

Biodiversity Enhancement and Management Plan	
For:	JJL Design and Build
Site:	Caterpillar UK Ltd, Peckleton Lane, Desford, Leicestershire, LE9 9JT.
Report Date:	15/10/2025
Planning Reference:	24/00969/FUL
Planning Condition:	7
Report Reference:	SQ-3377



Caterpillar UK Ltd,
Peckleton Lane
Desford
Leicestershire
LE9 9JT

Client:	JJL Design and Build
Site Name:	Caterpillar UK Ltd, Peckleton Lane, Desford, Leicestershire, LE9 9JT
Grid Reference:	SK 48393 01690
Report:	Biodiversity Enhancement and Management Plan
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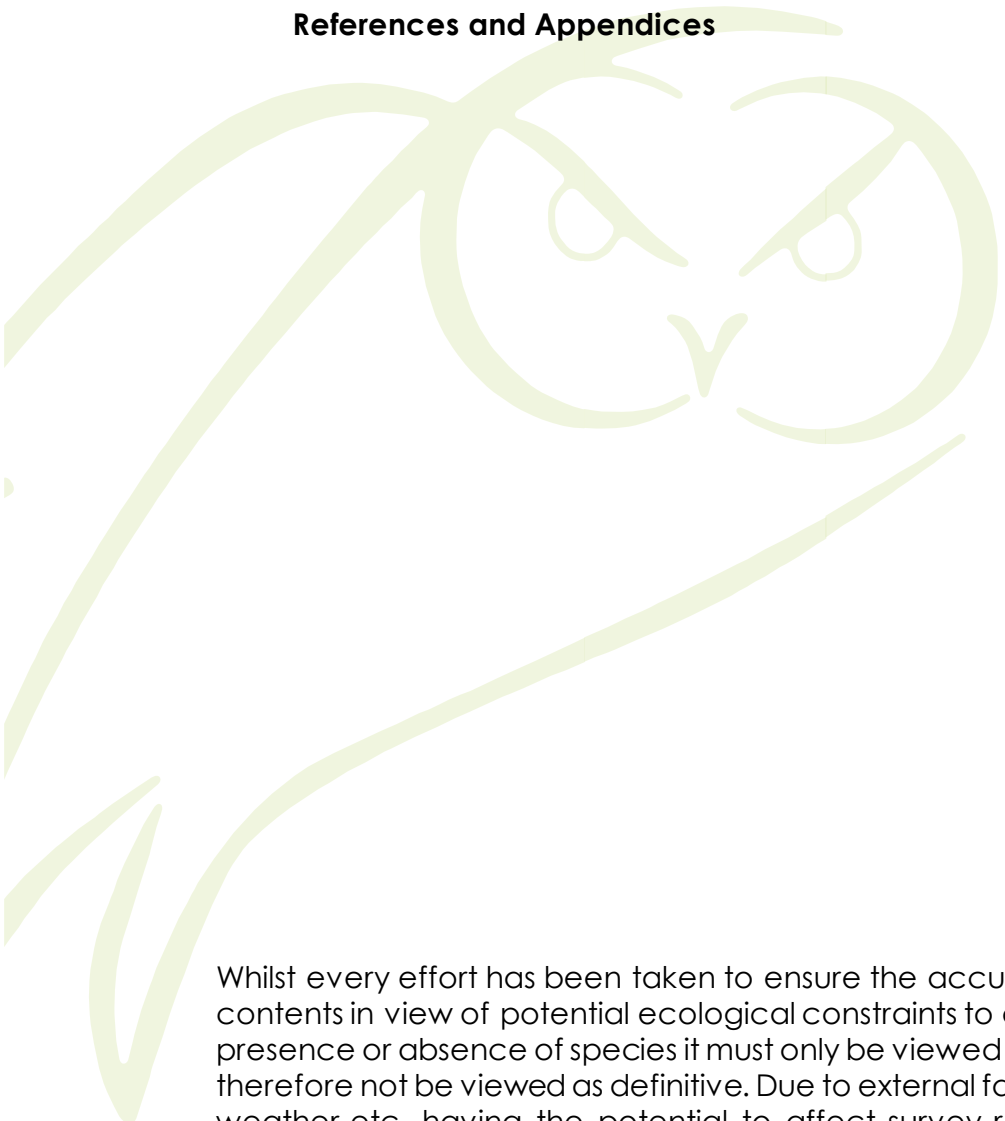
Issue:	Revision:	Stage:	Date:	Prepared by:	Approved by:
0	Draft	Draft for review	11/7/2025	Marie Brown BSc (Hons) MSc, Estrada Ecology Ltd	Natasha Estrada MRes, MCIEEM, Estrada Ecology Ltd
1	V1	Final	14/7/2025	Marie Brown BSc (Hons) MSc, Estrada Ecology Ltd	Natasha Estrada MRes, MCIEEM, Estrada Ecology Ltd
2	V2	Revision	15/10/2025	Emily Southern Bsc (hons), Estrada Ecology Ltd	Daniel Noble LLB (Hons) – Estrada Ecology Ltd



