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# Biodiversity Enhancement Plan

**Stoke Fields Farm, Hinckley Road, Stoke Golding, Nuneaton, Leicestershire, CV13 6HR**

**Produced for**

Guy Stripp

**Planning authority**

Hinckley and Bosworth Borough Council

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# 1. Introduction

This Biodiversity Enhancement Plan (BEP) is submitted for the discharge of planning Condition No.5 of the approved planning application 25/00555/FUL for 'Proposed Agricultural Building'.

1.1 Requirements

Planning consent was granted by Hinckley and Bosworth Borough Council on the 24th of February 2026 for the development at Stoke Fields Farm, Hinckley Road, Stoke Golding, Nuneaton, Leicestershire, (herein Site).

**Condition no. 5**

5. Prior to any works above slab level, a Biodiversity Enhancement Layout for protected, Priority and threatened species shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following:

a) detailed designs or product descriptions for biodiversity enhancements; and

b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the Local Planning Authority to discharge its duties under Paragraph 187(d) of the NPPF 2024 and S40 of the Natural Environment and Rural Communities Act 2006 (as amended).

*SCOPE OF BIODIVERSITY ENHANCEMENT STRATEGY*

1.That development proposals will have regard to the biodiversity already present within the site and to identify opportunities to maximise the provision for biodiversity within the development with strategic nature conservation priorities.

2. That there should be a range of bird and bat box features provided individually or clustered in appropriate locations within the development. Practical consideration is given to prioritising bird, bat or insect boxes in optimum areas of the site.

3. That durable, bird nest boxes, bat boxes and insect hotels be used. All fencing will be expected to be hedgehog friendly and hedgehog highways will where necessary be incorporated throughout the development.

## 1.2 Recommendations

This biodiversity enhancement strategy makes the following habitat recommendations:

- *A soft landscaping scheme, as detailed in the accompanying biodiversity net gain plan and HMMP to include the creation of an area of species-rich meadow grassland (≥10 species) extending to approximately 573m².*
- *Retention of existing boundary trees and hedges and protection by suitable construction exclusion fencing, namely Heras fencing or equivalent.*
- *2 bat boxes, 4 bird boxes, 1 insect hotel*
- *Works to any hedgerows or trees on site to be conducted outside bird nesting season or under watching brief of ecologist if during nesting season.*
- *Lighting schemes will comply with Bat Conservation Trust and CIE 150:2003 guidance and '**Bats and Artificial Lighting** in the UK' Guidance Note GN **08 / 23***
- *Any new fencing will be post and rail or if closed boarded have a 15x15cm cut-out in them to allow the movement of wildlife across the site and specifically hedgehogs which are present in the locality.*

## 1.3 Enhancement Measures

This strategy outlines all ecological enhancement measures for the site, as well as all measures necessary for the maintenance of the ecological features on the developed site. Ecological enhancement measures are largely based on those recommended in the Biodiversity Net Gain Appraisal (*Eco-Check, July 2026*)

## 1.4 Responsibilities

The farm manager or or any appointed land management group will be responsible for implementing the enhancement measures on the site during the construction works. They will also take responsibility for the management and maintenance of these enhancement features.

# 2 Biodiversity Enhancement Strategy

All development is now expected to deliver biodiversity net-gain under the National Planning Policy Framework (NPPF, 2026) Paragraph 170(d). This report explains each of the proposed ecological enhancement measures on the site, their conservation benefits, and any management/maintenance requirements to maximise value.

## 2.1 Soft landscaping scheme.

### 2.1.1 Species Rich Grass.

An area of existing species poor modified grassland to the north and east of the proposed new agricultural building and extending to approximately 573m² is to be prepared and overseeded with a species rich grass seed mix: *Emorsgate EM4 meadow mixture.* The species mix is largely chosen to suit areas of land which are managed, with flowering species that will provide greater benefit to wildlife than traditional pasture grassland. This habitat will be fenced off from the remaining pasture field and managed in accordance with the biodiversity net gain assessment (July 2026). This will benefit invertebrate species, which in turn benefits other wildlife such as bats, birds, small mammals and herpetofauna.

