diseased will be replaced within the following winter planting season.
- 5.2.41 Formative prune hedgerows during establishment to encourage a dense, bushy structure. Once established, hedgerows should be managed on a 2-year rotational basis to ensure foraging resources are available year-round for protected species. Management should avoid nesting bird season (March to September inclusive).
- 5.2.42 Non-biodegradable stakes, netting, guards or ties are to be removed from the site once the hedgerow is established (this is to be assessed during the annual late summer check) and disposed of at an appropriate licensed site.

Wildlife Boxes and Features

- 5.2.43 In order to provide enhancement for protected and priority species, wildlife boxes and features will be included (where practical) within the development construction and landscaping and are detailed within the accompanying ecological constraints and opportunities plan (BG22.140 Discharge of Condition 5 Letter – REV7, November 2025.). This includes provisions for bats, birds, herpetofauna and hedgehogs, a map of the features has been included | Appendix 2.

5.3 Objective 3: Monitor retained and created habitats: Management Plan Review

- 5.3.1 Artificial lighting should be limited along the boundary hedgerows to the north and west and the with any street lighting fitted with cowls to prevent overspill towards the hedgerows.
- 5.3.2 The plan should be reviewed at year 5, with the production of a new plan if required, incorporating revisions following the review of the results of the monitoring of created habitats as described below in partnership with Rushcliffe Borough Council (RBC).

Trees, hedgerows and Scrub

- 5.3.3 All planted trees, hedgerows and mixed scrub will be monitored annually for the first 5 years to ensure these trees/hedgerows/scrub have established successfully, with intervals thereafter of 5 years to monitor the continued success of management scheme continues to enhance the habitat for wildlife.
- 5.3.4 Damaged/failed specimens will be replaced with suitable alternative species and where damage is evident from browsing stronger tree guards will be planted during establishment stage.

Enhanced Pond

- 5.3.5 The pond will be monitored at year 1,2,3,5 and at 5-year intervals thereafter. If the pond is unable to hold permanent water then the pond should be lined to allow permanent water. As establishment of submerged and marginal seeding to be recreated.

Grassland and SUDs

- 5.3.6 The grassland areas will be monitored at year 1,2,3,5 and at 5-year intervals thereafter to determine success of seeded areas. If the herb to grass ratio is less than 20%, or wildflower seeding has not been successful (less than 50% of expected germination), reseeding with an appropriate 100% flower mixture will be undertaken.

6 Prescriptions for Management Action and Proposed Work schedule

Management to establish habitats will be undertaken following standard practice and following the manufacturer's instructions. During establishment management should follow the prescriptions described in section 5. Once established from Year 2, prescriptions outlined within Table 12 will be followed for the perpetuity of the development.

Table 2. Work Schedule

Management Prescriptions	Timing of Works	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-15	Year 16- 20	Year 21-25	Year 26- 30	+30 Years
Newly planted Trees															
Check guards and tree supports until established and are no longer required	Unrestricted	✓	✓	✓	✓	✓	✓	✓	✓	✓					
Remove stakes and tree guards once establishment is deemed complete.	Unrestricted									✓					
Weed by hand around tree base	Winter	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Formative prune where necessary to establish a strong central leader on trees. Trees should be assessed, removing and reducing side shoots. This work should be on going until the tree is considered to be established.	Prior to growing season		✓	✓	✓	✓									

Management Prescriptions	Timing of Works	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-15	Year 16-20	Year 21-25	Year 26-30	+30 Years
Safety checks and tree condition assessment undertaken on a 4-year rotation from establishment.	Unrestricted			✓				✓			✓	✓	✓	✓	✓
Grassland and SUDs margin															
Spot treat or remove by hand any noxious weeds within grassland areas	March – April	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
EM2 and EM8 Species rich grassland to be closely mown, cuttings to remain in situ for 1-7 days before removed from site. No more than half the area to be cut at any one time	August	✓		✓		✓		✓		✓	✓	✓	✓	✓	✓
Mow amenity areas and verges as well as the other neutral grassland in moderate condition areas.	Unrestricted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Check and repair eroded areas as required. Rotovate to 150mm, 100mm topsoil and reseed	May – September	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hedgerows															
Safety checks and tree condition assessment undertaken on a 4-year rotation from establishment.	Unrestricted				✓				✓	✓	✓	✓	✓	✓	✓

