

Stretton Point, Hinckley,

Leicestershire

Discharge of Condition 8

LEMP

23/01023/HYB



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Client	Welcome Break
Project Title	Stretton Point, Hinckley
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	Name	Position	Date
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Revision			



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Discharge of Condition

Background

Rachel Hacking Ecology Ltd (RHE) was commissioned in 2025 by Welcome Break to assist with the discharge of Condition 8 in relation to a proposed commercial development on land to the east of Wolvey Road, Stretton Baskerville, Leicestershire. The site received full planning permission from Hinckley & Bosworth Borough Council in 2025 for the construction of a Motorway Service Area comprising vehicular and pedestrian access from the A5, petrol filling station for domestic vehicles, HGV filling station, Main Petrol Filling Station/Services building, drive thru unit, EV charging spaces, customer parking spaces including HGV, coach and caravan provision, landscaping including picnic and dog walking areas, electric substations and retaining walls at south/western boundary fronting the M69 (planning reference: 23/01023/HYB). As part of the planning permission, several conditions were attached. Condition 8 relates to the provision of a Landscape and Ecological Management Plan (LEMP).

Condition Wording

Condition 8 states: *"No development shall take place (including ground works or vegetation clearance) until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include the following details:*

- a) description and evaluation of the features to be created/managed*
- b) aims and objectives of management*
- c) appropriate management options for achieving aims and objectives*
- d) prescriptions for management actions*
- e) work schedule*
- f) species/seed mixes to be planted/sown*
- g) ongoing monitoring and remedial measures*

The approved plan will be implemented in accordance with the approved details."



LEMP

1. Introduction

1.1.1 This LEMP has been prepared to guide delivery of measures a) to g). The document will be informed by the following Ecological Appraisal and landscape design:

- Rachel Hacking Ecology 2025. Stretton Point, Hinckley. Ecological Appraisal & Reptile Survey Rev.02. 2024/2025.
- DEP Landscape Architecture Ltd. Welcome Break. Stretton Court, Hinckley. Landscape Layout, (DWG. 01. Rev. H, July. 23) as shown in Appendix 1.

2. Description of Proposals

2.1.1 The landscaping mitigation strategy includes the retention, creation and maintenance of the following habitats:

Retained Habitats (under developer ownership/responsibility):

- Woodland: Mixed Plantation

Proposed Habitats

- Woodland: Dense continuous scrub (Native shrub mix)
- Woodland: Broad-leaved plantation (Native woodland mix)
- Grassland: Semi-improved calcareous grassland (Calcareous grassland species-rich mix)
- Grassland: Semi-improved neutral grassland (Species-rich flowering lawn)
- Living roof - Brown
- Introduced shrub (Ornamental shrubs beds)
- Amenity grassland (Grasscrete)
- Species-rich Hedgerow

2.1.2 The following habitats are part of the biodiversity baseline but are not under the developer ownership/responsibility:

- Amenity Grassland
- Woodland: Dense scrub (Bramble)
- Line of trees
- Non-species-rich hedgerows



- 2.1.3 These habitats were included in the red line boundary to comply with Highways Regulations and will not be impacted by the development. These habitats will not be subject to management or monitoring.

3. Ecological Trends and Constraints

- 3.1.1 The site supports suitable habitat for foraging and commuting bats, Badger, Reptiles and Nesting Birds. Reasonable Avoidance Measures (RAMs) to avoid disturbance/harm to these species are provided in the relevant Construction Environmental Management Plan [CEMP: Biodiversity (2025)¹].

4. Aim, Objectives and Targets

4.1 Primary Aim

- 4.1.1 The overall aim of management is to offset the impact of the proposed development on biodiversity by the provision of, and long-term management of retained and new ecologically valuable habitats.

4.2 Objective and Targets

Objective 1: Manage and monitor the retained woodland mixed plantation to maintain good condition.

Objective 2: Create, manage and monitor the calcareous and species-rich flowering lawn to achieve 'moderate' condition within 20 and 5 years, respectively.

Objective 3: Create, manage and monitor the amenity grassland (grasscrete) to achieve 'poor' condition within 3 years.

Objective 4: Create, manage and monitor the dense scrub to achieve 'moderate' condition within 15 years.

Objective 5: Planting, managing and monitoring of individual trees to achieve 'moderate' condition within 27 years.

