

BLADE

BIODIVERSITY MITIGATION & ENHANCEMENT STRATEGY

LAND AT ASHBY ROAD, MARKFIELD

ON BEHALF OF

ALLISON HOMES GROUP LTD.

AUGUST 2026

V4

BIODIVERSITY
LANDSCAPE
ARBORICULTURE
DESIGN
ECOLOGY

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1.0 EXECUTIVE SUMMARY

- 1.1 A Biodiversity Mitigation and Enhancement Strategy has been produced and detailed herein to support the Reserved Matters Application for the land at Ashby Road, P/21/1260/2 and P/25/2604/2 Charnwood Borough Council; APP/K2420/W/22/3300552 Hinckley & Bosworth Borough Council).
- 1.2 The site was subject to a Preliminary Ecological Assessment and Biodiversity Net Gain baseline assessment in March and May 2021 respectively. This work was undertaken by Aspect Ecology Ltd and subsequent reports were used to support the Outline Application for the site, which was “for residential development of up to 93 dwellings, public open space, landscaping and associated works.”.
- 1.3 Given the initial ecological assessments are now 4+ years of age, and approval for a Reserved Matters application is now being sought by Allison Homes Group Ltd., an updated Biodiversity Net Gain assessment has been undertaken by BLADE Ecology Ltd to inform the Biodiversity Mitigation and Enhancement Strategy (BMES). A BMES is required for submission under obligation via an s106 agreement for the scheme. The application site falls within two local authorities: Charnwood Borough Council and Hinckley & Bosworth Borough Council. Aside from new access and a turning head, all development proposed will be within the boundary of Charnwood Borough Council.
- 1.4 The Outline application was submitted on 24 May 2021, and as such preceded the date where 10% Biodiversity Net Gain became a mandatory requirement for all non-exempt planning applications as per the Environment Act 2021. Therefore, the scheme is required only to deliver a measurable net gain in line with the local planning policy at the time of application, rather than a 10% net-gain now mandated by the Environment Act (2021).
- 1.5 The application site is approximately 3.67ha in area and comprises developed land (building/concrete), bare ground, /amenity grassland, semi-improved neutral grassland, tall ruderal, native hedgerow (with trees), mixed scrub, line of trees and bare ground.
- 1.6 Part of the site, totalling approximately 1.8ha was recorded to qualify as local BAP Priority Habitat through meeting LWS selection criteria for mesotrophic grassland (Aspect Ecology, 2021b). A total of 0.53ha (0.25ha minimum required for LWS) is therefore proposed to be retained or relocated on-site and enhanced through the t u t t g t u t s u t t s g t g g pressure year round).
- 1.7 In combination, the habitats on-site have a value of 14.96 Habitat Units and 4.96 g t s t s t t s s u u t Warwickshire Biodiversity Impact Assessment Tool which accompanies this report (baseline approved as per outline application with minor remapping of redline).

- 1.8 This report has been based on the following plans produced by BLADE Landscape Architects: Illustrative Landscape Masterplan Drawing No. 1880-L-D-PL-202-V4 dated August 2026.
- 1.9 A completed BIA Tool indicates that the current proposals will return a net loss of habitat units and a gain of 0.46 hedgerow units. Proposed on-site area habitats include developed land (buildings/hardstanding) /amenity grassland, other neutral grassland, introduced shrub, mixed scrub, and vegetated gardens.
- 1.10 The programme for the creation, ongoing management and maintenance of the proposed habitats on-site can be seen in Section 6 of this report.

2.0 INTRODUCTION

Background to the Development

- 2.1 BLADE Ecology Ltd was commissioned by Allison Homes Group Ltd to produce a Biodiversity Mitigation and Enhancement Scheme for a Reserved Matters Application (reference SK 48816 10701).
- 2.2 The site is located in the village of Ashby de la Zouche, in the North West of the Bosworth district of Leicestershire. The A50 dual carriageway represents the site's northern boundary, whilst Ashby Road represents the southern boundary. Altar Stones Nature Reserve is located to the west of the site, whilst private rural residences are present to the east.
- 2.3 The existing ecological baseline of the site consists of grassland dominated parcels (some of which are amenity grassland and semi-improved neutral grassland), divided by and surrounded by a mix of fencing and native hedgerows (some with trees), individual trees and line of trees. Four buildings are present on site, with small areas of dense scrub, bare ground and tall ruderal habitats also present. The application site boundary is shown in Figure 1.



Figure 1: Application Site Boundary

- 2.4 Outline planning consent has been granted by both Charnwood Borough Council and Hinckley & Bosworth Borough Council for "residential development of up to 93 dwellings, public open space, landscaping and associated works. All matters reserved except for access.". Reserved matters approval is now being sought (Ref: P/25/2604/2).

- 2.5 This report has been based on the following plans produced by BLADE Landscape Architects: Illustrative Landscape Masterplan Drawing No. 1880-L-D-PL-202-V4 dated August 2026.

Previous Survey Work and Ecological Baseline

- 2.6 This Biodiversity Net Gain Baseline has been informed by the Ecological Appraisal undertaken for the site by Aspect Ecology Ltd. during March 2021 and Biodiversity Net Gain Assessment (BNGA) during May 2021, also by Aspect Ecology Ltd.
- 2.7 Biodiversity Impact Assessment Calculator v19.0 and associated user guide.
- 2.8 An updated site visit was undertaken by E. Seaton BSc (Hons) MCIEEM on 29 September 2025 in order to assess the grassland within the optimal survey season; (t grass s s g t g s -g dessicated etc.). Therefore baseline conditions have been taken from documentation produced by Aspect Ecology and approved at outline. A second site visit was undertaken on November 17 2025, by A. Elliott BSc (Hons) ACIEEM.
- 2.9 These habitat condition assessments were used to inform the baseline units within the calculator. Habitats are mapped with the UHabitats and Ecological Features Plan in Appendix A.

Objectives

- 2.10 The objectives of this survey and report were to:
- Assess the current status of the site and its surrounding habitats.
 - Calculate baseline for existing habitat and hedgerow units for the site.
 - Inform the masterplan in line with applying the mitigation hierarchy in line with Biodiversity Net Gain: Good Practice Principles for Development (Baker et al., 2019).
 - Calculate the net-change in biodiversity value of the site in line with the proposed layout.
 - Identify where net-gain can be achieved on-site to ensure the proposals meet the local planning requirements.

