



Cameron Homes Limited

Land East of Kennel Lane, Witherley, Leicestershire

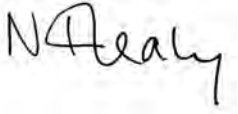
Ecological Mitigation and
Enhancement Strategy

To discharge Condition 22

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Document and Quality Control

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1.0 INTRODUCTION

1.1 Scope & Objectives

1.1.1 This document has been prepared by Red Kite Network Limited (Red Kite), Landscape Architecture, Ecology and Arboriculture Consultants for Cameron Homes Limited, hereon referred to as 'the Client'. The aim of this document is to set out the planned Ecological Mitigation and Enhancement Strategy (EMMS) in relation to the permitted development at land East of Kennel Lane, Witherley, Leicestershire, hereon referred to as 'the Site'.

1.1.2 This document has been produced for the discharge of Condition 22 as part of the reserved matters for the permitted outline planning permission ref: 22/01190/OUT approved by Hinckley and Bosworth Brough Council on 25th February 2025. The permitted development is for an outline planning application for up to 50 residential dwellinghouses with access.

Condition 22 states:

As part of the first Reserved Matters submission an ecological mitigation and enhancement strategy shall be submitted in writing to and approved in writing by the LPA. Mitigation measures should include (but are not limited to) biodiversity protection zones, timing restrictions, precautionary working measures etc. The enhancement strategy shall ensure that Biodiversity Net Gain can be achieved on site and a mechanism for securing the implementation of the biodiversity off-setting and its maintenance/management for a period of 30 years in accordance with details approved in the enhancement strategy. Enhancement measures shall include (but are not limited to) native planting, wildflower grassland creation, and integrated bird and bat boxes within the new properties. Any mitigation or enhancement measures need to be clearly shown on all relevant submitted plans/elevations with a timetable for implementation.

Reason: To ensure that the development provide biodiversity enhancement in accordance with Policy DM6 of the Site Allocations and Development Management Policies DPD 2016 and Government guidance contained within the National Planning Policy Framework (2024).

1.1.3 This document combines the requirements for Biodiversity Net Gain (BNG), planned ecological enhancements and the ongoing management and maintenance to provide an integrated approach to ecological mitigation over a 30-year period. The purpose of the document is to address long-term management aims and objectives in conjunction with the design proposals to provide "joined up" implementation. The document's focus is on; implementation and aftercare, management responsibilities and maintenance operations for all landscape and habitat areas, monitoring and reporting procedures for Biodiversity Net Gain (BNG), and details of the parties/organisations responsible to manage and maintain the Site. The overarching aims are therefore to:

- Maximise opportunities for biodiversity within the context of the permitted scheme and ensure the requirements of BNG are adhered to;
- Ensure a viable landscape space for ongoing management and maintenance of the permitted scheme;
- Create a visually appealing landscape and amenity within the context of the development; and
- Ensure that landscape and ecological areas are established, maintained and monitored following the completion of the development.

1.1.4 This document has been informed by previous work conducted as part of the outline consent and should also be cross referenced with:

- Biodiversity Net Gain (BNG) Assessment prepared by Colington Winter Environmental dated July 2022;
- Updated Preliminary Ecological Appraisal prepared by Colington Winter Environmental dated September 2022.

- 1.1.5 This document should also be read in conjunction with the Biodiversity Net Gain Assessment prepared by Red Kite dated February 2026.
- 1.1.6 This document has been informed by relevant industry best practice and guidance set out in British Standard “Biodiversity Code of Practice for Planning and Development” (BS 42020) (2013) and the CIEEM guidance Biodiversity Net Gain: Good Practice Principles for Development. Whilst the development is not subject to statutory BNG, there is a local planning policy to achieve 10% net gain. The period of this document is for 30 years.
- 1.1.7 The key audience for the document are the Local Planning Authority (LPA), the site operator/landowner and contractors employed to maintain ecological enhancements and mitigation.

2.0 SITE CONTEXT

2.1 Site Location and Description

- 2.1.1 The Site is approximately 3.2 hectares (Ha) and located at OS National Grid Reference SP 32827 97376, to the East of Witherley Village, Leicestershire. The Site is set within a semi-rural landscape, bounded by Kennel Lane to the West, with residential housing and development to the North, South, and across Kennel Lane to the West. To the South and East of the Site lie agricultural fields with some rural properties. The Site itself comprises a former arable field, bounded by hedgerows on the North, East and Western sides with a drainage ditch and pond along the Eastern boundary. A location plan is provided in Appendix A.