Contents:

1. Introduction & Background to the Site
2. Biodiversity Enhancements
3. Landscape and Planting
4. Conclusions and Recommendations

References and Appendices



Whilst every effort has been taken to ensure the accuracy of this report and its contents in view of potential ecological constraints to development or the likely presence or absence of species it must only be viewed as a snapshot in time and therefore not be viewed as definitive. Due to external factors, such as seasonality, weather etc. having the potential to affect survey results no liability can be assumed for omissions or changes that may or may not occur after the date this report was produced.



1 Introduction and Background to the Site

1.1 Estrada Ecology Ltd was commissioned to prepare a Biodiversity Enhancement Plan to satisfy planning condition 26 relating to planning application reference: 24/00969/FUL Hinckley & Bosworth Borough Council.

1.2 Condition 7 states:

No development approved by this planning permission shall commence until a Biodiversity Enhancement Management Plan (BEMP) has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that biodiversity, ecological and geological interests are protected, enhanced and maintained in accordance with Policy DM6 of the adopted Site Allocations and Development 24/00969/FUL Page 3 of 9 PEFULZ Management Policies Development Plan Document (2016) and policies ENV2 and ENV3 of the Desford Neighbourhood Plan (2021).

Figure 1: Site Location.



2 Biodiversity Enhancements

2.1 Hedgehog (*Erinaceus europaeus*)

- 2.1.1 Boundary features around the proposed car park are not yet finalised.
- 2.1.2 If any impermeable boundaries are proposed, such as walls or fences, such boundary features should have hedgehog highways installed within them to provide access and egress for the species.
- 2.1.3 An arch shape, no more than about 15 cm wide x 12 cm high, is adequate for hedgehogs. These should be installed in every 2-4 meters apart along such boundaries and present in each corner or intersection of impermeable boundaries.
- 2.1.4 To ensure the integrity of the hedgehog highways and to highlight their purpose to future residents, it is recommended that each contains hedgehog highway signage. Example signage is commercially available from The British Hedgehog Preservation Society (www.britishhedgehogs.org.uk).
- 2.1.5 During the construction phase of development, precautionary site clearance measures in respect of hedgehog are deemed necessary. Care should be taken to ensure any pipework entrances are covered on an evening to prevent entrapment. Furthermore, any trenches left open overnight should have a means of escape for small mammals including hedgehog such as a simple plank of wood. A visual inspection of any trenches should be undertaken at the start of the following morning ahead of work starting. Any animals discovered should be carefully removed from site to the land within the property beyond the impact zone of the development area.
- 2.1.6 A toolbox talk is recommended to present such mitigation measures to workers on site during the construction period.

Figure 2: Example Hedgehog Hole with Appropriate Signage



2.2 Lighting

- 2.2.1 Illuminating habitat used for foraging and commuting bats can affect the way bats respond to features in the landscape. Artificial light can act as a barrier to bats and disrupt flight paths of some species.
- 2.2.2 Different species of bats have differing light tolerances when commuting and foraging, with bat species that emerge later in the evening such as *Myotis* or *Plecotus* species being more sensitive to increased light levels (Stone, 2014). Species such as *Pipistrellus*, *Nyctalus* and *Eptesicus* are thought to be less affected.
- 2.2.3 It has also been shown that insect prey can be attracted to artificial lighting drawing insects away from their natural habitat creating a 'vacuum effect' (Eisenbeis, 2006), disadvantaging light sensitive bat species, and leading to a competitive advantage of those species able to take advantage of artificially lit areas (Artettaz, et al., 2000 and Davies, et al 2012).
- 2.2.4 Lighting causes direct mortality of insects and gives bats a competitive advantage over insect prey, such as moths, which are attracted to lights changing the predator prey relationship (Svensson & Rydell, 1998).