Objective 6: Create, manage and monitor the woodland broad-leaved plantation to achieve 'moderate' condition within 27 years.

Objective 7: Create, manage and monitor the brown roof to achieve 'moderate' condition within 3 years.

Objective 8: Create, manage and monitor the ornamental shrubs to achieve 'poor' condition within 1 years.

Objective 9: Create, manage and monitor the species-rich hedgerow to achieve 'moderate' condition within 10 years

¹ RHE (2025). Stretton Point, Hinckley. Discharge of Condition 7. CEMP: Biodiversity. 23/01023/HYB

5. Management and Prescriptions

General Prescriptions

- 5.1.1 All plants will be stored on site, only when necessary and will be heeled into a temporary ditch and kept watered before planting.
- 5.1.2 Planting will remain materially undamaged, sturdy, healthy and vigorous, and upright.
- 5.1.3 Trees and shrubs will be of appropriate form, without elongated shoots and hardened off before delivery to site.
- 5.1.4 All plants will be of UK provenance, healthy and free from pests, weeds, and fungus.
- 5.1.5 All works will be undertaken with due diligence being sure to leave the works in a clean and tidy condition at completion and after any maintenance operations.
- 5.1.6 Areas affected by landscape work will be protected by use of boards/ tarpaulins and excavated or imported material will not be placed directly on grasslands.
- 5.1.7 Bare root deciduous planting will be carried out from late October to late March and herbaceous plants September/October or March/April. Bare root deciduous planting will require suitable ground and weather conditions, avoiding waterlogged or frozen ground.
- 5.1.8 All planting will be watered, dependant on prevailing weather conditions, as required. Watering will be carried out during periods of extreme drought.

Habitat-specific Prescriptions

- 5.1.9 The creation and management prescriptions for the retained and proposed habitats to ensure these meet the above-mentioned target conditions are detailed below. Monitoring requirements are detailed in Section 6.

Objective 1 – Manage and monitor the retained woodland mixed plantation to maintain ‘good’ condition.

Management

- 5.1.10 The proposals include the retention of woodland habitat along the southern and western boundary which will be maintained in its current ‘good’ condition. Trees and shrubs within the woodland will be protected from adjacent construction/landscaping works via enforcement of Root Protection Areas (PRAs) as prescribed in the AIA report² along with measurements proposed in the CEMP: Biodiversity (2025)¹.
- 5.1.11 For a period of five years after undertaking construction/landscaping works adjacent to the woodland, all trees and shrubs will be checked and dead, dying, or diseased specimens will be replaced.

² BWB (2025) Stretton Court, Hinckley Arboricultural Impact Assessment

- 5.1.12 After this period, the woodland habitat will be managed by minimal intervention allowing the habitat to continue its natural development.
- 5.1.13 Further pruning of individual trees and shrubs will be carried out if trees become diseased or dieback occurs and there are safety concerns.

Objective 2 – Create, manage and monitoring the calcareous grassland and species-rich flowering lawn to achieve ‘moderate’ condition within 20 and 5 years, respectively.

Creation

- 5.1.14 Calcareous grassland will be created at the base of the existing transmission tower and along either side of the new vehicular access. The perimeter of the site will feature a species-rich flowering lawn.
- 5.1.15 There will be no topsoil applied to any areas that are to be sown with the flowering lawn seed-mix (Germinal WFG20) and calcareous grassland seed-mix (Germinal WFG5). A sub-soil of a minimum of 300mm depth will be cleared of stones and cultivated to create a fine tilth. The topsoil be covered by a mulch for a period of at least five years, which will be left to naturally decay and allow gradual encroachment by grassland vegetation.
- 5.1.16 The seed-mixes will be combined with sand or a similar inert substrate and sown by hand in Autumn (preferable) or Spring at a rate of approximately 10gm/m² for WFG20 and 15gm/m² for WFG5.
- 5.1.17 For larger areas, a seed-broadcaster will be used as an alternative to hand sowing.

