



DJOGS Limited

Biodiversity Impact Assessment Statement

*Proposed Day Nursery, Twycross Zoo
Our ref: 2189BNGS
Date: 20.04.26*

A baseline habitat survey of the site was undertaken on 13 April 2026. The site comprises predominantly species-poor modified grassland in generally poor condition, together with localised tall ruderal vegetation, bare ground, scattered individual trees, an ornamental non-native hedgerow and a non-native line of poplar trees. The site is enclosed by these linear vegetated features, which provide the principal existing ecological structure. A desktop review confirmed that there are no designated wildlife sites and no priority habitats within 500m of the site. The site lies within National Character Area 72: Mease/Sense Lowlands.

The proposed development has been designed to retain and incorporate the most valuable existing vegetated features where practicable, including the retained ornamental hedge, the retained line of trees and retained trees shown on the enhancement scheme. The Tree Retention Plan further confirms the retention of these boundary features and associated root protection areas as part of the final layout. This approach ensures that the principal vegetated framework to the site is maintained and integrated within the development proposals.

Post-development, the scheme will replace areas of low-value baseline habitat with a more diverse and structured landscape mosaic comprising retained amenity grassland, flower-rich grassland, mixed native shrub planting, new native hedge planting, retained ornamental hedge, retained line of trees, retained trees and new trees, together with integrated ecological features including bird boxes, a bat box and a hedgehog hibernation box. The proposals will therefore introduce a broader range of habitats and greater structural diversity than exists at baseline.

In biodiversity terms, the scheme will deliver a clear enhancement over the existing condition of the site. Baseline habitats are dominated by species-poor modified grassland and other habitats of relatively limited ecological value. In contrast, the completed development will provide a more ecologically functional and better-connected landscape, with improved opportunities for foraging, shelter and movement by wildlife, together with increased botanical diversity and strengthened boundary vegetation.

The landscape and ecological proposals have also been informed by the need to safeguard retained trees and associated root protection areas. Where paving is required within the root protection areas of retained trees, including the access path, the car park access and the vehicle drop-off pull-in, this will be constructed using permeable surface materials on a suitable no-dig base so as to avoid disturbance to retained tree roots, prevent soil compaction and maintain existing ground levels and soil hydrology.

In addition, any external lighting associated with the development should be designed to avoid illumination of retained vegetation and boundary habitats, whilst still providing safe and legible access for users of the site. Lighting should therefore be low-level, directional and controlled, with LED bollard fittings used where required and specified to achieve zero upward light spill. This will help maintain dark corridors along retained vegetated boundaries and reduce disturbance to light-sensitive wildlife.

Overall, the proposals retain the site's principal green infrastructure, protect retained trees and their rooting environments, and introduce additional habitat diversity through species-rich planting and ecological enhancement measures. Subject to implementation of the approved Landscape and Ecological Enhancement Scheme and appropriate ongoing management, the development is considered acceptable in biodiversity terms and will result in a net qualitative enhancement to the site.

Kind regards,

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