3.0 BIODIVERSITY NET GAIN AND PLANNING POLICY AND LEGISLATION

Biodiversity Net Gain

- 3.1 s t t s s t t t s s t
better state than before, and an approach where developers work with local governments, wildlife groups, landowners and other stakeholders in order to support their priorities through the project lifecycle.
- 3.2 In 2016, the BNG: Good practice principles for development was published to support developments across the UK achieve BNG in accordance with good practice. These principles support the mitigation hierarchy and avoiding impacts of irreplaceable habitats. In 2019, the principles were supplemented with practical guidance on designing, implementing and the long-term maintenance and monitoring of BNG through the project lifecycle.
- 3.3 Good practice principles for biodiversity net gain are set out within Table 1.1 of Biodiversity Net Gain: Good Practice Principles for Development (Baker et al., 2019):

Table 1: The UK’s good practice principles for biodiversity net gain (after Baker, 2016)

Principle	In Practice
Apply the mitigation hierarchy	Apply the mitigation hierarchy to biodiversity. Only as a last resort, and in agreement with external decision makers where possible, compensate for losses that cannot be avoided. If compensating for losses with the development footprint is not possible, then consider other options such as offsetting or creating new habitats.
Avoid losing biodiversity that is not elsewhere	Avoid impacts on irreplaceable biodiversity – these impacts cannot be avoided.
Be inclusive and equitable	Engage stakeholders early, and involve them in designing, implementing, monitoring and evaluating the approach to net gain. Achieve net gain in partnership with stakeholders where possible.
Address risk	Apply well-accepted ways to add contingency when calculating biodiversity losses and gains in order to account for any remaining risks, as well as compensate for the time between the losses occurring and the gains being fully realised.
Make a measurable net gain contribution	Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.
Achieve the best outcomes for biodiversity	Achieve the best outcomes for biodiversity by using robust credible evidence and data.

Principle	In Practice
	- delivering compensation that is ecologically equivalent in type, amount and condition that accounts for the location and timing of biodiversity losses - setting aside land for nature conservation - achieving net gain locally to the development whilst also contributing towards nature conservation priorities at local, regional, and national levels. - enhancing existing or creating new habitat - enhancing ecological connectivity by creating more bigger, better and joined areas for biodiversity.
Be additional	Achieve nature conservation outcomes that demonstrably exceed existing obligations i.e. do not deliver something that would occur anyway
Create a net gain legacy	Ensure net gain generates long-term benefits - engaging stakeholders- and jointly agreeing practical solutions that secure Net Gain in perpetuity - planning for adaptive management and securing dedicated funding for long-term management - designing net gain for biodiversity to be resilient to external factors, especially climate change - mitigating risks from other land uses - avoiding displacing harmful activities from one location to another - supporting local-level management of net gain activities
Optimise sustainability	Prioritise BNG and, where possible, optimise the wider environment
Be transparent	Communicate all net gain activities in a transparent and timely manner, sharing the learning with all stakeholders.

National Planning Policy

National Planning Policy Framework (NPPF)

- 3.4 The National Planning Policy Framework (NPPF) (Ministry of Housing Communities and Local Government) provides guidance for Local Planning Authorities (LPAs) in creating development plans and determining applications.

Paragraph 8

- 3.5 Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the three objectives):
- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring sufficient land is available to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring the availability of land to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and facilities to meet the current and future needs and support communities' health, social and cultural well-being; and
 - c) **an environmental objective** – to protect and enhance our natural, built and historic environment; to conserve and enhance the natural beauty and character of the landscape; to protect and enhance biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 151

- 3.6 To provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.

Paragraph 187

- 3.7 Planning policies and decisions should contribute to and enhance the natural and local environment by:
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with the statutory status or other special considerations of the site);
 - b) recognising intrinsic character and beauty of the countryside, and the wider landscape – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;
- e) preventing new and existing development from contributing to, being put at u t s g s t u t s soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Paragraph 193

3.8 When determining planning authorities should apply the following principles:

- a) s g t t s t s u t g t t avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) t t u t s t t t t t s t s t combination with other developments), should not normally be permitted. The only exception is where t t s t t t t t proposed clearly outweigh both its likely impact on the features of the site that t s s t t s t t s t t t;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Paragraph 194

3.9 The following should be given the same protection as habitats sites:

- a) potential Special Protection Areas and possible Special Areas of Conservation;
- b) listed or proposed Ramsar sites; and

- c) sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

Paragraph 195

- 3.10 The presumption in favour of sustainable development does not apply where the plan combination with other plans or projects) unless an appropriate assessment has concluded that the site.

Legislation

Biodiversity Action Plan (BAP) Habitats and Species

- 3.11 The UK Biodiversity Action Plan (HMSO 1995, 1998; UKBAP 2007) lists species and conservation is a priority in order to preserve biodiversity in the UK. The BAPs provide a list of actions to be implemented to halt or reverse these declines. These species and conservation of biological diversity in England under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. Section 40 of the NERC Act, planning policy and underpinning guidance (ODPM, 2005).

4.0 METHOD

Condition Assessments

- 4.1 A detailed botanical survey of the grassland within the site was completed by Aspect Ecology on 9 September 2021 and recorded within the Warwickshire, Coventry and Solihull Biodiversity Survey tool. As a result of the grassland demonstrating degradation in September 2025; this baseline has been used to inform the assessment. For full details, please refer to the respective reports (Aspect Ecology, 2021a, 2021b).

Measurement of Habitat and Hedgerow Units

- 4.2 Survey units for hedgerows were recorded in line with the Hedgerow Survey Handbook, 2007:

- A hedgerow unit is defined as:
 - any point or connection between two, or more, hedgerows to other features e.g. fences, walls, ditches, roads.
 - the point at which a hedgerow stops and there is a gap of more than 20m to the next hedgerow (e.g. where the hedgerow ends in the field).
 - the point at which the hedgerow links to a woodland or other semi-natural habitat such as a pond.
- Hedgerow segments are defined as:
 - a section of a hedgerow between two points where the hedgerow changes character or where there is a distinct change in hedgerow height for lengths of 20m or more.
 - the ends of lengths (20m or more) of recent planting, coppicing or girdling.

