

BIODIVERSITY ENHANCEMENT LAYOUT

Hall Farm, 1 Main Street, Dadlington,
Nuneaton CV13 6HX

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Report Details

Report	Biodiversity Enhancement Layout
Purpose	Hall Farm, 1 Main Street, Dadlington, Nuneaton CV13 6HX
Central OS Grid Reference	SP 40451 98227
Client	Kate Walker

Professional Accreditation

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professional*

Document Control

Author	Reviewer	Comments	Report Version	Issue Date
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Disclosure:

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1 Introduction

Croft Ecology was commissioned by Kate Walker to prepare a Biodiversity Enhancement Layout (BEL) for the proposed construction of a holiday let unit with associated parking and landscaping at Hall Farm, 1 Main Street, Dadlington, Nuneaton CV13 6HX (central grid reference: SP 40451 98227).

1.1 Purpose and scope

The purpose of this BEL is to:

- Provide details of the proposed vegetated garden creation and management prescriptions.
- Provide details of biodiversity enhancements, their locations, and any required monitoring and maintenance post-development

Details of the other neutral grassland enhancement will be outlined separately in the accompanying Habitat Management and Monitoring Plan (HMMP) (Croft Ecology Ltd, 2026).

The scope of this document is provided by wording of planning Condition 5 of the planning permission decision notice issued on 8 May 2026 by Hinckley and Bosworth Borough Council in relation to the planning application: 25/01188/FUL.

Condition 5

“A Biodiversity Enhancement Layout for biodiversity enhancements including those listed in the Great Crested Newt Habitat Suitability Index Assessment Technical Note (Croft Ecology, February 2026) report shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and*
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.*

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To ensure that species and habitats are protected and to enhance biodiversity in accordance with the in accordance with Policy DM6 of the adopted Site Allocations and Development Management Plan (2016).”

1.2 Site Location

The land within the red line boundary below is hereafter referred to as the 'Site'.

