Fenn Lane, Fenny Drayton

Biodiversity Enhancement Strategy

Issue Date: 21 September 2026

Report No. 250801.FennLane.BES.v1.0

Site Details

Report	Biodiversity Enhancement Strategy
Site Name	Fenn Lane, Fenny Drayton CV13 6BP
Central OS Grid Reference	SP 36409 96860
Client	MAC Developments & Construction Ltd

Document Control

Author	Reviewed By	Comments	Report Version	Date
Dom Riley	Anna Scott-Swift	First issue	v1.0	21/09/2026

Contact details:

E: enquiries@croftecology.co.uk

Disclosure:

The information provided within this report has been prepared and provided as true and in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct. It is intended solely for the Client and their agents as per the agreement under which we provided our services. Unauthorised sharing, reproduction, or use of this report by any other party is strictly prohibited. We do not provide any warranty, express or implied, regarding the advice presented in this report or any other service provided by Croft Ecology Ltd. Please note that this report was prepared by an ecological specialist and should not be considered legal advice.

CONTENTS

1 Introduction 3

1.1 Purpose and scope 3

1.2 Baseline information 4

1.2.1 Existing information 4

1.2.2 Proposed development 4

1.2.3 Roles and responsibilities for implementation of the BES 4

2 Biodiversity Enhancements 5

2.1 Native Hedgerow 5

2.1.1 Implementation 6

2.1.2 Maintenance 6

2.2 Native Trees 7

2.3 Bat boxes 8

2.4 Sustainable Drainage Feature 9

2.4.1 Implementation 10

2.4.2 Maintenance 10

3 Management Schedule 12

4 References 14

5 Appendix A – Biodiversity Enhancements 15

1 INTRODUCTION

Croft Ecology was commissioned by MAC Developments and Construction Ltd to prepare a Biodiversity Enhancement Strategy in relation to the creation of a storage container site and caravan self-storage; removal of one set of entrance gates and replacement of other entrance gates; provision of soft landscaping and sustainable drainage infrastructure at for Fenn Lanes, Fenny Drayton, CV13 6BP (central grid reference: SP 36409 96860), hereby referred to as the 'Site'.

1.1 Purpose and scope

The purpose of this document is to:

- Provide details of biodiversity enhancements, their locations, and any required monitoring and maintenance post-development.

The scope and content of this document was defined by the wording of Condition 11 of the Decision Document by Hinckley and Bosworth Borough Council (application reference: 25/01229/FUL), which states:

> *"Prior to the commencement of development a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations in Section 4.7 of the Preliminary Ecological Appraisal (Croft Ecology, March 2026) shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:*
>
> *a) Purpose and conservation objectives for the proposed enhancement measures;*
>
> *b) detailed designs or product descriptions to achieve stated objectives;*
>
> *c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);*
>
> *d) persons responsible for implementing the enhancement measures; and e) details of initial aftercare and long-term maintenance (where relevant).*
>
> *The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.*

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended)."

1.2 Baseline information

1.2.1 Existing information

The following information sources have been reviewed in detail:

- Planning Permission Notice in relation to the planning application: 25/01229/FUL, by Hinckley and Bosworth Borough Council.
- Proposed Site Plan (Hayward Architects, March 2025, drawing number: 25 64 04H
- Preliminary Ecological Appraisal (Croft Ecology 2026)

The PEA identified that the Site comprised predominantly artificial unvegetated, unsealed surface consisting of compacted stone and gravel, with a small area of sealed surface at the Site entrance. The surrounding landscape is rural, with agricultural fields, hedgerows and areas of deciduous woodland, including woodland immediately north, west and south of the Site.

The Site itself contained no priority habitat and provided limited opportunities for protected and notable species, although the surrounding woodland, hedgerows and ponds provide substantially greater habitat value. The PEA identified low suitability for GCN, bats, badgers and other mammals, but recognised that species may occasionally move through the Site from the surrounding landscape.

