

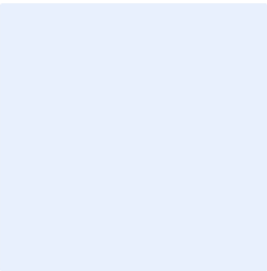
Habitat Management and Monitoring Plan

Site Name:	Land south of Rogues Lane, Hinckley LE10 3DX
Date:	05 February 2026
Version:	1.1



Authors: Emma Bruce &
Anna Scott-Swift

Client: Chris McManus



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Version Control

The version control is used for updates to the content. Record the initial version and further version control details in this table each time the management plan is altered throughout the management and monitoring period.

Version	Issue Status	Prepared by / Date	Approved by / Date
1.0	First issue	Melissa Bell / 11.11.25	Anna Scott-Swift 02.12.25
1.1	Amends to address LPA comments on 15.01.26	Melissa Bell & Anna Scott-Swift / 04.02.26	Anna Scott-Swift / 05.02.26

Document Details

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Authorship Details
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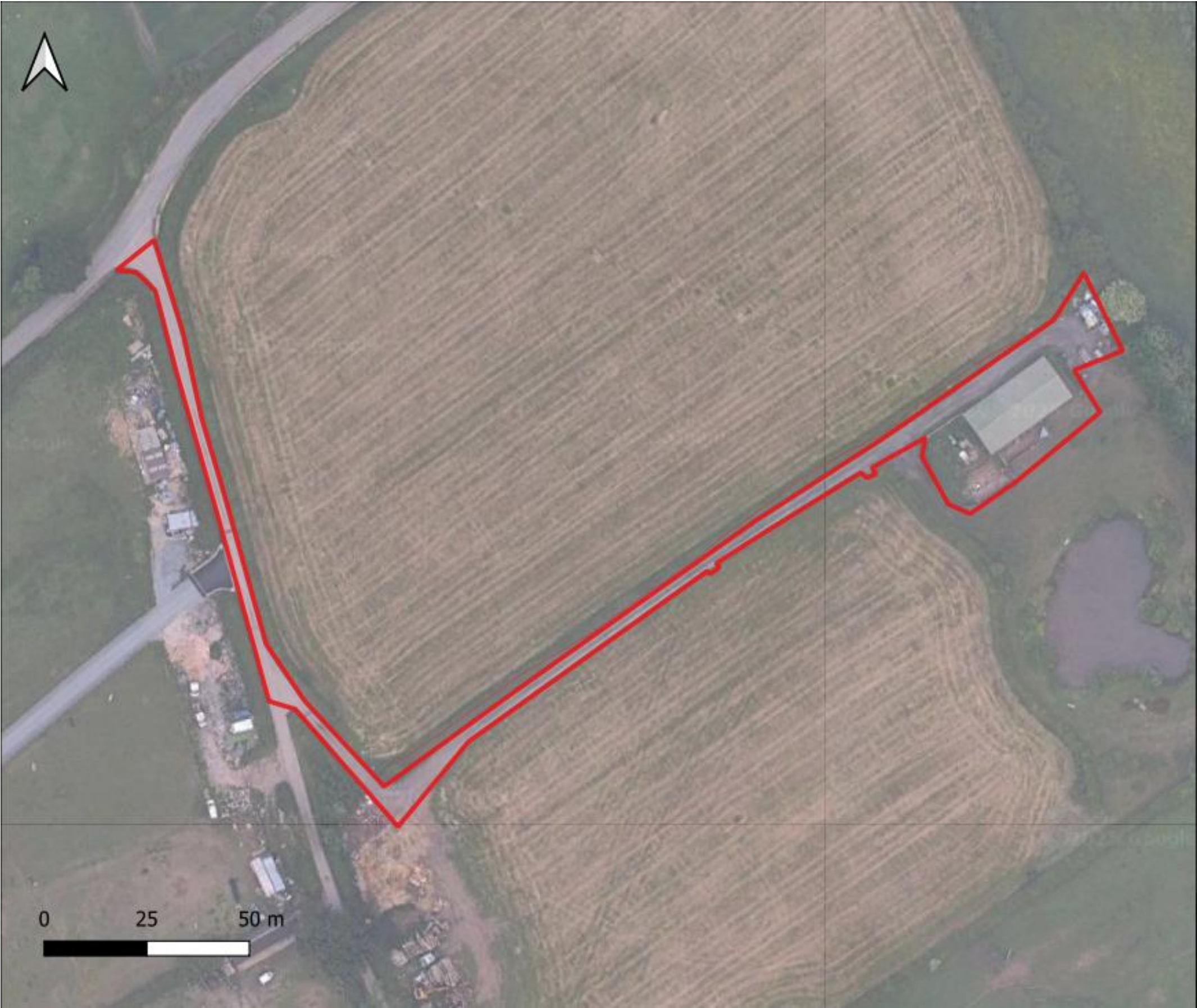
1. Project Background