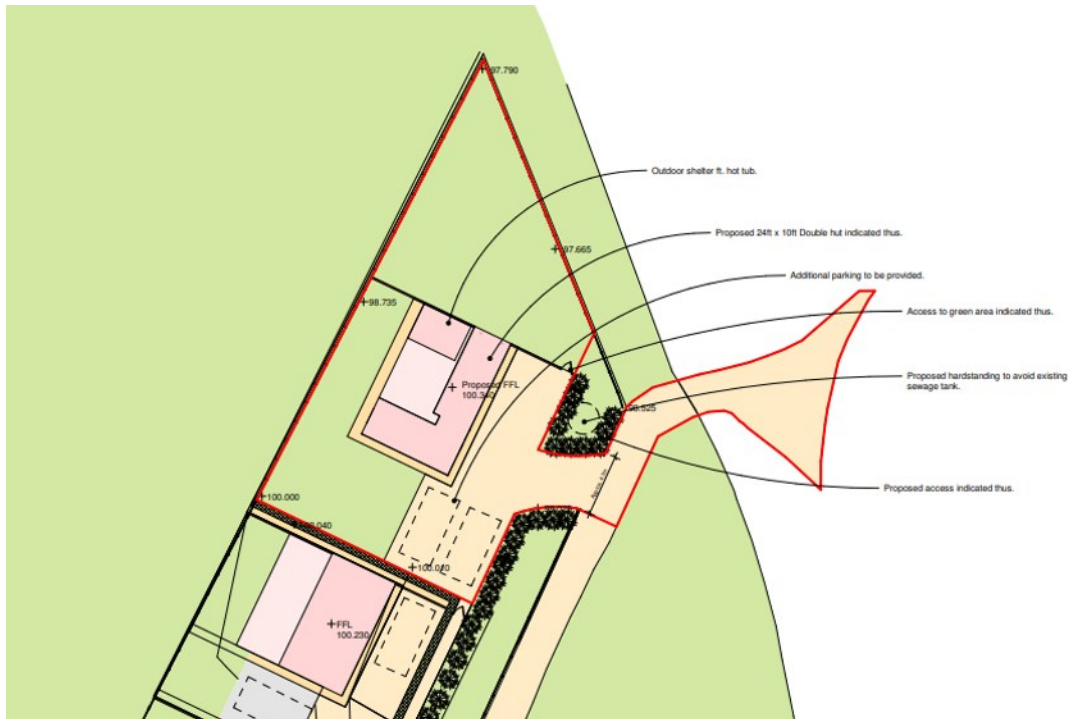


Figure 1 Red line boundary of the Site sourced from the Proposed Site Plan (25 79 03B – As Proposed Site Plan – Scheme 02 – Sept 2025)

The Site was located on the outskirts of Dadlington, a small village located approximately 3km northwest of Hinckley. The Site supported a field of other neutral grassland, a small area of modified grassland and an unsealed surface access track (Appendix A).

1.3 Baseline information

1.3.1 Existing information

A Preliminary Ecological Appraisal (PEA) with Preliminary Roost Assessment (PRA) was carried out by Focus Environmental Consultants on 14 March 2022. The results of the survey are summarised in the PEA and PRA report written by Focus Environmental Consultants (March 2022). A further Habitat Suitability Index (HSI) survey was carried out by Croft Ecology on the 3 February 2026. The results of this survey were summarised in the HSI Tech Note, written by Croft Ecology (February 2026).

Additionally, the following information sources have been reviewed in detail:

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- Planning Permission Decision Notice in relation to the planning application: 25/01188/FUL, by Hinckley and Bosworth Borough Council.
- Proposed Site Plan (Hayward Architects, September 2025, drawing number: 25 79 03B)

1.3.2 Proposed development

The proposals involve the construction of one holiday letting unit with associated landscaping and access.

1.3.3 Roles and responsibilities for implementation of the BEL

The implementation of the management actions outlined in this BEL, and any remedial measures (if required) will be the responsibility of the Site owner.

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

2 Management Features and Prescriptions

The proposed development will include the creation of a vegetated garden comprised of modified grassland with trees, hedgerow, shrubs and perennial planting, and enhancement of the remaining parcel of other neutral grassland. In addition, habitat boxes for bats and birds, a hibernacula for amphibians and an insect box will be installed. Prescriptions for the planting and long-term management of the enhanced other neutral grassland are outlined in the accompanying HMMP (Croft Ecology, 2026). This report will outline the prescriptions for the creation of the vegetated garden features (grassland, trees, hedgerow, shrubs and perennial plants) and the inclusion of the species boxes and hibernacula. Refer to the annotated Proposed Landscaping Plan (drawing no: 25 79 03B) in Appendix B for specific locations of these measures.

2.1 Modified Grassland

An area of modified grassland will be planted in the southwest of the Site, as seen on the Proposed Landscaping Plan in Appendix B. The planted grass will be from a good quality lawn turf; the following seed mix would be appropriate:

- Emorsgate EG22 Strong Lawn Grass Mix – Sowing rate 25g/m²

The composition of the seed mix is as follows:

Grasses 100%

5.0% *Agrostis capillaris* – common bent

50.0% *Festuca rubra* – red fescue

25.0% *Lolium perenne* – perennial ryegrass

20.0% *Poa pratensis* – smooth-stalked meadow-grass

Planting

The grass will be sown in spring or autumn, according to the landscape specification, which includes the following:

- Top soiling will be carried out to BS 3882 (2015) at a depth of 100mm, and left in a clean, evenly graded and uncompressed state
- Seedbed preparation involves a staged process to optimise soil conditions for sowing. Initial weed removal should be carried out through repeated cultivation, thereby reducing competition and depleting the weed seed bank. Subsequent ploughing or digging should then be undertaken to incorporate surface vegetation into the soil profile, enhancing organic matter content. Harrowing or raking is then required to create a fine tilth that supports seed–soil contact. Finally, rolling or treading consolidates the surface, producing a level and stable seedbed conducive to germination and establishment.
- Grassland establishment should be scheduled for spring (March–April) or autumn (September–October), when warmer temperatures and adequate soil moisture promote optimal germination. Seed should be surface sown, either by mechanical application or hand broadcasting, and subsequently firmed in using rolling or treading to ensure effective soil–seed contact.