2.2.5 Any external security lighting should be set on motion-sensors and short (1 min) timers. All luminaires should always be mounted on the horizontal, eliminating upward tilt and splay.

2.2.6 During construction and general site works, artificial lighting should not be used between thirty minutes before dusk and thirty minutes after sunrise or during sensitive foraging or commuting times from April-September.

2.3 Bats

2.3.1 To enhance roosting opportunities for bats, it is proposed that one 2F Schwegler bat box is erected on tree T076C1 highlighted in Figure 2. This tree has been proposed due to it being the only retained tree on site suitable to support a bat box. This tree provides connectivity to further habitats on the commuting corridor on the west of the site.

2.3.2 The 2F is a standard Schwegler bat box and is designed to provide summer roosting space for local bats, with a simple construction with one entrance hole on the front of the box.

2.3.3 The 2F Schwegler bat box is constructed for long-lasting Woodcrete, a blend of wood ad concrete and clay which provides the bat box with a 2-25 year lifespan as it will not rot. The composition of the box makes the internal temperatures stable and the black colouring helps the box further absorb warmth.

2.3.4 The 2F bat box should be mounted on the aforementioned tree and is best positioned at a height of 3m or above. The box should face a south/south eastern direction in a sunny spot, allowing the box to absorb the warmth from the sunlight.

2.3.5 The flight path to the boxes should not have any light overspill in the vicinity which could deter bats from using the boxes. No vegetation should be allowed to grow that could impede the flight line to the integrated boxes.

2.4 Nesting Bird Provisions

2.4.1 It is recommended to incorporate 5 nesting bird boxes, suitable for use by a variety of bird species, including House Sparrows (*Passer domesticus*), Blue Tits (*Cyanistes caeruleus*), Tree Sparrows (*Passer montanus*) and Nuthatches (*Sitta europaea*).

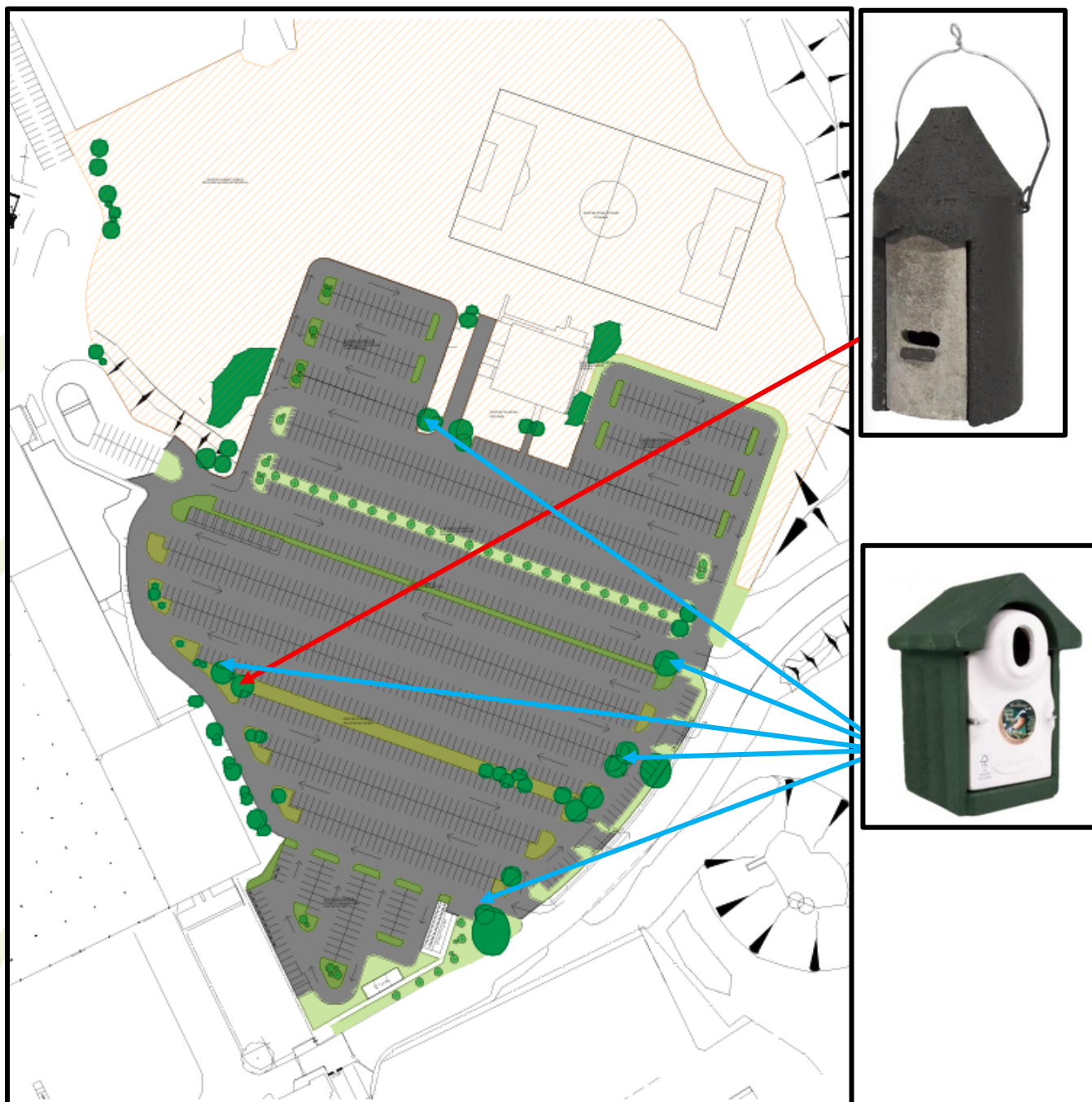
2.4.2 Bird populations are gradually declining as a whole in the UK with habitat loss a founding problem for most species, reducing the suitability for breeding and feeding opportunities within the UK. Therefore recommendations have