## 2.2 Enhancement features

### 2.2.1 Bat Boxes

- 2 x Kent bat boxes to be attached to the gable elevations of the new building which is close to the north and east boundary hedgerow and trees where bats are most likely to be encountered.

In accordance with the Bat Conservation Trust's publication *Bats and Artificial Lighting* (BCT, August 2023) light pollution by artificial lighting will be kept to a minimum and light spillage avoided. No lighting will directly face bat boxes and avoid illuminating existing or newly planted commuting and foraging habitats. New lighting systems will have a minimal spread of light only directed at the area requiring lighting and will include warm-white (long wavelength) lights with UV filters fitted as close to the ground as possible, with lighting units angled below 70° and equipped with movement sensors, baffles, hoods, louvres and horizontal cut off units at 90°.

*Enhancement* https://www.eco-roost.co.uk/product-page/kent-style-rect-large

https://www.eco-roost.co.uk/product-page/kent-hibernation-rect

### 2.2.2 Bird boxes

*Mitigation*

Any works affecting or in close proximity to bird nesting habitats (including hedgerows and trees) will be conducted outside the main nesting season, which lasts from March to end of August. If this is not possible, a check of these habitats will be conducted by the appointed ecological clerk of works (ECoW) immediately prior to starting any works. If any nesting birds are found, an appropriate protection zone from the nest, as determined by the ECoW, will be required and maintained until the young have fledged. To enhance the value of the site for birds 4 bird boxes to be fitted as detailed below.

*Enhancement* www.eco-roost.co.uk

- 1 x open fronted robin/wren box (building mounted)
- 1 x 32mm general bird box (building mounted)
- 1 x 28mm general bird box (building mounted)
- 1 x triple terrace house sparrow box (building mounted)

The boxes will not be south facing to avoid chicks overheating and will not be close to any working areas of the new building. The boxes are shown mounted with a north or east orientation which is preferred and at a minimum height of 2-3m. The locations for the installation of the bird boxes are provided below (*Figure 4, Appendix 4.1*)

### 2.2.3 Site Fencing

Any new fencing provided on the site, either on the site boundaries or around the new building, will either be of a type that allows free access for wildlife such as post and rail fencing, or will have access provided in the form of 13cm diameter, semicircular holes cut at 10m intervals in the base of the fence.