Establishment

- During establishment, grassland should be mown every 7-10 days during the growing season to minimise the establishment of annual weeds. All arisings should be collected and removed from the Site. Grass sward to be maintained at 50mm maximum height throughout the year.
- Any residual weeds such as docks or thistles should be dug out and removed by hand.

Long term Management

- Management practices will ensure the parcel does not develop scrub or bracken cover, remains free from physical damage and bare ground areas, and should any invasive species establish, these should be appropriately removed.
- Regular mowing to no less than 50mm is possible, although to encourage flowering, mowing can be relaxed (i.e. less frequently, or not as short) from May. Cutting can resume in late July or August when the sward appears untidy.
- Where possible, dense cuttings should be collected and removed from the grassland.

2.2 Ornamental planting

Ornamental shrubs and perennials will be planted between the hedgerow and grassland near the southwest Site boundary in raised planters, to provide screening and visual appeal. The species used will depend on availability at time of planting but will be similar to that listed in Table 1 below but should include at least two species of night-scented plants and three native species.

Table 1. Ornamental planting

Species	Type	Planting density	No. /m ²
Shrubby cinquefoil (<i>Potentilla fruticosa</i>)	Potted (2L container)	40 – 60cm	1
English lavender (<i>Lavandula Hidcote</i>)	Potted (2L container)	40 – 60cm	1
Rosmary (<i>Rosmarinus officinalis</i>)	Potted (2L container)	40 – 60cm	1
Coneflower (<i>Echinacea</i>)	Potted (2L container)	40 – 60cm	2
Night phlox (<i>Zaluzianskya ovata</i>)	Potted (2L container)	40 – 60cm	2
Aster	Potted (2L container)	40 – 60cm	2
Yarrow (<i>Achillea millefolium</i>)	Potted (2L container)	40 – 60cm	1
Evening-primrose (<i>Oenothera biennis</i>)	Potted (2L container)	40 – 60cm	1

For all shrubs and perennials, the following methods of planting and care should be followed to ensure establishment is successful.

Planting

The specimens will be planted between October and March. Where possible stock should be sourced from a local nursery. The plants should be planted using the following general methods:

- Mark out planting areas and ensure that the ground is free from weeds prior to planting. Check predicted spread or width of plants to ascertain how close to plant specimens.
- Completely soak the root ball prior to planting.
- Stakes can be added to taller perennials for extra support.
- Lightly firm the soil around each plant and water in well.
- Apply an even layer of mulch to each plant.

Establishment and long-term management

Plants will continue to be weeded, watered, mulched, and pruned as necessary to promote successful establishment and continued growth. Apply mulch annually in spring. Planters are prone to drought; therefore, regular checks are required and watering as needed. If planters are left to dry out causing loss of plants, plants lost should be replaced within the same season.

Any plants that fail to establish within the first 5 years will be replaced like-for-like. Overcrowded areas of perennials that have developed over time can be lifted and divided every five or so years.

2.3 Individual native trees

Two native tree species will be planted in the southern corner of the Site. The species used will depend on availability at time of planting but will be similar to that listed in Table 2 below and the Proposed Biodiversity Enhancements Plan (drawing no: 25 79 03B).

