Biodiversity Enhancement Plan

Land adjacent to 3 Peckleton Lane

December 2025

Client name:	Graham Priestnall
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SUMMARY

This report has been prepared by Clayton Ecology Ltd on behalf of Graham Priestnall. The report provides a Biodiversity Enhancement Plan of for land situated adjacent to 3 Peckleton Lane, Desford, Leicester LE9 9JU.

The proposal is for the development of a new residential dwelling (planning application number: 25/00803/FUL).

The report has been prepared in order to address the requirements of the local planning authority (Hinckley and Bosworth Borough Council) for a Biodiversity Enhancement Plan for the application site.

"However, reasonable biodiversity enhancement measures should be detailed within a separate Biodiversity Enhancement Strategy and secured by a condition of any consent.

This is necessary to provide net gains for Priority and threatened species in line with paragraph 187d of the NPPF.".

This enhancement plan sets out works to enhance the biodiversity value of the site and includes mitigation and enhancement for:

- Bats
- Terrestrial mammals specifically hedgehogs
- Birds
- Invertebrates

1. INTRODUCTION

This report has been prepared by Clayton Ecology Ltd on behalf of Graham Priestnall. The report provides a Biodiversity Enhancement Plan of for land situated adjacent to 3 Peckleton Lane, Desford, Leicester LE9 9JU. The Site is centred at Ordnance Survey Grid Reference SK 29924 60792.

This enhancement plan sets out works to enhance the biodiversity value of the site.

The proposal is for the development of a new residential dwelling (planning application number: 25/00803/FUL).