Management

- 5.1.18 The grasslands will be inspected in May and July and pernicious weeds will be controlled by spot application of a suitable herbicide or hand weeding if the number of individual weeds is small. Repeat treatments may be necessary to achieve complete control.
- 5.1.19 During year one the grasslands will be cut up to six times depending on the rate of establishment. Cuttings will be collected and disposed offsite or to composting locations on-site. It is recommended that the cutting makes use of a tractor mounted cut and collect mower⁶.
- 5.1.20 After year one, the flowering lawn will be cut up to, but no more than four times in a growing season, and the calcareous grassland will be cut up to, but no more than two times in a growing season. The first cut will not be earlier than late-May when early flowering plants have seeded, and the last cut being timed to allow late-flowering species to set seed. Cuttings will be taken to a suitable location on-site for composting or will be disposed off-site.

Objective 3 – Create, manage and monitor the amenity grassland (grasscrete) to achieve ‘poor’ condition within 3 years

Creation

- 5.1.21 Parking bays at the south of the site will feature grasscrete. The creation of this habitat infrastructure will follow the provider/contractor specifications and will be seeded with WFG20 Eco Species Rich



Lawn. Creation of the vegetated pockets within the concrete matrix will follow the above-mentioned prescriptions for the flowering lawn.

Management

- 5.1.22 The grassland will be inspected in May and July and pernicious weeds will be controlled as specified in paragraph 5.1.17.
- 5.1.23 It is acknowledged that this habitat will be subject to intensive management and regular disturbance due to its placement at the parking bays. The grassland will be cut as required to ensure it does not interfere with the normal use of the parking area. Cuttings will be collected and disposed offsite or to composting locations on-site

Objective 4 – Create, manage and monitor the dense scrub to achieve ‘moderate’ condition within 15 years.

Creation

- 5.1.24 Native shrub planting is prosed north and south of the southeastern corner of the site. Areas allocated for shrub planting will be covered in a 300mm layer of sub-soil capped with a 300m layer of topsoil cultivated to create a fine tilth.
- 5.1.25 Plant shrubs as specified on the planting layout (see Appendix 1) and thoroughly irrigate.
- 5.1.26 Protect individual shrubs with biodegradable tree spirals and bamboo canes.
- 5.1.27 Germinal WFG8 seed-mix (or equivalent) will be combined with sand or a similar inert substrate and sown by hand in Autumn (preferable) or Spring at a rate of approximately 5gm/m².

Management

- 5.1.28 For a period of five years (aftercare period) after planting all shrubs will be checked and any dead, dying, or diseased specimens will be replaced. If the same species keep dying or getting diseased, new native species will be selected for re-planting that are suitable for the local area.
- 5.1.29 If pernicious weeds establish within any of the planting areas, spot-treatment with a suitable herbicide or hand weeding will be carried out during the growing season and repeated each year during the aftercare period until the weeds are eradicated.
- 5.1.30 Any defective guards or supports will be replaced.
- 5.1.31 After five years of growth guards and supports will be removed from individual shrubs.
- 5.1.32 Following removal of guards, the scrub habitat will be managed by minimal intervention allowing the habitat to develop into dense thickets.
- 5.1.33 The grassland will be inspected in May and July and pernicious weeds will be controlled by spot application of a suitable herbicide or hand weeding if the number of individual weeds is small. Repeat treatments may be necessary to achieve complete control.



- 5.1.34 During year one the grassland will be cut up to four times depending on the rate of establishment. Cuttings will be collected (hand raking) and disposed either offsite or at dedicated composting locations within the mixed scrub habitat.
- 5.1.35 In future years, until the scrub reaches the thicket stage and becomes impenetrable, the grassland will be cut annually (September), and the cuttings collected and disposed off-site or composted on-site at selected locations (see paragraph 5.1.25).

Objective 5 – Planting, managing and monitoring of individual trees to achieve ‘moderate’ condition within 27 years

Creation

- 5.1.36 Planting of individual trees is proposed across the site. All trees will be planted in accordance to British Standard 8545:2014.
- 5.1.37 Apply 300mm depth of topsoil and 300mm subsoil depth (2m diameter) to locations allocated for tree planting and cultivate to create a fine tilth.
- 5.1.38 Plant trees of size and species specified on the planting schedule (Appendix1) into an appropriately sized pit to accommodate the root-ball. Include a slow-release fertiliser within the back-filled topsoil. Thoroughly irrigate after planting and make provision for further irrigation if dry conditions occur.
- 5.1.39 Protect individual trees with an appropriately sized tree guards and attach trees to a suitable stake (the specification will vary according to the size of the tree).
- 5.1.40 Apply a 50mm layer of medium grade crushed mulch to the base of the trees.