Table 2. Individual tree species

Species	Girth	Height	Type	No.
Rowan (<i>Sorbus aucuparia</i>)	10-12cm	180-200cm	Container grown	2

Planting

The trees will be planted between November and March and according to the landscape specification, which includes the following:

- Mark out planting areas and ensure that the ground is free from weeds prior to planting.
- Dig a 500x500x500 planting pit. Removed soils will be retained, and used to backfill the pit once the tree has been positioned and staked. Enmag (6:20:10) granular fertilizer will be added at approximately 400g/m³ for the slow release of nutrients to enable establishment.
- Each tree will be staked for additional support. The stake will be driven into the ground approximately 1ft below the bottom of the planting pit. A rubber tree tie will be used to secure the tree and ensure that the stake does not rub against the bark. Once staked, the planting pit can be backfilled with the retained soil and compost mix.
- Lightly firm the soil around each tree and apply an even layer of mulch, approximately 2 inches thick.

Establishment

To ensure that the trees can establish successfully in the first instance, the following management actions must be carried out:

- Water the trees regularly throughout the growing season (March to October). As a general rule, soak the ground at least one metre in diameter around each tree with enough water to completely saturate the soil as necessary to ensure establishment. Increase watering frequencies during hot weather, or if there is no substantial rainfall for more than one week.
- Monitor the weed growth around each tree and hand weed as necessary.
- Monitor the condition of the tree stakes and replace as necessary. Firm into the ground if they have become loose and adjust the rubber ties to accommodate tree growth and prevent rubbing.
- Apply mulch to trees annually (either in late autumn or early spring) when the ground is still damp.

Long-term management

Trees will continue to be weeded, watered, and mulched as necessary to promote successful establishment and continued growth. Any trees that fail to establish within the first five years will be replaced like-for-like.

Once the trees have matured, management will be biodiversity led and allow the trees to flower and fruit so they can provide a food resource for wildlife. Pruning will therefore be avoided between March and October and allow the trees to blossom and fruit. This will have the added benefit of avoiding the nesting bird season.

2.4 Ornamental hedgerow

An ornamental hedgerow will be planted as screening between the development and the neighbouring existing holiday lets along the southwest Site boundary.

The proposed species composition is detailed in Table 3 below.

Table 3. Ornamental hedgerow species

Species	Height	Percentage composition
Red robin (<i>Photinia x fraseri</i>)	80 cm (5 litre pots)	100%

Planting

The hedgerow should be planted between November and March, when the species are dormant. The hedgerow will be planted within individual holes dug for each shrub; the holes will be the same width and double the depth of each pot and to the required length of the hedgerow. The plants will be placed at least 300mm apart and in staggered double rows 400mm apart and will be top dressed with 50mm of bark mulch.

Establishment and Long-term Management

Over the first two years the newly planted hedgerow should be closely monitored to ensure that it is in good health, firm and upright.

The vegetation should be watered a minimum of bi-weekly during dry periods between April and September until established. The ground should be wet but not left waterlogged. The watering schedule should be adjusted for periods of drought or regular rainfall.

Regular weeding should be carried out up to three times a year. The hedgerow should be cut on alternating sides every two to three years.

Stakes and ties will be checked on a quarterly basis during the first year and adjusted as needed. Any broken stakes or ties will be replaced. Any specimen that fails to establish within five years of planting will be immediately replaced like for like.

2.5 Bird Box

To provide enhancements to the Site for nesting birds, one bird box will be attached to an existing tree within the wider Site. The box will focus on species that are likely to be present on Site, such as wren *Troglodytes troglodytes* and robin *Erithacus rubedula*.

The box will be installed at least 3m above ground level and should offer unobstructed fly-in access. It will be attached to the east or north aspect of the tree. The proposed location is shown in Appendix B.

Recommended bird box:

- One Vivara Pro Barcelona Open Nest Box

The Vivara Pro bird box can be sourced from below (or similar):

<https://www.wildcare.co.uk/woodstone-barcelona-open>



Figure 2 Vivara Pro Barcelona Open Nest Box

Maintenance – Cleaning is not essential, though if cleaning and maintenance is required, it should be undertaken from October to February, outside of the nesting bird season (March to September inclusive). This can be undertaken without a specific licence, although in the unlikely event that active nests are encountered, these should remain unaffected until all chicks have fledged.

