



**Woodside Farm,
Heath Road,
Bagworth**

**Biodiversity Enhancement
Strategy and Lighting Design
Strategy for Biodiversity**

February 2026



This report has been prepared by, and is the property of Alca Ecology Ltd. It should not be amended, or disclosed to any unauthorised person without the consent of Alca Ecology Ltd. This document must be treated as draft unless signed off by Alca Ecology Ltd.

The advice within this document has been produced in accordance with guidance from the Chartered Institute of Ecology and Environmental Management.

Revision	Prepared by	Date	Reviewed by
-	Bill Jeffreys BSc (Hons) MSc	13.02.26	BRJ / 13.02.26

Registered Office: Gothic House, Barker Gate, Nottingham, NG1 1JU

Phone: 07951 014150

Email: bill@alcaecology.com

Website: www.alcaecology.co.uk

Contents

1.0	INTRODUCTION	4
2.0	BIODIVERSITY ENHANCEMENT STRATEGY	6
3.0	LIGHTING DESIGN STRATEGY.....	8

Figures

Figure 1: Bat Box Plan

1.0 Introduction

Background / Site Context

- 1.1 This report has been prepared by Alca Ecology on behalf of Mark Wye and provides information relating to the provision of bat mitigation at Woodside Farm, Bagworth.
- 1.2 Permission was granted at the above site for the conversion of a redundant rural building to a residential dwelling (Hinckley and Bosworth planning ref: 25/00823/FUL).
- 1.3 An ecological survey report was prepared by a third-party consultancy (BJ Collins Protected Species Surveyors) in 2024, updated in 2025, which included details of nocturnal bat surveys. During said surveys conducted in 2024, an active common pipistrelle *Pipistrellus pipistrellus* roost was observed within the roof of the affected building. As a result, a European Protected Species (EPS) Derogation Licence will be required, which will include Bat Mitigation Strategy (as detailed in BJ Collins' report).
- 1.4 The purpose of this document is to provide more specific details regarding the implementation of the required bat mitigation, in order to discharge Condition 7 of planning permission 25/00823/FUL. Condition 7 states:

Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, priority and threatened species shall be submitted in writing to, and approved in writing by, the Local Planning Authority. The Biodiversity Enhancement Strategy shall be prepared by a suitably qualified ecologist and include, but shall not be limited to, the following details:

- (a) Purpose and conservation objectives for the proposed enhancement measures; and*
- (b) detailed designs or product descriptions to achieve stated objectives; and*
- (c) locations of proposed enhancement measures by appropriate maps and plans (where relevant); and*
- (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.

- 1.5 Furthermore, this report will provide details relating to lighting within the proposed layout and how to ensure lighting does not result in adverse impacts to bats. This will provide sufficient information to discharge Condition 11 of the above planning permission. Condition 11 states:

Prior to the first occupation of the development hereby permitted, a Lighting Design Strategy for Biodiversity shall be submitted in writing to, and approved in writing by, the Local Planning Authority. The Strategy shall be in accordance with Guidance Note 08/23

(Institute of Lighting Professionals) and shall include, but shall not be limited to, the following details:

(a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

(b) show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

- 1.6 This report has been prepared by a by an experienced ecologist with a Field Identification Skills Certificate (FISC) level 4, GCN CL08 Licence (ref 2018-38299-CLS-CLS) and Water Vole CL31 Displacement Licence (ref 2023-90007-CL31-WVO).
- 1.7 The site is located south of Bagworth, Leicestershire (central grid ref: SK 45686 06474).

Aims

- 1.8 The purpose of this document is to detail the bat boxes which will be implemented within the development, including the type of box and its proposed location. The provision of the bat box will ensure bats are still able to use the building as a roost following development. Additional enhancements are also recommended which will improve the suitability of the site for other species such as hedgehog *Erinaceous europaeus*.
- 1.9 This report will also detail lighting design to be incorporated into the site's lighting strategy, which will reduce the risk of bat roosts being impacted by light-spill.