Management

- 5.1.41 For a period of five years (aftercare period) after planting all trees and shrubs will be checked and dead, dying, or diseased specimens will be replaced. If the same species keep dying or getting diseased, new native species will be selected for re-planting that are suitable for the local area.
- 5.1.42 If pernicious weeds establish within any of the planting areas, spot-treatment with a suitable herbicide or hand-weeding will be carried out during the growing season and repeated each year during the aftercare period until the weeds are eradicated.
- 5.1.43 Any defective guards or supports will be replaced and additional mulch will be applied if there is any loss of material.
- 5.1.44 After five years of growth guards and supports will be removed from individual trees and disposed offsite.
- 5.1.45 Further pruning of individual trees and shrubs will be carried out if trees become diseased or dieback occurs and there are safety concerns.
- 5.1.46 The crowns of all trees will be raised at routine intervals to enable the growth of the underlying field layer vegetation.

Objective 6 - Create, manage and monitor the woodland broad-leaved plantation to achieve 'moderate' condition within 27 years.

Creation & Management

- 5.1.47 Woodland planting is proposed along the northern, western and southwestern boundaries of the site to enlarge the existing surrounding woodland and provide screening as well as a natural buffer to the wider landscape.
- 5.1.48 Creation of this habitat encompass tree and shrub planting as specified in the planting layout (Appendix 1). Thus, similar prescriptions as detailed above for each type of vegetation (dense scrub and individual trees) applies, including sowing the ground with Germinal WFG8 seed-mix (or equivalent) and relevant management.

Objective 7 – Create, manage and monitor the brown roof to achieve 'moderate' condition within 3 years.

Creation & Management

- 5.1.49 A suitably qualified living roof contractor with experience in the creation of the desired habitat must be appointed for the design and installation of the proposed brown roof.
- 5.1.50 The species composition should re-create to the extent possible, except for woody species, that of the marshy grassland habitat present at Stretton Croft (also known as Stretton Wetlands or Cudwell Meadow) Local Wildlife Site (LWS). The full flora inventory for Cudwell Meadow Summer Survey 2023³ is included in Appendix 2. Particularly desirable species to be included in the design of the proposed brown roof are: Prickly sedge *Carex muricata* var *pairae*, Yellow Archangel *Lamium galeobdolon*, Changing Forget-me-not *Myosotis discolor*, Creeping Forget-me-not *Myosotis secunda*, Creeping Forget-me-not and Marsh Speedwell *Veronica scutellata*
- 5.1.51 If it is not possible to obtain a seed mixture similar to the inventory, negotiations should take place regarding taking a hay cutting from Stretton Croft LWS in late summer and strewing the hay onto the brown roof once the substrate is in place.
- 5.1.52 Management prescription will be detailed by the appointer living roof contractor and adhere to.

Objective 8 – Create, manage and monitor the ornamental shrubs to achieve 'poor' condition within 1 years.

Creation

- 5.1.53 Areas allocated for shrub planting will be covered in a 300mm layer of sub-soil capped with a 300mm layer of topsoil cultivated to create a fine tilth.
- 5.1.54 Plant shrubs as specified on the planting layout (see Appendix 1) and thoroughly irrigate.
- 5.1.55 Protect individual shrubs with biodegradable tree spirals and bamboo canes.

³ [SACWG-Cudwell-Meadow-Update-Summer-2023a.pdf](#)

- 5.1.56 Apply a 50mm layer of medium grade crushed mulch to the base of the shrubs.

Management

- 5.1.57 For a period of five years (aftercare period) after planting all shrubs will be checked and any dead, dying, or diseased specimens will be replaced. If the same species keep dying or getting diseased, new native species will be selected for re-planting that are suitable for the local area.
- 5.1.58 If pernicious weeds establish within any of the planting areas, spot-treatment with a suitable herbicide or hand weeding will be carried out during the growing season and repeated each year during the aftercare period until the weeds are eradicated.
- 5.1.59 Any defective guards or supports will be replaced and if required, additional mulch will be applied.
- 5.1.60 After five years of growth guards and supports will be removed from individual shrubs.
- 5.1.61 Following removal of guards, the shrubs will be managed by trimming.