2.6 Bat Box

To provide roosting opportunities for bats, one Schwegler 2F Universal Bat Box (Figure 3) will be attached to a tree within the wider Site. The box will be erected at least 3m above the ground, positioned on a southern aspect of the tree. The suggested location, as shown in Appendix B, is in area where there is a clear flight path to adjacent habitat, and away from nearby lighting. The box will provide crevice-roosting opportunities for bats in the summer months.

The bat boxes along with nearby trees and hedgerows should not be illuminated by any proposed lighting at the development. For further guidance on lighting refer to the Bat Conservation Trust and Institution of Lighting Professionals guidance on bats and artificial lighting (BCT & ILP, 2023).

The Schwegler 2F Universal Bat Box can be sourced from the link below (or similar):
<https://www.wildcare.co.uk/wildlife-nest-boxes/bat-boxes/tree-mounted/bat-box>



Figure 3 Schwegler 2F Universal Bat Box

Maintenance - Bat droppings do not typically build up within these types of boxes to a level likely to cause problems for future habitation and therefore cleaning is not a necessity. However, as bats and their habitats receive legal protection, if cleaning of the boxes is required, this should not be undertaken without the presence or advice of a Suitably Qualified Ecologist (SQE).

2.7 Insect box

One insect block (Schwegler Clay and Reed Insect Nest) should be installed in the southeastern corner of the Site. The block should be hung at a height of 1.5-2m in a quiet, sunny position, either on the boundary fence or an erected post.

The Schwegler Clay and Reed Insect Nest can be sourced from below (or similar):

<https://www.nhbs.com/schwegler-clay-and-reed-insect-nest>



Figure 4 Schwegler Clay and Reed Insect Nest

Implementation- The insect block can be installed any time of year, but early spring (March-April) is ideal for solitary bees.

Maintenance – The insect block requires no cleaning.

2.8 Hibernaculum

To provide an enhancement to the Site a hibernaculum will be included to provide suitable shelter for reptiles and amphibians that could be in the surrounding area. The hibernaculum will be created along the northeast Site boundary, next to existing log piles, as shown in Appendix B.

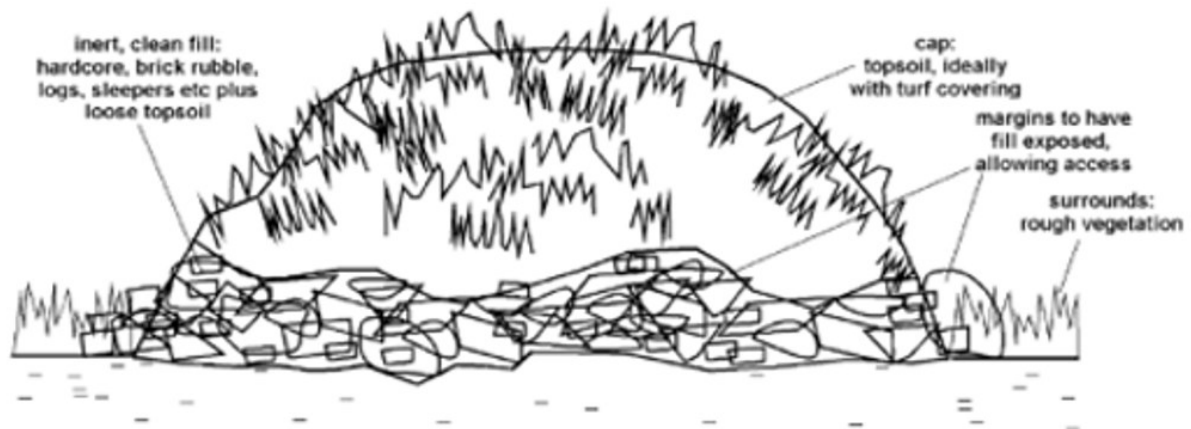


Figure 5 Refugia construction (source extract: *Great Crested Newt Mitigation Guidelines (English Nature, 2001)*)

Implementation

- The hibernaculum should have a minimum footprint of 1m² with a height of at least 0.5m and should comprise a mix of logs, rubble, brash soil and dried leaves to create a stable pile that has a variety of nooks and crannies (Figure 5). This will also provide opportunities for invertebrates.