Calculating Biodiversity Units

- 4.3 The Warwickshire Biodiversity Impact Assessment tool was used to calculate the baseline and post-development habitat and hedgerow units. Metric calculations have been undertaken by A. Elliott BSc ACIEEM and A. Woodman BSc ACIEEM.

5.0 RESULTS

Existing On-site Area Habitats and Linear Habitats/Hedgerows Condition Assessment

- 5.1 A summary of baseline condition assessments has been provided below. Full condition assessments can be seen in the reports by Aspect Ecology (2021a and b).
- 5.2 The majority of the site's area habitat baseline biodiversity value is found within the grassland across the site. As such, the majority of the site's biodiversity value is found within the grassland types were present, from amenity grassland through poor semi-improved grassland to semi-improved neutral grassland.
- 5.3 Developed land; sealed surface habitats present on-site do not require formal condition assessments for the purposes of biodiversity net gain calculations.
- 5.4 Full habitat descriptions can be seen within the Ecological Appraisal produced by Aspect Ecology (2021a and b). The Ecological Appraisal also includes details of the site visits undertaken to inform this assessment.

Table 2: Baseline Habitat Assessment

Broad Habitat	Habitat Name/Code	Assessment	Area (ha)	Habitat units	Parcel Ref
Built Environment	Buildings / hardstanding (n/a)	'None' distinctiveness, condition assessment not required.	0.01	0	B1 & B2
Other	Bare ground (u1 510)	'Low' distinctiveness, condition assessment 'poor'.	0.03	0.06	
Other	Tall ruderal (C31)	'Medium-Low' distinctiveness, condition assessment 'poor'.	0.05	0.15	
Woodland	Dense continuous scrub (A21)	Medium-Low' distinctiveness, condition assessment 'poor'.	0.04	0.12	
Wetland	Inundation vegetation	g ' distinctiveness, condition assessment 'poor'.	0.04	0.24	
Grassland	Amenity grassland (J12)	'Low' distinctiveness, condition assessment 'poor'.	0.25	0.50	
Grassland	Poor semi-improved grassland	'Medium-Low' distinctiveness, condition assessment 'poor'.	1.39	4.17	G5

Grassland	Semi-improved neutral grassland	'Medium' distinctiveness, condition assessment 'poor'.	1.29	5.16	G2, G3, G4
Grassland	Semi-improved neutral grassland	'Medium' distinctiveness, condition assessment 'moderate'.	0.57	4.56	G1

- 5.5 Three hedgerows and one line of trees are also present within the application site. An additional two hedgerows are present immediately adjacent to the application site but do not fall within the red line.

Table 3: Baseline Hedgerow Assessment

Hedgerow Number	Hedgerow Type	Assessment	Length (km)	Biodiversity Units
Hedgerow 2 (H2)	None_species rich hedge	'Low distinctiveness' habitat, condition score 2.	0.14	0.56
Hedgerow 5 (H5)	None_species rich hedge with trees	'Medium-High distinctiveness' habitat, condition score 2.	0.14	1.40
Hedgerow 6 (H6)	None_species rich hedge	'Low' habitat, condition score 3.	0.08	0.18
Line of Trees 1 (LOT1)	Line of trees of value	'Medium distinctiveness' habitat, condition score 3.	0.21	2.52

Baseline Biodiversity Units & Post-Development Calculations

- 5.6 The on-site habitats have a total value of 14.96 Habitat Units and 4.96 Hedgerow Units.
- 5.7 Details of each habitat type and its relative biodiversity value can be found in the Warwickshire Biodiversity Impact Assessment tool that accompanies this report.
- 5.8 The proposals include a combination of retained, enhanced and newly created habitats – locations of proposed habitats can be seen in the Illustrative Landscape Masterplan produced by BLADE Landscape Architects (Drawing No. 1880-L-D-PL-202-V4 dated August 2026). Full details of proposed areas/lengths and proposed conditions can be found within the accompanying BIA tool.
- 5.9 Retained GI habitats include:
- Dense continuous scrub (0.04ha)
 - Amenity grassland (0.06ha)

- Semi-improved neutral grassland in poor condition (0.09ha)
- Semi-improved neutral grassland in moderate condition (0.08ha)
- Part of H2, H5, H6 and LOT1

5.10 Enhanced GI habitats include:

- Semi-improved neutral grassland in moderate condition (0.45ha). Grassland in the north-eastern sector of the site will be retained in situ where feasible, with turfs lifted and replaced as soon as possible where drainage works need to be undertaken. The entire north-eastern sector will then be fenced off and managed to Local Wildlife Site (LWS) standard.

5.11 Proposed GI habitats include:

- Gardens (0.62ha) (Low Distinctiveness; Poor Condition)
- Introduced shrub (0.03ha) (Low Distinctiveness; Poor Condition)
- Amenity grassland (0.29ha) (Low Distinctiveness; Poor Condition)
- Semi-improved neutral grassland (0.28ha) (Medium Distinctiveness; Moderate Condition)
- Dense continuous scrub (0.01ha) (Medium-Low Distinctiveness; Moderate Condition)
- Species-rich native hedgerow (0.18km) (Medium Distinctiveness; Condition Score: 3)
- Species-rich native hedgerow with trees (0.09km) (High Distinctiveness; Condition Score: 3)

5.12 The summary of habitat and hedgerow unit changes can be seen below

	Habitat Area (ha)	Hedgerow impact (km)	Connectivity Features (km)	Habitat Biodiversity Value	Hedgerow Biodiversity Value	Connectivity Biodiversity Value
Existing						
Onsite Biodiversity Impact	2.95	0.20	0.00	14.96	4.96	0.00
Indirect Biodiversity Impact	0.00	0.00	0.00	0.00	0.00	0.00
Total habitat / linear features impacted	2.95	0.20	0.00	14.96	4.96	0.00
Retained / Created / Enhanced						
Onsite biodiversity retained	0.27	0.26	0.00	1.24	0.44	0.00
Onsite Creation	2.95	0.27	0.00	2.64	2.35	0.00
Biodiversity retained and enhanced	0.45	0.11	0.00	5.10	0.16	0.00
Total biodiversity retained/enhanced	3.67	0.64	0.00	8.98	2.95	0.00
Trading Down	n/a	n/a	n/a	-1.27	-0.29	0.00
Biodiversity impact	n/a	n/a	n/a	-7.25	0.46	0.00

Biodiversity Impact Compensation

- 5.13 The details for creation techniques and on-going maintenance practices of these habitats, alongside how their target conditions will be reached, is detailed in Section 6.
- 5.14 Given a net-loss on-site has been calculated for area habitats, and a net-gain position
t g s g s t s u s t t
g t u s -site biodiversity units will be required. This is formally known as Biodiversity Impact Compensation (BIC) within the BMES.
- 5.15 The Outline Application (Planning Ref: P/21/1260/2 Charnwood Borough Council/ APP/K2420/W/22/3300552 Hinckley & Bosworth Borough Council) utilised the Warwickshire Biodiversity Impact Assessment (WBIA) Calculator, and subsequently the BIC was calculated using a cost model within the WBIA (such as WWC19.1). The BIA Tool has given an indicative o s t t ut 238,875 for habitat units.