2.2 The Permitted Development

- 2.2.1 The permitted development relates to the construction of 30 open market and 20 affordable properties together with landscaping and a SUDs feature. Vehicle access will be created via Kennel Lane. A children’s play space will be constructed to the North East of the Site. A site layout drawing prepared by White Ridge drawing reference 2393-03 REV-E dated 17th November 2025 is provided in Appendix B.
- 2.2.2 The planned landscape and open space is set out in the drawing prepared by PDP Associates reference C-2382-01 and 02 REV-A dated January 2026. In summary the landscape scheme includes the following:
- Retention of boundary hedges and trees;
 - Creation of native hedgerows;
 - Planting of semi mature and extra heavy standard trees;
 - Planting of ornamental shrub and hedge planting;
 - Creation of amenity grassland areas;
 - Creation of species rich wet grassland associated with the SUDs feature;
 - Creation species rich meadow grassland.

2.3 Preceding Ecological Surveys and Reports

- 2.3.1 The Preliminary Ecological Appraisal prepared by Colington Winter Environmental identified that, at the time of the survey, the Site comprised of arable and improved grassland fields bound by hedgerows and trees. No impacts on protected notable species were identified. The Preliminary Ecological Appraisal recommended the following enhancement and mitigation measures:
- *Bat and bird boxes could be placed on the new buildings / retained trees. A plan to show the locations of these boxes and the specifications should be produced by a suitably qualified ecologist once the layout is finalised.*

- *Planting of linear features such as hedgerows and trees between garden plots where possible, to add commuting features within the site.*
- *The inclusion of 'hedgehog highways' to facilitate movement across the site. This includes holes of 13 x 13cm at the bases of fence panels, leaving a sufficient gap beneath gates and/or leaving brick spaces at the bases of brick walls.*

2.3.2 The BNG Assessment prepared by Colington Winter Environmental identified pre development baseline habitats of 7.17 units and 5.03 units for hedgerows. Overall, a 32.16% gain for habitats and a 32.32% gain for hedgerows was projected. It should be noted that this was based on the masterplan submitted as part of the outline scheme and is based on version 3.1 of DEFRA metric, which has now been superseded.

3.0 AIMS AND OBJECTIVES

3.1 The aims and objectives for the EEMS at the Site are set out in Table 1 below.

Table 1. Landscape and habitat management aims and objectives

Aim	Objectives
To create a variety of new habitats and features within the landscape which reflect the aesthetic of the landscape character and strengthen ecological value and provide interest.	Creating landscape features to provide landscape and ecological benefits in accordance with local plan policies.
Retaining and enhancement of existing habitats to protect the local landscape character and increase ecological value.	• Ensuring protection and management of existing habitats to provide landscape and increase existing ecological benefits. • Ensuring biodiversity gain is achieved and implemented in accordance with the permitted development.
To monitor and review the plan ensuring biodiversity enhancement are achieved.	• Ensuring the document is implemented. • Ensuring that the landscape and habitat proposals establish and thrive. • Completing periodic reviews and take remedial action where required to ensure successful establishment.
To create new ecological features	• Diversifying opportunities for species migration, roosting, commuting and within the Site and wider landscape.
To ensure the landscape and created habitats are maintained to an acceptable standard.	• Implementing a regime of regular maintenance. • Ensuring sufficient resources are available to maintain the landscape. • Responding to complaints and issues in a timely and appropriate manner.

	• Undertaking periodic reviews and replacing dead or dying plant species during the lifetime of the plan.
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4.0 ECOLOGICAL ENHANCEMENT AND MITIGATION

4.1 Overview

4.1.1 In relation to the Site, the following ecological enhancements and mitigation will be provided for on site biodiversity:

- Four summer roosting bat boxes mounted on retained trees;
- One bat hibernation box mounted on a retained tree;
- Four integrated swift boxes located within properties;
- Six hedgehog boxes located in public open space;
- Hedgehog passes in residential gardens;
- Planting of 56 semi mature and extra heavy standard trees;
- Creation of native hedgerows;
- Planting of ornamental hedges and shrub beds;
- Creation of species rich wetland and meadow grass areas;
- Retention and enhancement of field boundary hedgerows;
- Retention of specimen trees within field boundaries.

4.1.2 Refer to Appendix E for location and specification of ecological features for bats, birds and hedgehogs.

4.2 Biodiversity Protection Zones

4.2.1 Ecological receptors prior to and during construction are related to the retained field boundary trees and hedgerows only. There are no other significant ecological receptors that require protection measures. The field boundary hedgerows and trees will be protected in accordance with details required for Condition 28 as per the Tree Protection Plan prepared by ISL Associates drawing reference 25.1991.020 dated January 2026 see Appendix H. A precautionary to approach to hedgerow removal for access and soil stripping for any works will be adopted as set out in section 4.5. below.

4.3 Biodiversity Net Gain (BNG)

4.3.1 A BNG Design Stage Assessment has been completed by Red Kite to comply with the planning policy to achieve at least 10% gain. In relation to the planned development, a 11.78 % gain for habitats and a 22.02 % gain for hedgerows has been achieved. Appendix F shows the post development BNG plan with Appendix G showing planned sampling and monitoring over a 30 year period (see further details in section 7.0 below).