Maintenance

- The hibernacula requires no cleaning and benefits from being left undisturbed.

3 Management Schedule

Management feature and prescription	Timing	Year of LEMP implementation						
		0 (construction)	1	2	3	4	5	6 - 30
Modified Grassland								
Sow lawn mixture EG22	Autumn (Sept- Oct) or spring (Mar- Apr)							
Establishment – mow grassland to 40-60cm every 7-10 days	During the growing season (March to October) for the first year of establishment							
Establishment – remove any weeds such as docks or thistles by hand	During the growing season (March to October) for the first year of establishment							
Management – regular mowing to a height no less than 50mm	Annually as necessary, between August – April							

Management feature and prescription	Timing	Year of LEMP implementation						
		0 (construction)	1	2	3	4	5	6 - 30
Ornamental Planting								
Plant ornamental shrubs, perennials and grasses	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							
Replace any failed specimens	As necessary (plant between autumn and spring)							
Individual native trees								
Tree planting	Nov - March							
Establishment – water, weed, monitor stakes	As necessary during March – Oct							
Establishment – apply mulch	Annually (Nov or Feb)							
Replace any failed specimens	As necessary (plant between Nov -March)							
Prune trees	As necessary during Nov - Feb							
Ornamental hedgerow								

Management feature and prescription	Timing	Year of LEMP implementation						
		0 (construction)	1	2	3	4	5	6 - 30
Tree planting	Nov - March							
Establishment – water, weed, monitor stakes	As necessary during March – Oct							
Establishment – apply mulch	Annually (Nov or Feb)							
Replace any failed specimens	As necessary (plant between Nov -March)							
Cut hedgerow on a rotational cycle (leaving 50% uncut each time)	Every 2 years between Nov - Feb							Every 2 years
Bat and bird box installation								
Install the boxes onto existing trees within the wider site at locations identified in Appendix B	Once (at any time of year)							

Management feature and prescription	Timing	Year of LEMP implementation						
		0 (construction)	1	2	3	4	5	6 - 30
Remove temporary filler, allowing access to the boxes	Once (at any time of year)	Once construction complete						
Invertebrate box								
Install insect block at the location specified in Appendix B	Install in early spring (March-April)							
Hibernacula								
Create hibernacula	Once (at any time of year)							
Top up with scrub/tree cuttings	As necessary							

References

Bat Conservation Trust and Institution of Lighting Professionals (2023). *Guidance Note GN08/23; Bats and Artificial Lighting at Night*.

British Standard (2013). *BS 42020:2013: Biodiversity. Code of practice for planning and development*.

British Standard (2015). *BS 3882:2015: Biodiversity. British Standard Topsoil*.

British Standards Institution, 2012. *BS 5837 (2012) – Trees in Relation to Design, Demolition and Construction*.

Croft Ecology (2026). *Habitat Management and Monitoring Plan; Hall Farm, Dadlington, Ref: 250421.3.HallFarm.Dadlington.HMMP.v1.0*.

Croft Ecology (2026). *HSI Technical Note; Hall Farm, Dadlington, Ref: HallFarm.Dadlington.HSITechNote.v1*.

Focus Environmental Consultants (2022). *Preliminary Ecological Appraisal with Preliminary Roost Assessment (inc. Third-Party Data Search); Hall Farm, 1 Main Street, Dadlington, Nuneaton, Leicestershire, CV13 6HX For Mrs Kate Walker*.

Hayward Architects, 2025. *Proposed Site Plan (Drawing 25 79 03B P 1:200)*.

Hinckley and Bosworth Borough Council (2026). *Planning Permission Decision Notice in Relation to Application No.25/01188/FUL*.