6.0 HABITAT CREATION, MANAGEMENT AND MAINTENANCE PLAN

Amenity/Modified Grassland

- 6.1 An amenity grassland will be created across the development site in areas of formal open space using an appropriate general-purpose seed mix sown onto a well-prepared, weed-free soil substrate.
- 6.2 A pre-sowing operation should be undertaken during autumn or spring months with average climatic conditions. A sowing operation should be undertaken using a seed drill, or by treading, to give good soil/seed contact. Once the areas have been laid/seeded, they will be watered. Appropriate signage will be provided to discourage footfall for a minimum of 12 months. The grassland will be allowed to establish to a minimum height of 35mm.
- 6.3 Following establishment, the grassland will be managed through a regime of regular cuts during the growing season to maintain a short, even sward appropriate for public use while supporting long-term habitat quality. Arisings will be collected and removed to prevent nutrient enrichment and discourage dominance of coarse or undesirable species. All areas should receive an application of a proprietary granular slow-release fertiliser, twice yearly, in the spring and autumn. The grassland will then be spiked if necessary to improve drainage and aerate soil.
- 6.4 Management will focus on preventing scrub encroachment by undertaking annual inspections and removing any woody growth to ensure scrub remains below 20% cover. Routine monitoring by the management contractor will identify and address any sources of physical damage, such as erosion or access pressures, which should remain under 5% of the total grassland extent; damaged patches will be repaired through light soil preparation and localised reseeded. Bracken will be suppressed where necessary through targeted cutting or rolling to maintain cover below 20%. The grassland will also be subject to yearly checks for invasive non-native species listed under Schedule 9 of the Wildlife and Countryside Act 1981; any occurrences will be removed promptly using appropriate control methods to prevent establishment or spread.
- 6.5 This management approach will ensure the amenity grassland remains resilient, visually attractive, and compliant with ecological targets for the site.

Neutral Grassland

Translocated Grassland

- 6.6 Within the north-eastern sector of the site, the existing grassland will be retained in situ where feasible. Where this is not feasible due to drainage/levelling works, turfs will be lifted and temporarily stored in an undisturbed area of the site before being replaced as soon as possible. The area outside of the SUDs basin will also be enhanced through

turfs taken from the most species-rich parts of the other areas existing grassland where appropriate.

Translocation Method Statement

- 6.7 The translocation of grassland turves will occur during Autumn months. The work will be undertaken during warm weather when the soils are moist (most frequently occurring during Autumn). This will promote root growth prior to winter, in preparation for the following growing season. Periods of wet weather where damage to grassland turves may occur will be strictly avoided.
- 6.8 Prior to any contractors commencing on-site, the Ecological Clerk of Works (ECoW) will undertake a walkover and mark out the area(s) with target species to be translocated to ensure their protection.
- 6.9 A 'toolbox talk' will be provided to site-based personnel will be undertaken by the ECoW to inform on agreed policies, discuss key aims and objectives of translocation and minimise impacts during construction, generally avoiding unnecessary disturbance.

Donor Site

- 6.10 A mechanical excavator using a bucket will be utilised to cut large translocation turves from the donor site. A wheeled excavator will be used to avoid ground damage. The
p t s g t g su t t u t
su t ut tu s tu s u ut t u t 4
Deeper turves may be cut where is it deemed necessary to maintain soil chemistry.

Receptor Site

- 6.11 The turves will be relocated to suitable on-site receptor locations within the north-eastern sector of the site.
- 6.12 Cut turves will be immediately transported to pre- t -prepared receptor sites or temporarily stored until the receptor site is prepared. The receptor sites will be prepared by carefully removing a minimum of 40cm of topsoil to match up with t s u tu s t t A s su t t the receptor scrapes using rollers (e.g. Cambridge rollers). The scrape should be moist; if required, watering will be undertaken immediately prior to translocation.
- 6.13 The turves will be carefully placed within the receptor site and carefully trodden down to ensure contact between the turves and underlying donor soil. Turves will tightly abut t t g g s t t t s t t the donor site.

Seed Collection

- 6.14 Seeds will be attained either via hand collection, using a seed vacuum harvester or brush harvesting. Seeds will then be re-distributed across created grassland and

retained/translocated grassland to promote species-richness and retain the existing seed bank.

Proposed Grassland

- 6.15 New areas of neutral grassland will be created across the site using a mix of EM3 – Special General Purpose Meadow Mixture, EH1 – Hedgerow Mixture and EM8 – Meadow Mixture for Wetlands. The mix will be tailored to the site's soil types and ground water levels.

EM3

- 80% grasses including tufted hair-grass (28%), red fescue (24%), smaller cat's-tail (4%) and smooth meadow-grass (16%).
- 20% other species including *Achillea millefolium* (0.4%), common agrimony *Agrimonia eupatoria* (0.2%), betony (1.2%), common knapweed (2.0%), wild carrot *Daucus carota* (1.0%), viper's-bugloss *Echium vulgare* (0.6%), meadowsweet *Filipendula ulmaria* (0.2%), hedge bedstraw (0.8%), lady's bedstraw *G. verum* (0.4%), meadow crane's-bill *Geranium pratense* (0.4%), oxeye daisy (1.0%), musk mallow *Malva moschata* (1.0%), black medic (0.4%), sainfoin *Onobrychis viciifolia* (0.2%), wild parsnip *Pastinaca sativa* (0.2%), ribwort plantain (1.4%), salad burnet *Poterium sanguisorba ssp sanguisorba* (0.6%), cowslip (1.0%), selfheal (1.6%), meadow buttercup (1.6%), bulbous butter *R. bulbosus* (0.6%), yellow rattle *Rhinanthus minor* (0.4%), common sorrel *Rumex acetosa* (0.4%), small scabious *Scabiosa columbaria* (0.2%), red campion *Silene dioica* (0.8%), bladder campion *S. vulgaris* (1.0%), dandelion sp. (0.2%) and tufted vetch *Vicia cracca* (0.2%).

