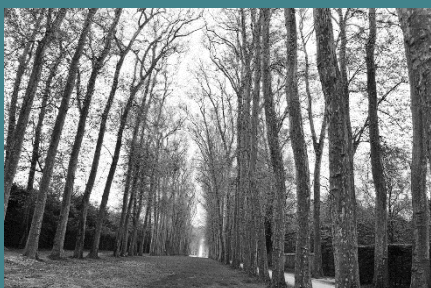


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Biodiversity Management Plan

Client

Jelson Ltd

Project

**Land at Lower Grange Farm,
Markfield (Phase 3 and 4)**

Date

August 2026

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Rev	Issue Status	Prepared/Date	Approved/Date
-	Final	SCR/21.07.26	HGF / 10.08.26

1.0 INTRODUCTION

- 1.1 This Management Plan has been prepared by FPCR Environment & Design Ltd. on behalf of Jelson Ltd. in relation to Phase 3 and 4 of a development at Lower Grange Farm, Markfield in Leicestershire (Planning Permission 24/00074/CONDIT). In September 2021, Hinckley and Bosworth Borough Council granted full planning permission for the construction of up to 282 homes and associated infrastructure. This document has been prepared to address Condition 7 in association with Phase 3 and 4 of the proposed development.
- 1.2 The approval is subject to the following condition:
- Condition 7** (Biodiversity Management Plan)
- No development shall commence above damp-proof course level in Phases 2, 3 and 4 until a landscape and biodiversity management plan has been submitted to and approved in writing by the Local Planning Authority. Phase 1 shall be carried out in accordance with the details - C9, C10 & C29 Landscape Management Plan Rev B received 27 July 2022 and C9 & C10 Biodiversity Management Plan received 9 December 2021 as part of the Discharge of Condition decision reference 21/01467/DISCON.'*
- 1.3 Along with the Landscape Management Plan (LMP)¹ produced by FPCR to inform discharge of Condition 29, this Biodiversity Management Plan (BMP) includes additional information to enable this Condition to be discharged for Phase 3 and 4 of the development. This document forms an Appendix to the LMP.
- 1.4 The production of the BMP has been informed by previously submitted documents including an Ecological Appraisal² and an Arboricultural Assessment³.
- 1.5 The LMP provides specifications for planting and seeding within the areas of open space associated with the development and how these will be managed.
- 1.6 The accompanying Figure 1: Ecological Enhancements Plan provides an illustration of measures identified in this document.

¹ FPCR (2025) Land at lower Grange Farm, Markfield Landscape Management Plan

² FPCR (2018) Land off London Road, Markfield Ecological Appraisal

³ FPCR (2020) land South of Markfield, Leicestershire Arboricultural Assessment

2.0 RETAINED HABITATS AND PROTECTION MEASURES

- 2.1 Phase 3 and 4 of the site comprised poor semi-improved grassland and arable land with localised areas of tall ruderal vegetation. Additional habitats on site consisted of areas of scattered scrub and mature trees occurring largely in association with the boundary hedgerows. A stream runs along the eastern boundary of the site.
- 2.2 Full details of habitats that are to be retained within the site are provided in the abovementioned LMP and Ecological Appraisal, although in summary these comprise the following:
- Hedgerows
 - Mature trees
 - Watercourse
- 2.3 Protection measures to be implemented for retained habitats are detailed below.

Hedgerows & Mature Trees

- 2.4 The retained lengths of hedgerow and all retained mature trees will be protected from construction in accordance with *BS5837: Trees in Relation to Construction Recommendations (2012)* using their calculated Root Protection Areas (RPA) and through the erection of tree protection barriers to the specification provided within the Arboricultural Assessment. All barrier protection will be installed prior to the commencement of any construction or site clearance operations. Retained hedgerows will also be protected by the specified protection barriers, with a minimum 2m buffer maintained from the edge of the canopy of the hedgerow to the protective barrier unless otherwise specified.
- 2.5 Barriers will remain rigid and in place for the duration of the development and in most situations will comprise a Heras panel framework supported by scaffold poles driven into the ground. Where scaffold poles driven into the ground are not feasible then Heras panels supported by rubber block feet will be installed. All-weather notices would be attached to the protective fencing to indicate that construction activities are not permitted within the fenced area.