Appendix A

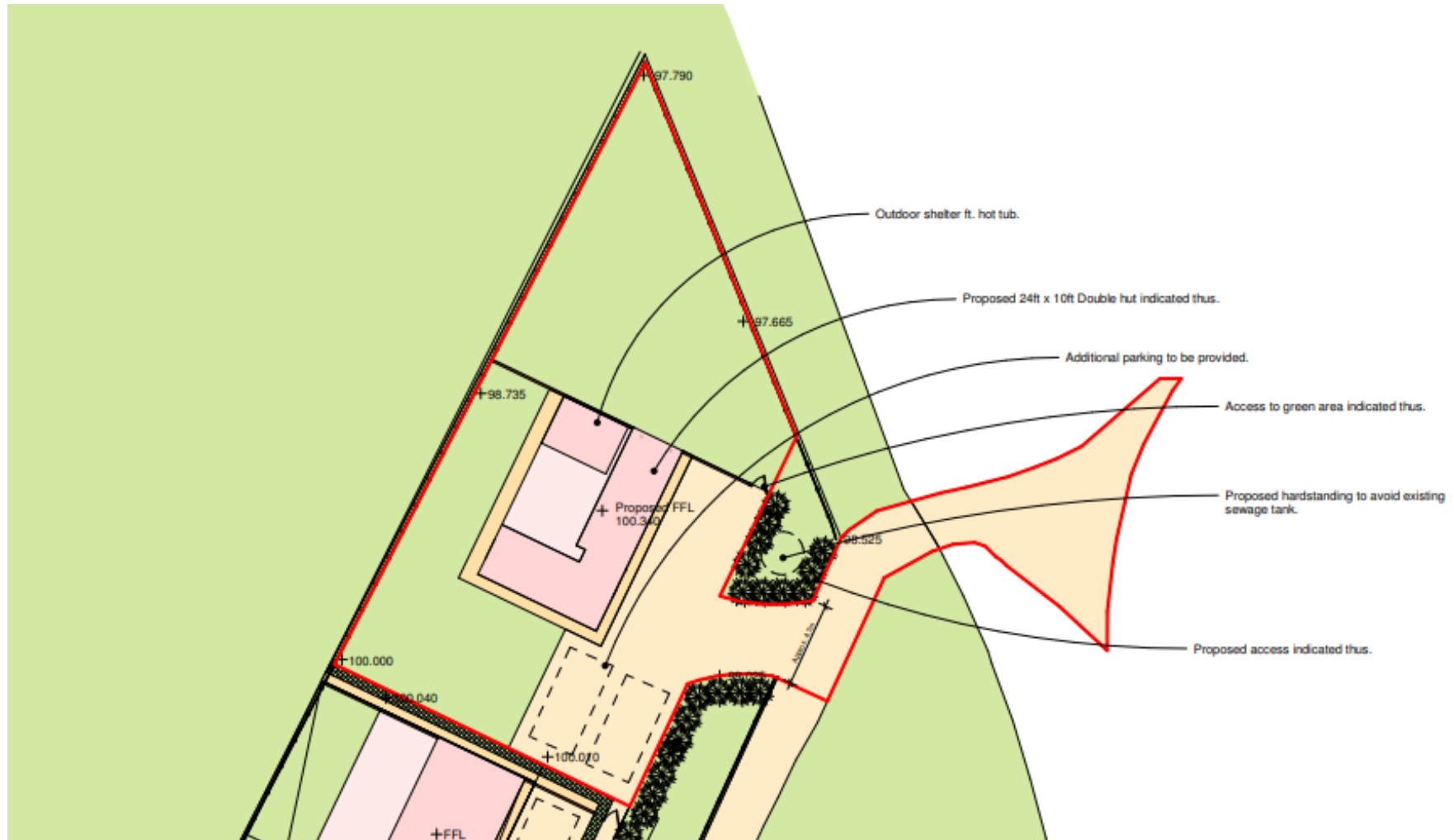


Figure 6. Proposed Site Plan, Hayward Architects, 2025 (Drawing 25 79 03B P 1:200).