EH1

- 80% grasses including tufted hair-grass (28.0%), cock's-foot *Dactylis glomerata* (6.0%), tufted hair-grass *Deschampsia cespitosa* (1.6%), red fescue (20.0%), Yorkshire fog *Holcus lanatus* (9.6%), wood meadow-grass *Poa nemoralis* (6.0%), and rough-stalked meadow-grass *Poa trivialis* (4.0%).
- 20% other species including smooth meadow-grass (0.9%), common agrimony (0.4%), garlic mustard *Alliaria petiolata* (0.4%), lesser burdock *Arctium minus* (0.4%), common knapweed (2.0%), rough chervil *Chaerophyllum temulum* (0.4%), crosswort *Cruciata laevipes* (0.6%), wild carrot (1.0%), hedge bedstraw (2.0%), meadow vetchling *Lathyrus pratensis* (0.2%), narrow-leaved everlasting-pea *Lathyrus sylvestris* (0.4%), oxeye daisy (1.0%), wild marjoram *Origanum vulgare* (0.2%), ribwort plantain (1.0%), cowslip (0.8%), selfheal (2.0%), meadow buttercup (2.0%), red campion (2.0%), bladder campion (1.0%), hedge woundwort *Stachys sylvatica* (0.1%), upright hedge-parsley *Torilis japonica* (0.8%) and tufted vetch *Vicia cracca* (0.4%).

EM8

- 80% grasses including common bent (8.0%), Star Sedge *Carex echinata* (4.8%), tufted hair-grass (3.2%), red fescue (20.0%), smaller cat's-tail (1.6%) and smooth meadow-grass (6.4%).

- s u g yarrow (1.0%), common agrimony (0.4%), Wild Angelica *Angelica sylvestris* (0.1%), betony (2.0%), common knapweed (3.0%), meadowsweet (0.8%), lady's bedstraw *Galium verum* (1.6%), meadow vetchling (0.4%), rough hawkbit *Leontodon hispidus* (0.2%), oxeye daisy (1.6%), bird s-foot trefoil (0.2%), greater bird s-foot trefoil *Lotus pedunculatus* (0.1%), ribwort plantain (0.4%), cowslip (2.0%), selfheal (2.0%), meadow buttercup (2.0%), common sorrel *Rumex acetosa* (0.6%), ragged robin *Silene flos-cuculi* (1.00%), dandelion sp. (0.4%) and tufted vetch (1.0%).

- 6.16 The planting of non-native species, particularly invasive species, will be strictly avoided in these areas.
- 6.17 Prior to seeding, the areas will be cleared of all debris, litter, undesirable plant species (e.g. *Rumex* sp.) and dead plant material, with any existing grass cut and harrowed to achieve at least 50% bare soil in order to allow the seeds good contact with the soil. Existing compacted or nutrient-enriched soils will be lightly cultivated and levelled. Where necessary, topsoil will be stripped or ameliorated to reduce nutrient levels and improve sward composition over time.
- 6.18 The proposed areas of grassland will be sown and enhanced with the above seed mixes in September or Spring (March-May) when climatic conditions are suitable. The seed mixtures will be sown as per the manufacturer's prescribed sowing rate.
- 6.19 The areas will be fully watered to ensure healthy establishment, particularly during prolonged dry periods.

Management Principles for Years 1-5

- 6.20 Prior to cutting all areas will be cleared of litter and debris. Mowers or strimmers will not be used within 100mm of tree stems. Edges adjacent to footpaths/kerbs should be left neat after each visit.

Establishment (Year 1)

- 6.21 s t s s t u g t s t g g s s s t u
ts t s s usu t g t st s s s t
t t s gs s t s u st s
- 6.22 Cutting of all neutral grassland areas will be avoided in spring and early summer, with t st ut u g -summer (ideally early-August), with a second cut in early October. The grass will be cut to 150mm.
- 6.23 Arisings will remain in-situ for 1-5 days to release seeds prior to being removed to prevent a build-up of nutrients. These will either be used to create compost heaps in undisturbed areas of the site or removed from the site.

Maintenance (Years 2-5)

- 6.24 The grassland will be managed as long grass, with the management following that of traditional meadows.

- An annual cut to a height of 150mm will be undertaken in late summer or early Autumn (August or September). The grassland will then be maintained to 50mm by mowing through late autumn, early winter and early Spring (November to March), as required. No cutting will be undertaken between April and September to allow seed to flower and set seed.
 - Arisings from the late summer / early autumn cut will remain in-situ for 1-5 days to release seeds prior to being collected and added to the compost heap / removed as before. Arisings from any additional cuts will be collected immediately.
- 6.25 As required, the build-up of dead grass and thatch conditions will be removed through regular mowing and the grass will be regularly aerated to aerate soil.
- 6.26 Worn or damaged areas are to be repaired by over seeding into a prepared seed bed at the next maintenance visit, dependent on seasonal limitations and subject to suitable weather and ground conditions in accordance with best practice.
- 6.27 Tall herb and scrub species will be monitored and cut back as necessary to prevent encroachment of the grassland.
- 6.28 All grassland areas will be monitored annually for the presence of invasive species. If invasive species are recorded, this management plan will be amended accordingly in line with specialist advice to prevent spread and facilitate eradication.

Management Principles for Years 6+

- 6.29 The previously prescribed actions will be continued as necessary.
- 6.30 The condition of the grassland will be annually reviewed with appropriate management undertaken to maintain desired condition.
- 6.31 After Year 10, this management plan will be reviewed and its ongoing scope agreed with the Council and the Local Planning Authority.

Trees and Hedgerows

Existing Trees and Hedgerows

- 6.32 BS 5837: 2012 '*Trees in relation to design, demolition and construction*' will be implemented on site in order to ensure that retained trees and hedgerows are protected adequately from construction-related damage. Existing trees will be subject to regular inspection and maintained as per their current condition.