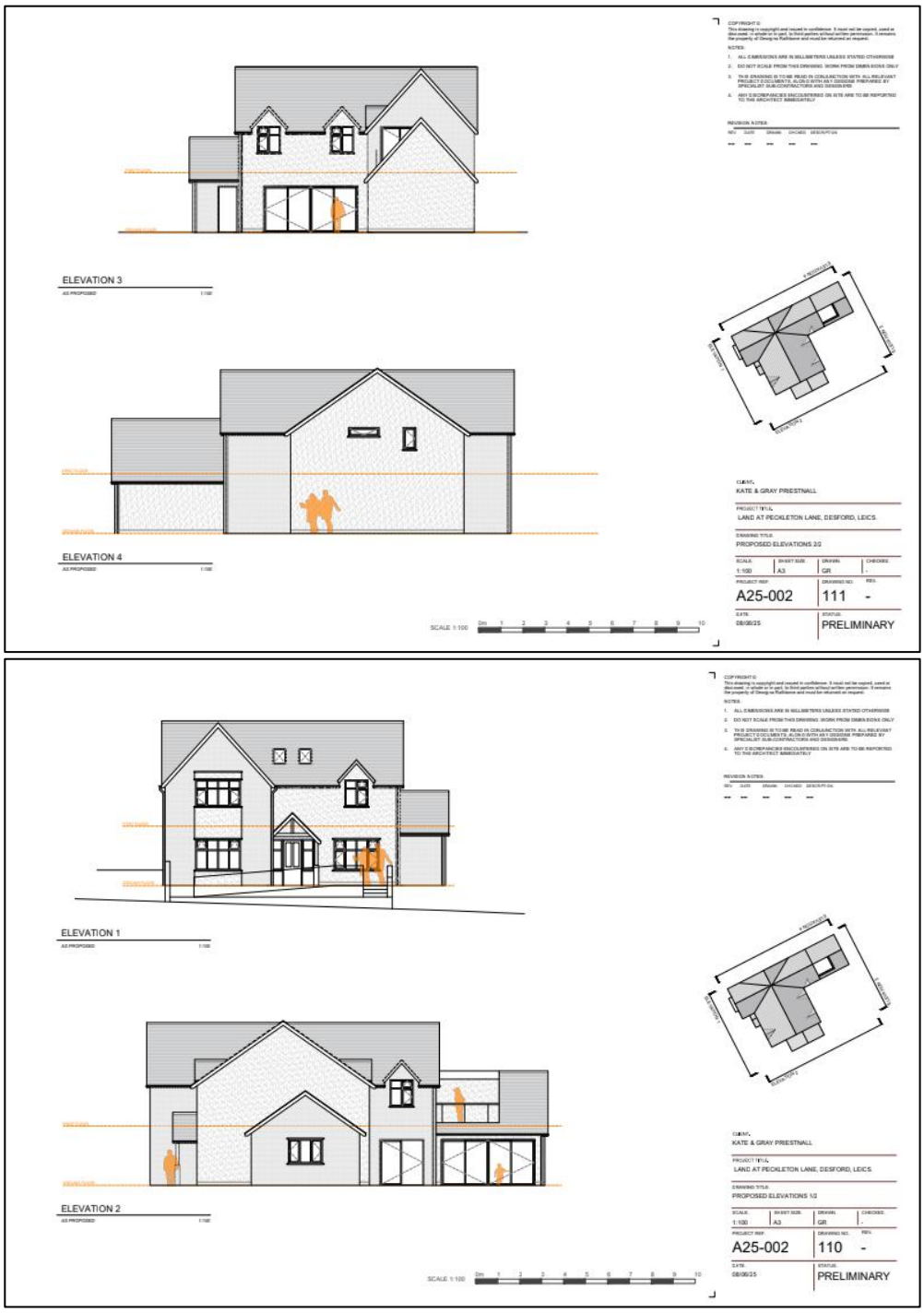

Figure 1 & 2: Draft proposed development, from plan A25-002 drawing numbers 110 &111, by SansomHamilton (2025).

2. LEGISLATION APPLICABLE TO THE SPECIES WITHIN THIS DOCUMENT

2.1 Bats

All species of British bat and their roosts are protected under British law by the Wildlife and Countryside Act 1981 (as amended), and bats are classified as European Protected Species under the Conservation of Habitats and Species Regulations 2017 ('the 2017 Regulations'). This has recently been amended by the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations (2019) which continue the same provision for European protected species, licensing requirements, and protected areas after Brexit.

The legislation makes it an offence to kill, injure or disturb a bat and/or to damage or destroy a breeding site or resting place for a bat. It is also an offence to disturb the animals such that it impairs their ability to survive, to reproduce, to nurture their young, or such that it impairs their ability to hibernate or migrate. Under this legislation development work that could affect a bat or bat roost can only be permitted under a licence from Natural England.

Licences in respect of European Protected Species affected by development can be granted under Section 55(2) (e) of The Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations (2019), for the purpose of preserving public health or public safety or other imperative reasons of overriding public interest including those of social or economic nature and beneficial consequences of primary importance for the environment.

2.2 Breeding Birds

Under the Wildlife and Countryside Act 1981 (as amended), all native birds and their nests, whilst in use, are protected from harm, disturbance or destruction during the breeding season. To avoid conflict, development work that could affect breeding birds should be timed to take place outside of the breeding season, variable between March and September. Note that a nest is protected from the beginning of its construction until the young have fledged and left the nest.

3. SITE DESCRIPTION

The Site is located in a residential area in Desford, Leicestershire. Other residential infrastructure borders the Site to all aspects. The wider landscape is also dominated by residential and commercial infrastructure to all aspects.

The location of the Site in relation to wider environment is provided in Figure 3 below:

Figure 3: The area to be impacted highlighted in red, satellite imagery courtesy of Google (2025).

4. POTENTIAL IMPACTS UPON WILDLIFE

4.1.1 Bats

The dwelling may require additional exterior lighting which could impact bat foraging and commuting.

Exterior lighting has been shown to negatively impact upon emergence times and foraging opportunities for bats thereby reducing their fitness and ability to survive (Stone, Jones & Harris, 2009). Mitigation for this is therefore included later in this report.