Management Prescriptions	Timing of Works	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-15	Year 16-20	Year 21-25	Year 26-30	+30 Years
Gap-fill hedgerow with specimens where necessary to encourage a thick hedgerow and prevent basal gaps.	October – March	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Flail hedgerow (not those that have been laid) to promote a thick, fruiting hedge of between 2 and 4 meters (avoid cutting adjacent mature trees). Repeat every 3 years on a rotational basis. Where hedgerows lie adjacent to private residence, these will need to be managed with hand tools.	November – February			✓			✓			✓	✓	✓	✓	✓	✓
Lay mature hedgerows on an 8-15-year rotation.	November – February							✓			✓			✓	✓
Scrub															
Ongoing gap-filling with specimens where necessary to encourage a thick scrub layer and prevent basal gaps.	October - March		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rotational coppicing of mature shrubs	October - March		✓		✓		✓		✓		✓	✓	✓		
Pond															
Spot treat or remove by hand any noxious weeds within wetland areas.	Mar – April	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Management Prescriptions	Timing of Works	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-15	Year 16-20	Year 21-25	Year 26-30	+30 Years
Scrub and marginal vegetation to be managed to ensure encroachment does not exceed 50% shadow cover	September -November	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pond should be cleared of leaf fall and rubbish during the winter. Any debris should be left on the side of the pond to allow creatures to return to the pond.	November – February	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Where necessary control the spread of duckweed and blanket weed with a net on the prescriptions within section 5.	March – April	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Check water levels to confirm water retention.	May - August	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wildlife boxes/Hibernacula															
Hibernacula to be annually monitored for 5 years post construction, followed by every 2-3 years thereafter. Failure / damage to the hibernacula will be repaired	Mar - September	✓	✓	✓	✓		✓		✓		✓	✓	✓	✓	✓

7 Details of the Organisation responsible for the implementation of the plan

- 7.1.1 The developer (Davidsons Developments Ltd.) will be responsible for implementing the management associated with this condition. The company to be undertaking the habitat management is to be confirmed. .
- 7.1.2 Any transference of responsibility of this plan should be undertaken with the appropriate appointment of a competent organisation capable of delivering the detailed measures within this document. The responsibility of this plan sits with the site owner and if the site changes hands, then it is the responsibility of the seller to ensure that the details of the approved plan are passed on.
- 7.1.3 The organisation implementing this plan will be undertaken by a management company (to be appointed by the developer) with the necessary certificates of competence to implement landscape management operation on site. The management organisation will ensure that management complies with best practice standards and all relevant health and safety procedures, protection of the environment, avoidance of pollution and protection of protected species and habitats.