Proposed Individual Trees

- 6.33 A total of 13 individual small native trees will be planted across the site to provide structural landscaping, ecological enhancement, and long-term visual interest. Trees will be locally appropriate native species, nursery-grown and supplied as containerised or root-balled stock. Each tree will be planted into a suitably prepared pit with improved

stake-and-tie system to ensure establishment without constraining natural form. A 1m plants and reduce competition.

- 6.34 Management will focus on maintaining good tree health and preventing impacts caused by human activities. Regular site inspections will be undertaken to identify and rectify any signs of vandalism, bark damage, mower/trimmer impacts, or accidental herbicide drift. Protective guards or low timber edging will be installed or replaced as needed to minimise these risks. Tree health will be monitored annually to ensure each specimen retains more than 75% of its expected canopy spread and form for its age and height; as such, there will be no routine pruning regime, with intervention restricted only to the removal of dead, diseased, or dangerous limbs. Watering during site works will support successful establishment.

Proposed Hedgerow Planting

- 6.35 Hedgerows are valuable ecological features, which will maintain the connectivity of the site by providing feeding and nesting habitats and dispersal routes for a range of fauna. A total of 240m of species-rich hedgerow and 90m of species-rich native hedgerow with trees is proposed across the site (the detailed landscape plan in Appendix A should be referred to for location and species mixes).
- 6.36 To ensure successful establishment of newly planted hedges so that they can be suitably maintained for ecological and BNG value, the following maintenance operations will be adhered to:
- All new planting will take place over the winter period between October and March and be in accordance with BS4428:1989 Code of practice for general landscape operations. Newly planted specimens will be protected from animal damage by the use of rabbit-proof fencing, netting or individual tree guards as necessary.
 - Control and removal of undesirable species from hedge trenches. The use of herbicides on native hedgerows will be avoided.

Management Principles for Years 1-5

- 6.37 Watering of all new planting to ensure moisture levels are to be maintained appropriately for optimum growth during establishment period. Newly planted trees weather requires. The trees will be watered a minimum of 7 times in years 2 and 3, and then as required in the following years. Watering will be carried out by bowser.
- 6.38 The base of each newly planted tree is to be kept free from undesirable species, including a 1m diameter ring of mulch to be topped up as necessary for at least three years post-planting (unless the tree is planted within an associated habitat such as scrub). Mulch to hedgerow planting to also be topped up as necessary.

- 6.39 Anchors, stakes, ties and guards to be inspected at each visit and maintained/adjusted as necessary and removed once the tree is self-supporting. Any unauthorised items that have been attached to the trees to be removed. All new planting to be re- after strong winds, frost heave or other disturbances.
- 6.40 All plants will be subject to regular inspection, particularly after storms. Inspections for pests and diseases will also be undertaken. Any damaged, diseased or dangerous timber shall be reported, and a schedule of appropriate operations agreed with a qualified arborist.
- 6.41 Removal of any vandalised, unhealthy or dead specimens as soon as possible and replacement with an appropriate specimen during next available planting season.
- 6.42 Newly planted specimen trees will be allowed to develop without thinning out due to girdling. As the trees mature, subsequent light trimming may be necessary.
- 6.43 Pruning of trees as necessary to remove suckers or diseased wood and achieve healthy growth and natural shape. Pruning will favour a single leader except for multi-stem trees where several leaders will be favoured.

Management Principles for Years 6+

- 6.44 The previously prescribed actions will be continued as necessary.
- 6.45 All trees and hedgerows will be reviewed for future longevity and restocked accordingly with the same species to ensure continuity of the landscape features.
- 6.46 After Year 10, this management plan will be reviewed and its ongoing scope agreed with the relevant authorities.

Table 4: maintenance schedule for existing and proposed hedgerows and trees

Maintenance Operation	Visits	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Weed control	12												
Watering as required	-												
Removal of litter	-												
Slow-release fertiliser	1												
Top up mulch	1												
Inspection for deadwood/ structural defects	1												
Replacement of vandalised, unhealthy or dead specimens	1												

Inspection for pests and diseases	-	As required											
Inspection of anchors, stake and ties; spiral guards. Re- g t s	-	As required											
Selective/formative pruning of all trees.	1												
Trunks to be kept clear of sucker growth to a height of 4m	1												
Selective/formative pruning of hedgerows	1												

Native Scrub Planting

6.47 Native scrub will be created within the north-eastern sector of the site. The scrub will be managed to maintain a varied age and condition and provide multiple micro-climates for biodiversity.

6.48 Prior to planting, planting trenches will be cleared of weeds.

6.49 All new planting will take place over the winter period (October – March) and be in accordance with BS4428:1989 Code of practice for general landscape operations. Planting will take place at a density of approximately 2–3 plants per m², in mixed species groups (e.g. 3–5 of the same species). Whips or transplants (40–60 cm) will be notch- or pit-planted. Newly planted specimens will be protected from animal damage by the use of rabbit-proof fencing, netting or individual tree guards as necessary. A mulch mat or biodegradable weed suppressant may be applied to reduce competition from weeds.

Management Principles for Years 1-5

6.50 Watering to ensure moisture levels are maintained appropriate for optimum growth during establishment period only.

6.51 Any fencing, netting or guards to be inspected at each visit and maintained/adjusted as necessary and removed once the scrub is established.

6.52 All new planting to be re- t st g s st t stu s

6.53 Any vandalised, unhealthy or dead specimens to be removed as soon as possible and t t s s t t s t u g t t g s s

6.54 t t g t ug ut t st t s u s established between 2-3 years after planting, when some of the more successful species may have to be thinned out to prevent overcrowding. As necessary, 30% of nurse species will be removed where they appear to be aggressive or hindering the

development of climax species by selecting unhealthy, diseased or damaged specimens. The aim is to create a joined canopy that successfully supresses weed growth.

- 6.55

st s t t g t -year rotation, with either 1/15 cut every year or 3/15 cut every three years. The edges of scrub patches should be scalloped to provide more micro-climates and ensure a gradual transition from short herbaceous vegetation through to tall herbaceous vegetation through to scrub. Scrub may need to be replaced as it becomes over mature and cannot be rejuvenated by pruning or coppicing; in cases of severe weather, some species may require earlier replacement.
- 6.56

Cutting should be undertaken during the months of January or February to prevent disturbance to nesting birds and ensure that the berry crop is available for over-wintering animals. If any areas become overcrowded or overly dense, selectively thin to create more dappled light conditions.
- 6.57

Cutting should be undertaken with hand-tools where feasible. Arisings will be removed to prevent a build-up of nutrients. These will either be used to create brash piles in undisturbed areas of the site or removed from the site. For further information see The Scrub Management Handbook by English Nature (2003).