**Figure 1. Baseline Aerial View of Site -Existing- July 2025**



**Figure 2. Existing Site Layout Plan**

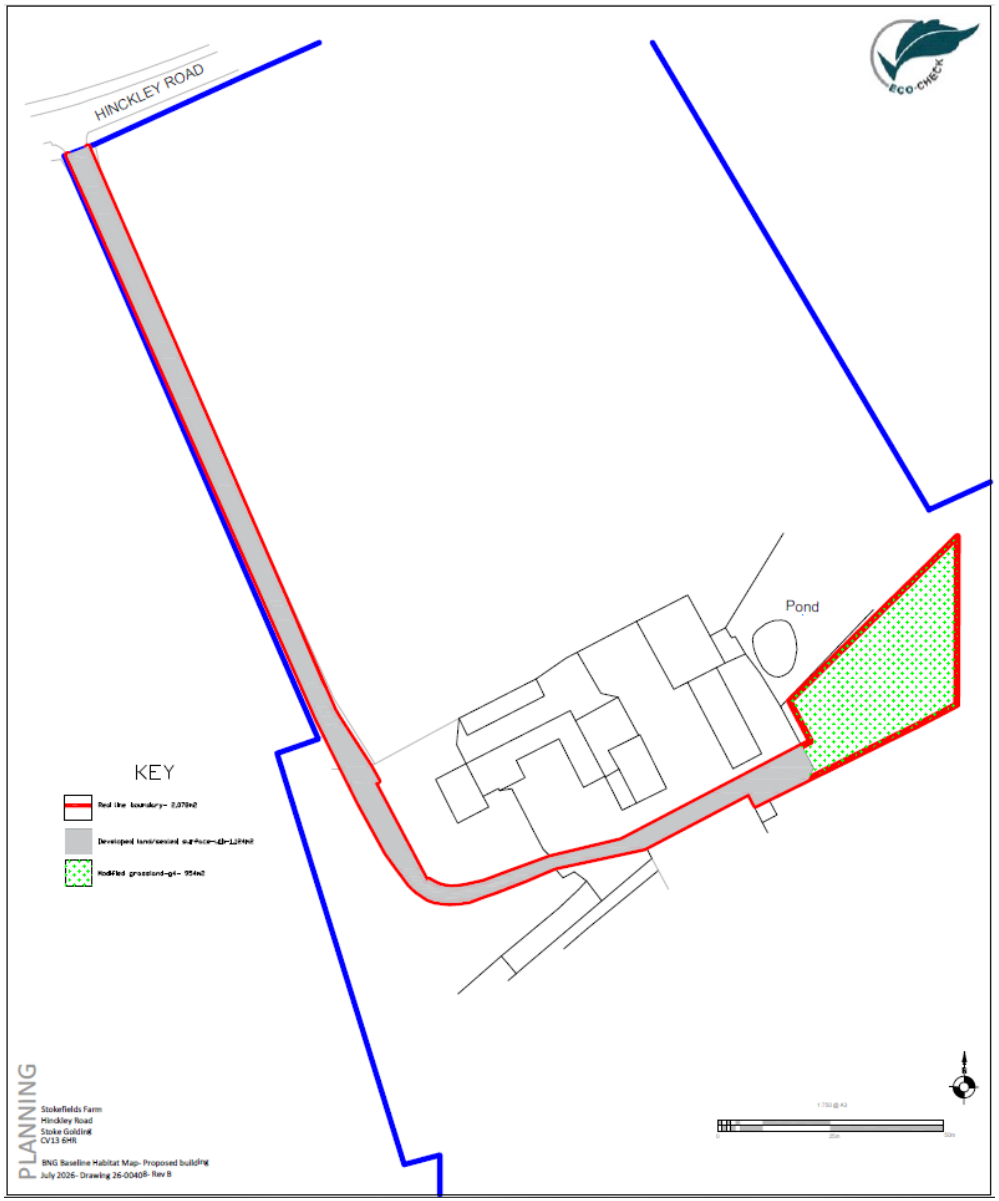