4.4 Timing and Implementation

4.4.1 At present it is anticipated that the reserved matters application will be submitted in February 2026 and approved by November 2026. Thereafter, enabling and ground works will commence in March 2027 with anticipated foundation construction starting during June 2027. The showhouse will be completed in November 2027 with the remaining plots completed in the subsequent months subject to sales. The external works will be phased and coordinated with the

main build and at this stage it is anticipated that the Ecological Enhancements and Mitigation Strategy will be implemented thereafter.

4.5 Reasonable Avoidance Measures Method Statement

4.5.1 There are no requirements to undertake surveys or monitoring for protected species, notable flora or invasive species. However, given the timescales for implementation it is prudent to take a precautionary approach prior to and during the construction phases, especially in relation to mobile species such as birds and badgers.

4.5.2 As best practice, the following measures will be adopted to avoid any injury or killing of protected species, avoid adverse impact on habitats. If a situation arises and the contractor is unsure what action to take, advice should be sought from the appointed Ecological Clerk of Works (ECoW). The following statements and protocols will be implemented prior to and during construction.

4.5.3 Ecological Clerk of Works (ECoW)

4.5.4 A suitably qualified competent Ecologist will be appointed as Ecological Clerk of Works (ECoW) to oversee and advise on ecological matters during the construction period. Experience of ECoW supervision on construction sites is essential. Ideally, the ECoW should be a member of Chartered Institute of Ecology and Environmental Management (CIEEM) and adhere to CIEEM's code of conduct.

4.5.5 The appointed competent Ecologist to act as ECoW is:

Red Kite Network Limited

The Old Church

Park Avenue

Madeley

Telford

TF7 5AB

Tel: 01952 582111

Email: info@redkitenetwork.co.uk

4.5.6 The role of the ECoW will be to:

- Provide the contractor and site operatives with 'toolbox' talks, which will describe the potential for protected or notable species to occur on-site, what to look out for and what to do in the event that animal is found. The toolbox talk will be provided at the request of the contractor before any works on site commences.
- Where identified, the ECoW will conduct a pre-commencement walkover which will include inspection and hand-search of suitable habitat, such as vegetated banks, grassland and scrub as well as refuges such as log and rubble piles.
- Once vegetation has been searched and removed, topsoil stripping (if required) can be carried out gradually using a digger with a small toothed-bucket or hand tools to allow the ECoW to access the area to carry out their inspections (where appropriate).
- Provide general advice and support during the pre-construction and construction period to ensure impacts of protected species considered and ecological enhancements and mitigation measures are implemented.
- At the request of the contractor, undertake inspections to insure RAMMS are being implemented appropriately.

4.5.7 In general terms, the following measures should be implemented to safeguard wildlife prior to and during construction.

- Vegetation (e.g., longer grass, tall ruderal and scrub >1.0 m) will be reduced by hand strimmer to a height of c. 150mm prior to ground works commencing to aid visual searches and encourage individuals such as amphibians and hedgehog to temporarily move away from the working areas. Once cut a second search will then be undertaken by hand, before a final cut to a height of c.10mm.
- Should excavations not be closed on the same day, they will include an escape route for animals that might enter the trench, ramps should be no greater than 45 degrees in angle and can include wooden planks or ramped earth. Any excavations open overnight will be covered.
- All excavations left open overnight or longer will be checked for animals prior to the continuation of works or infilling.
- Open pipework will be capped overnight by either filling the end of the pipe (with rubble or similar) or covering the hole with a tarp or solid timber panel (or similar) to prevent wildlife from entering.
- Any common amphibians, reptiles or hedgehogs found during the visual inspection will be managed by the on-site personnel and placed within a safe place comprising of suitable terrestrial habitats which will not be impacted by the proposed works.
- Protected species such as reptiles and Great Crested Newts should only be handled and relocated by the appointed ECoW.
- Given the suitability of the on-site and adjacent habitats for badger, there is a low risk of this species colonising the site prior to works commencing. It is therefore recommended that a walkover of the Site is undertaken prior to site mobilisation, to determine the status of badger within the proposed development area.
- There is likelihood that birds will be utilising suitable vegetation for nesting during the breeding season (March – August). Should the hedge removal for access off Kennel Lane be required during this period then a nesting bird check should be undertaken by the ECoW immediately prior to work commencement (no more than 24hours before). If breeding birds are discovered as part of the check than work should be suspended in this area until subsequent checks have determined that the chicks have fledged, or the nest has become naturally inactive.

4.6 Governance

4.6.1 The landscape scheme and ecological enhancements and mitigation outlined in this document will be implemented by Cameron Homes Limited (the main contractor) and their appointed sub-contractors during construction. Following practical completion, the main contractor and will be responsible for the duration of the maintenance/defects period, this includes the replacement of any planting failures. Following establishment, the ongoing maintenance will fall to a management company appointed by Cameron Homes Limited.