4.1.2 Nesting Birds

The works to the trees and hedgerows have potential to impact breeding birds. All works on these areas should therefore be undertaken outside of the breeding bird season, typically March to August inclusive.

In the event that an active bird nest is found, it must be retained in-situ and left undisturbed until no longer in active use. A nest is classed as active when it contains eggs or chicks and when it is being built.

The potential impact upon nesting birds from the proposals are considered to be negligible if all works are undertaken outside of the breeding bird season. If works are required to be undertaken within this period a Suitably Qualified Ecologist must be consulted.

4.1.3 Terrestrial Mammals

There is potential for hedgehog to be present on-site. It is therefore recommended that the following precautionary methods are undertaken during the works:

- Any trenches dug as part of the works must be left with a sloping end or ramp (such as a scaffold plank) to allow any animals to escape.
- Trenches should be checked for animals before infilling at the beginning of each working day.
- Any hedgehogs located within the Site during the works should be carefully placed into a receptacle and translocated to a safe vegetated environment away from the disturbance.

5. MITIGATION AND ENHANCEMENT STRATEGY

Overview

The following strategy details proposed enhancements to benefit wildlife.

5.1.1 Bats

As the Roost Resource Approach, two bat boxes will be integrated into the fabric of the new building. It is recommended that at least one of the boxes is a south-facing. Per Bat Conservation Trust guidelines, these boxes should be placed at least 4m (if possible) above the ground and away from artificial light sources (BCT 2020, BCT 2025). The integrated bat boxes will be incorporated into the structure of the new gable ends. These will be positioned as close to the apex of the gables as possible.

They will be Ibstock Enclosed Bat Box 'C' (see screenshot 1 below) or similar and will be situated under the direct guidance of a licenced bat worker.

Screenshot 1: An Ibstock type C small integrated bat box courtesy of NHBS (2025).

In addition, the design of the lighting for the development should aim to avoid light pollution and spillage onto possible bat foraging and commuting habitat. Any external lighting should be as per 'Bats and Artificial Lighting at Night' (Institute of Lighting Professionals 2023). Light sources, lamps, LEDs and their fittings come in a variety of different specifications which a lighting professional can help to select. The following should be considered when choosing luminaires and their potential impact on Key Habitats and features. The elements of this mitigation best practice are as follows:

- All luminaires should lack UV elements when manufactured. Metal halide, compact fluorescent sources should not be used.
- LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- A warm white light source (2700 Kelvin or lower) should be adopted to reduce blue light component.
- Light sources should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012)

- Waymarking inground markers (low output with cowls or similar to minimise upward light spill) to delineate path edges.
- Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered.
- Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt.
- Use of a Central Management System (CMS) with additional web-enabled devices to light on demand
- Use of motion sensors for local authority street lighting may not be feasible unless the authority has the potential for smart metering through a CMS.
- The use of bollard or low-level downward-directional luminaires is strongly discouraged. This is due to a considerable range of issues, such as unacceptable glare, poor illumination efficiency, unacceptable upward light output, increased upward light scatter from surfaces and poor facial recognition which makes them unsuitable for most sites. Therefore, they should only be considered in specific cases where the lighting professional and project manager are able to resolve these issues.
- Only if all other options have been explored, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed. However, due to the lensing and fine cut-off control of the beam inherent in modern LED luminaires, the effect of cowls and baffles is often far less than anticipated and so should not be relied upon solely.

It is recommended that all lighting must follow the guidance provided above.

5.1.2 Birds

It is recommended that a north-facing swift box is to be installed to provide additional nesting habitat. Per Swift Conservation guidelines, this should be placed at least 4.5m (where possible) above the ground and in a sheltered area (Swift Conservation 2025).

Please note: bird boxes must NOT be placed onto the south facing side of any building. This is to avoid extreme temperatures during hot sunny weather in such locations, which will invariably be fatal to nestlings.