Summarise the key aspects of your management plan in this section. Table PB-B01 can be extended to suit the specific needs of individual projects.

Site Overview PB-B01	
Project type	On-site
Development Name and Address	Land south of Rogues Lane, Hinckley LE10 3DX
BNG Project Name and Address	As above
Author Organisation	Croft Ecology
Landowner	Chris McManus
Land Manager	Chris McManus
Responsible person/organisation for creating or enhancing the habitat	Chris McManus (ADI Midlands Ltd)
Period covered by this management plan	2026 - 2056
Planning authority	Hinckley and Bosworth Borough Council
Planning reference (if applicable)	24/00551/FUL
BNG register reference (if applicable)	
Central OS grid reference	SP 41966 96532
Metric revision/title	RoguesLaneHinckley.BNGMetric.V1.2
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02
Areas of modified grassland will be retained and this was identified as a location for on-site rural tree planting to help achieve 10% biodiversity net gain.
Timescales for Actions PB-B03
The establishment period for tree planting will be 1-5 years. Initial sowing/planting of this habitat will take place in 2026 and be finalised in 2026. Following this the habitats will be monitored for the next 30 years until 2056.
Monitoring Requirements PB-B04
Yearly monitoring visits will be undertaken between May and August for the first 5 years, then visits will be every 5-year period between years 5-30. Monitoring reports will be prepared after each visit.
Required Consents and Licences PB-B05
Consent from Hinckley and Bosworth Borough Council will be required. No protected species licences will be needed from Natural England for the habitat management to take place.
Funding PB-B06
Funding is to be provided by ADI Midlands Ltd.
Legal Agreement PB-B07
n/a



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

Roles and Responsibilities

Provide details of the responsible persons and organisation(s) for delivering this management plan.

Ecologist or Other Professional Responsible for HMMP PB-B09				
Name or Initials		Anna Scott-Swift		
Organisation		Croft Ecology		
Responsibility	Start Date:	22.05.25	End Date:	2056
The ecology survey and assessment used to inform this HMMP, and the review of this document, were undertaken by Anna Scott-Swift MCIEEM, Director of Ecology at Croft Ecology. The HMMP was prepared by Melissa Bell under the direction of Anna Scott-Swift. Croft Ecology will be responsible for undertaking the monitoring visits and reporting annually in years 1-5 and five-yearly between years 5-30.				
Statement of Competency				
Anna has over 20 years of experience working in the field of ecology and has undertaken and reviewed hundreds of ecological reports, including preliminary ecological appraisals, ecological impact assessments, biodiversity enhancement and management plans and HMMPs. Melissa Bell (PhD) is an Assistant Ecologist at Croft Ecology. Melissa has prepared reports detailing the results of entomological survey work previously and, more recently, Preliminary Ecological Appraisals and Biodiversity Net Gain calculations and Habitat Management and Monitoring Plans.				

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

tree surgeon who is Arboriculturist Association Technician Certified who helps to maintain the area and advise Chris how to maintain healthy trees.				
LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials		TBC		
Organisation		Hinckley and Bosworth Borough Council		
Responsibility	Start Date:	2026	End Date:	2056
The LPA will be responsible for the review of the HMMP as well as the review and feedback on the subsequent monitoring reports.				