**Figure 3- Proposed Site Layout Plan and Area of Other Neutral Grassland**

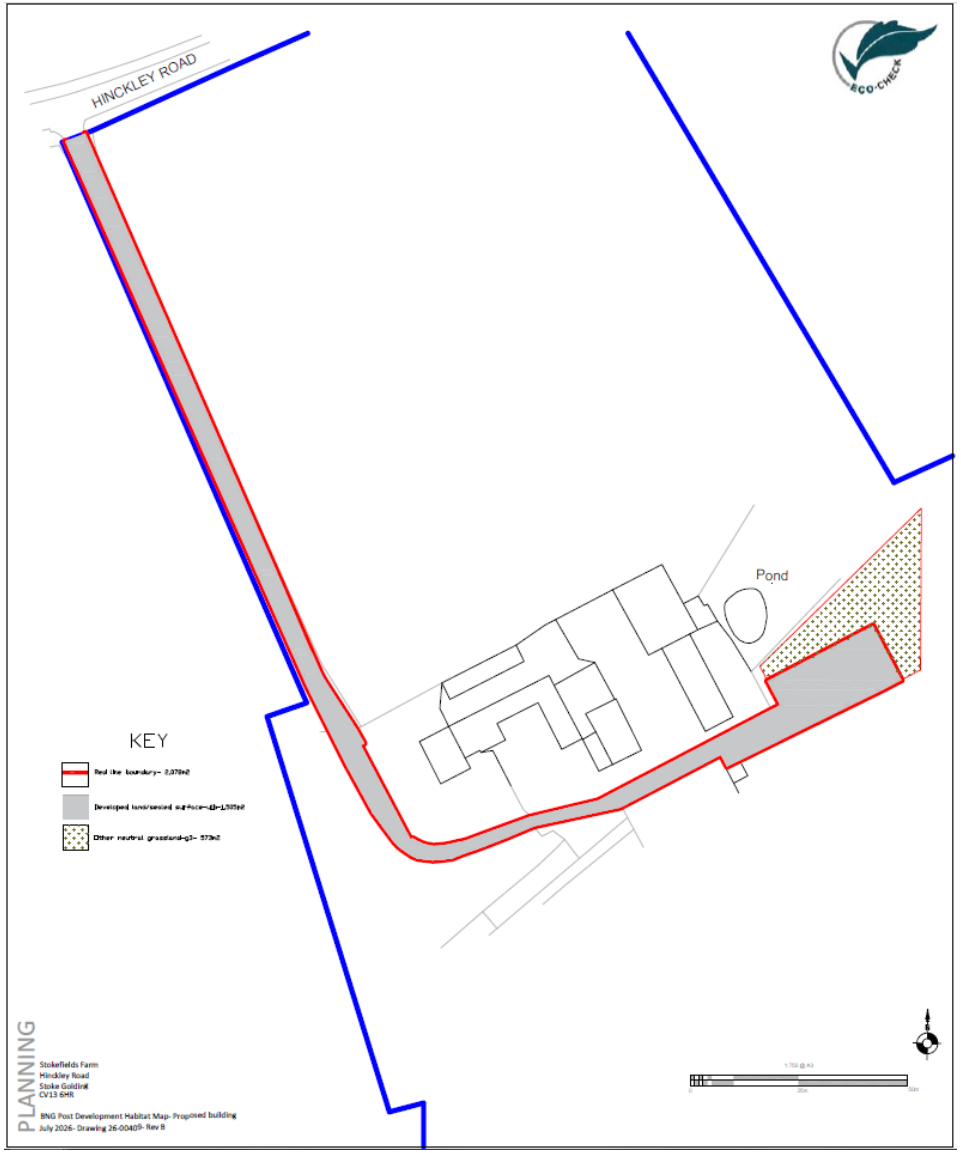
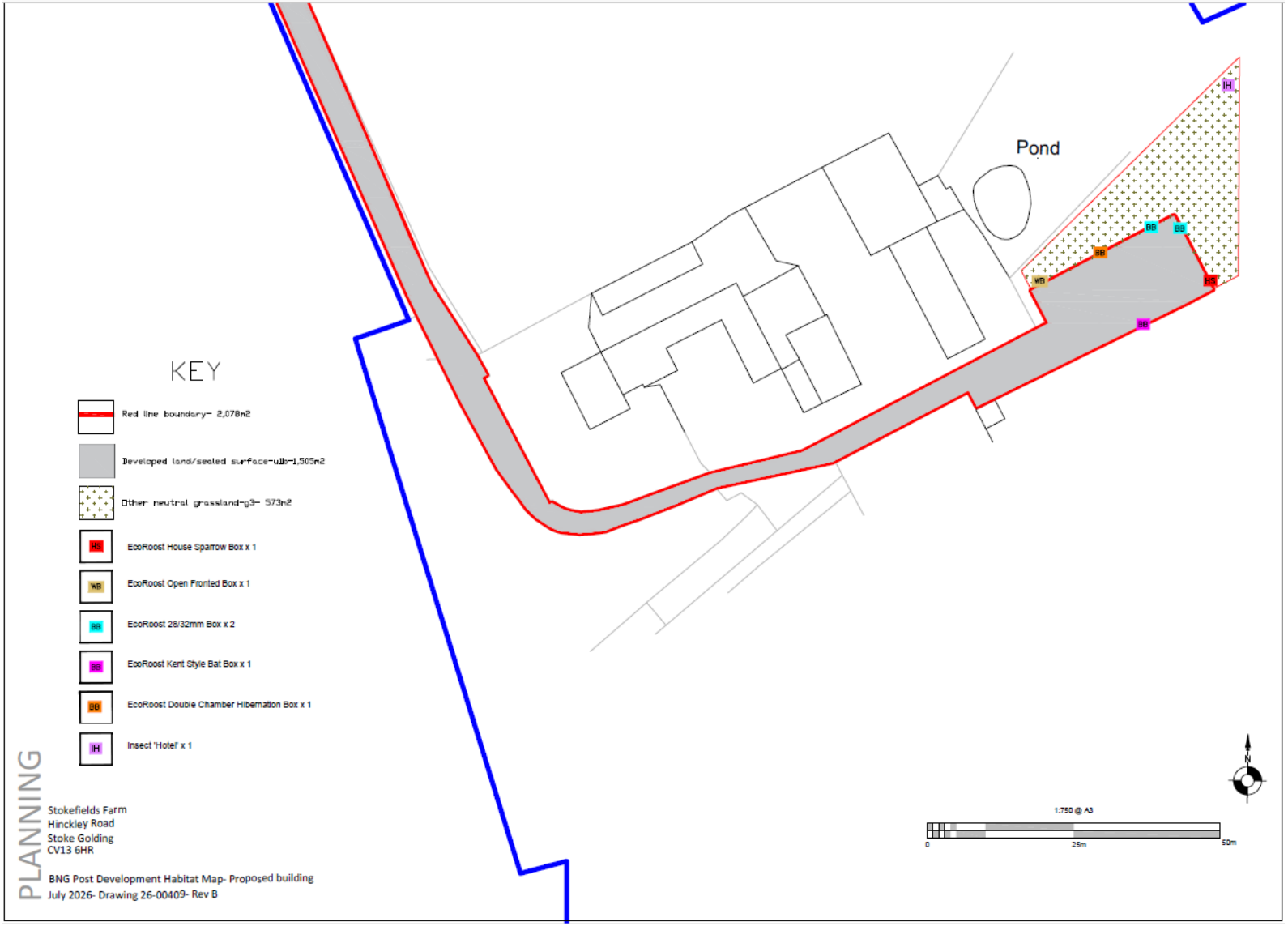