Objective 9 – Create, manage and monitor the species rich hedgerow to achieve 'moderate' condition within 10 years.

Creation

- 5.1.62 Provide a 1m wide strip of topsoil at a minimum depth of 300mm with a subsoil of 300mm minimum depth and cultivate to create a fine tilth.
- 5.1.63 Plant native shrubs and trees as specified in the planting schedule (see Appendix 1) and thoroughly irrigate.
- 5.1.64 Apply a 50mm layer of medium grade crushed mulch to the base of the hedgerow.

Management

- 5.1.65 For a period of five years (aftercare period) after planting all hedgerow plants will be checked and any dead, dying, or diseased specimens will be replaced.
- 5.1.66 If pernicious weeds establish within any of the planting areas, spot-treatment with a suitable herbicide or hand weeding will be carried out during the growing season and repeated each year during the aftercare period until the weeds are eradicated.
- 5.1.67 Any defective guards or supports will be replaced and additional mulch will be applied if there is any loss of material.
- 5.1.68 After five years of growth guards and supports will be removed from individual shrubs. Following removal of guards, the hedgerows will be managed by trimming during winter months to maintain the required height and width.

6. Monitoring

- 6.1.1 During summer, retained and new habitats including woodland plantation, scrub, grasslands, brown roof, trees and hedgerows will be inspected by an SQE at years 1, 3, 5, 10, 15, 20, 25, and 30 to assess



their ecological condition. Ecological condition will be based on the relevant parameters of the Statutory Biodiversity Net Gain User Guide⁴. The purpose of the monitoring is to assess if these habitats have become established and have not declined in ecological value since the completion of the development, and to provide recommendations on changes to the management plan to increase the quality of these habitats if required.

- 6.1.2 Monitoring reports shall be submitted to the Local Planning Authority (LPA) no more than 2 months following monitoring visits until year 30.
- 6.1.3 Where monitoring shows a habitat is declining, it may be necessary to make changes to the work schedule, in terms of timings, to bring about beneficial change and halt decline.

7. Biodiversity Metric

- 7.1.1 The present LEMP and landscape design (Appendix 1) have been produced in accordance with the Warwickshire, Coventry & Solihull – Habitat Impact Assessment Calculator spreadsheet submitted to Rugby Borough Council in February 2025 regarding planning application R23/1047. Further details and clarifications are contained in the associated Ecological Appraisal & Reptile Survey Report⁵
- 7.1.2 Enforcement of this LEMP will ensure the delivery of biodiversity gains predicted in the above-mentioned metric.

8. Personnel

- 8.1.1 The habitat creation work must be undertaken by a landscaping team (appointed by Welcome Break) with experience of creating the desired habitats.
- 8.1.2 The future management after the completion of the construction phase should be undertaken by a management team (appointed by Welcome Break). All management activities will abide by relevant legislation and policy, and where relevant documentation will be completed to provide evidence of compliance.
- 8.1.3 Suitably experienced ecologists or competent and trained members of the management team must undertake the monitoring of the ecologically valuable habitats.
- 8.1.4 Welcome break will be responsible to ensure landscaping creation, management and maintenance, including long-term implementation, is delivered as detailed in the present document.

⁴ Department for Environment Food & Rural Affairs (2024/2025). *The Statutory Biodiversity Metric*. User Guide

⁵ RHE (2025). Stretton Point, Hinckley. Ecological Appraisal & Reptile Survey Report. Rev.02. 2024/2025



9. Contingencies

- 9.1.1 The work will be managed and monitored using the on-site personnel with supervision from the ecologist when required in accordance with the CEMP: Biodiversity¹
- 9.1.2 If an active bird nest is found during the works, work will stop, and the ecologist will be contacted. A 4-metre buffer zone will be implemented around the active nest and no disturbance will take place to the nest. Once the nest is deemed inactive (i.e. once the chicks have fledged) then work can commence.
- 9.1.3 If any part of the landscaping fails or is inadvertently damaged, then the habitat will be re-created immediately, such as sowing more species rich grassland or replacing planted trees and scrub stands.
- 9.1.4 Pro-active measures should be put in place to prevent decline in the condition of any of the habitats on site. Any non-native invasive species found on the site should be eradicated as soon as possible using a suitable methodology. This could be the use of selective herbicides or digging up and either burying or removal from the site, depending on the species and extent of spread of the plant.

