

TECHNICAL NOTE: SPECIES ENHANCEMENT PLAN

Bloor Homes

Normandy Fields, Hinckley

09 January 2026

1.0 INTRODUCTION

- 1.1 This Ecology Technical Note has been prepared by FPCR Environment and Design on behalf of Bloor Homes. The Technical Note provides the specifications for the ecological enhancement features required by Condition 17 on the Outline Planning Permission (OPP) (Referenced: 15/00188/OUT) for the proposed development at Normandy Fields, Hinckley (hereafter referred to as 'the Site').
- 1.2 The technical specification and the proposed locations is only relevant to the discharge of Condition 17 relating to Phase 7 of the proposed development. This condition has already been discharged for other phases, which are currently subject to active construction or are occupied.

2.0 PLANNING CONDITIONS

- 2.1 Condition 17 states:

"No development shall commence, in any phase, unless and until such time as a scheme identifying the provision of bat boxes on properties adjacent to wildlife corridors of hedgerow or watercourse for that phase is submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme."

- 2.2 FPCR have been instructed to provide advice to Bloor Homes on the locations and specifications for bat and bird boxes, and hedgehog highways. The location and specification of the various features follow the standard guidance of 'Homes for Nature'¹ and this information has been transposed onto the planning layout by Bloor Homes (Drawing Reference: EM136-PD-02S (Site Layout)).

3.0 SPECIES ENHANCEMENT FEATURE SPECIFICATIONS

- 3.1 The following are the proposed ecological enhancement features which will be installed throughout Phase 7 of the proposals. A range of boxes is specified to suit the specific conditions of this phase of the proposed development. Where alternative equivalent products are proposed, their specification and placement shall be informed by a suitably qualified ecologist.
- 3.2 The proposed locations for the various features are shown on the planning layout (Drawing Reference: EM136-PD-02S (Site Layout)).

Bat Boxes

- 3.3 Manthorpe Bat Ridge Roosts, or equivalent, shall be integrated within the roof ridge and positioned away from windows and doors. Roosts shall be installed on south-east, south, or south-west aspects at a minimum height of 4.0m above ground level. All features shall be located away from artificial lighting and sited in sheltered positions to minimise exposure to strong winds.

¹ *Homes for Nature: Guidance Document*. Future Homes Hub (October 2024)

- 3.4 Verona Build-In Woodstone Bat Box, or equivalent, shall be integrated within the gable ends and positioned away from windows and doors. Boxes shall be installed on south-east, south, or south-west aspects at a minimum height of 4.0m above ground level. All features shall be located away from artificial lighting and sited in sheltered positions to minimise exposure to strong winds.

Bird Boxes

- 3.5 Manthorpe Dual Swift Bricks, or equivalent, shall be integrated within the gable ends and positioned away from windows and doors. Bricks shall be installed in clusters of three, with entrances spaced a minimum of 600mm apart, at a minimum height of 4.5m above ground level. Features shall be oriented toward north or north-east aspects to minimise exposure to direct sunlight and adverse weather. South-facing aspects shall only be utilised where integral nest bricks are installed, as these provide improved internal temperature stability.
- 3.6 WoodStone House Sparrow Nest Boxes (Estella), or equivalent, shall be installed tightly beneath the eaves at a minimum height of 4.0m above ground level and not above windows or doors. Boxes shall be oriented toward north or north-east aspects to minimise exposure to direct sunlight and adverse weather. South-facing aspects shall only be utilised where integral nest bricks are installed, as these provide improved internal temperature stability.