Appendix B

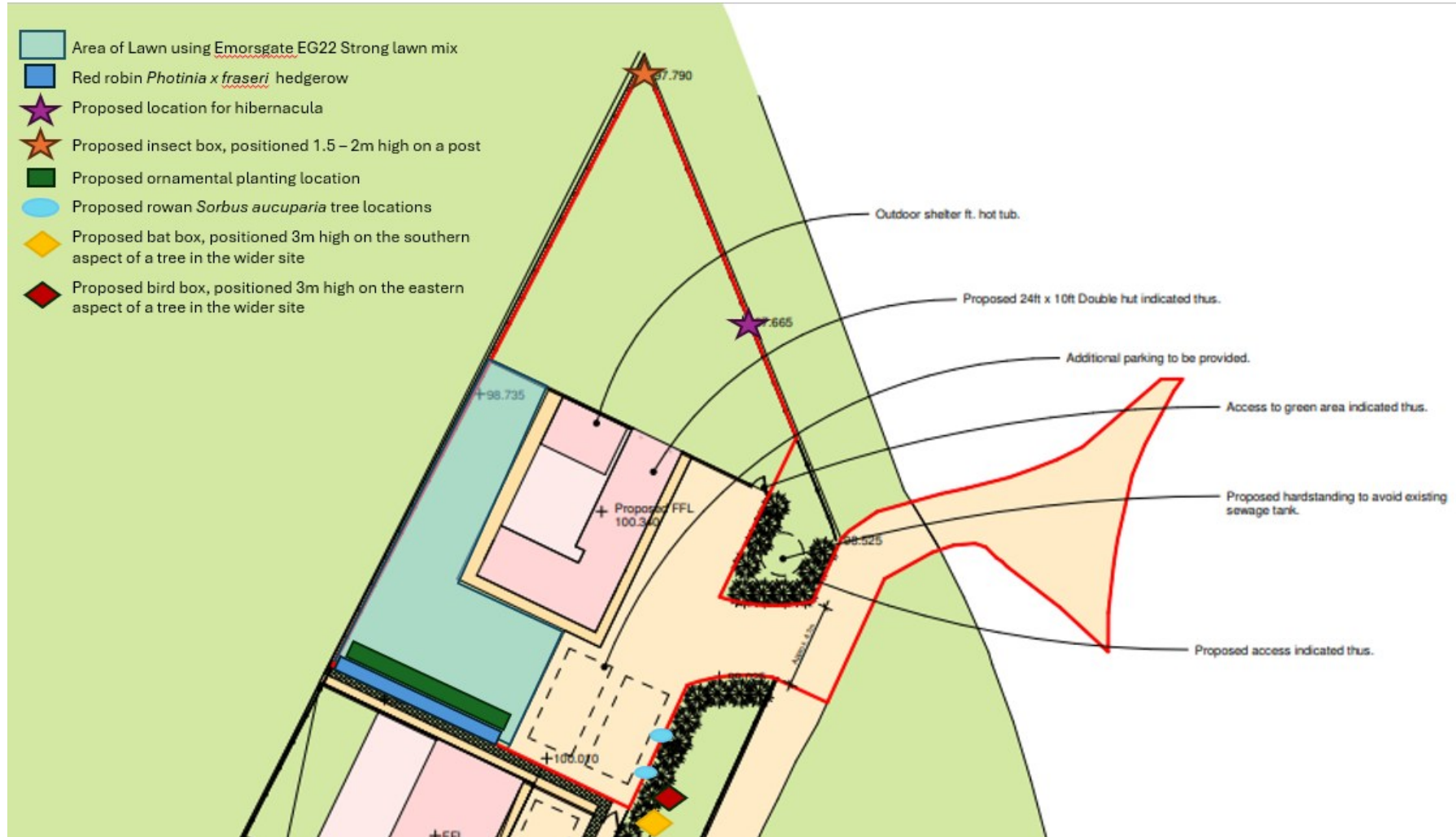


Figure 7 Proposed Biodiversity Enhancements