10. Work Schedule

- 10.1.1 The work schedule below set out the annual requirements and restrictions of management. Schedule dates are not provided, because the construction timetable is unknown.

Project Title	Season	Responsibility
Objective 1: Manage and monitor the retained woodland mixed plantation to maintain 'good' condition.		
Installation of protection fencing	Anytime, prior works-commencement	Con
Replace dead, dying and diseased shrubs, missing or damaged guards and supports	Nov to Feb	Con
Prune trees, if required	Winter	Con
Objective 2: Create, manage and monitoring the calcareous grassland and species-rich flowering lawn to achieve 'moderate' condition within 20 and 5 years, respectively		
Calcareous grassland		
Add sub-soil (or similar inert/low nutrient substrate) and cultivate to a fine tilth	Sep (or Apr) ⁶	Con
Mix with inert substrate and sow seed-mixes	Sep (or Apr)	Con

⁶ Alternative date provided in brackets.

Project Title	Season	Responsibility
Control pernicious weeds with herbicide treatment (up to five years)	May and July	Con
Mow grassland in year 1 up to four times. Collect and dispose of cuttings (offsite or on-site composting)	Late May to Sep	Con
Mow grassland in late May and again, if required in late September. Collect and dispose of cuttings (on-site composting)	Late May to Sep	Con
Flowering Lawn		
Add sub-soil (or similar inert/low nutrient substrate) and cultivate to a fine tilth	Sep (or Apr) ⁷	Con
Mix with inert substrate and hand-sow seed-mixes	Sep (or Apr)	Con
Control pernicious weeds with herbicide treatment (up to five years)	May and July	Con
Mow grassland in year 1 up to six times. Collect and dispose of cuttings (on-site composting)	Late May to Sep	Con
Mow grassland up to four times during the growing season after late May. Collect and dispose of cuttings (offsite or on-site composting)	Late May to Sep	Con
Objective 3: Create, manage and monitoring the amenity grassland (grasscrete) to achieve 'poor' condition within 3 years		
Add sub-soil (or similar inert/low nutrient substrate) and cultivate to a fine tilth	Sep (or Apr) ⁸	Con
Mix with inert substrate and hand-sow seed-mixes	Sep (or Apr)	Con
Control pernicious weeds with herbicide treatment (up to five years)	May and July	Con
Mow grassland as required to maintain short swards. Collect and dispose of cuttings (on-site composting)	Late May to Sep	Con
Objective 4 – Create, manage and monitor the dense scrub to achieve 'moderate' condition within 15 years.		
Apply topsoil and cultivate to a fine tilth	Anytime	Con
Plant shrubs in random matrix and irrigate	Nov to Feb	Con
Apply protection, support to individual shrubs	Nov to Feb	Con

⁷ Alternative date provided in brackets.

⁸ Alternative date provided in brackets.



Project Title	Season	Responsibility
Sow grassland seed-mix	Apr or Oct	Con
Mow grassland four times during year one and remove cuttings to compost locations	May to Sep	Con
Carry out annual inspection for five years	Sep	Con
Replace dead, dying and diseased shrubs, missing or damaged guards and supports	Nov to Feb	Con
Carry out weed control	May to Jul	Con
Mow grassland annually and remove cuttings to compost locations	Sep	Con
Remove shrub guards and supports after 5 years	Winter	Con
Manage scrub by minimal intervention, but prune if required to control shading of adjacent habitat	Jan to Mar	Con
Objective 5 – Planting, managing and monitoring of individual trees to achieve ‘moderate’ condition within 27 years		
Apply topsoil to specific locations and cultivate to a fine tilth	Anytime	Con
Pit plant trees and irrigate	Nov to Feb	Con
Apply protection, support, and mulch to individual trees	Nov to Feb	Con
Carry out annual inspection for five years and then every five years up to year 30	Sep	Con / Ecol
Replace dead, dying and diseased trees, missing or damaged guards and supports	Nov to Feb	Con / Ecol.
Carry out weed control	May to Jul	Con
Remove tree guards and supports after 5 years	Winter	Con
Objective 6 - Create, manage and monitor the woodland broad-leaved plantation to achieve ‘moderate’ condition within 27 years.		
Shrub planting		
See Objective 4		
Tree planting		
See Objective 5		
Objective 7 – Create, manage and monitor the brown roof to achieve ‘moderate’ condition within 3 years.		
Appointed living roof contractor specialist to provide creation and management prescription.		
Objective 8 – Create, manage and monitor the ornamental shrubs to achieve ‘poor’ condition within 1 years.		

