



Biodiversity Enhancement Method Statement

of

Unit 10
Jacknell Road
Dodwells Bridge
Industrial Estate
Hinckley

for

Vortex Optical Coatings Ltd

(08/04/2026)

2026-03(04)

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Introduction

1.1 Instruction

Ecolocation was commissioned by Mr Rob Middleton on behalf of Vortex Optical Coatings Ltd to provide a Biodiversity Enhancement Method Statement for an area of land Unit 10, Jacknell Road, Dodwells Bridge Industrial Estate, Hinckley, Leicestershire, LE10 3BS (hereafter referred to as the 'Site'). It was understood that the proposals was for an extension to an existing general industrial unit with parking. All matters reserved except (Access, Layout and Scale). This report is supplied pursuant to addressing the Planning Application Validation Requirements in Part 1 as stipulated by Hinckley and Bosworth Borough Council, to satisfy Condition 5 of Outline Approval 25/00589/OUT.

'5. Prior to beneficial use, A Biodiversity Enhancement Layout 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 and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).'

1.1.1 Preliminary Site Information

The following information was provided from the Design and Access statement dated June 2025 produced by Gba&e: *'The existing building comprises a steel framed structure with profiled steel-sheeted roof and similar grey cladding to walls above door head height with red brickwork below and is currently used by Vortex Optical Coatings Ltd for storage. A security gate currently leads to a private car park associated with the use of this site. The site itself comprises hard surfacing to the edge of a surrounding planted bund on two sides (N & W)...adjoins other sites in similar uses (E & S) ...'*

1.1.2 Site location

The Site (grid reference SP 39701 93908) was located on the edge of an industrial site some 2.63km west of the centre of Hinkley and separate 2.3km southeast from Higham on the hill arable field and small pockets of woodland.



Figure 1: Red Line site boundary.

1.1.3 Proposed Plans

The proposal is to extend the industrial unit to both west and north with an additional 608m² gross external floor area and improve existing parking provision by doubling formally laid-out capacity. Overnight parking spaces are provided with turning space, together with loading/unloading at the two bays provided SITE LOCATION as Existing & BLOCK PLAN as Proposed 4884/01.

1.2 Biodiversity Enhancement Method Statement Purpose

This document aims to provide the information required to ensure that the proposed biodiversity enhancements and mitigations are established and created appropriately and that the features are managed suitably for biodiversity.

A suitably qualified ecological consultant will confirm the implementation of all installations to ensure suitability for the given species.

Turn over leaf for proposed site plan.