Land Use Summary

Overview of Baseline Site Use PB-B13
The on-site area comprised an artificial unvegetated unsealed track with a narrow strip of modified grassland on its southeastern side. This track led to developed land with sealed surface that comprised a disused modern agricultural barn. This was surrounded by species poor modified grassland. There was also a patch of ruderal/ephemeral vegetation at the end of the track.
Overview of Proposed Site Use PB-B14

The on-site modified grassland area will be used to create the following habitats for BNG provision: 15 no. small, native broadleaf trees on existing modified grassland (outside of the residential curtilage).
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Site Context Photos (Photo 1 – on-site) PB-F03

Please include two overview photographs of the site in its current form here. Include additional photographs in an appendix if needed. Tick if additional photographs are provided in the Appendices
☐ Reference: N/A



Site Baseline, Environmental Information and Associated Impacts Checklist PB-T01

Consider the Baseline and Environmental Information listed below. These are likely to be appropriate factors informing your proposals and project design. They can provide the reviewer with important contextual information for the management prescriptions provided later in this document. Use your professional judgement to determine which factors are relevant to your specific project.

Please use the check box to indicate which are included in your plan. For any not included, provide brief reasons why the factor is not relevant to your project using your professional judgement. Where this information is provided elsewhere, you can reference existing reports and, or, plans that have informed your decisions. For the templates for each heading see pages 3-20 of the Companion Document.

Baseline and Environmental Information	Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are required for your HMMP	Check box if included	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	Will your proposals lead to direct or indirect effects on designated sites?	☐	Not included as no impacts are anticipated.
Protected and Notable Species	Does the presence or proximity of specific species on or near your site present any constraints or opportunities to project design or management?	☐	A search of the MAGIC website was undertaken for species and designated sites within 1km of the Site. There were no statutory sites within 1km of the Site, the closest non-statutory site was 200m to the north of the Site that was notified for its semi-improved grassland habitat but was too far away to be impacted by the development. There were no European Protected Species licences for great crested newt on the MAGIC website within 1km of the Site; the Class Survey Licence Returns dataset and Pond Surveys 2017-2019 dataset also returned no records for great crested newt. The nearby pond was below average for GCN. Also see Archer Ecology PEA Land South of Rogues Lane (2023) There are records of great crested newt from 2015 and 2017 within the Site boundary. The proposed habitat creation and management will enhance the Site for this species, as well as other amphibians, bats, birds, badger, and hedgehog, which may be present in the local area.
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?	☐	No invasive non-native species were recorded on Site.
Biological Records Plan - Sites and Species	Does the presence of designated sites or specific species on or near the site present any constraints or opportunities to proposals?	☐	A biological records plan is not included in the HMMP as no data search was undertaken to prepare the HMMP but refer to Archer Ecology PEA Land South of Rogues Lane (2023)
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☐	Baseline habitats are discussed in the relevant section in the HMMP and shown on the habitat retention plan. Condition Assessment Sheets are also provided.
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☐	The general public will not be able to access site, therefore this section is not included.
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	No impacts anticipated; therefore, this section is not included.
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	No geological or topographical constraints or opportunities, therefore this section is not included.
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	None of the Site is currently used for agricultural purposes, therefore this section is not included.
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	Soil surveys have not been undertaken across the Site; therefore, this section is not included.
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	No contaminated land, therefore, this section is not included.
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	No site hydrology constraints or opportunities, therefore this section is not included.
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	The site is not within a flood risk zone; therefore, this section is not included.
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	No landscape character constraints or opportunities, therefore this section is not included.
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	No historic land use constraints or opportunities, therefore this section is not included.
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	No historic designations, therefore, this section is not included.
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	N/A

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Project Background

Planned Management Activities

Monitoring Schedule

Baseline and Environmental Information

Biological Records

Protected and Notable Species (BI-T02)

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

Species	Dates	Legal Protection	Distance of Closest Record	Potential Impact from Project
Nesting birds	N/A	Wildlife and Countryside Act 1981 (as amended)	Unknown	Positive
Hedgehog	N/A	Section 41 of the NERC Act 2006	Unknown	Positive
Bats	2021	Habitat Regulations (1994) & Wildlife and Countryside Act 1981 (as amended)	204m	Positive
Great crested newts	Unknown	Habitat Regulations (1994) & Wildlife and Countryside Act 1981 (as amended)	1.25km	Positive
Grass snake	Unknown	Wildlife and Countryside Act 1981 (as amended)	180m	Positive

Summary of Protected and Notable Species (BI-B03)

A data search was not carried out for the HMMP but was as part of the PEA by Archer Ecology (2023). However, a search of the MAGIC website was undertaken for records of licences within 1km of the Site and no European Protected Species Licences were present within the search area.