Project Title	Season	Responsibility
Apply topsoil and cultivate to a fine tilth	Anytime	Con
Plant shrubs in random matrix and irrigate	Nov to Feb	Con
Apply protection, support to individual shrubs and mulch	Nov to Feb	Con
Carry out annual inspection for five years	Sep	Con
Replace dead, dying and diseased shrubs, missing or damaged guards and supports, replace mulch	Nov to Feb	Con
Carry out weed control	May to Jul	Con
Remove shrub guards and supports after 5 years	Winter	Con
Manage scrub by minimal intervention, but prune if required to control shading of adjacent habitat.	Jan to Mar	Con
Objective 9 – Create, manage and monitor the species rich hedgerow to achieve ‘moderate’ condition within 10 years		
Apply topsoil and cultivate to a fine tilth	Anytime	Con
Plant native shrubs in staggered rows and irrigate	Nov to Feb	Con
Apply protection, support, and mulch to individual shrubs	Nov to Feb	Con
Carry out annual inspection for five years	Sep	Con
Replace dead, dying and diseased shrubs, missing or damaged guards and supports	Nov to Feb	Con
Carry out weed control	May to Jul	Con
Remove tree guards and supports after 5 years	Winter	Con
Trim hedgerows to desired height	Jan to Mar	Con
Monitor and report on the condition of retained and new habitats		
Assess ecological condition of retained and new habitat (Years 1, 3, 5, 10, 15, 20, 25, 30)	Summer	Ecol
Where appropriate identify and organise remediation works to restore habitats to target ecological condition	Anytime	Ecol / Con
Prepare and submit a monitoring report to Rugby Borough Council (Years 1, 3, 5, 10, 15, 20, 25, 30)	Dec	Ecol
Manage administration and abide by all legal and policy instruments.		
Abide by relevant policy and legislation	Anytime	Ecol / Con
Maintain written and photographic records of activities	Anytime	Ecol / Con

Appendix 1. Landscape Layout



Appendix 2. Cudwell Meadow Flora

Inventory

Flora	
<i>Acer pseudoplatanus</i>	Sycamore
<i>Agrostis capillaris</i>	Common Bent
<i>Alliaria petiolata</i>	Garlic Mustard
<i>Alopecurus geniculatus</i>	Marsh Foxtail
<i>Alopecurus pratensis</i>	Meadow Foxtail
<i>Angelica sylvestris</i>	Wild Angelica
<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass
<i>Arrhenatherum elatius</i>	False Oat-grass
<i>Atriplex prostrata</i>	Spear-leaved Orache
<i>Avena sativa</i>	Oat
<i>Hyacinthoides non-scripta</i>	Bluebell
<i>Bromus hordeaceus</i>	Soft-brome
<i>Caltha palustris</i>	Marsh-marigold
<i>Calystegia sepium</i>	Hedge Bindweed
<i>Cardamine pratensis</i>	Cuckooflower
<i>Carex hirta</i>	Hairy Sedge
<i>Carex leporina</i>	Oval Sedge
<i>Cerastium fontanum</i>	Common Mouse-ear
<i>Chamerion angustifolium</i>	Rosebay
<i>Circaea lutetiana</i>	Enchanter's-nightshade
<i>Cirsium arvense</i>	Creeping Thistle
<i>Cirsium palustre</i>	Marsh Thistle
<i>Cirsium vulgare</i>	Spear Thistle
<i>Corylus avellana</i>	Hazel
<i>Crataegus monogyna</i>	Hawthorn
<i>Crepis capillaris</i>	Smooth Hawk's-beard
<i>Cynosurus cristatus</i>	Crested Dog's-tail
<i>Dactylis glomerata</i>	Cock's-foot
<i>Deschampsia cespitosa</i>	Tufted Hair Grass
<i>Digitalis purpurea</i>	Foxglove
<i>Dipsacus fullonum</i>	Wild Teasel
<i>Eleocharis palustris</i>	Common Spike-rush