Management Period

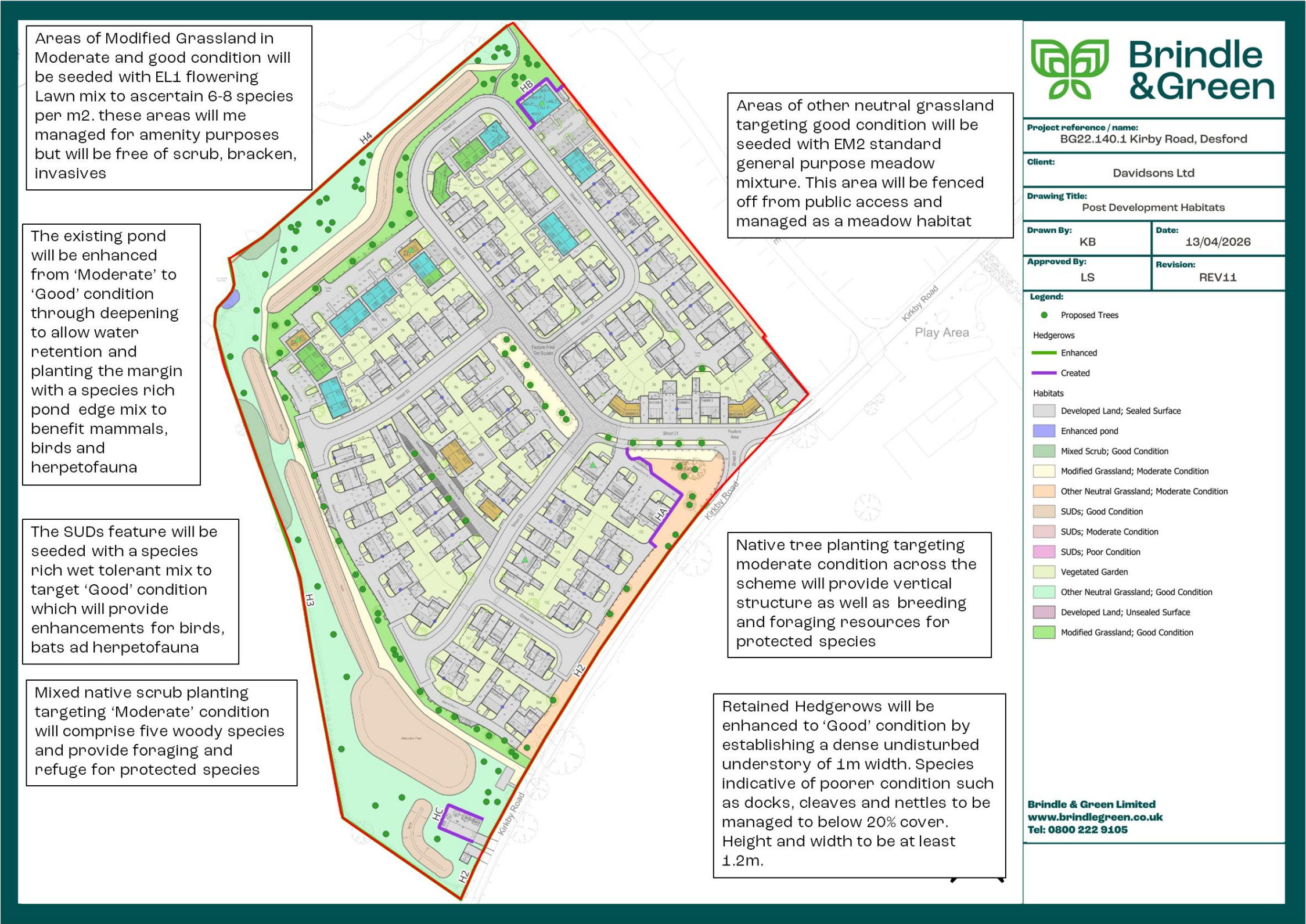
- 7.1.4 The management period of this plan is 30 years. In order to ensure that the plan continues to remain appropriate, applicable and effective, a review will be undertaken by both the landowner, and the controlling authority, to ensure that all information contained within the document remains relevant. This review will be undertaken in year 1, 2 3, and 5 and thereafter once every 5 years for the lifetime of the development. Should it be determined that the net gain targets of the management plan are not being met, remedial action will then be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