been made for bird boxes to be incorporated into the site for a universally suitable bird box, likely to encourage breeding for multiple bird species.

- 2.4.3 It is proposed that five Vivara Pro Seville Woodstone Nest Box with 32mm Oval Hole are integrated into the design, to be mounted onto five individual retained trees within the site.
- 2.4.4 The Vivara Pro Seville is constructed from Woodstone, which is a mix of concrete and wood fibres making the boxes unable to rot and giving a long life span. The robust material is predator proof and provides a well insulated box to protect from the external temperatures.
- 2.4.5 The boxes are to be mounted at a height of at least 1.5m. It is recommended that aluminium nails are used to hang the nest boxes due to the weight of the boxes and to reduce damage to the tree. The nest boxes take minimal maintenance with an easy open panel to the front of the box should they need to be emptied.



Figure 3: Location of bat and bird boxes.



One-environments, 2025.

3 Planting and landscape

- 3.1 The proposed landscaping scheme involves the planting of 175 trees, neutral grassland, ornamental scrub and mixed scrub.

3.2 Neutral Grassland

- 3.2.1 The areas of proposed neutral grassland should be sown with a meadow grassland mixture, such as Emorsgate Seeds EM1 – Basic General-Purpose Meadow Mixture at a sow rate of 4g/m².
- 3.2.2 Endeavour to select ground that is not highly fertile and does not have a problem with perennial weeds. Good preparation is essential to success so aim to control weeds and produce a good quality seed bed before sowing.
- 3.2.3 Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed but firm in with a roll, or by treading, to give good soil/seed contact.
- 3.2.4 First year management – Most of the sown meadow species are perennial and are slow to establish. Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings, are great for bugs, and they will die before the year is out. So, resist cutting the annual weeds until mid to late summer, especially if the mixture contains Yellow Rattle, or has been sown with a nurse of cornfield annuals. Then cut, remove and compost. Early August is a good time. This will reveal the young meadow, which can then be kept short by grazing or mowing through to the end of March of the following year. Dig out any residual perennial weeds such as docks.
- 3.2.5 Management once established - In the second and subsequent years EM1 sowings can be managed in a number of ways which, in association with soil fertility, will determine the character of the grassland. The best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing or grazing. Meadow grassland is not cut or grazed from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol strimmer or tractor mower to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed.



- 3.2.6 Further management details of the grassland once sown can be found on the Emorsgate website for the seed mix EM1.