Constraints and Opportunities for Project (BI-B04)

The planting of 15no. trees on-site will provide opportunities for nesting and foraging birds and foraging and commuting bats, and sheltering amphibians, reptiles and hedgehogs in the long-term. Constraints are presented by the fact that the majority of the Site will be a dwelling and garden with little opportunity to secure biodiversity net gain, hence opportunities for this in the open spaces along the track have been taken.

Baseline Habitats Survey

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

Habitat Degradation

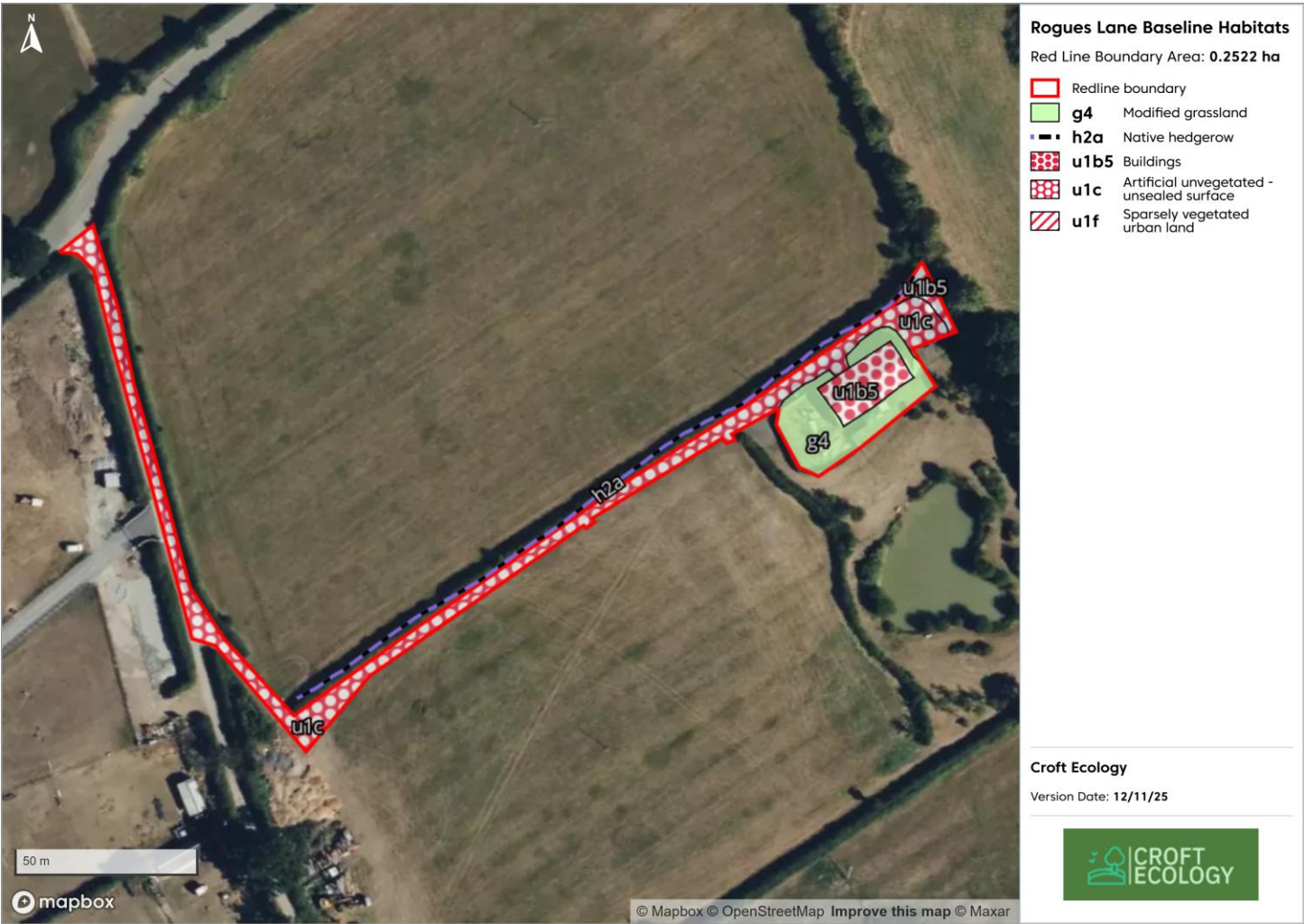
Are there any signs or evidence that the baseline habitats have been purposefully degraded since 30 th January 2020? (BI-B05)
No evidence, that the habitat has been degraded since 30 th January 2020. The Site shows evidence of management of grassland around the agricultural barn and along the track.
If habitats have been purposefully degraded, provide details of how this has been accounted for (BI-B06)
Not applicable.