Watercourse

- 2.6 Where the on-site watercourse is within Phase 3 of the development, this will be protected as above through the installation of protective fencing. The distance between the fencing and the tops of the watercourse banks will be 5m however in areas where works are proposed adjacent to/affecting the watercourse directly (for instance where the internal road and footpath are proposed) appropriate distances and working methods would be agreed by an ecologist. Fencing will be in place duration of the development and in most situations will comprise a Heras panel framework supported by scaffold poles driven into the ground. Where scaffold poles driven into the ground are not feasible then Heras panels supported by rubber block feet will be installed. All-weather notices would be attached to the protective fencing to indicate that construction activities are not permitted within the fenced area.

3.0 CREATED HABITATS

3.1 Full details of habitats that are to be created within the site are provided in the LMP.

3.2 In summary, the following habitats are to be created within the site:

- Native Scrub Mix
- Amenity Grassland
- Meadow Grassland
- Wetland Grassland
- Individual Tree Planting
- Mixed Native Hedgerow Planting
- Planting Beds
- Amenity Shrub Planting
- Bulb Planting

Scrub Planting

3.3 New shrub planting is proposed throughout Phase 3 and 4. Areas of shrub and wetland shrub will add structural diversity and increase biodiversity value. The composition of this habitat should comprise an equal mix of native species including dogwood *Cornus sanguinea*, hazel *Corylus avellana*, privet *Ligustrum vulgare*, elder *Sambucus nigra* and Guelder rose *Viburnum opulus*. Where the ground is damper or retaining water, for example adjacent to the watercourse at the east site boundary, then species tolerant of water retaining ground, such as river birch *Betula nigra*, crack willow *Salix fragilis* and alder buckthorn *Frangula alnus* will be utilised.

Amenity Grassland

3.4 Amenity grassland is to be seeded with EG21 Fine Lawn Grass Mixture from Emorsgate (or similar, approved), and will form short mown grassed areas immediately adjacent to development plots and mowing strips adjacent to footpaths and roads.

Meadow Grassland

3.5 Wildflower meadow grassland is to be sown across areas of open space and will be the dominant grassland habitat created on-site. It will comprise a seed mix such as EM2 Standard General-Purpose Meadow Mixture from Emorsgate (or similar, approved). As detailed in the LMP, ground preparation in the form of topsoil stripping or inversion ploughing will be undertaken prior to seeding to aid successful creation of species-rich grassland, and long-term management will be limited to two cuts per year (late July and late September/October) to promote the biodiversity value of this grassland. If pernicious weeds are becoming established over time however, a third cut is recommended in mid-March. Many rare and protected species benefit from grassland with a diverse array of forb species, with potential to support a range of wildlife including invertebrates, birds and mammals.

Wetland Grassland

- 3.6 The SuDs basin and banks are to be seeded with EM8 Meadow Mixture for Wetlands and EG8 Meadow Grass Mixture for Wet Soils, both from Emorsgate (or similar, approved). As detailed in the LMP, long-term management will consist of mowing or strimming during late July/August with a final cut will be taken in late Autumn. Whilst the primary function of the attenuation basin is flood alleviation, its biodiversity value can be increased to provide a second function as wildlife habitat.

Individual Tree Planting

- 3.7 Tree planting will include a mixture of non-native and native species including field maple *Acer campestre*, silver birch *Betula pendula*, common alder *Alnus glutinosa*, hornbeam *Carpinus betulas*, paperbark cherry *Prunus serrula tibetica*, and callery pear *Pyrus calleryana*.

Mixed Native Hedgerow Planting

- 3.8 Hedgerow planting will be bordering access roads and to define the boundary of the built area. Areas of retained hedgerow reinforced where necessary with additional planting. Hedgerows are to comprise a mixture of native species including field maple *Acer campestre*, common dogwood, hazel, spindle *Euonymus europaeus*, dog rose *Rosa canina* and guelder rose. Hedgerows create nesting, foraging and commuting habitat for many species including birds and bats.