Table 1: Species composition and sow rate of EM1 Basic General-Purpose Meadow Mixture

Species (sow rate of 4g/ m ² .)	
Flowering plants (10%)	Slow growing grasses (90%)
Common Knapweed (<i>Centaurea nigra</i>)	Common bent (<i>Agrostis capillaris</i>)
Wild Carrot (<i>Daucus carota</i>)	Crested dogstail (<i>Cynosurus cristatus</i>)
Lady's Bedstraw (<i>Galium verum</i>)	Red fescue (<i>Festuca rubra</i>)
Oxeye Daisy (<i>Leucanthemum vulgare</i>)	Smaller Cat's-tail (<i>Phleum bertolonii</i>)
Musk Mallow (<i>Malva moschata</i>)	Smooth-stalked meadow grass (<i>Poa pratensis</i>)
Ribwort Plantain (<i>Plantago lanceolata</i>)	
Salad Burnet (<i>Poterium sanguisorba ssp sanguisorba</i>)	
Selfheal (<i>Prunella vulgaris</i>)	
Meadow Buttercup (<i>Ranunculus acris</i>)	
Red Campion (<i>Silene dioica</i>)	

3.3 Tree and shrub planting

- 3.3.1 The landscaping scheme currently incorporates the planting of 175 trees; recommendations are proposed for native species of high biodiversity value. In particular fruit bearing species that will enhance biodiversity for pollinators whilst providing food sources for birds and potentially frugivorous mammals upon establishment. Suitable native tree species have been provided in appendix one.
- 3.3.2 When planting the trees should comprise of 10 L pots (1.5M to 2M tall), staked and rabbit guards applied. Each specimen should be adequately watered in, and further watering should be undertaken in periods of prolonged drought. Should any trees fail, they should be replaced on a like for like basis.
- 3.3.3 Any native shrub plantings are recommended to be of high biodiversity value. Suitable native scrub plants have been outlined in appendix one.

- 3.3.4 Where space permits along boundary features, consideration should be given to the planting of mixed native species hedgerows. Hedge plants should be notch-planted in two rows, 30 cm apart at a ratio of 9 plants per linear metre run. Immediately post-planting, any hawthorn, if applicable, should be cut down to a 150 mm height to encourage growth and establishment. The hedge should be planted ideally in November to maximise the establishment of the hedgerow prior to the wet winter months. However, September to February are permissible timings.

4 Timings and Aftercare

- 4.1 Indicative timings for biodiversity enhancements are outlined in Table 2.

Table 2: Proposed timings for installation of biodiversity enhancements.

Ecological Action	Indicative Timings of House Build etc (Month / Year)
Erection of any fencing and hedgehog corridors	August 2026 - December 2026
Implementation of landscaping scheme	Following completion of main construction of all hard landscaping. August 2026 onwards

5 Conclusions and Recommendations

- 5.1 As a general biodiversity enhancement measure, all codes of good practice for wildlife should be undertaken whilst development is underway on the site. For example, trenches should be covered or, where left open, ramps provided for hedgehogs and other small mammals to use as a means of escape. Pest control products such as slug pellets should be avoided where feasible and the use of herbicides should be limited where practical to spot on treatments to prevent drift.
- 5.2 Should site clearance works be proposed within the breeding bird season, typically March to September (inclusive) a pre-works breeding bird check by a suitably qualified ecologist should be undertaken within forty-eight hours of any vegetation removal works.
- 5.3 The recommendations outlined herein require no ongoing maintenance and subject to the correct installation and placement should ensure the site for biodiversity.



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Appendix One: Suggested wildlife-friendly plants to be incorporated within the landscaping scheme.

Common Name	Scientific name	Wildlife value
Large trees		
Ash	<i>Fraxinus excelsior</i>	68 species of insects/mites and 32 species of lepidoptera. Seeds eaten by birds and mammals.
Beech	<i>Fagus sylvatica</i>	98 species of insects/mites and 51 species of lepidoptera. The masts are eaten by birds and mammals including wood mice and Jays.
Cherries	<i>Prunus avium</i> , <i>Prunus padus</i>	9 species of lepidoptera. Berries eaten by birds.
Elm	<i>Ulmus procera</i>	Good tree for insects and birds. 124 species of insects/mites and 24 species of lepidoptera are associated with elm trees.
Oaks	<i>Quercus pedunculata</i> , <i>Q. Robur</i>	423 species of insects/mites and 193 species of lepidoptera. Acorns eaten by a variety of birds and mammals. Very important for insect eating birds.
Scot's pine	<i>Pinus silvestris</i>	91 species of invertebrate are known to use this species.
Spruce	<i>Picea spp.</i>	73 species of invertebrate are known to use this species.
Small leaved lime	<i>Tilia cordata</i>	
White willow	<i>Salix alba</i>	450 species of insects/mites and 166 species of lepidoptera.
Medium/small trees		
Alder	<i>Alnus glutinosa</i>	141 species of insects/mites and 71 species of lepidoptera. Seeds are good for birds such as siskins.
Apples	<i>Malus spp.</i>	118 species of insects/mites and 76 species of lepidoptera. Fruits are eagerly consumed by birds and mammals.
Field maple	<i>Acer campestre</i>	149 species of insects/mites and 24 species of lepidoptera. Fruits eaten by small mammals.