Baseline Habitat Descriptions and Condition

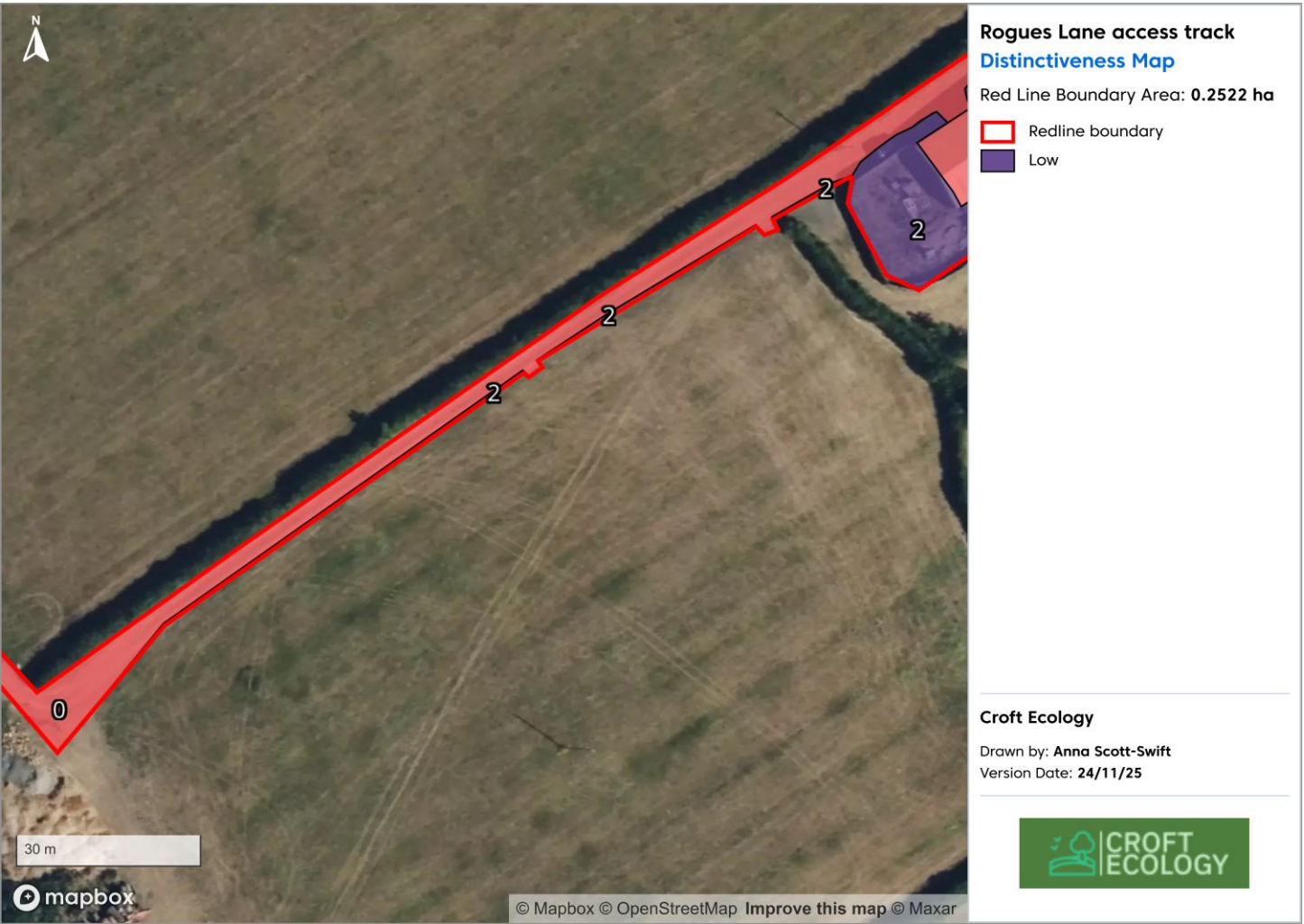
Habitats (BI-T04)