Management Principles for Years 6+

- 6.58

The previously prescribed actions will be continued as necessary.
- 6.59

The condition of native scrub patches will be annually reviewed and coppiced/thinned as necessary. The extent of coppicing will be reviewed to ensure there are no sg t s g t t s s t ts t Areas of failed, poorly established or thinned scrub will be restocked with the same species.
- 6.60

After Year 10, this management plan will be reviewed and its ongoing scope agreed t u g st t g Aut t

Table 5: proposed native scrub maintenance schedule

Maintenance Operation	Visits	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Weed control	12												
Watering as required	-												
Removal of litter	-												
Slow-release fertiliser	1												
Replacement of vandalised, unhealthy or dead specimens	1												

Inspection for pests and diseases	-	As required											
Selective/formative pruning	1												
Top up mulch	1												

Introduced Shrub Planting

6.61 Introduced shrub is proposed across the site in areas of formal open space. To ensure successful establishment of the plant beds, the following maintenance operations will need to be adhered to:

- Prior to planting, all planting beds to be cleared of weeds. All planting beds will
t su t t g u t s t su tt s t g
- Planting will take place at a density of approximately 3 plants per m² unless otherwise stated in the plant schedule. Plants will be planted in single species groups of 3, 5 or 7 plants, with any evergreen species evenly distributed across the bed.
- Newly planted specimens will be protected from animal damage by the use of rabbit-proof fencing or netting as necessary. A mulch mat or biodegradable weed suppressant may also be applied to reduce competition from weeds.

Management Principles for Years 1-5

6.62 Watering to ensure moisture levels are maintained appropriate for optimum growth will be undertaken during the establishment period only.

6.63 Beds will be inspected regularly for pests and diseases, with remedial action taken swiftly.

6.64 Beds will be monitored for weeds, with mulch to be topped up and a selective herbicide to be applied as per manufacturers recommendations as necessary.

6.65 As necessary, a slow-release fertiliser will be applied to ensure soil fertility is maintained.

6.66 Any vandalised, unhealthy or dead specimens will be removed as soon as possible and
t t s s t t s t u g t t g s s

6.67 Shrubs will become established between 2-3 years after planting, when some of the more successful species may have to be thinned out to prevent overcrowding. These plants will have joined canopies and be successfully suppressing weed growth.

6.68 Pruning regimes will be tailored to each plant species and be designed to ensure that any weak, damaged or diseased parts of the plants are removed and that, where

colour is promoted.

Management Principles for Years 6+

- 6.69 The previously prescribed actions will be continued as necessary.
- 6.70 The condition of amenity beds will be annually reviewed, with overcrowded beds thinned and species hard pruned as necessary to maintain design intent. Areas of failed, poorly established or thinned planting will be restocked with the same species.
- 6.71 After Year 10, this management plan will be reviewed and its ongoing scope agreed with a u g st and the Local Planning Authority.

Table 6: Proposed introduced shrub maintenance schedule

Maintenance Operation	Visits	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Weed control	12												
Watering as required	-												
Removal of litter	-	As required											
Slow-release fertiliser	1												
Replacement of vandalised, unhealthy or dead specimens	1												
Inspection for pests and diseases	-	As required											
Selective/formative pruning	-	As per species requirements											
Top up mulch	1												
Supply and apply selective herbicide	1												

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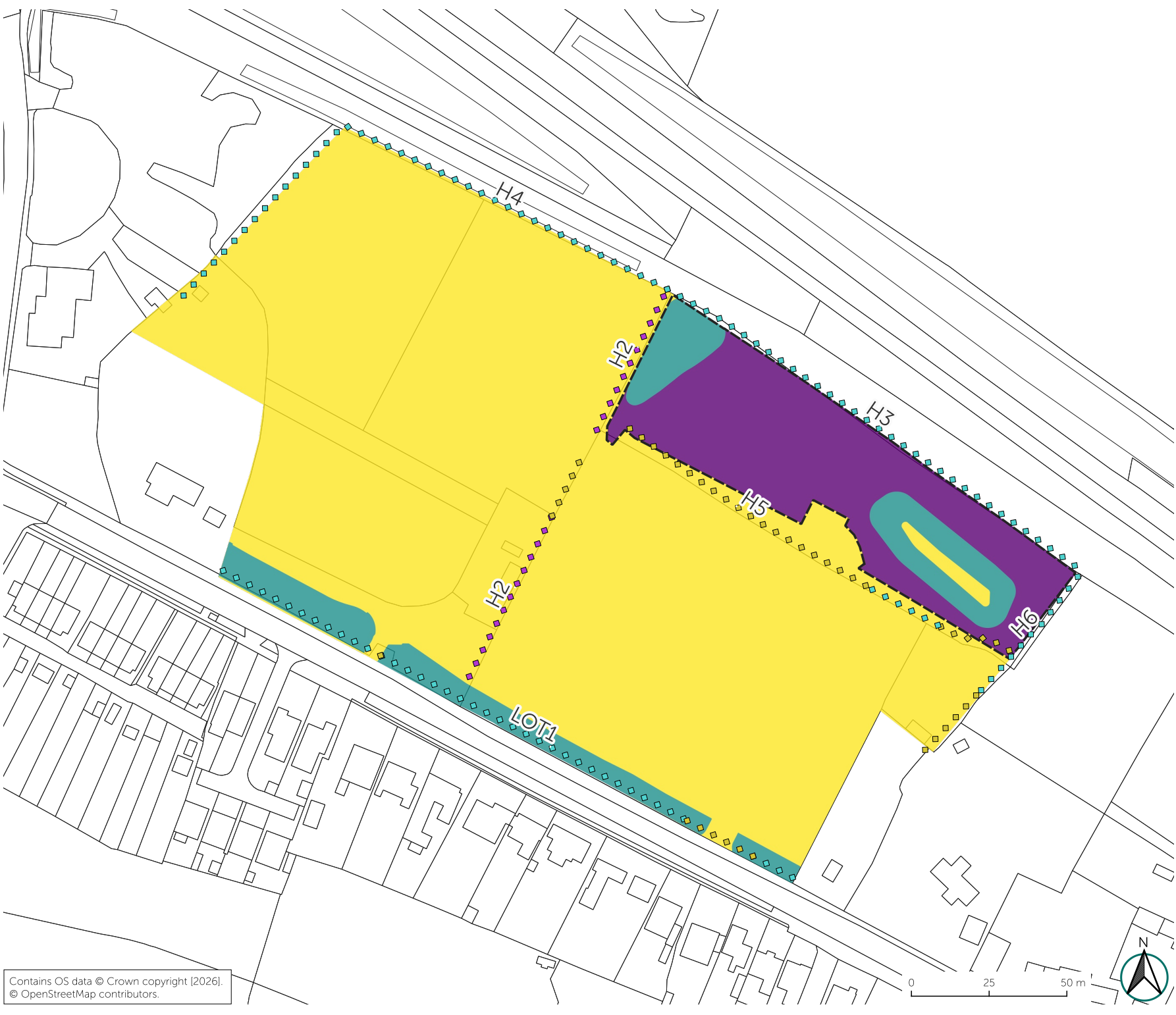
APPENDIX A