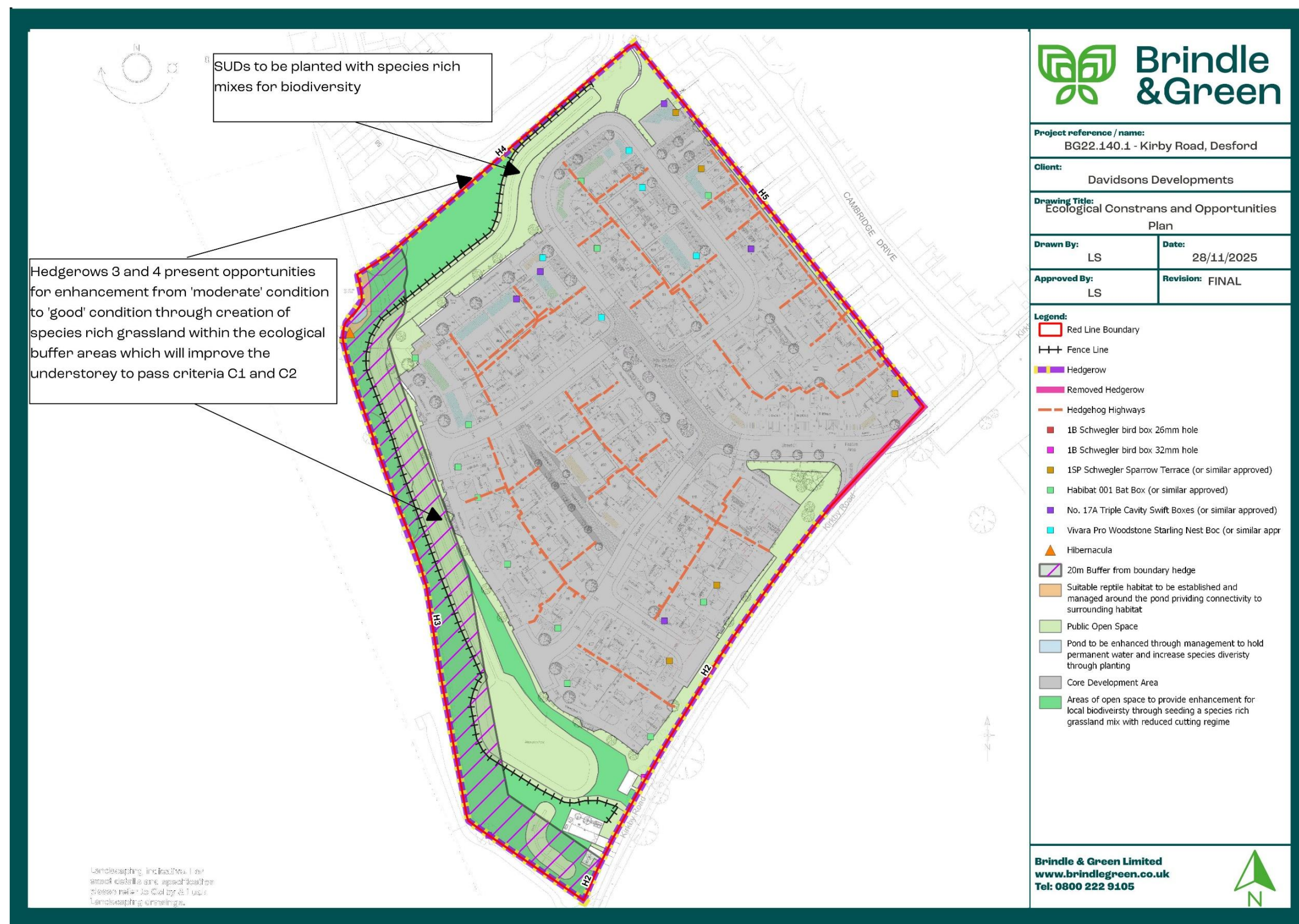
Controlling Authority

- 7.1.5 The controlling authority are Hinckley and Bosworth Borough Council (HBBC), who should be consulted on any matters relating to the approved proposals for the scheme.

Appendix 1. Proposed Layout

Appendix 2. Biodiversity Enhancement Plan





Appendix 3. References

Emorsgate Seeds UK Wild Flower Seeds and Seed Mixtures - Emorsgate Seeds (Available at wildseed.co.uk) Accessed 30/07/2024.

Forestry Commission Practice Note [1999] Using Local Stock for Planting Native Trees and Shrubs.