Planting Beds

- 3.9 Planting beds will be created around the amenity grassland bordering houses. These will consist of a mixture of native and non-native plants such as Yarrow *Achillea 'Terracotta'*, Lady's mantle *Alchemilla mollis*, New Zealand wind grass *Anemanthele lessoniana*, and Rosmary *Salvia rosmarinus*.

Amenity Shrub Planting

- 3.10 New amenity shrub planting will be created using a mix of non-native species including Japanese laurel *Aucuba japonica*, Californian lilac *Ceanothus 'Blue mound'*, mexican orange *Choisya ternata*, red barked dogwood *Cornus alba*, and lavender 'Hidcote' *Lavandula angustifolia* 'Hidcote'.

Bulb Planting

- 3.11 Areas of bulb planting will be scattered through the meadow grassland parcels. The bulb selection will incorporate native species such as wild daffodil *Narcissus pseudonarcissus*, as well as crocus *Crocus vernus* and winter aconite *Eranthus hyemalis*, all of which will provide nectar sources for early emerging insects.

4.0 SPECIES ENHANCEMENTS

- 4.1 Two bat boxes and two bird boxes are to be installed on existing mature trees and on residential dwellings within both Phase 3 and 4 of the development (Total of 12 bat boxes across all three phases to satisfy Condition 13). Locations of bat and bird boxes are provided on Figure 1. The

boxes will be installed in locations at the boundaries adjacent to the proposed and/or existing habitats which provide commuting/foraging habitat in addition to links into the wider countryside. The type and number to be installed are indicated below, however similar approved models could be used if these are not available.

Bat Boxes

- 2 x Schwegler 1FD (or similar approved)
- 2 x Schwegler 2F-DFP (or similar approved)

4.2 As boxes are to be installed on existing mature trees, they will be placed at a minimum height of 4m, below the main canopy, on the south, southwest or southeast aspects (ideally each box on a different aspect). Larger more mature trees would serve as better trees for placement of these features. The boxes should ideally be installed between October and March, when there are the least number of leaves on the trees and suitable locations are easier to identify. Any necessary remedial works to these trees should be completed prior to installation.

4.3 Once bats have inhabited a roost site, they may only be disturbed by licensed bat workers in appropriate circumstances.

Bird Boxes

- 2 x Woodstone Swift Nest Box
- 2 x 1SP Schwegler Sparrow Terrace
- 2 x 2H Schwegler Robin Box
- 2 x 1B Schwegler Nest Box

4.4 Where boxes are to be installed on existing mature trees, they should be placed at a minimum height of 3m from the ground (open-front boxes should be positioned lower down 2-4m), on the north and northeastern aspects, thus avoiding strong sunlight and wet winds and with a clear flight path to the box. The boxes should ideally be installed between October and March, when there are the least number of leaves on the trees and suitable locations are easier to identify. Any necessary remedial works to these trees should be completed prior to installation.

