BIODIVERSITY ENHANCEMENT PLAN

TO DISCHARGE CONDITION 7

PP REF: 25/00872/FUL – 83A MOUNT ROAD, HINCKLEY

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1. Introduction

This Biodiversity Enhancement Plan (BEP) is submitted on behalf of the applicants, **Mr Simon Ristimaa, Mr Nigel Paget**, to discharge Condition 7 of planning permission **25/00872/FUL** for the conversion of a light industrial unit to **2 no. residential flats at 83A Mount Road, Hinckley**.

Condition 7 requires a biodiversity enhancement plan including, as a minimum, at least one woodcrete/integrated bird box and one woodcrete/integrated bat box, with makes/models and locations shown on relevant plans.

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2. Objectives

- To enhance biodiversity compared with the pre-development baseline on this previously developed site.
- To provide new roosting and nesting opportunities for birds and bats.
- To support declining urban bird species, including swallows, through the provision of dedicated nesting opportunities.
- To integrate biodiversity enhancements sensitively within the converted building and its immediate setting.

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3. Proposed Enhancement Measures

3.1 Bird Boxes

Provision

The development will provide the following bird nesting features:

- **2 no. Swallow Nest Cups/Boxes** (exceeding the minimum planning requirement):
    - Proposed model: **Schwegler No. 10 Swallow Nest** or equivalent woodcrete swallow nest cup.

- **1 no. Woodcrete General Purpose Bird Box**:
    - Proposed model: **Schwegler 1B Nest Box** (26 mm or 32 mm entrance hole) or equivalent.

Location and Installation

Swallow Nest Boxes

- Two swallow nest boxes will be installed beneath the eaves on the eastern elevation of the building.
- The nests will be mounted at a height of approximately **2.5-5.0 metres above ground level**.
- The boxes will be positioned under a projecting roof overhang to provide shelter from rain and excessive sunlight.
- A clear flight path will be maintained in front of the nests.
- The two nests will be installed as a pair, spaced approximately **0.5-1.0 metres apart**, reflecting recognised guidance for colonially nesting swallow species.

General Purpose Bird Box

- One woodcrete bird box will be installed on a suitable elevation, preferably the east or south-east facing wall.
- The box will be located approximately **3-4 metres above ground level**.
- The box will be positioned away from direct artificial lighting and significant disturbance.
- Installation will follow manufacturer recommendations to ensure long-term durability and effectiveness.

3.2 Bat Boxes

Provision

- **2 no. Woodcrete Bat Boxes**, exceeding the minimum requirement of one:
    - Schwegler 2F Bat Box, Schwegler 1FF Bat Box, or equivalent approved woodcrete bat boxes.

Location and Installation

Both bat boxes will be mounted on the **east-facing wall of the building adjacent to the pedestrian walkway**, as follows:

- Height: approximately **4-5 metres above finished ground level**.
- Aspect: broadly east-facing to provide sheltered conditions whilst avoiding prolonged exposure to direct afternoon sun and prevailing weather.

- The boxes will be spaced apart vertically or horizontally to create a range of microclimatic conditions.
- Locations will be free from direct artificial illumination.
- Unobstructed flight paths will be maintained to and from each box.
- Installation will be carried out in accordance with manufacturer guidance.

Plan References

All bird and bat box locations will be shown on:

- **Biodiversity Enhancement Plan Drawing – Drg No. [insert reference]**
- **Annotated elevations on Drg No. 259/P2A**, identifying the positions of:
    - 2 no. swallow nest boxes;
    - 1 no. woodcrete bird box; and
    - 2 no. bat boxes.

3.3 Additional Habitat Enhancements

Where feasible, supplementary ecological measures will be incorporated to maximise biodiversity value.

Wildlife-Friendly Planting

Use of nectar-rich and berry-producing species within any courtyard or landscaped areas, including:

- Lavender (*Lavandula spp.*)
- Heather (*Calluna vulgaris*)
- Verbena (*Verbena bonariensis*)
- Native flowering shrubs and berry-producing species beneficial to birds and pollinators.

Invertebrate Habitat

- A small log pile and/or insect hotel ("bug hotel") will be positioned in a sheltered corner of the site to provide habitat for invertebrates and contribute to local food chains.

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4. External Lighting

To avoid adverse impacts on bats and other nocturnal wildlife:

- The east-facing elevation containing the bat boxes will not be directly illuminated.
- Any required external lighting will:

    - Be kept to the minimum necessary for safety and security.
    - Utilise downward facing, shielded luminaires.
    - Prevent light spill onto bat boxes and nesting features.
    - Use warm-white lamps with a colour temperature of preferably less than **3000K**.
    - Be controlled by PIR sensors and/or timers where appropriate.

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5. Implementation and Responsibilities

- The bird and bat boxes will be installed during the construction/conversion phase and prior to first occupation of the development.
- Planting and habitat enhancements will be completed during the first suitable planting season following completion.
- The developer will ensure all ecological features are installed in accordance with manufacturer recommendations.
- Long-term responsibility for the retention and maintenance of the biodiversity enhancements will rest with the building owner and/or occupiers.
- Nesting and roosting features will not be removed, blocked or damaged except where permitted under relevant wildlife legislation and, where necessary, following ecological advice.

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6. Compliance Statement

This Biodiversity Enhancement Plan provides:

- **2 no. swallow nest boxes installed beneath the eaves of the building.**
- **1 no. woodcrete bird box.**
- **2 no. woodcrete bat boxes located on the east-facing wall adjacent to the pedestrian walkway.**
- Clear installation details and locations to be shown on submitted plans and elevations.
- Additional habitat enhancement measures including pollinator-friendly planting and invertebrate habitat creation.

The proposals exceed the minimum requirements of Condition 7 and provide a measurable biodiversity enhancement for the site. The scheme accords with **Policy DM6 of the Site Allocations and Development Management Policies DPD (2016)** and the biodiversity objectives of the **National Planning Policy Framework (NPPF)**.

Summary of enhancements proposed:
✅ 2 × Swallow Nest Boxes
✅ 1 × Woodcrete Bird Box

- ✅ 2 × Woodcrete Bat Boxes
- ✅ Pollinator-Friendly Planting
- ✅ Insect/Log Habitat Feature