**Figure 4. Biodiversity Enhancement Plan- Bird and Bat Boxes and Insect hotel**



# 3. Management Plan

The table below provides a summary of enhancements as well as habitat management that will be undertaken on site, with planned timescales and any subsequent requirements:

## Table 2- 5-Year Habitat Management Plan

| Habitat / Feature | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---|---|---|---|---|---|
| **Bird & Bat Boxes & Insect Hotel** | Erect/install all boxes securely on suitable mature trees or structures within 3 months of building completion. Inspect stability. Install insect hotel within fenced off meadow area | Annual check/clean out bird boxes (Sept–Feb); inspect bat boxes/insect hotel for use/structural integrity. | Annual check/clean out bird boxes; carry out minor repairs or re-secure fixings. | Annual check/clean out bird boxes; ); inspect bat boxes/insect hotel for use/structural integrity, replace any damaged or failed boxes. | Comprehensive audit of all boxes; re-position or supplement numbers if required. |
| **Meadow Grassland** | Initial cut and clear arisings (Aug–Sept) to reduce fertility; prepare soil and sow bare patches and overseed existing grassland with EM4 mix | Spring rest (*No Mow May*) to let flowers bloom; main hay cut and lift in late summer (Aug–Sept). | Annual management: Spring flower allowance (Apr–Jul), followed by late-summer cut-and-collect. | Assess species diversity; overseed with yellow rattle or native wildflowers if coarse grass dominates. | Full botanical survey check; adjust cutting or grazing calendar based on floral response. |
| **Lighting)** | No external lighting is currently proposed or detailed. Any new lighting must confirm to Bat Conservation Trust (BCT) Guidance Note 08/23 Bats and artificial lighting in the UK: Bats and the Built Environment series. | - | - | - | - |
| **General** | Weed control around building edges and fence line around the area of ONG monthly between October and March | Weed control around building edges and fence line around the area of ONG monthly between October and March | Weed control around building edges and fence line around the area of ONG monthly between October and March | Weed control around building edges and fence line around the area of ONG monthly between October and March | Weed control around building edges and fence line around the area of ONG monthly between October and March |

## 3.1 Lighting Scheme Summary

The recommendations contained within this report are based on the latest guidance: Bat Conservation Trust (BCT) Guidance Note 08/23 Bats and artificial lighting in the UK: Bats and the Built Environment series. https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/ It is proposed that any external lights utilise capped downlighters or suitable dark sky lights with hoods to minimise light spillage and particularly to avoid illuminating trees, hedges and areas where bats are likely to be present.