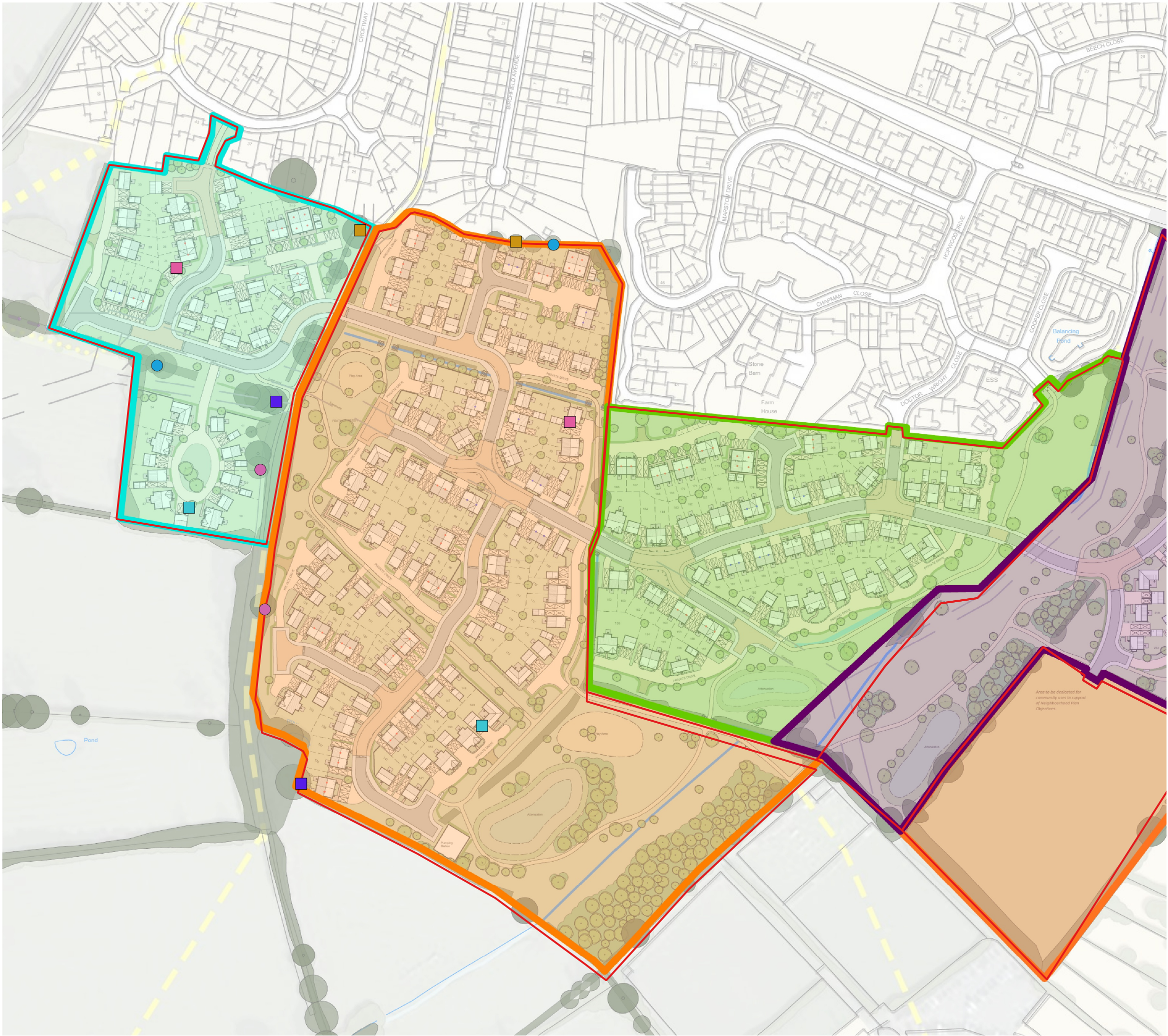
4.5 Where bird boxes are to be installed on new buildings within the residential development area, they should be located on the northern and eastern aspects, at least 4m from the ground.

FPCR Environment and Design Ltd

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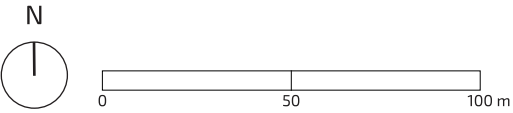
Company No. 07128076. [T] 01509 672772 [E] mail@fpcr.co.uk [W] www.fpcr.co.uk

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Site Boundary

Bird Boxes

- 2 x 1B Schwegeler Nest Box (or similar approved)
- 2 x 2H Schwegler Robin Box (or similar approved)
- 2 x 1SP Schwegler Sparrow Terrace (or similar approved)
- 2 x Woodstone Swift Nest Box (or similar approved)

Bat Boxes

- 2F-DFP (or similar approved)
- 1FD (or similar approved)

- Phase 1
- Phase 2
- Phase 3
- Phase 4

date	30/07/26	drwn/chkd	SCR / JW
client	Jelson Limited		
project	Land at Lower Grange Farm, Markfield		
title	SPECIES ENHANCEMENT PLAN	scale	1:2,000 @ A3
number	FIGURE 1	rev	-