



Biodiversity Enhancement Strategy
(BES)

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2 PECKLETON ROAD

KIRKBY MALLORY

LEICESTER

LEICESTERSHIRE

LE9 7QH

-

October 2025

Site Details	2 Peckleton Road, Kirkby Mallory, Leicester, Leicestershire, LE9 7QH
Client	Stacey Clements
Date of Issue	17/10/2025
Report Reference	25580 – Biodiversity Enhancement Strategy (BES)

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Liability

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Validity

Any alterations to the site boundary and / or proposals may invalidate the recommendations contained within this report.

1 Introduction

1.1. Background and Context

- 1.1.1. Allied Ecology Ltd has been appointed to prepare a Biodiversity Enhancement Strategy (BES) in respect of 2 Peckleton Road, Kirkby Mallory, Leicester, Leicestershire, LE9 7QH (central Ordnance Survey (OS) Grid Reference: SK 45692 00639), hereafter referred to as the 'site'.
- 1.1.2. The site is located within the south-east of Kirkby Mallory, at the intersection of Peckleton Road and Shilton Road, within a village / rural context. To the north and west, beyond the aforementioned roads, lies the town of Kirkby Mallory with agricultural land beyond, with further agricultural land to the south and east. Prior to commencement of the consented works, the site is understood to have comprised a residential bungalow with associated garden.
- 1.1.3. Planning permission was granted by Hinckley & Bosworth Borough Council on 29th August 2025 for the demolition of the existing bungalow and the erection of a replacement (self-build) dwelling with an associated garage, boundary wall and gates (ref: 25/00242/FUL).
- 1.1.4. A number of conditions are associated with the planning permission, of which Condition 6 is relevant to ecology and states:
- 1.1.5. **Condition 6:** *'Prior to occupation, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist, 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.'*
- 1.1.6. It is understood that the Applicant has commenced construction works at the site and as such, has appointed Allied Ecology Ltd to prepare a Biodiversity Enhancement Strategy (BES) to address the requirements of Condition 6.

1.2. Previous Ecological Survey Work

- 1.2.1. The site is understood to have been subject to bat survey work by a third-party ecological consultancy in August 2023, comprising a desk study and emergence survey of the bungalow¹. The results of which did not identify any evidence of roosting bats.

¹ Midland Ecology (2023) *Bat Presence-Absence Survey*

1.3. Purpose of Report

- 1.3.1. This document forms a BES to provide details regarding the creation and management of ecological enhancements to be delivered under the consented development and address the requirements of Condition 6.

2 Ecological Enhancements

2.1. Purpose and Conservation Objectives

- 2.1.1. Ecological enhancements brought forward by the consented scheme are intended to benefit a range of faunal species, by providing long-term opportunities for local populations to colonise the site.
- 2.1.2. As the consented development comprises a residential dwelling with an associated garden, the garden will be created and managed at the discretion of the owner for its amenity value. As such, habitats are not detailed further within this report.
- 2.1.3. A review of publicly available planning information for Hinckley & Bosworth Borough Council has not identified a formal Biodiversity Action Plan or other Supplementary Planning Document to identify specific ecological enhancements / species targeted within the local area. As such, the following features have been proposed in line with national conservation objectives.

2.2. Faunal Features

- 2.2.1. **Bat Roost Boxes.** In order to provide new bat roosting opportunities under the consented development, a single bat box will be integrated within the external fabric of the new dwelling. The bat box will comprise an integrated Habitat Bat Box (or equivalent) which is to be installed as high up on the building as possible (at the apex of the gable), on a south-easterly aspect, as illustrated on Plan 25580-BES1 and specifications provided at Appendix 25580-1. Care will be taken to ensure the bat box is installed in the correct orientation. In order to increase the chances of its occupation by bats and to avoid potential conflicts with the homeowner, this bat box will not be sited above windows / doors and will not be directly impacted by proposed new lighting.
- 2.2.2. **Bird Nest Boxes.** In order to provide new bird nesting opportunities under the consented development, a total of three bird boxes will be integrated within the external fabric of the new garage. The bird boxes will comprise three Manthorpe Swift Boxes which are to be installed at the apex of the gable at a minimum height of 5m, on a north-easterly aspect, as illustrated on Plan 25580-BES1 and specifications provided at Appendix 25580-2. In order to increase the chances of their occupation by birds and to avoid potential conflicts with the homeowner, these features will not be sited above windows / doors and will not be directly impacted by proposed new lighting.
- 2.2.3. **Garden Fence Cut-outs.** As it is understood that ranch / post and rail fencing is to be utilised without mesh, open access for Hedgehog and other small mammals is anticipated to be provided within the site. However, should mesh ultimately be required, fence cut outs measuring approximately 13cm x 13cm will be provided at ground level within the locations illustrated on Plan 25580-BES and specifications provided at Appendix 25580-3. Care will be exercised when providing such cut-outs to ensure that there are no sharp edges around the edges of the cut-outs as a result of cutting any mesh. To avoid these being accidentally blocked up in the future, signs will be installed above any discrete cut-outs identifying that these have been created for hedgehogs. Such signs can be created or otherwise purchased from a number of suppliers such as: <https://shop.britishhedgehogs.org.uk/product/hedgehog-highway-sign/>.