Legal Requirements for Lighting

It is important to remember that there is no legislation requiring an area or road to be lit. The building regulations for domestic buildings specify that 150 watts is the maximum for exterior lighting of buildings, but this does not apply to private individuals who install their own lighting.

There are a number of British Standards that relate to various components of lighting – BS5489 for road lighting, BS12164 for outdoor workplaces, BS12193 for sports lighting – and there are also guidelines that relate to crime prevention, prevention of vehicular accidents and amenity use. BS5266-1:2011 relates to the design of emergency lighting and specifies that the minimum lighting level within an escape route from a building is 1 lux. While this represents an increase in lighting, because of the nature and infrequent use of emergency lighting (as most systems are non-maintained – off unless an emergency occurs) this should not pose an issue to bats.

**Chart of example lux levels for reference**

| Lighting conditions | Lux level | Lighting conditions | Lux level |
|---|---|---|---|
| British summer sunshine | 50,000 | Typical side road lighting | 5 |
| Overcast sky | 5,000 | Minimum security lighting | 2 |
| Well-lit office | 500 | Twilight | 1 |
| Minimum for easy reading | 300 | Clear full moon | 0.25 to <1 |
| Passageway or outside working area | 50 | Typical moonlight/cloudy sky | 0.1 |
| Good main road lighting | 5-20 | Typical starlight | 0.001 |
| Sunset | 10 | Poor starlight | 0.0001 |

Source: IPCCTV specialists use-IP Ltd

Table 3-Lux levels by sources

Proposed Lighting Locations and Specification of Lights

Suitable external wall light fittings are Ansell AREELEDWLD Reef LED W/Lgt CCT 5W (See Figure 5) which is a LED downlight (maximum wattage 5.7w) which is capped at the top to prevent unwanted up-lighting, but with directional up and down lighting.

In the event that any flood lights are required we recommend *ANSELL, FLOODLIGHTS - Eden (AEDELED30/WW*) which is a high-performance external only floodlight (maximum wattage 30w). It can be seen in the lighting contour modelling that these lights have minimal blowout and focus light onto the ground area around them and illuminating the required areas, which are the doors, footpaths etc. The lights are CCT selectable between 3000k, 4000k and 6000k. For the purpose of minimising disturbance to bats the 3000k option will be used.




Figure 5- *Proposed light fixture- AREELEDWLD Reef LED W/Lgt CCT 5W and LED Flood Eden Floodlight 30w*

## 3.2 Conclusion

If this Biodiversity Enhancement Strategy is followed, the appropriate enhancement measures for a variety of wildlife will have been provided. The proposed future management includes the maintenance of the features of the site.

# Appendix -

## 4.1 Habitat Boxes

| | |
|---|---|
| **Eco-Roost Bat Box x 1**<br><br>https://www.eco-roost.co.uk/product-page/kent-hibernation-pent |  |
| **Triple House Sparrow Box x 1**<br><br>https://www.eco-roost.co.uk/product-page/sparrow-terrace-triple |  |
| **Eco-Roost Double Kent Box x 1**<br><br>https://www.eco-roost.co.uk/product-page/kent-style-rect-large |  |
| **Eco-Roost 28mm, 32mm and Open fronted bird boxes x 3**<br><br>https://www.eco-roost.co.uk/copy-of-bat-bricks |  |

| | |
|---|---|
| **Insect Hotel x 1**<br><br>https://www.rhsplants.co.uk/product/_/insect-hotel-on-stake-grey-and-natural/classid.2000053339/ |  |