Hedgehog Highways

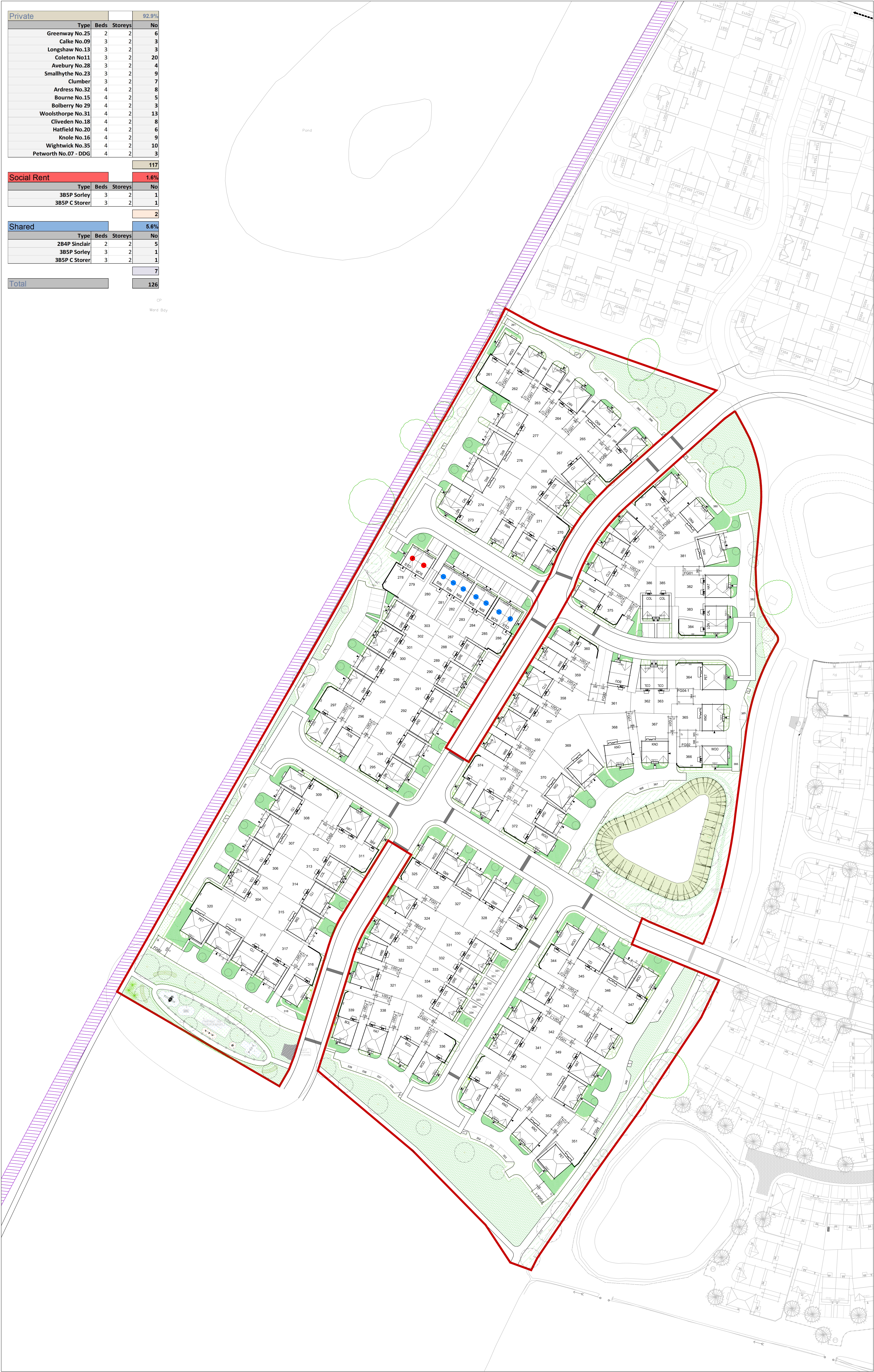
- 3.7 The proposed location for the hedgehog accesses in residential boundary treatments is shown on the planning layout. Where implemented, the Timloc Hedgehog Highways, or equivalent, should be used to define the access. The hedgehog access points measure 130mm × 130mm and should be installed at ground level, preferably toward the rear of gardens where planting and shrub cover provide shelter. All openings shall have smooth finishes, with sharp or rough edges removed to prevent injury. A hedgehog highway identification sign shall be installed above each access point to promote awareness and ensure long-term retention.