- 2.2.4. Bee Bricks.** To increase the number and diversity of nesting opportunities for solitary bees (non-swarming species) under the consented development, a total of four integrated Bee Bricks will be provided, as illustrated on Plan 25580-BES1 and specifications provided at Appendix 25580-4. These bricks will be installed at a height of at least 1m, on a southerly aspect, and in a location where the holes are not obscured by vegetation or other infrastructure such as down pipes.

2.3. Implementation Programme

- 2.3.1.** The implementation of ecological enhancement works will be aligned with the construction programme, as detailed at Table 3.1 below.

Table 2.1 Timetable for Implementation of Ecological Enhancements

Ecological Enhancement	Timing of Implementation
Installation of building integrated bat boxes	Implemented during the construction of the dwelling
Installation of building integrated bird nest boxes	Implemented during the construction of the garage
Creation of boundary fence cut-outs	Implemented during the installation of boundary treatments
Installation of building integrated bee bricks	Implemented during the construction of the dwelling

2.4. Initial Aftercare and Long-Term Maintenance

- 2.4.1. Bat Roost Boxes.** The proposed bat box is constructed from durable, weather-proof materials, and is self-cleaning. As such, no initial aftercare or long-term maintenance is anticipated to be required for the lifetime of the development.
- 2.4.2. Bird Nest Boxes.** The proposed bird boxes are constructed from durable, weather-proof materials. As such, no initial aftercare or long-term maintenance is anticipated to be required for the lifetime of the development.
- 2.4.3. Garden Fence Cut-outs.** To ensure that any garden fence cut-outs that have been provided within any mesh remain in place and functional for the lifetime of the development, these will be kept clear of vegetation and any damaged signage will be replaced as required.
- 2.4.4. Bee Bricks.** The proposed bee bricks are constructed from durable, weather-proof materials. As such, no initial aftercare or long-term maintenance is anticipated to be required for the lifetime of the development.

2.5. Responsible Persons

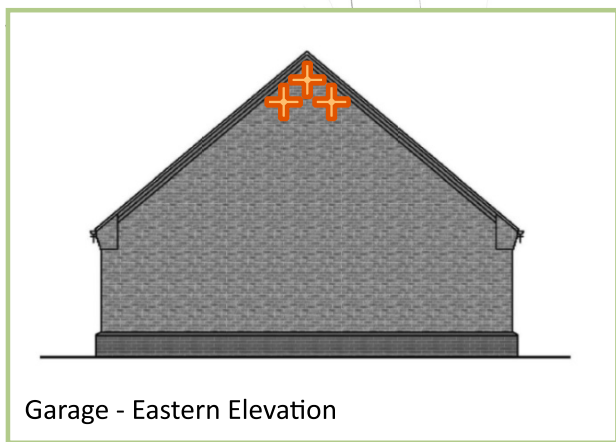
- 2.5.1.** The Applicant will be responsible for funding and implementing the above ecological enhancements.
- 2.5.2.** The responsibility of the initial aftercare and long-term maintenance will fall to the Applicant (the homeowner) and will transfer over to the next homeowner should it be sold.

3 Conclusions

- 3.1** Allied Ecology Ltd has been appointed to prepare a BES in respect of 2 Peckleton Road, Kirkby Mallory, Leicester, Leicestershire, LE9 7QH to address the requirements of Condition 6 of a granted planning consent (ref: 25/00242/FUL).
- 3.2** The consented scheme provides the opportunity to secure a range of ecological enhancements including new roosting opportunities for bats, nesting opportunities for birds and non-swarming solitary bees, and ensuring connectivity is maintained for small mammals such as Hedgehog. Such enhancements are in line with national conservation objectives.
- 3.3** It is anticipated that the measures detailed within this report regarding the creation and management of ecological enhancements to be delivered under the consented development satisfied the requirements of Condition 6.