Common Name	Scientific name	Wildlife value
Holly	<i>Ilex aquifolium</i>	7 species of invertebrate are known to use this species. Berries good for birds and small mammals. Caterpillars of the holly blue butterfly feed on the leaves. Holly leaf miner provides winter food for birds
Pears	<i>Pyrus spp.</i>	Good for invertebrates. Fruits are eagerly consumed by birds and mammals.
Rowan	<i>Sorbus aucuparia</i>	58 species of insects/mites and 28 species of lepidoptera. The ripe berries attract birds such as redwings and fieldfares.
Birch (silver and downy)	<i>Betula pendula, B pubescens</i>	229 species of invertebrates are known to use these species. Best tree for moth larvae. Catkins good food source for birds such as redpolls and tits.
Plants for hedges		
Blackthorn	<i>Prunus spinosa</i>	229 species of invertebrates are known to use this species. Good for nesting birds if grown as thicket or in hedge. Rich in insects. Fruit for birds. Black hairstreak butterfly lays its eggs mainly on blackthorn.
Buckthorn	<i>Rhamnus catharticus</i>	Berries for birds. Important food plant for brimstone butterfly larvae.
Cherry plum	<i>Prunus cerasifera</i>	Nectar and fruits for invertebrates. Fruits are eagerly consumed by birds and mammals.
Elder	<i>Sambucus nigra</i>	Berries for birds and nectar for insects.
Guelder rose	<i>Viburnum opulus</i>	Nectar for insects, particularly hoverflies. Fruits for birds and small mammals, especially liked by woodmouse. Note: leaves, bark and berries are all poisonous.
Hawthorn	<i>Crataegus monogyna</i>	149 species of invertebrate are known to use this species. Berries eaten by birds. Nectar. Berries good food source for thrushes, redwings, and fieldfares. Good nesting if dense. Excellent for moth larvae.
Hazel	<i>Corylus avellana</i>	73 species of insects/mites and 68 species of lepidoptera. Nuts eaten by birds and mammals i.e., squirrels, mice, and jays.
Privets	<i>Ligustrum spp.</i>	24 species of insects/mites, nectar for the butterflies. Berries eaten by birds.
Climbers/scramblers		



Common Name	Scientific name	Wildlife value
Brambles	<i>Rubus fruticosus</i> agg.	Nectar source for bees and butterflies. Berries for birds and mammals.
Dog Rose	<i>Rosa canina</i>	Provides nectar for bees and butterflies. Hips good for small birds and mammals.
Ivy	<i>Hedera helix</i>	Provides late nectar source and cover/hibernating sites for invertebrates. Food source for the Holly Blue butterfly larva.
Honeysuckle	<i>Lonicera periclymenum</i>	Excellent food source for invertebrates including the Speckled Wood butterfly. Berries eaten by birds.
Wild clematis/ Old man's beard	<i>Clematis vitalba</i>	Provides nectar for bees and butterflies.
Plants to site under trees or in shady areas		
Bluebell	<i>Hyacinthoides non-scripta</i>	Provides nectar for bees and butterflies.
Bugle	<i>Ajuga reptans</i>	Provides nectar for bees and butterflies.
Daffodils	<i>Narcissus pseudonarcissus</i>	Provides nectar for bees and butterflies.
Foxglove	<i>Digitalis purpurea</i>	Provides nectar for bees and butterflies.
Lily of the valley	<i>Convallaria majalis</i>	Provides nectar for bees and butterflies.
Lords-and-ladies	<i>Arum maculatum</i>	Provides nectar for bees and butterflies.
Primrose	<i>Primula vulgaris</i>	Provides nectar for bees and butterflies.
Sweet violet	<i>Viola odoratum</i>	Provides nectar for bees and butterflies.
Wood avens	<i>Geum urbanum</i>	Provides nectar for bees and butterflies.
Yellow archangel	<i>Lamstrum galeobdolon</i>	Provides nectar for bees and butterflies.
Other shrubs for nectar, pollen or fruits		
Bodnant viburnum	<i>Viburnum x bodnantense</i>	Provides early nectar source for invertebrates and berries for birds. One of the most valuable winter flowering shrubs.
Californian lilac	<i>Ceanothus</i> spp.	Nectar for bees and butterflies.
Creeping cotoneaster	<i>Cotoneaster frigidus</i>	Berries good for birds and small mammals. Attracts waxwings and pheasants.
Himalayan honeysuckle	<i>Leycesteria formosa</i>	Provides nectar for bees and butterflies.
Japanese quince	<i>Chaenomeles japonica</i>	Berries for birds and mammals.
Lilac	<i>Syringa vulgaris</i>	Nectar for bees and butterflies.
Mahonia	<i>Mahonia</i> spp.	Nectar for bees and butterflies.
Mock orange	<i>Philadelphus</i> spp.	Nectar for bees and butterflies.