Proposed Site Plan

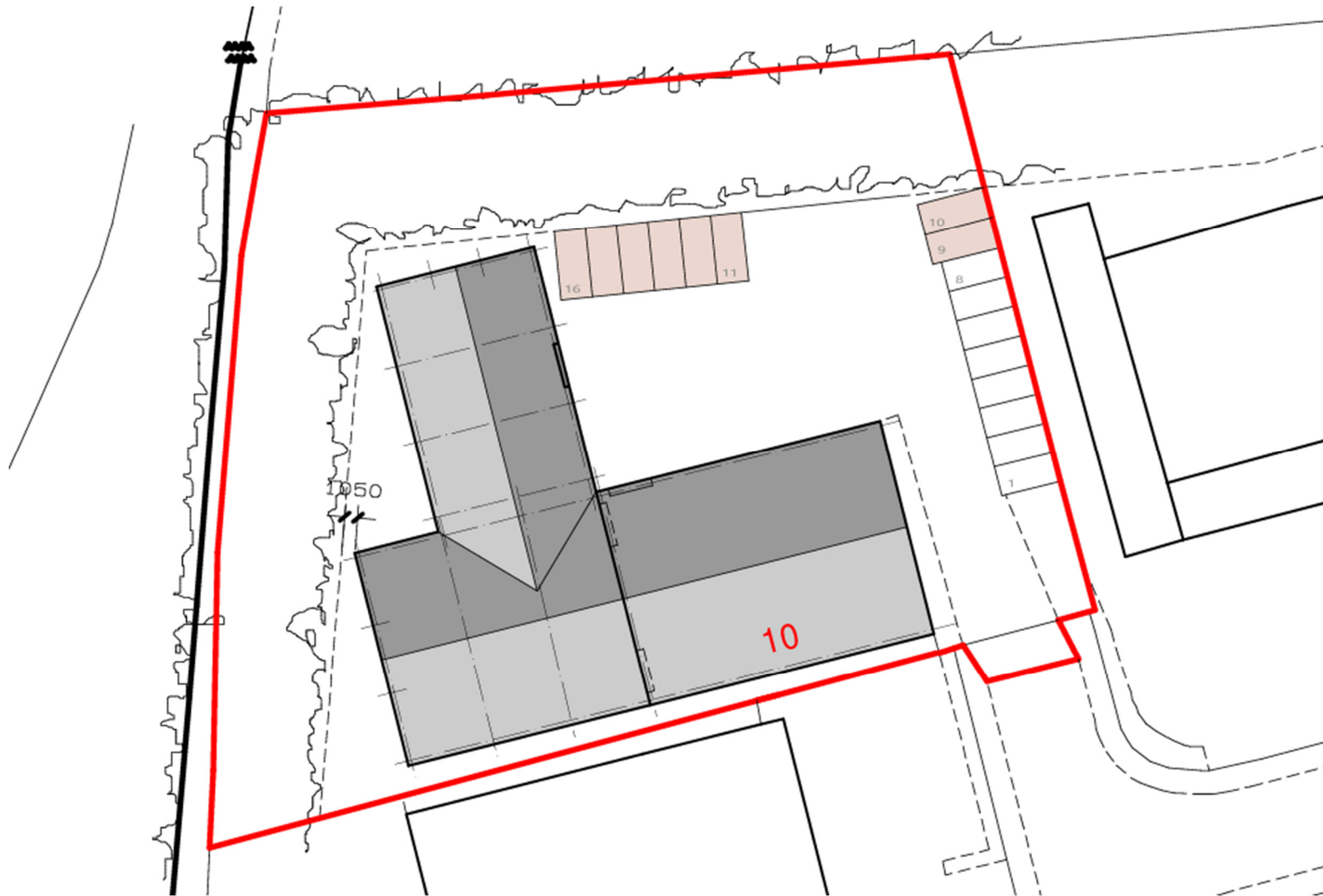


Figure 2: SITE LOCATION as Existing & BLOCK PLAN as Proposed 4884/01.

Installation Guide and further information



Figure 3: Biodiversity location plan

WILDCARE Woodcrete Terrace Nest Box

The woodcrete nest box must be placed at least 2 meters off the ground, at a height where cleaning and maintenance can be carried out safely. It must be facing north or east to avoid prevailing wind, rain and direct sunlight, and it must not be above any windows or doors. This nest box has a 32mm entry hole and will attract sparrows. The time frame for the installation, must be timed to be outside of the nesting bird season (typically 1st March to 31st August).

Cleaning and maintenance of the nest box must only happen once breeding season has finished. The nest box is made from Wood-crete (a durable mixture of wood and concrete), which provides excellent thermal insulation and longevity. They will last at least 20-25 years.



Figure 4 Woodcrete Nest Box ¹.

1 - <https://www.wildcare.co.uk/wildlife-nest-boxes/bat-boxes/sparrow-terrace.html>

1FF Schwegler Bat Box with Built-in Wooden Rear Panel

Figure 3 shows the suitable locations for the recommended bat boxes for the proposed development, located on the southwest elevation of the proposed extension, to receive the most hours of sunlight. The placement avoids installation above windows and doors, thereby reducing the likelihood of predation by cats. Bat boxes must not be located near streetlights. The access slot of the bat boxes is 24 x 12 cm (L x W), to avoid birds using them. The box must be installed at a minimum height of 3 metres and provide a clear flight path for access and exit.

- Weight: 9.5 kg
- Material: Schwegler Woodcrete
- Supplied with: Galvanised steel hanger and aluminium tree-friendly nail



Figure 5: Woodcrete bat Box ².

2 - <https://www.nhbs.com/1ff-schwegler-bat-box-with-built-in-wooden-rear-panel>

Tabarca Bee & Insect Hotel

Figure 3 represents the suitable locations for the recommended bee and insect hotels for the proposed development. Bee and insect hotels should be installed on a south or south-east direction, at a height of 1-1.5m, on suitable existing established trees, and with no vegetation obstructing holes. It is recommended that the hotels are located within 100m of flowering habitat to provide a food source and ensure the feature is used. The target species most likely to use the hotels are a variety of solitary bee species, including mason bees, leafcutter bees and harebell bees.



Figure 6: Tabarca Bee and Insect Hotel ³

3 -<https://www.birdfood.co.uk/tabarca-insect-hotel>

Consideration could be given to creating **log piles** within areas of open green space to provide suitable habitat for invertebrates and shelter for amphibians, reptiles and small mammals. These should be sited in shady places, and the lowest logs should be buried a few centimetres into the soil to keep them damp.



Figure 7: Log pile

Biodiversity Plantings



Key

- Biodiversity Planting
- Red Line Boundary

Suitable Native Tree species (7+)

- Bird Cherry (*Prunus padus*)
- Beech (*Fagus sylvatica*)
- English Oak (*Quercus robur*)
- Silver Birch (*Betula pendula*)
- Shade, Hedgerow & Woodland Wildflower Mix

Figure 8: Biodiversity Enhancement Planting

Biodiversity enhancement will be undertaken, integrating over new plantings at the north boundary of the site, these enhancements directly support the Local Nature Recovery Strategy by strengthening existing green infrastructure and creating wildlife corridors. The introduction of over native trees will provide nesting and foraging on the site once established. Furthermore, the creation and the establishment of a wildflower grassland using a suitable mix such as Shade, Hedgerow & Woodland Wildflower Mix provided by amenity choice. These enhancements measurably improve the site's ecological value and provide habitat for many species including small mammals, birds, reptiles and amphibians.

These are the key flowers from the mix:

- Red Campion
- Common Knapweed
- Hedge Garlic
- Selfheal
- Foxglove
- Yarrow
- Wood Avens

Suitable Grass Species:

- Crested Dogstail
- Tufted-hair Grass
- Wood Meadow Grass
- Chewings Fescue

For further information and details for the seed mix see: [Shade, Hedgerow & Woodland Wildflower Mix | Amenity Choice](#)