

Biodiversity Enhancement Layout (Condition 10)

Application reference: 25/00374/OUT

Site address: Land Adjacent Home Farm, Bradgate Hill, Groby, Leicestershire

Condition: 10 – Biodiversity Enhancement Layout

Report referenced: Wildlife Consultants Ltd – Ecological Appraisal, March 2025

1. Introduction

This document is submitted in support of the discharge of **Condition 10** attached to outline planning permission 25/00374/OUT. The condition requires the submission of a Biodiversity Enhancement Layout for each plot, based on the enhancement measures identified within the **Preliminary Ecological Appraisal (Wildlife Consultants Ltd, March 2025)**.

The enhancements proposed below strictly follow section “**Biodiversity Enhancement**” of the approved ecological report.

The measures will be implemented **prior to first occupation** of each dwelling and retained thereafter.

2. Summary of ecological recommendations

The ecological appraisal concludes that:

- the site is of **low habitat value**
- no protected species are present
- mature trees adjacent to the site may provide bat foraging opportunities

The appraisal recommends biodiversity enhancement through:

- bat bricks
- bird (swift) bricks
- bee bricks
- sensitive lighting

These measures are incorporated into the design and layout of each plot.

3. Enhancement measures to be installed

A) Bat bricks

Each dwelling will incorporate **two integrated bat bricks** installed into the fabric of the building.

Approved product types (in line with the report):

- Ibstock Enclosed Bat Box “B” or “C”
or
- Schwegler 1FE bat access panel

Location and installation details:

- installed on **gable elevations**
- **minimum 4–6 m above ground level**
- positioned **away from direct lighting**
- **south, south-east or south-west facing** where possible
- clear, unobstructed flight paths

B) Swift / bird bricks

Each dwelling will incorporate **two swift/bird bricks**.

Approved product:

- Ibstock Eco-habitat Swift Brick (or equivalent)

Location and installation details:

- installed beneath **eaves height**
- grouped where possible to encourage colony behaviour
- **minimum 5 m above ground level**

- away from windows and doors
- sheltered from prevailing winds

C) Bee bricks

Each dwelling will incorporate **two bee bricks**.

Location and installation details:

- built into south or east facing elevations
- **1–2 m above ground level**
- free of shading
- not positioned directly over entrances

Bee bricks will provide solitary bee nesting sites supporting pollinator populations.

D) Planting and habitat creation

In accordance with the ecological report and approved landscaping scheme:

- native hedgerow planting will be used to site frontage areas
- garden shrubs will be **pollinator friendly species**
- retained grass areas will be managed to include **flower-rich margins where feasible**

4. Drawings and layout plans

A Biodiversity Enhancement Layout Plan will be submitted alongside this statement and will show:

- location of each bat brick
- location of swift bricks

- location of bee bricks
- orientation arrows
- height annotations from finished ground level

One plan per plot will be provided.

5. Timing of installation

Enhancement measures will be installed:

- during construction
- **prior to first occupation** of each dwelling

6. Maintenance and retention

All enhancement features will be:

- permanently retained
- not blocked or covered
- inspected during routine building maintenance

No chemicals, foam or netting will be used to obstruct access.

7. Compliance statement

The proposed measures:

- accord with Condition 10
- fully reflect the recommendations of the March 2025 ecological appraisal
- provide measurable biodiversity enhancement in accordance with NPPF paragraph 187(d) and Policy DM6