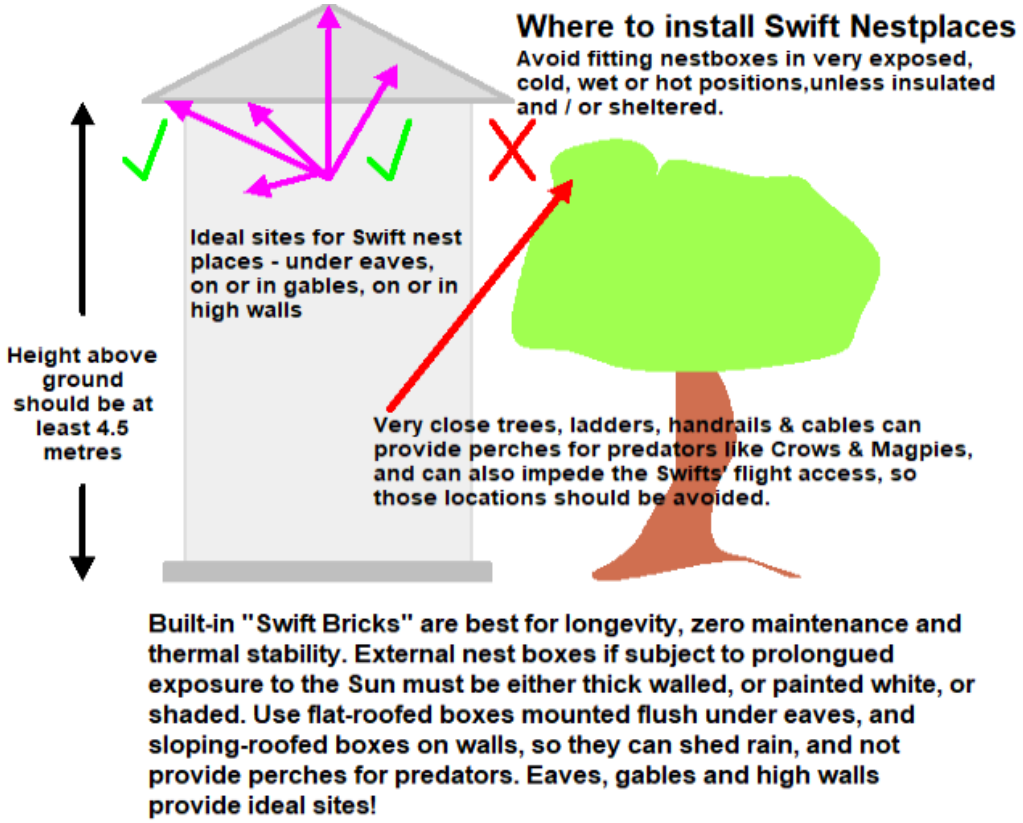

Figure 4: Swift box infographic from Swift Conservation (2025).

5.1.3 Terrestrial Mammals

As there is potential for hedgehogs to be present on-site, "hedgehog highways" should be installed in any fencing to allow the species to commute across the landscape.

A gap of at least 13cm^2 should be included within fencing to allow hedgehogs to pass through. A list of companies offering hedgehog-friendly fencing has been compiled by Hedgehog Street:

- https://www.hedgehogstreet.org/fencing-companies/

5.1.4 Invertebrates

It is recommended that a bee brick should be installed on-site. Bee bricks provide habitat for solitary bees in urban/suburban areas.

The bee brick should be installed per guidelines from Christman et al. (2023):

- Bee bricks should be installed in direct sunlight, ideally facing south or south-east.
- Bee bricks should be positioned at least 0.75 metres from the ground (with no upward limit).

- Bee-friendly plants should ideally be planted nearby to ensure a sufficient food supply.
- Management such as cleaning cells post bee emergence should be considered.

Figure 5: Examples of bee bricks in-situ (from Christman et al. 2023).

6. REFERENCES

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7. APPENDIX 1 – PLAN SHOWING THE LOCATION OF ENHANCEMENT FEATURES