Common Name	Scientific name	Wildlife value
Serviceberry	<i>Amelanchier canadensis</i>	Provides nectar for bees and butterflies.
Wildflowers		
Agrimony	<i>Agrimonia eupatoria</i>	Provides nectar for bees and butterflies.
Chicory	<i>Chicorium intybus</i>	Provides nectar for bees and butterflies.
Chives	<i>Allium schoenoprasum</i>	Provides nectar for bees and butterflies.
Common mallow	<i>Malva sylvestris</i>	Provides nectar for bees and butterflies.
Common poppy	<i>Papaver rhoeas</i>	Provides nectar for bees and butterflies.
Corncockle	<i>Agrostemma githago</i>	Very good nectar source for bees and butterflies.
Corn marigold	<i>Chrysanthemum segetum</i>	Very good nectar source for bees and butterflies.
Cowslip	<i>Primula veris</i>	Very good nectar source for bees and butterflies.
Dame's violet	<i>Hesperis matronalis</i>	Very good nectar source for bees and butterflies.
Dandelion	<i>Taraxacum officinale</i>	Very good nectar source for bees and butterflies.
Devil's bit scabious	<i>Succisa pratensis</i>	Very good nectar source for bees and butterflies.
Field scabious	<i>Knautia arvensis</i>	Very good nectar source for bees and butterflies.
Foxglove	<i>Digitalis purpurea</i>	Very good nectar source for bees and butterflies.
Germander speedwell	<i>Veronica chamaedrys</i>	Very good nectar source for bees and butterflies.
Goldenrod	<i>Solidago virgaurea</i>	27 species of lepidoptera.
Great mullein	<i>Verbascum thapsus</i>	Very good nectar source for bees and butterflies.
Greater knapweed	<i>Centaurea scabiosa</i>	Very good nectar source for bees and butterflies.
Harebell	<i>Campanula rotundifolia</i>	Very good nectar source for bees and butterflies.
Herb-robert	<i>Geranium verum</i>	Very good nectar source for bees and butterflies.
Lady's bedstraw	<i>Galium verum</i>	Very good nectar source for bees and butterflies.
Marjoram	<i>Origanum vulgare</i>	Good plant for butterflies and bees



Common Name	Scientific name	Wildlife value
Meadow cranesbill	<i>Geranium pratense</i>	Very good nectar source for bees and butterflies.
Oxeye daisy	<i>Leucanthemum vulgare</i>	Very good nectar source for bees and butterflies.
Primrose	<i>Primula vulgaris</i>	Very good nectar source for bees and butterflies.
Red campion	<i>Silene dioica</i>	Very good nectar source for bees and butterflies.
Spiked speedwell	<i>Veronica spicata</i>	Very good nectar source for bees and butterflies.
Tansy	<i>Tanacetum vulgare</i>	Very good nectar source for bees and butterflies.
Teasel	<i>Dipsacus fullonum</i>	A food source of the Brimstone butterfly. Attracts other insects for its nectar and birds for its seeds.
Toadflax	<i>Linaria vulgaris</i>	Very good nectar source for bees and butterflies.
White campion	<i>Silene alba</i>	Very good nectar source for bees and butterflies.
Wild thyme	<i>Thymus drucei</i>	Very good nectar source for bees and butterflies.
Yellow loosestrife	<i>Lysimachia vulgaris</i>	Provides nectar for bees and butterflies.