<i>Epilobium montanum</i>	Broad-leaved Willowherb
<i>Festuca rubra</i>	Red Fescue
<i>Filipendula ulmaria</i>	Meadowsweet
<i>Fragaria vesca</i>	Wild Strawberry
<i>Galeopsis tetrahit</i>	Common Hemp-nettle
<i>Galium aparine</i>	Cleavers
<i>Galium palustre</i>	Marsh-bedstraw
<i>Geranium molle</i>	Dove's-foot Crane's-bill
<i>Geranium robertianum</i>	Herb-Robert
<i>Geum urbanum</i>	Wood Avens
<i>Glechoma hederacea</i>	Ground Ivy
<i>Glyceria fluitans</i>	Floating Sweet-grass
<i>Heracleum sphondylium</i>	Hogweed
<i>Holcus lanatus</i>	Yorkshire-fog
<i>Holcus mollis</i>	Creeping Soft-grass
<i>Hypericum maculatum</i>	Imperforate St John's-wort
<i>Hypochaeris radicata</i>	Cat's-ear
<i>Iris pseudacorus</i>	Yellow Iris
<i>Juncus articulatus</i>	Jointed Rush
<i>Juncus effusus</i>	Soft-rush
<i>Leucanthemum vulgare</i>	Oxeye Daisy
<i>Lolium perenne</i>	Perennial Rye-grass
<i>Lotus pedunculatus</i>	Greater Bird's-foot-trefoil
<i>Mentha aquatica</i>	Water Mint
<i>Myosotis discolor</i>	Changing Forget-me-not
<i>Myosotis scorpioides</i>	Water Forget-me-not
<i>Myosotis secunda</i>	Creeping Forget-me-not
<i>Oenanthe crocata</i>	Hemlock Water-dropwort
<i>Pentaglottis sempervirens</i>	Green Alkanet
<i>Persicaria amphibia</i>	Amphibious Bistort
<i>Persicaria lapathifolia</i>	Pale Persicaria
<i>Persicaria maculosa</i>	Redshank
<i>Phalaris arundinacea</i>	Reed Canary-grass
<i>Phleum bertolonii</i>	Smaller Cat's-tail
<i>Phleum pratense</i>	Timothy
<i>Pilosella aurantiaca</i>	Fox-and-cubs
<i>Plantago major</i>	Greater Plantain
<i>Poa trivialis</i>	Rough Meadow-grass
<i>Polygonum aviculare</i>	Knotgrass
<i>Prunella vulgaris</i>	Selfheal
<i>Pteridium aquilinum</i>	Bracken
<i>Ranunculus acris</i>	Meadow Buttercup
<i>Ranunculus flammula</i>	Lesser Spearwort
<i>Ranunculus repens</i>	Creeping Buttercup
<i>Rhinanthus minor</i>	Yellow-rattle
<i>Rorippa palustris</i>	Marsh Yellow-cress
<i>Rosa arvensis</i>	Field-rose
<i>Rosa canina</i> s.l.	Dog-rose

<i>Rubus fruticosus</i> agg.	Bramble
<i>Rumex acetosa</i>	Common Sorrel
<i>Rumex crispus</i>	Curled Dock
<i>Rumex obtusifolius</i>	Broad-leaved Dock
<i>Rumex sanguineus</i>	Wood Dock
<i>Salix caprea</i>	Goat Willow
<i>Salix fragilis</i>	Crack-willow
<i>Sambucus nigra</i>	Elder
<i>Senecio jacobaea</i>	Common Ragwort
<i>Silene dioica</i>	Red Campion
<i>Silene flos-cuculi</i>	Ragged Robin
<i>Sonchus asper</i>	Prickly Sow-thistle
<i>Sonchus oleraceus</i>	Smooth Sow-thistle
<i>Stachys sylvatica</i>	Hedge Woundwort
<i>Stellaria graminea</i>	Lesser Stitchwort
<i>Taraxacum officinarum</i> agg	Dandelion
<i>Trifolium dubium</i>	Lesser Trefoil
<i>Trifolium pratense</i>	Red Clover
<i>Trifolium repens</i>	White Clover
<i>Urtica dioica</i>	Common Nettle
<i>Veronica chamaedrys</i>	Germander Speedwell
<i>Vicia sativa</i>	Common Vetch