Parcel Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Area (ha)
30242681	Modified Grassland	No	No	area along the access track leading to the barn in poor condition criteria A – No criteria B – No criteria C – Yes criteria D – Yes criteria E– Yes criteria F – Yes criteria G – Yes	Poor	0.024
27898138	Modified Grassland	No	No	area wrapping around the barn criteria A – Yes criteria B – Yes criteria C – Yes criteria D – No criteria E– No criteria F – Yes criteria G – Yes	Moderate	0.024
27898161	Ruderal/Ephemeral	No	No	Area around the storage container in moderate condition criteria A – No criteria B – Yes criteria C1 – Yes criteria C2 – Yes criteria D – Not answered criteria E1– Not answered criteria E2 – Not answered criteria F – Not answered criteria G – Not answered	Moderate	0.0073

Baseline Habitats Plan (BI-F02)



Baseline Distinctiveness and Condition Plan (BI-F03)



2. Planned Management Activities

Provide the site-wide aims and objectives. These should consider the Project Background information section outlined above as well as the outcomes of the Metric.

Management Plan Aims and Objectives PM-B01

The Site will be used to create habitat units through tree planting. This habitat creation will benefit bats, birds, GCN, grass snake and hedgehog, which may be present in the local area.

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

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

Principles Informed by Design Stage

The project's BNG target(s) should be set and documented early in the design process. Outline how background and baseline information influenced key design principles for the project from an early stage. This can provide useful context for the proposed retention, creation and enhancement measures.

Design Principles Informed by Baseline Information PM-B02

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

The survey information was shared with the project team and the habitat creation proposals have been developed accordingly. This survey information identified that the planting of native trees on-site was feasible and appropriate for the nature of the Site.

Habitat and Condition Targets PM-T01

This table presents a summary record of what you have agreed to deliver based on the biodiversity metric. These habitat condition targets form the basis of what the management plan is setting out to achieve. Include the relevant ‘Area’, ‘Hedgerow’, and ‘Watercourse’ types to be implemented and managed throughout the period of 30 years or more.

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Modified grassland	Rural tree	30242681	Poor	Moderate	27	Moderate condition will be targeted by achieving a pass in criteria A, B and D. Criteria C and E will not be targeted. Criterion F may be achieved for some of the trees, depending on planting location.	Planting of 15no. on-site broadleaf trees

Habitat and Condition Targets Further Comments

Habitat Retention

Provide a concise description of the habitats that are to be retained in their baseline condition. Habitats being retained may still require ongoing measures to maintain their baseline condition.

Measures to be Implemented to Protect Retained Habitats PM-03

The modified grassland will be retained at the side of the access track where the trees will be planted. This area will be protected from any heavy machinery that will pass down the track. Heavy machinery will stay at least 1m from the outer edges to retain an undisturbed grass margin.