1.2.2 Proposed development

The proposals involve the creation of a storage container site and caravan self-storage; removal of one set of entrance gates and replacement of other entrance gates; provision of soft landscaping and sustainable drainage infrastructure.

1.2.3 Roles and responsibilities for implementation of the BES

The implementation of the management actions outlined in this BES, and any remedial measures (if required) will be the responsibility of the Principal Contractor.

The Principal Contractor will be in charge of employing and delegating tasks to appropriate and suitable personnel, meaning those with the correct training and experience for the role.

2 BIODIVERSITY ENHANCEMENTS

The proposals for the Site are shown in Appendix A, as taken from the Proposed Site Plan (Hayward Architects, March 2025, drawing number: 25 64 04H). Proposed biodiversity enhancements have been added to the drawing in Appendix A to reflect those to be delivered at the Site.

The principal contractor will be responsible for ensuring the enhancements detailed in this report are implemented. MAC Developments and Construction Ltd will be responsible for the aftercare and maintenance of the enhancements for a period of 10 years. More detail is provided below.

2.1 Native Hedgerow

A continuous mixed native hedgerow will be planted along the southwestern boundary of the Site, on the Site side of the retained palisade fence.

The purpose of the hedgerow is to provide additional nesting, foraging and sheltering opportunities for birds, amphibians including GCN, invertebrates and small mammals (hedgehogs and forging bats), while also improving the vegetated structure and connectivity of the Site. The planting will provide a more diverse and continuous vegetated feature between the developed area and the surrounding landscape.

The proposed hedgerow will comprise the following species mix, as shown on the landscape planting plan:

Table 1. Native hedgerow species composition

Species	Common name	Mix	Plant size/form
Crataegus monogyna	Hawthorn	40%	60-90cm whip
Prunus spinosa	Blackthorn	20%	60-90cm whip
Corylus avellana	Hazel	15%	60-90cm whip
Acer campestre	Field Maple	10%	60-90cm whip
Cornus sanguinea	Dogwood	10%	60-90cm whip
Ilex aquifolium	Holly	5%	40-60cm transplant

2.1.1 Implementation

A continuous weed-free strip should be prepared prior to planting. Compacted ground should be loosened to provide suitable conditions for root establishment.

Hedgerow plants should be planted at the specified spacing and depth, with the root collar positioned approximately level with the surrounding ground. Plants should be firmed in after planting.

Where browsing pressure is considered likely, as is the case here given the surrounding woodland, biodegradable guards should be used. These should be sufficiently robust to protect young plants during establishment while avoiding the use of materials that could become persistent litter within the Site.

A minimum 75 mm layer of suitable organic mulch should be applied across the hedge planting strip to suppress competing vegetation and retain soil moisture. Mulch should be kept clear of plant stems

2.1.2 Maintenance

The hedgerow should be maintained for a minimum of five years following planting, with at least four maintenance visits undertaken each year.

The hedgerow should be watered following planting and during prolonged dry weather, with additional watering undertaken during the first two growing seasons where necessary to ensure successful establishment.

At each maintenance visit, the planted area should be checked for weeds, litter, invasive growth and damage to plants or guards.

Any dead, dying, damaged or diseased plants should be replaced during the next suitable planting season using the same species mix.

Once established, the hedgerow can be cut on a two-year rotational cycle, ensuring that only 50% of the hedgerow is cut at any time. This will allow the uncut hedgerow species to fruit in the autumn and provide a food source for birds and other wildlife throughout autumn and winter. Hedge trimming should be undertaken between September and February and should avoid disturbance to active bird nests.

2.2 Native Trees

Native tree planting is proposed behind the new hedgerow along the southwestern boundary.

The trees will provide additional structural diversity and potential foraging or nesting habitat for invertebrates, birds and bats, while also strengthening the vegetated boundary between the development and surrounding landscape.