Plans

Habitats and Ecological Features Plan

Development Impacts Plan

Landscape BNG Strategy Plan



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Key

Fenced off LWS area

Hedgerow Retention

- Enhanced
- Retained
- Lost

Habitats Retention

- Enhanced
- Retained
- Lost



30 St. Georges Square, Worcester, WR1 1HX 01905 947 558 www.weareblade.co.uk	
CLIENT Allison Homes Group Ltd.	
PROJECT Ashby Road, Markfield	
DRAWING TITLE Development Impacts Plan	
DRAWING STATUS Planning	
DRAWING NO. 269-E-RP-PL-2053BMES	REVISION V4
SCALE @ A4 1:1,600	DATE AUG 2026



LEGEND

Boundary

Existing trees retained

Existing trees removed

Existing hedgerows to be removed

Existing species-rich native hedgerow to be retained (+ enhanced)

Existing groundcover to be retained

Existing translocated grassland

Proposed species-rich native hedgerow and/or sown with Emorsgate EHS

Proposed native trees

Proposed introduced shrub

Proposed vegetated garden (front)

Proposed vegetated garden (rear)

Proposed modified grassland

Proposed other neutral grassland (Emorsgate S.M.B)

Proposed other neutral grassland (S.L.I)

Proposed other neutral grassland (Emorsgate S.M.B)

Proposed LEAP play area

BLADE

30 St Georges Square, Worcester, WR1 1HX
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CLIENT
Allison Homes

PROJECT
Land off Ashby Road, Markfield

DRAWING TITLE
Illustrative Landscape Masterplan

DRAWING STATUS
Planning

DRAWING NO.
1880-L-D-PL-202

REVISION
V4

DRAWN
AB

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ST

SCALE
1:500

PAPER SIZE
A1

DATE
JUNE-2026

APPENDIX B

Photographs



Photograph 1: Line of trees along the southern site boundary



Photograph 2: Grassland habitat



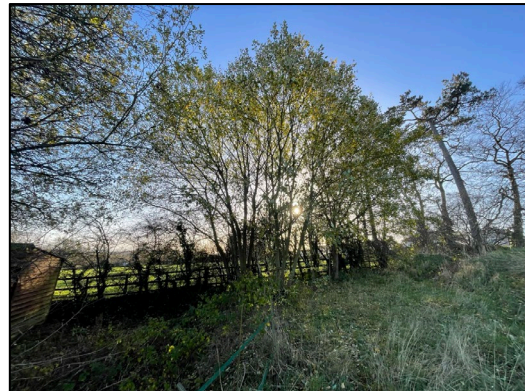
Photograph 3: Mixed scrub edge



Photograph 4: Gap along Hedgerow 5



Photograph 5: The tall ruderal habitat



Photograph 6: Hedgerow 2

APPENDIX C

Qualifications and Experience

BLADE Ecology Ltd is Registered Practice of the Chartered Institute of Ecology and Environmental Management (CIEEM). A comprehensive range of ecological services including Ecological Impact Assessment (EclA), Habitat Regulations Assessment (HRA), Biodiversity Impact Assessment (BIA) and European Protected Species (EPS) Surveys / Licensing.

The practice works closely work closely with clients to achieve their aspirations alongside securing the best outcomes for the environment. With wildlife legislation and policy as its basis; commercial awareness, pragmatism and defensible advice is combined to form BLADE Ecology's approach.

As a company we use an in-house collaborative approach in conjunction with BLADE Landscape Architects and BLADE Trees.

Aimmie Woodman BSc (Hons) ACIEEM

Aimmie holds a BSc (Hons) degree in Conservation Biology and Ecology from the University of Exeter. Her ecological experience includes Preliminary Ecological Appraisals, Ecological Impact Assessments (EclA) and surveying for notable / European Protected Species, with particular experience with bats as a volunteer bat carer since 2016. She has held Natural England survey licences for bats (Class 2) and great crested newts since 2021. Aimmie is an Associate member of the Chartered Institute of Ecology and Environmental Management.

Andrew Elliott BSc (Hons)

Andy holds a BSc (Hons) degree in Biological Sciences (Zoology) from the University of Birmingham, and has a particular passion for ornithology, as well as social ecology. After graduating, Andy spent time in Southern Africa contributing to research projects on avian and linear infrastructure wildlife-mortality mitigation. Andy holds a Class 1 survey licence for bats and great crested newts, and has a broad range of consulting experience, working on large and small-scale projects across the UK. Andy is a published author in the Journal of Ethology and is an Associate member of the Chartered Institute of Ecology and Environmental Management.

Emma Seaton BSc (Hons) MCIEEM

Emma has a BSc (Hons) degree in Biological Sciences from the University of Exeter. Her experience includes Preliminary Ecological Appraisals, Ecological Impact Assessments (EclA), surveying for notable / European Protected Species, mitigation / licensing advice and providing Continued Professional Development (CPD) sessions for developers on Biodiversity Net Gain. She has held Natural England survey licences for bats (Class 2), great crested newts and white-necked storks. She is also a Registered Consultant under the Bat Mitigation Class Licence (BMCL).

licence and Earned Recognition consultant under the Natural England Bat Pilot Project.

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