Specification of Protective Measures to be Used PM-04

Habitat Retention Plan (on-site) PM-F01

Provide a plan with the locations of habitats to be retained (including whether to be protected and, or, enhanced) and those to be created under this HMMP. Include parcel references if needed. Tick box if any additional plans are provided in the Appendices ☒ . Reference: 8895-03-0003_BNG Proposed Enhancements_PL4



Individual Trees

Creation, Enhancement and Management Summary (UT-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 9. Individual Trees

Target Habitat:		Individual trees (15 no. small rural trees)				
Condition Assessment Criteria		Targeted	Relevant Features	Creation Approach	Enhancement Approach	Management Approach
A	The tree is a native species (or more than 70% within the block are native species).	Yes	30242681	All planted trees will be native species, suitable for the location, including hornbeam, rowan, field maple, silver birch and wild cherry.	N/A	N/A
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	30242681	All individual trees automatically pass this criterion.	N/A	N/A
C	The tree is mature (or more than 50% within the block are mature).	No	N/A	N/A	N/A	N/A
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	30242681	N/A	N/A	Due to the trees' location within private land, there should not be any adverse impacts on them. Sensitive management will be undertaken, and pruning will only occur if necessary, so that the canopies can establish.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	N/A	N/A	N/A	N/A
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	30242681	N/A	N/A	N/A

Individual Trees

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

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

Action	Relevant Features	Timing	Prescriptions
and 15 small trees	30242681	November to February	Follow the tree supplier instructions, but in summary this is likely to include: • Apply foliar applied translocated herbicide to manufacturer’s instructions to eliminate weeds prior to planting. • Plant individually in winter, with mycorrhizal fungi and planting compost added to stimulate growth. Add compost and backfill to the existing nursery root collar level. • Support trees with wooden stakes. • Avoid frosty ground conditions, and water in well.
Water and remove weeds	30242681	As necessary, most likely required during the growing season	Monitor the trees throughout their establishment and water / remove weeds as required.
Replace any failed specimens	30242681	As necessary	Monitor the trees throughout their establishment and replace any like for like that fail to establish.

Individual Trees Species Lists (UT-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
Rowan	<i>Sorbus aucuparia</i>	3	In mixed clusters by the access track
Hornbeam	<i>Carpinus betulus</i>	2	In mixed clusters by the access track
Field maple	<i>Acer campestre</i>	4	In mixed clusters by the access track
Silver birch	<i>Betula pendula</i>	3	In mixed clusters by the access track
Wild cherry	<i>Prunus avium</i>	3	In mixed clusters by the access track

Other Supporting Information

Supporting Information (UT-B02)
N/A



3. Monitoring Schedule

To deliver BNG, a robust strategy is critical to monitor successes and challenges. Routine monitoring informs progress and facilitates the required management plan updates at set intervals.

Monitoring Strategy

Provide details of the monitoring strategy to encourage successful implementation of the management plan (MS-B01)

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

Monitoring Methods and Intervals MS-T01

Provide details of the methods you will use to adequately monitor the progress towards the targets stated in the management plan and as agreed with the Local Planning Authority.

Monitoring methods and frequency need to be considered according to habitat type. The text below is only for illustrative purposes. Plan according to your own project and habitat requirements.

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Individual trees	To be undertaken on parcel 30242681 Monitor the successful establishment of trees. Record any failed specimens that need to be replaced and record any watering / weeding requirements. Record the presence of natural ecological niches, such as presence of deadwood, cavities, ivy or loose bark. Record any damage caused by human activities and the percentage of canopy that is oversailing vegetation beneath.	Annually from years 1-5, then every 5 years. Surveys to be completed between May and August

Monitoring Reports

Following completion of habitat creation and initial enhancement works, prepare for your monitoring report for the Local Planning Authority or Responsible Body. You should monitor each habitat type comprising the BNG project. Provide sufficient detail for the reviewing authority to assess the progress. The ‘Monitoring Report Template’ can help you do this. The requirements and regularity with which the monitoring reports are required are at the discretion of the LPA or Responsible Body. Prepare the monitoring requirements below.

Monitoring Report Schedule MS-T02

Provide details of the person or organisation that will be responsible for submitting the monitoring reports. Also state the responsible organisation for receiving and reviewing the reports.

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
Croft Ecology Ltd	Hinckley and Bosworth Borough Council

Provide details of when the monitoring surveys and reports will be undertaken and submitted. You can extend the table and adjust according to your required schedule.

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y1	September	September or October	
Y2	September	September or October	
Y3	September	September or October	
Y4	September	September or October	
Y5	September	September or October	
Y10	September	September or October	
Y15	September	September or October	
Y20	September	September or October	
Y25	September	September or October	
Y30	September	September or October	

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

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