The proposed tree mix comprises:

Table 2. Native tree species composition

Species	Common name	Mix	Plant size/form
Acer campestre	Field Maple	30%	10-12cm girth standard
Betula pendula	Silver Birch	25%	10-12cm girth standard
Sorbus aucuparia	Rowan	20%	10-12cm girth standard
Prunus avium	Wild Cherry	15%	10-12cm girth standard
Quercus robur	English Oak	10%	10-12cm girth standard

Implementation – Tree planting areas should be prepared by removing competing vegetation and loosening compacted ground.

Trees should be planted into appropriately sized pits, ensuring that roots are not twisted or excessively constrained. Trees should be planted at a depth consistent with nursery conditions, with the root collar remaining at or slightly above surrounding ground level.

Each tree should receive an initial application of approximately 75 mm of organic mulch across a 1 m diameter area, keeping mulch clear of the stem.

Trees should be staked and tied where required, with flexible ties used to allow limited movement while preventing damage to the stem.

Maintenance – Trees should be monitored during the first five years following planting, with watering undertaken during prolonged dry periods, particularly during the first two growing seasons.

At each maintenance visit, trees should be inspected for signs of damage, disease, browsing or failed establishment.

Any dead, dying or damaged tree should be replaced during the next suitable planting season using the same or an ecologically appropriate native species.

Tree stakes and ties should be checked regularly and removed once trees are sufficiently stable, normally after approximately two growing seasons.

Pruning should be limited to the removal of dead, damaged, diseased or crossing growth unless additional formative pruning is required to establish a suitable structure.

2.3 Bat boxes

To provide roosting opportunities for bats, two Vincent bat boxes (Figure 2) should be erected within the Site on a suitable pole positioned close to the woodland edge and the vegetation along the western Site boundary. The boxes will be erected at least 3m above the ground, with one positioned on a southwest aspect, the other facing southeast, away from artificial light sources. The location of the pole-mounted boxes are shown in Appendix A and are in an area where there is a clear flight path to adjacent habitat, and away from nearby lighting. The boxes will provide crevice-roosting opportunities for *Myotis* sp., *Pipistrellus* sp. or brown long-eared

bats in the summer months, all of which have been recorded using such boxes and are present in the locality.

The Vincent Bat Boxes can be sourced from the link below (or similar):
https://www.wildcare.co.uk/vincent-pro-bat-box-10651.html



Figure 1 Vincent bat box

Implementation – The bat boxes must be installed in the location shown in Appendix A upon completion of the works, so that they are available for use during the first active bat season following completion.

Maintenance – With these bat box types annual cleaning is not typically required as droppings tend to fall out of the box. As bats and their habitats receive legal protection, if cleaning of the boxes is considered necessary, this should not be undertaken without the presence or advice of a suitably qualified ecologist (SQE).

2.4 Sustainable Drainage Feature

The proposed layout includes a swale with an area of approximately 1,405 m².

The swale will primarily provide sustainable drainage for the development; however, its inclusion also provides an opportunity to contribute to biodiversity by increasing the extent and variety of vegetated habitat within the Site which has the potential to benefit GCN movement through the wider area, foraging bats and invertebrates.

The swale should be vegetated following construction to increase its ecological value while maintaining its primary drainage function. Where seeding is required to establish vegetation, a native species-rich grassland mixture suitable for seasonally damp conditions should be used. Emorsgate EM8 Meadow Mixture for Wetlands, or an equivalent mixture appropriate to the final substrate and hydrological conditions, would be suitable. Natural colonisation by locally occurring native species should also be permitted where this does not compromise the drainage function of the feature.

Species included within Emorsgate EM8: yarrow *Achillea millefolium*, betony *Betonica officinalis*, common knapweed *Centaurea nigra*, meadowsweet *Filipendula ulmaria*, lady's bedstraw *Galium verum*, meadow vetchling *Lathyrus pratensis*, oxeye daisy *Leucanthemum vulgare*, ribwort plantain *Plantago lanceolata*, cowslip *Primula veris*, selfheal *Prunella vulgaris*, meadow buttercup *Ranunculus acris*, common sorrel *Rumex acetosa*, ragged robin *Silene flos-cuculi* and tufted vetch *Vicia cracca*, together with grasses including common bent *Agrostis capillaris*, tufted hair-grass *Deschampsia cespitosa*, crested dogstail *Cynosurus cristatus* and red fescue *Festuca rubra*.