2.0 Biodiversity Enhancement Strategy

- 2.1 In order to ensure the loss of the active bat roost is suitably mitigated for and that an increase in biodiversity is achieved, two bat boxes will be provided within the finished building.

Temporary Bat Roosts

- 2.2 Works to the roof will be supervised by a suitably experienced ecologist who is named or accredited on the site's EPS Licence. Prior to any roof works, two bat boxes will be placed on trees outside of the working area. During demolition works, if any bats are found, they must be placed within these boxes. These bat boxes should be placed at least 4m from the ground in an area that is sheltered from the wind and that gets sun, ideally facing somewhere between south-west and south-east.

Bat Box Provisions

- 2.3 Two integrated bat boxes will be used within the south-facing wall of the proposed dwelling. These bat boxes will be placed as high as possible in the south-facing wall and incorporated into the external brickwork following the manufacturers guidelines. The face of the bat box should be flush with the wall. The bat boxes used will be 2x Vivara Pro UK Build-in WoodStone Bat Boxes, as shown below. These boxes are suitable for crevice dwelling species such as common pipistrelle.
- 2.4 No aftercare is required for this type of integrated bat box. It's enclosed nature within the structure of the building will ensure it stays suitably warm for roosting bats.
- 2.5 Alternative bat boxes are available, however if a different type of box is used this should be approved by the LPA prior to installation.
- 2.6 Figure 1 shows the proposed locations of the bat boxes.

Additional Enhancements

- 2.7 It is recommended that any fencing include gaps to allow mammals to pass through gardens. These could be achieved by creating 'hedgehog gates' (small holes approximately 130mm x 130mm at the bottom of each fence panel – example shown below), or by leaving a 130mm gap at the bottom of each panel.
- 2.8 It is recommended that native plant species are used within the scheme, particularly native tree species. These should include a mix berry / nut bearing native shrubs such as hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, hazel *Corylus avellana* and holly *Ilex aquifolium*.

Responsible Persons

- 2.9 It will be the responsibility of the applicant (Mark Wye) to ensure both bat boxes are correctly installed into the completed building. The applicant may appoint a Site Manager during the construction phase, however the applicant should make them and all necessary site operatives aware of the requirement to include the bat boxes.



Photo 1: Vivara Pro UK Build-in WoodStone Bat Box, potential integrated bat box. Courtesy of nhbs.com



Photo 2: Hedgehog hole example. Courtesy of hedgehogstreet.org

3.0 Lighting Design Strategy

- 3.1 The following lighting recommendations are provided in order to reduce impacts to bats that may be using the site.
- 3.2 External lighting should not be sited on the south-facing wall, nor should any external lights be directed at the south-facing wall. Where possible light-spill onto nearby vegetation such as the woodland or hedgerows should be avoided.
- 3.3 Any external lighting should be fitted with motion detectors with between 1- and 2-minute timers to reduce the time that lights are left on. All lights not fitted directly to the building will have rear shields fitted up to a 100m depth.
- 3.4 Lights fitted to the building should be directional and should point downwards, with shields to prevent excessive upwards light-spill above 90 degrees. The lighting scheme should meet current environmental standards of good practice and design and be less than 1 Lux where possible
- 3.5 LED luminaires will be used which should emit a warm light of less than 2700K, with peak wavelengths of 550nm or higher to avoid light which causes most disturbance to bats.
- 3.6 Use the minimum amount of light required for safety in order to reduce undue disturbance to bats.
- 3.7 The above will ensure the lighting used within the site is in accordance with Guidance Note 08/23¹.

¹ Institute of Lighting Professionals (2023) Guidance Note 08/23: Bats and Artificial Lighting at Night

Key

- Proposed Bat Box Locations

Drawings courtesy of TAOB (The Art of Building)



FRONT SOUTH ELEVATION 1:100



client
Mark Wye

project name
Woodside Farm,
Bagworth

title
Bat Box Location Plan



date
12/02/26

drawn by
BRJ

rev

-