Plan 25580-BES1

Ecological Enhancements



Key:

- Site Boundary
- + Approximate Location of Habibat Bat Box (or equivalent)
- + Approximate Location of Manthorpe Swift Box (or equivalent)
- × Approximate Location of Hedgehog Fence Cut-outs
- Approximate Location of Bee Bricks



2 Peckleton Road, Kirkby Mallory,
Leicester, LE9 7QH

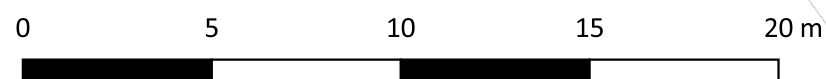
Ecological Enhancements

25580-BES1

October 2025

Allied Ecology

Allied Ecology Limited
T: 07341 396984
E: info@alliedecology.co.uk
W: www.alliedecology.co.uk



Appendix 25580-1

Bat Box Specifications



Habibat Integrated Bat Box (001)

The Habibat Bat Box is a large, solid box made of insulating concrete with an internal roost space, which can be incorporated into the fabric of a building as it is built or renovated. A variety of facings can be fitted to suit any existing brick, wood, stonework or rendered finish. The Habibat box is suitable for species which are most commonly found roosting in buildings in the UK, such as Pipistrelle, Natterer's, Whiskered, and Brandt's bats.

This box can be faced in standard Staffordshire Smooth Red brick, blue brick or buff brick. It is supplied unpointed so it can be matched as closely as possible to the building.

Dimensions: 21.5 x 10.2 x 44 cm (L x W x H)

Material: Concrete plus brick facing

Weight: approximately 9 kg

Appendix 25580-2

Bird Box Specifications



Manthorpe Swift Brick

The Manthorpe Swift Brick has been developed with the help of conservation experts and is designed to provide a safe and spacious area for Swifts to nest within. Available in six different colours, the box is designed to blend into the brickwork and so provides an aesthetically pleasing addition to any new build or development. Manufactured from PVC and Polypropylene, this nest box is designed to last for an extremely long time and will not rot or degrade.

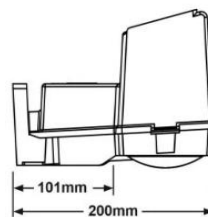
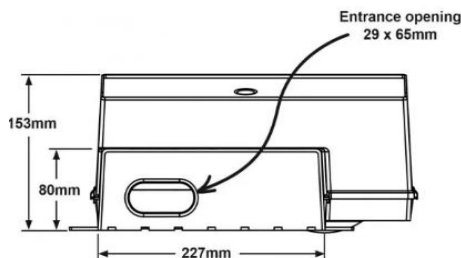
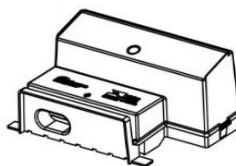
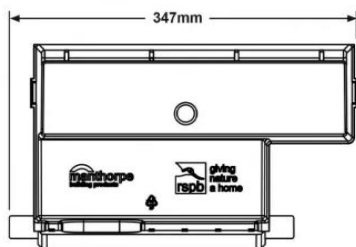


Dimensions: 22.7 x 15.3 x 20 cm (L x H x D)

Dimensions of protruding "brick" section: 22.7 x 8 x 10.1 cm (L x H x D)

Materials: PVC (base); Polypropylene (top)

Weight: 710 g



Appendix 25580-3

Hedgehog Fence Cut-out Specifications



Hedgehog Fence Cut-outs

Hedgehog fence cut outs are 13cm x 13cm cut-outs located at the base of fences or other impermeable boundary treatments to ensure that Hedgehogs (and other small mammals) can continue to move through the local area.

These cut-outs can be created through creating a hole at ground level or through purchasing fencing with these pre-installed.

To avoid these cut-outs being accidentally blocked up, signage must be installed identifying them as a Hedgehog Highway. These can be created or otherwise purchased from a range of suppliers such as:

<https://shop.britishhedgehogs.org.uk/product/hedgehog-highway-sign/>

Dimensions: 13 x 13 cm (W x H)

Appendix 25580-4

Bee Brick Specifications



Bee Brick

The Bee Brick can be used in place of a standard brick or block in construction or fixed to the external wall, to create habitat for solitary bees, providing nesting spaces for solitary bee species such as red mason bees and leafcutter bees, both of which are non-aggressive.

Each Bee Brick contains cavities in which solitary bees can lay their eggs before sealing the entrance with mud and chewed-up vegetation. The offspring will emerge the following spring and the cycle will begin again. Each cavity goes part way into the brick, which is solid at the back.

Dimensions: W 215mm x D 105mm x H 65mm

Material: Concrete

Weight: 2.9kg



Allied Ecology Ltd
Global Office Suites
111 Spalding Road
Deeping St. James
Lincolnshire
PE6 8QB

T: 07341 396948

E: info@alliedecology.co.uk

W: www.alliedecology.co.uk