The use of herbicides within the swale should be avoided unless specifically required to control an invasive species or other management issue.

2.4.1 Implementation

The swale should be constructed in accordance with the approved drainage design and maintained so that it remains capable of receiving and attenuating surface water.

Following construction, areas requiring seeding should be prepared and sown in accordance with the seed supplier's recommendations for EM8.

2.4.2 Maintenance

The swale should be inspected routinely to ensure that it remains free from litter, excessive sediment accumulation and other obstructions.

Vegetation should be managed principally to maintain the effective drainage function of the swale while retaining a varied vegetated sward. Cutting should be undertaken as required,

preferably after the main flowering period (May-July) where operational requirements permit, with arisings removed where practicable. More frequent cutting may be undertaken where required for drainage, access or safety purposes.

Any pollution event, significant erosion or other issue affecting the ecological or drainage function of the swale should be investigated and addressed promptly.

3 MANAGEMENT SCHEDULE

Table 3 below provides a summary of the proposed management prescriptions and timings over the course of the Biodiversity Enhancement Strategy implementation period of at least five years.

This management schedule should be reviewed in Year 5 and, if any changes or updates are required, updated for the next 5 years. A review should be undertaken in Year five of each five-year period.

Table 3 – Management schedule

Management feature and prescription	Timing	Year of BES implementation						
		0 (construction)	1	2	3	4	5	6 -10+
Individual Trees								
Tree Planting	Nov-March							
Establishment – water, weed, monitor stakes	As necessary during March – Oct							
Check and remove stakes/ties	During establishment							
Ground level planting								
Plant native hedgerow	Between October and March							

Establishment – water, weed, prune	As necessary between March – October. Watch out for desiccation during dry periods.							
Establishment - apply mulch	Annually in early spring							
Hedge trimming	September-February, once established							
Bat Box								
Install bat boxes	Install on completion of works							
Clean boxes	Only if required, with a SQE present							
Swale								
Establish vegetation using a suitable meadow mix (Emorsgate EM8) where required, with natural colonisation permitted	Early autumn or spring, once the ground conditions are suitable (not frozen or waterlogged).							
Maintain swale and drainage function	Routine inspection and maintenance							
Vegetation management	As required to maintain drainage function, but outside the main flowering period (May–July), with arising removed.							

4 REFERENCES

Bat Conservation Trust and Institution of Lighting Professionals (2023). *Bats and Artificial Lighting at Night – Guidance Note 08/23.* London: Bat Conservation Trust.

British Standards Institution (2013). *BS42020:2013 Biodiversity – code of practice for planning and development.* BSI Standards Ltd, London.

British Standards Institution *(2023). BS42021:2022 Integral nest boxes. Selection and installation for new developments.* Specification. BSI Standards Ltd, London

CIEEM (2017). *Guidelines for Ecological Report Writing.* Chartered Institute of Ecology and Environmental Management, Winchester.

Collins J. (ed) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th Edition). Bat Conservation Trust, London.

Croft Ecology (2026). *Preliminary Ecological Appraisal*. Ref: 250801.2.Fenn Lanes.FennyDrayton.PEA.v1.1

Langton, T.E.S., Beckett, C.L. and Foster, J.P. (2001). *Great Crested Newt Conservation Handbook.* Froglife, Halesworth.

Ministry of Housing, Communities and Local Government (2026) *National Planning policy Framework.* MHCLG, London

5 APPENDIX A – BIODIVERSITY ENHANCEMENTS



Figure 1 Landscaping plan, including biodiversity enhancements

2x pole-mounted Vincent Bat Boxes