Specification and advice provided by:

Krystian Dochring
Assistant Ecologist
FPCR Environment and Design Ltd

Private				92.9%
Type	Beds	Storeys	No	
Greenway No.25	2	2	6	
Calke No.09	3	2	3	
Longshaw No.13	3	2	3	
Coleton No.11	3	2	20	
Avebury No.28	3	2	4	
Smallhythe No.23	3	2	9	
Cumber	3	2	7	
Ardress No.32	4	2	8	
Bourne No.15	4	2	5	
Bolberry No.29	4	2	3	
Woolthorpe No.31	4	2	13	
Cliveden No.18	4	2	8	
Hatfield No.20	4	2	6	
Knole No.16	4	2	9	
Wightwick No.35	4	2	10	
Petworth No.07 - DDG	4	2	3	
				117
Social Rent				1.6%
Type	Beds	Storeys	No	
385P Sorley	3	2	1	
385P C Storer	3	2	1	
				2
Shared				5.8%
Type	Beds	Storeys	No	
2B4P Sinclair	2	2	5	
385P Sorley	3	2	1	
385P C Storer	3	2	1	
				7
Total				126

GP
Word Bdy



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DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. IF IN DOUBT ASK.
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SEPARATE GROUP SITE SPECIFIC CONSTRUCTION NOTES AND MATERIALS SPECIFICATION.

Notes:

- Garden Sizes -
- 2 beds - 62.09m²
 - 3 beds - 87.4m²
 - 4 beds - 121.68m²

- Existing Trees
- Bin collection point
- Affordable Rent
- Shared Ownership
- Ransom Strip

N.B. Landscaping is indicative.
Please refer to detailed landscape drawing.

Revision		
A	Affordable Rent & Shared Ownership tenure added to plots 277-285.	07.07.25 KW
B	Changed red line boundary to include raised table due to planning.	07.07.25 GK
C	Handled plots 316, 317, 318, 326, 327, 328, 350, 360, 361, 362, 363 at request of engineers to avoid retaining walls.	14.07.25 GK
D	Plot 307 to 310 moved north to allow space for 310 to have its own path. Plot 353 garage changed to double and shared with 354 which has been handed. Plot 355 changed to have a single garage.	24.07.25 GK
E	Plot 325 & 316 garages have been moved back to avoid clashing with plot foundations.	31.07.25 GK
F	Amended to address Highways comments and pole & ways on western boundary.	22.08.25 TG
G	Amended following Feasibility Draft Layout.	15.09.25 KW
H	Amended in line with parking requirements.	02.10.25 AL
K	Various Amendments.	09.10.25 TG
L	Amended fence lines and added parking spaces. Some garages added and moved to help with garden sizes.	10.10.25 GK
M	Internal Layout Changes	22.10.25 GK
N	Added Landscaping, some brick screen walls added and removed. Labeled BCPs.	30.10.25 GK
P	Parking court removed, gated Woodthorpes added to plot 325 & 375. Screen walls amended to be more consistent throughout and provide landscaping to street.	03.11.25 TG
Q	Updated to show larger turning head on plot 281 to 286 private drive.	05.11.25 GK
R	Updated to show ransom strip on the west side.	07.11.25 GK
S	Updated to correct the garage codes to the Fitchett garages.	03.12.25 GK

NORMANDY FIELDS
HINCKLEY
PHASE 7
Site Layout

DATE: May 2025
SCALE: 1:500 @ A0
DRAWN: KW
CHECKED: JE

Fitchett
by Bloor Homes

Drawing No. EM136-PD-021S

Hinckley - Phase 7



0m 10m 20m 30m 40m 50m

